

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8323



City Council Tentative Agenda

Thursday, November 13, 2025

4:30 PM

City Hall Room 219

City Council Members

Council Member Robert B. Stafford Ward 1

Council Member Dr. D'Andre Jones Ward 1

Council Member Sarah Moore Ward 2

Council Member Mike Wiederkehr Ward 2

Council Member Scott Berna Ward 3

Council Member Sarah Bunch Ward 3

Council Member Teresa Turk Ward 4

Council Member Min. Monique Jones Ward 4

Mayor Molly Rawn

City Attorney Kit Williams

City Clerk Treasurer Kara Paxton

Meeting Information:

1. Webinar ID: 830 3369 0277
[Public Registration Link: https://us06web.zoom.us/webinar/register/WN_fARluJcwSTOEag2W0gKs_Q#/

\[AgendaItemComment@Fayetteville-AR.GOV\]\(https://us06web.zoom.us/webinar/register/WN_fARluJcwSTOEag2W0gKs_Q#/AgendaItemComment@Fayetteville-AR.GOV\)](https://us06web.zoom.us/webinar/register/WN_fARluJcwSTOEag2W0gKs_Q#/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****A. Consent****A.1. A Resolution to Approve an Agreement — Red Line Contractors:**

A resolution to approve an agreement with Red Line Contractors, LLC for the hauling and disposal of solid waste in the City of Fayetteville for a period of 2 years with automatic renewals for two additional 2 year terms. (2025-2247)

A.2. Approval of Insurance Broker Contract:

A resolution to authorize a contract with Hub International Mid-America, pursuant to RFP 25-13, for insurance brokerage and consultation services in the amount of \$13,000.00 per year, and to approve a project contingency in the amount of \$1,300.00 per year. (2025-2252)

A.3. Approval of City-Wide Corporate Accounts & Cooperatives:

A resolution to authorize total expenditures in excess of \$40,000.00 for maintenance, repair, and operations supplies and commodities across all departments City-wide using corporate accounts with purchasing cooperatives or state contracts for the fiscal year within the approved budget. (2025-2253)

A.4. Approval of a Contract with 1st Employment Staffing for Temporary Staffing Services:

A resolution to award RFP 25-17 and authorize a one year contract with Daugherty & Daugherty Investments, LLC d/b/a 1st Employment Staffing as the primary provider on an as needed basis for general clerical positions and as secondary provider for janitor/custodian, transportation maintenance worker and

other positions as needed, with automatic renewals for four additional one year terms. (2025-2268)

A.5. Approval of a Contract with HQ-NW Arkansas, LLC for Temporary Staffing Services:

A resolution to award RFP 25-17 and approve a one year contract with HQ – NW Arkansas, LLC as the primary provider on an as needed basis for janitor/custodian, transportation maintenance worker and other positions and as secondary provider for general clerical positions as needed, with automatic renewals for four additional one year terms. (2025-2269)

A.6. Cost Share Agreement Greenway Trail with Greater Productions, LLC and Budget Adjustment:

A resolution to approve a cost share agreement with Greater Productions, LLC in the amount of \$871,026.00 for the Greenway Trail Connection associated with the Park Hotel Project, and to approve a budget adjustment. (2025-2272)

A.7. Environmental Consulting Operations, Inc. (Amendment No. 12):

A resolution to approve Amendment #12 to the contract with Environmental Consulting Operations, Inc. in the amount of \$63,500.00 for wetlands mitigation site monitoring and management in 2026. (2025-2099)

A.8. 2025 COPS Hiring Program Grant Award:

A resolution to authorize acceptance of the 2025 Community Oriented Policing Services Hiring Program Grant in the amount of \$250,000.00 to fund two (2) new police officer positions for expansion of the School Resource Officer Program for a period of four years with a required local City match of \$193,135.00, and to approve a budget adjustment. (2025-2143)

B. Unfinished Business

B.1. RZN 2025-0046 North Penelope Lane:

An ordinance to rezone the property described in rezoning petition RZN 2025-46 for approximately 2.58 acres located at 2097 North Penelope Lane in Ward 4 from R-A, Residential-Agricultural and RMF-24, Residential Multi-Family, 24 units per acre to RI-U, Intermediate-Urban. (2025-2131)

At the November 4, 2025 City Council meeting, this ordinance was left on the first reading and tabled to the November 18, 2025 City Council meeting.

C. New Business

C.1. City Council to Name a New City Park:

A resolution to name 1.28 acres of parkland located at 700 South Lieutenant Colonel Leroy Pond Avenue as South Yard Park. (2025-1988)

C.2. Scull Creek Stream Restoration:

Placeholder: A resolution to award Bid #25-52 and authorize a contract with _____ in the amount of \$ _____ for the restoration of Scull Creek, to approve a project contingency in the amount of \$ _____, and to approve a budget adjustment. (2025-2168)

C.3. An Ordinance to Extend the Sunset Clause:

An ordinance to amend Ordinance 6888 passed on June 17, 2025 to extend the sunset clause effective date to December 30, 2025 and to declare an emergency. (2025-2274)

C.4. ADM 2025-0040 West Elm Street & North Leverett Avenue:

An ordinance to approve ADM-2025-40 and amend the Master Street Plan to remove a portion of planned neighborhood link street from property located at West Elm Street and North Leverett Avenue in Ward 2. (2025-2275)

C.5. RZN 2025-0047 West Megan Drive:

An ordinance to rezone the property described in Rezoning Petition RZN 2025-47 for approximately 0.33 acres located at 2411 West Megan Drive in Ward 2 from RSF-4, Residential Single-Family, 4 Units Per Acre to RSF-8, Residential Single-Family, 8 Units Per Acre. (2025-2255)

C.6. 2026 Annual Budget & Work Program:

A resolution to adopt the 2026 Annual Budget and Work Program. (2025-2195)

C.7. RZN 2025-0048 N. Marks Mill Lane:

An ordinance to rezone the property described in Rezoning Petition RZN 2025-48 for approximately 26.7 acres located south of North Marks Mill Lane in Ward 3 from RSF-4, Residential Single-Family, 4 Units Per Acre and UC, Urban Corridor to P-1, Institutional. (2025-2270)

D. Proposed Agenda Additions**E. City Council Agenda Session Presentations****F. City Council Tour****G. Announcements****H. Adjournment**



MEETING OF NOVEMBER 13, 2025

TO: Mayor Rawn and City Council
THRU: Peter Nierengarten, Environmental Director
FROM: Daryl Brigman, Financial Analyst - RTC
SUBJECT: **A resolution to approve an agreement — Redline Contractors**

RECOMMENDATION:

Staff recommends City Council approval of a resolution with Redline Contractors for the hauling and disposal of solid waste in the City of Fayetteville.

BACKGROUND:

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

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

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

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

DISCUSSION:

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

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

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

BUDGET/STAFF IMPACT:

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

ATTACHMENTS: 3. Staff Review Form, 4. Redline Contractors



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-2247

A RESOLUTION TO APPROVE AN AGREEMENT WITH RED LINE CONTRACTORS, LLC FOR THE HAULING AND DISPOSAL OF SOLID WASTE IN THE CITY OF FAYETTEVILLE FOR A PERIOD OF 2 YEARS WITH AUTOMATIC RENEWALS FOR TWO ADDITIONAL 2 YEAR TERMS

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 an agreement with Red Line Contractors, LLC, a copy of which is attached to this Resolution, for the hauling and disposal of solid waste in the City of Fayetteville for a period of 2 years with automatic renewals for two additional 2 year terms.

City of Fayetteville Staff Review Form

2025-2247

Item ID

11/18/2025

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

Daryl Brigman

10/27/2025

RECYCLING/TRASH COLLECTION (750)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

A resolution to approve an agreement between the City of Fayetteville, Arkansas and Redline Contractors to haul and dispose of solid waste in the City of Fayetteville

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

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

This Agreement (the "Agreement"), is entered into on this _____ day of _____ 2025, between the City of Fayetteville, Arkansas, a municipal corporation (the "City"), and Redline Contractors the "Hauler"), and shall be in full force and effect on the date first written above, City and Hauler agree as follows:

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

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

7. Hauler shall pay all fees due hereunder, along with submitting "Attachment B: Recycling Documentation", on or before the 15th of each calendar month for the immediately preceding calendar month. Payments of fees received after the due date shall be assessed a 10% penalty per month. If Hauler fails to pay the fees within forty-five (45) days of the due date, the City may terminate this Agreement upon delivery of one (1) written notice to the Hauler. The supporting information shall be sufficient to demonstrate the accuracy of the fee calculation, and shall include the following information: (i) volumes of recycling collected, in tons, by commodity, with disposition by destination market, for all recycling; (ii) volumes of construction and demolition waste delivered to permitted construction and demolition waste sorting facility and percentage of material recovered. (iii) Hauler's worksheet calculating the fees remitted; (iv) a list of payments received and locations from customers within the City; (v) such list shall clearly indicate whether each payment was from a permanent or temporary customer, and (vi) the fee shall be based upon all activity from each customer account within the City, and shall include the normal billing charges for all free or discounted services (including those for non-profit organizations) including but not limited to delivery, pull charges, disposal charges, transportation charges, final pull charges, and return charges. With payment remittance, the City will review and obtain certain trade secret information, including rates, frequency of service, customer lists, other customer information, and contracts with recyclers and processing mills ("Confidential Information"). The City asserts this information is exempt from disclosure under the Arkansas Freedom of Information Act as the information meets the exemption for records that "if disclosed would give advantage to competitors."

8. ~~The City shall have the right to conduct an audit of Hauler's customer files and records for all customers located within the City, provided that such audit privilege shall be limited to once per calendar quarter. The audit may be conducted by City staff or by a third-party external auditor chosen by the City. If such audit reveals the Hauler should have paid at least 5% more than reported, the cost of the audit and the discrepancy shall be paid by the Hauler to the City. During such audit, the City may review and obtain certain trade secret information, including rates, frequency of service, customer lists, and other customer information ("Confidential Information"). This information shall not be divulged to any third party (not including any third-party external auditor) by the City, its employees, officers, or elected officials without the express written consent of the Hauler, or as otherwise required by law. The City asserts this information is exempt from disclosure under the Arkansas Freedom of Information Act as the information meets the exemption~~

for records that "if disclosed would give advantage to competitors." Any Confidential Information provided by Hauler to the City or the third-party external auditor will only be reviewed by City financial staff and will not be made available to City solid waste staff.

9. The City will advise Hauler of any request for information which the City, at the City's sole discretion, determines to be non-disclosable or otherwise subject to an exemption from disclosure under the Arkansas Freedom of Information Act. If a court of competent jurisdiction determines that said requested information is disclosable or otherwise is not exempt from disclosure under the Arkansas Freedom of Information Act, the City will comply with said finding and notify Hauler. Discovery requests made to the City during the course of any litigation, or any other subpoena or court order issued to the City for information or records related to Hauler and this Agreement, shall be promptly made known to Hauler.
10. Hauler agrees and understands that it shall submit to the City by June 30th on an annual basis: (i) a list of all commercial vehicles used to provide services in the City; (ii) proof of appropriate vehicle registration; (iii) and proof of the insurance required in the Agreement.
11. Hauler agrees and understands that it shall provide by June 30th on an annual basis: (i) a list of vehicle operators collecting and hauling waste in the City of Fayetteville; (ii) proof of their valid and appropriate commercial drivers' licenses; (iii) and the provision, maintenance, and implementation of a plan to ensure that the vehicle operators maintain their commercial driver's licenses in accordance with applicable federal and state laws.
12. Hauler agrees that it shall provide by June 30th on an annual basis copies of valid and current hauling and disposal permits from the Arkansas Department of Environmental Quality, the Solid Waste District with jurisdiction, and any local permitting agency.
13. Hauler agrees that it shall comply with all federal, state and local laws applicable to the safety, environmental and transportation matters related to providing solid waste collection services under this Agreement. Hauler agrees that all open-top roll-off style containers will be properly covered during transit on streets and highways within Fayetteville.
14. The City reserves the right to inspect all vehicles and containers to ensure that the vehicles are safe and well-maintained and that all containers are well-maintained and water tight, if necessary.
15. If Hauler utilizes the City's transfer station, Hauler agrees and understands that it shall be required to establish an individual credit or service relationship with the City of Fayetteville transfer station operator. Hauler agrees that it shall comply with all practices, policies and procedures as established by the transfer station operator from time to time. Any tipping fee deposits required by the transfer station or landfill operators shall be refunded, less any unpaid tipping fees, when the Hauler ceases hauling activities governed by this Agreement.
16. This Agreement has been entered into freely and voluntarily by Hauler which agrees to abide by all of the terms and conditions as a matter of contractual obligation pursuant to applicable City ordinances. This is a contractual Agreement and is not intended to be part of or relate in any way to any license or ordinance created pursuant to A.C.A. §26-77-102.
17. Neither this Agreement, nor any rights or obligations hereunder may be assigned or transferred to any third part or affiliate.

18. For the purpose of this contract, the Point of Contact for the City of Fayetteville shall be the City's Environmental Director. The Point of Contact for the Hauler shall be Bill Deitz. Communications pertaining to day-to-day aspects of this contract shall be through these individuals. Either party may change its designated Point of Contact upon ten (10) days prior written notice to the other party.
19. Hauler agrees to protect, indemnify, defend and save harmless the City, its officials, officers, employees, agents, subcontractors, representatives and assigns from any loss, claim, liability, penalty, fine, forfeiture, demand cause of action, suit and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorneys' fees), to the extent caused by (i) Hauler's breach of any term, condition, covenant or warranty contained in this Agreement, or (ii) ~~Hauler's negligent act or omission or willful misconduct~~ related to the delivery of waste to the City transfer station or a properly licensed landfill facility.
20. Insurance: Hauler shall maintain the following insurance coverage during the term of this Agreement:
- a) Hauler shall provide and maintain, during the term of this Agreement, comprehensive general liability insurance, to protect against all claims arising out of the performance of its services hereunder that result in bodily injury, death or property damage. The policy or policies shall contain a clause that the insurer will not cancel or decrease the insurance coverage without first giving the City sixty (60) days notice in writing.
 - b) Upon written request, Hauler shall furnish the City with evidence that the insurance required of it is in force.
 - c) City will be added as an additional insured on General Liability and Auto Liability policies.
 - d) The types of coverage and limits of liability of all insurance required herein shall be as follows:

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

21. Termination:

- a) Except as otherwise provided herein, if Hauler breaches this Agreement or defaults in the performance of any of the requirement or conditions contained herein, and such breach continues for fifteen (15) days after the City has given the Hauler written notice of such breach or default, the City may: (i) terminate this Agreement no sooner than thirty (30) days after the date of written notice of such breach or default; (ii) cure the breach or default at the expense of the Hauler; and/or (iii) exercise any right or remedy to which it may be entitled by law.
- b) The City may terminate this Agreement upon written notice to the Hauler if the Hauler makes an assignment for the benefit of creditors, or files a voluntary petition in bankruptcy, receivership or insolvency, or files an answer in any involuntary proceeding of that nature admitting the material allegations of the petition, or if a proceeding in bankruptcy, receivership or insolvency shall be instituted and such proceeding is not dismissed within sixty (60) days.
- c) In the event that this Agreement is terminated for any reason, any amounts payable to the City by Hauler for services rendered for any reason whatsoever shall become immediately due and payable as of the date of such termination.

22. All notices required or permitted under this contract shall be submitted in writing to the other party of this contract by electronic mail, return receipt requested, and by U.S. Mail, which notice shall be effective three (3) days after deposit therein addressed to the following:

City of Fayetteville
Environmental Director
113 West Mountain Street
Fayetteville, AR 72701

Redline Contractors LLC
Attn: *Bill Deitz*
P.O. Box 600
Springdale, AR 72765

23. Hauler agrees and understands that this Agreement and documents submitted to the City pursuant hereto are subject to the Arkansas Freedom of Information Act. If a Freedom of Information Act request is presented to the City of Fayetteville requesting such non-exempt documents, such non-exempt documents shall be provided in a prompt and timely manner as prescribed in the Arkansas Freedom of Information Act (Ark. Code Ann. § 25-19-101 et seq.). Only legally authorized photocopying costs may be assessed for this compliance.
24. This Agreement shall be interpreted according to and enforced under the laws of the State of Arkansas. Capitalized terms herein shall have the same meaning as set forth in ADEQ Reg. No. 22.
25. ~~A waiver by either party of any of the terms or conditions herein shall be limited to that particular instance, and shall not be construed as a general waiver of either party's right to seek appropriate remedies for any other breaches by either party.~~
26. Each paragraph of the Agreement is severable from all other paragraphs. In the event any court of competent jurisdiction determines that any paragraph or subparagraph is invalid or unenforceable for any reason, all remaining paragraphs and subparagraphs shall remain in full force and effect.
27. ~~This contract constitutes the entire understanding of the parties and no Notification or variation of the terms of this contract shall be valid unless made in writing and signed by the duly authorized agents of the City of Fayetteville and the Hauler.~~

28. Each of the undersigned warrants that he or she has the full right, power, and authority to execute this contract on behalf of the party indicated for the purposes herein contained.
29. To the extent a definition or a specific term is not provided herein but is nonetheless required by the context, it is the intention of the parties to incorporate herein the definitions contained in applicable law and regulation in effect as the date hereof, except to the extent subsequent law or regulation shall expressly or implicitly mandate a revised definition.
30. The obligations of the parties to this Agreement, which by their nature would continue beyond the termination, cancellation or expiration of this Agreement, shall survive the termination (for any reason), cancellation or expiration of this Agreement.

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

CITY OF FAYETTEVILLE

By: _____
MOLLY RAWN, Mayor

By: Bruce Ditz - COO
NAME, Title

ATTEST:

WITNESS:

By: _____
KARA PAXTON, City Clerk/Treasurer

By: _____



MEETING OF NOVEMBER 13, 2025

TO: Mayor Rawn and City Council
THRU: Steven Dotson, Chief Financial Officer
FROM: Amanda Beilfuss, Procurement Director
SUBJECT: **Approval of Insurance Broker Contract**

RECOMMENDATION:

A resolution for approval of contract with HUB International Mid-America, pursuant to RFP 25-13, Insurance Broker and Consulting Services, from January 1, 2026 through December 31, 2026 with four (4) additional one-year renewal options in the amount of \$13,000 per year with an annual contingency of \$1,300.00 and authorization for the payment of policy premiums and deductibles related to risk management for the City.

BACKGROUND:

The City contracts with a broker-of-record for the marketing and placement of the City's professional and law liability, property, cyber, and casualty coverage and for providing other insurance-related broker, risk management, and consultant services.

In August 2025, the Procurement Division issued an RFP for an insurance broker due to the end of a current five-year contract term. The City received two responses, one from HUB International Mid-America and another from Alliant Insurance Services. A selection committee reviewed the responses and ranked HUB International Mid-America as first.

DISCUSSION:

The proposed annual fee from HUB International is \$13,000 and is within the current budget. This contract is being brought forward for a one-year contract with four (4) one-year automatic renewals for a possible contract term of five years. HUB International Mid-America is the City's current insurance broker.

This contract authorizes HUB International Mid-America to bind coverage on behalf of the City after receiving review and approval from the City's designated representative. After coverage is bound by HUB International, the City will then be invoiced for each policy's respective premium.

When claims are filed against a policy, the City is responsible for deductible payments. Approval of this resolution also authorizes the City to make payments applicable to the deductible for each policy for each claim.

BUDGET/STAFF IMPACT:

Funds exist for this professional services contract within the 2026 budget approved by City Council. Funds for each insurance policy and deductibles are also approved with each annual budget.

ATTACHMENTS: 3. RFP 25-13, SRF - Broker Contract, 4. RFP 25-13, Contract, 5. RFP 25-13, Appendix A - Scope of Work & Fees, 6. RFP 25-13, Appendix B - City Issued RFP, 7. RFP 25-13, Appendix C - HUB's Submittal, 8. RFP 25-13, Appendix D - COI

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 #: 2025-2252

A RESOLUTION TO AUTHORIZE A CONTRACT WITH HUB INTERNATIONAL MID-AMERICA, PURSUANT TO RFP 25-13, FOR INSURANCE BROKERAGE AND CONSULTATION SERVICES IN THE AMOUNT OF \$13,000.00 PER YEAR, AND TO APPROVE A PROJECT CONTINGENCY IN THE AMOUNT OF \$1,300.00 PER YEAR

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby authorizes Mayor Rawn to sign a contract with HUB International Mid-America, pursuant to RFP 25-13, in the amount of \$13,000.00 for insurance brokerage and consultation services from January 1, 2026 through December 31, 2026 with automatic renewals for four additional one year terms in the amount of \$13,000.00, and further approves a project contingency in the amount of \$1,300.00 per year.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby authorizes Mayor Rawn to procure all necessary insurance policies, execute all documents and agreements necessary to bind coverage for the City, pay the premiums on any insurance policies negotiated by the City's insurance broker, and pay any deductibles required by the policies for claims filed by the City.

City of Fayetteville Staff Review Form

2025-2252

Item ID

11/18/2025

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

Amanda Beilfuss

10/20/2025

PURCHASING (160)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

A resolution for approval of contract with HUB International Mid-America, pursuant to RFP 25-13, Insurance Broker and Consulting Services, from January 1, 2026 through December 31, 2026 with four (4) additional one-year renewal options in the amount of \$13,000 per year with an annual contingency of \$1,300.00 and authorization for the payment of policy premiums and deductibles related to risk management for the City.

Budget Impact:

1010.160.1610-5314.00

NA

Account Number

Fund

N/A

N/A

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 17,000.00

Expenses (Actual+Encum)

Available Budget

\$ 17,000.00

Does item have a direct cost? Yes

Item Cost

\$ 13,000.00

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ 4,000.00

V20221130

Purchase Order Number:

Previous Ordinance or Resolution # 22-21

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



This contract executed this _____ day of _____, 2025, between the City of Fayetteville, Arkansas (City), of 113 W. Mountain, Fayetteville, AR 72701 and HUB International Mid-America (HUB) of 8315 Cantrell Road, Suite 110, Little Rock, AR 72227 in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Purpose: The purpose of this Contract is to provide the terms and conditions necessary for providing insurance broker and consulting services for the City of Fayetteville (the "Project").
2. Contract Documents: The Contract documents which comprise the contract between the City of Fayetteville and HUB consist of this Contract and the following documents attached hereto, and made a part hereof:
 - a. Appendix A: Scope of Work & Fees
 - b. Appendix B: City Issued Solicitation for RFP 25-13, Insurance Broker & Consulting Services
 - c. Appendix C: HUB's RFP Submittal
 - d. Appendix D: HUB's Certificate of Insurance
3. City's Responsibilities:
 - a. The City shall make available to HUB, all relevant information or data pertinent to the Project which is required by HUB to perform the Services. HUB shall be entitled to rely upon the accuracy and completeness of all information and data furnished by the City, including information and data originating with other consultants employed by the City whether such consultants are engaged at the request of HUB or otherwise. Where such information or data originates either with the City or its consultants then HUB shall not be responsible to the City for the consequences of any error or omission contained therein.
 - b. When requested by HUB, the City may engage specialist consultants directly to perform items of work necessary to enable HUB to carry out the Services. Whether arranged by the City or HUB, these services shall be deemed to be provided under direct contracts to the City unless expressly provided otherwise. If the City chooses not to engage specialist consultants, then the Parties will work cooperatively to modify the scope of services to reflect any reductions or additions to the services to be provided by HUB.
 - c. The City shall give prompt consideration to all documentation related to the Project prepared by HUB and whenever prompt action is necessary shall inform HUB of City's decisions in such reasonable time so as not to delay the schedule for providing the Services.

- d. The City of Fayetteville's Procurement Director is the project representative with respect to the services to be performed under this Agreement. The Procurement Director 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.

4. HUB's Responsibilities:

- a. HUB shall furnish the necessary qualified personnel to provide the Services. HUB represents that it has access to the experience and capability necessary to and agrees to perform the Services with the reasonable skill and diligence required by customarily accepted professional practices and procedures normally provided in the performance of the Services at the time when and the location in which the Services were performed. This undertaking does not imply or guarantee a perfect Project and in the event of failure or partial failure of the product or the Services, HUB will be liable only for its failure to exercise diligence, reasonable care, and professional skill. This standard of care is the sole and exclusive standard of care that will be applied to measure HUB 's performance. There are no other representations or warranties expressed or implied made by HUB. In particular, but not by way of limitation, no implied warranty of merchantability or fitness for a particular purpose shall apply to the Services provided by HUB nor shall HUB warrant or guarantee economic, market or financial conditions, proforma projections, schedules for public agency approvals, or other factors beyond HUB's reasonable control.

5. Non-Assignment: HUB shall not assign its duties under the terms of this agreement without prior written consent of the City.

6. Indemnification and Hold Harmless:

- a. HUB agrees to hold the City of Fayetteville harmless and indemnify the City of Fayetteville, but not defend, against any and all claims for property damage, personal injury or death, arising from HUB's performance under this contract. This clause shall not, in any form or manner, be construed to waive that tort immunity set forth under Arkansas Law.
- b. Notwithstanding anything to the contrary, the total amount of all claims the City of Fayetteville may have against HUB under this contract or arising from the performance or non-performance of the services under any theory of law, including but not limited to claims for negligence, negligent misrepresentation and breach of contract, shall be strictly limited to the lesser of the fees or \$500,000. As the City of Fayetteville's sole and exclusive remedy under this contract any claim, demand or suit shall be directed and/or asserted only against HUB and not against any of HUB's employees, officers or directors. Neither the City of Fayetteville nor HUB shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising

out of or connected to this contract or the performance of the services on this project. This mutual waiver includes, but is not limited to, damages related to loss of use, loss of profits, loss of income, unrealized energy savings, diminution of property value or loss of reimbursement or credits from governmental or other agencies.

7. Insurance:

a. HUB shall furnish a certificate of insurance addressed to the City of Fayetteville within ten (10) calendar days after contract finalization, presenting insurance which shall be maintained throughout the term of the Contract in compliance with the terms of RFP 25-13. If applicable, HUB shall require any subcontractor to provide insurance. In the event any employee engaged in work on the project under this contract is not protected under Worker's Compensation insurance, HUB shall provide and shall cause each subcontractor to provide adequate employer's liability insurance for the protection of such of their employees are not otherwise protected. Worker's Compensation coverage shall be applicable with state law.

i. HUB shall carry the following coverages, at minimum:

1. Worker's Compensation Insurance – Statutory Amount
2. Automotive Insurance covering all vehicles and trailers, if applicable
3. General Liability - \$1,000,000 each occurrence

ii. Certificates of Insurance shall list the City of Fayetteville as an additional insured. Listing the CITY as a Certificate Holder only is NOT an acceptable substitute. Certificates of Insurance must include the endorsement(s) showing the City of Fayetteville listed as an additional insured.

8. Price:

a. HUB shall perform the services included in this proposal, over the length of 5 years, using the fee breakdown for services as identified in Appendix A.

i. Additional services requested that fall outside the scope of this project shall be provided on a time-and-materials basis, subject to pre-approval.

9. Payments:

a. Payments shall be made after approval and acceptance of each itemized invoice, which shall not be unreasonably withheld.

b. Unless disputed by the City, payments shall be made 30 calendar days after acceptance of invoice. Electronic delivery to the City is preferred.

10. Terms: This contract shall be effective for one (1) year from City Council approval and shall be automatically renewable for up to four (4) annual, automatic renewals for a possible contract term of five (5) years.

11. Ownership of Documents:

- a. All documents provided by the City are and remain the property of the City. HUB may retain reproduced copies of drawings and copies of other documents.
- b. All documents and records, whether in physical or electronic format, prepared by HUB or its subconsultant as part of the Project shall become the property of City when HUB has been compensated for all services rendered; provided, however, that HUB shall have the unrestricted right to their use.
- c. HUB shall retain its rights in its standard document 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 HUB.

12. Independent Contractor: HUB is an independent contractor of the City and shall maintain complete responsibility for applicable state or federal law on unemployment insurance, withholding taxes, social security, or other industrial, labor or discrimination law for its employees. HUB is responsible for its agents, methods and operations.

13. 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, e-mail or fax (receipt confirmed), or overnight courier.

14. Freedom of Information Act: City of Fayetteville 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 photo copying costs pursuant to the FOIA may be assessed for this compliance.

15. Termination: This Contract may be terminated by the City of Fayetteville or HUB for any reason with thirty (30) days written notice. If either party breaches this agreement, the non-defaulting party may terminate this Agreement after giving seven (7) days' notice to remedy the breach. On termination of this agreement, the City shall pay HUB for the services performed through the date of termination within thirty (30) days of acceptance of final invoice.

16. 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. No modification of this contract shall be binding unless made in writing and executed by both parties.

17. Applicable Law: This Agreement shall be governed by and construed in accord with the laws of the State of Arkansas. Venue for all legal disputes shall be Washington County, Arkansas.
18. Contract Administration: The Mayor or their Designated Representative shall be the Contract Administrator for this contract. HUB's Principal or their Designated Representative shall be the primary contact for all matters pertaining to this contract.
19. Professional Responsibility: HUB shall exercise reasonable skill, care, and diligence in the performance of services and will carry out its responsibilities in accordance with customarily accepted professional practices.
20. Permits & Licenses: HUB shall secure and maintain any and all permits and licenses required to complete this Contract.
21. Publications: Recognizing the importance of professional development on the part of HUB's employees and the importance of HUB's public relations HUB may prepare publications, such as technical papers, articles for periodicals, promotional materials, and press releases, in electronic or other format, pertaining to HUB'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 HUB. 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. Approved materials may be used in a variety of situations and do not require additional review or approval for each use. The cost of HUB's activities pertaining to any such publication shall be for HUB's account.
22. Entire Agreement: These Contract documents constitute the entire agreement between the City of Fayetteville and HUB and may be modified only by a duly executed written instrument signed by the City of Fayetteville and HUB. In the event of a conflict between the terms of this Contract and the appendices, this Contract and the terms and conditions contained in Appendix A shall control.
23. Force Majeure: Any default in the performance of this Agreement caused by any of the following events and without fault or negligence on the part of the defaulting party shall not constitute a breach of contract: labor strikes, riots, war, acts of governmental authorities, unusually severe weather conditions or other natural catastrophe, disease, epidemic or pandemic, or any other cause beyond the reasonable control or contemplation of either party. Nothing herein relieves the City of its obligation to pay HUB for services actually rendered.
24. Severability: In the event that any court of competent jurisdiction shall determine that any provision of this agreement shall be unenforceable, then that provision shall be deemed to be null and void and the remaining provisions hereof shall remain in full force and effect.

25. Debarment Certification: HUB hereby provides debarment/suspension certification indicating compliance with the below Federal Executive Order. 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. HUB hereby attests its principal is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.

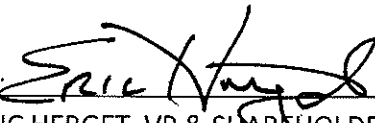
IN WITNESS WHEREOF, CITY OF FAYETTEVILLE, ARKANSAS by and through its Mayor, and HUB INTERNATIONAL MID-AMERICA by its authorized officer has made and executed this Agreement as of the day and year first above written.

CITY OF FAYETTEVILLE, ARKANSAS

HUB INTERNATIONAL MID-AMERICA

By: _____

MOLLY RAWN, MAYOR

By:  _____
ERIC HERGET, VP & SHAREHOLDER

ATTEST:

By: _____

Kara Paxton, City Clerk

Date Signed: _____

Date Signed: 10/20/25

RFP 25-13, Insurance Broker & Consulting Services
APPENDIX A – Scope of Work & Fees

1. SCOPE OF WORK:

HUB International Mid-America (HUB) will provide the City with insurance brokerage services, as requested and more specifically outlined in the RFP, this agreement, and all subsequent official documents that form the Contract Documents for this Agreement. HUB shall provide, at minimum, professional services and dedicated personnel necessary to perform the following:

- a. Develop a complete understanding of the City' s areas of exposure and consult with City representatives about short- and long-term solutions.
- b. Evaluate existing insurance contracts, self- retained risk and claims history and make recommendations concerning any changes, modifications, and/ or additions in the terms, conditions and coverage limits needed to yield a comprehensive risk management program to protect the interests of the City.
- c. Identify programs, products and insurers capable of meeting the City' s insurance needs and prepare specifications for markets capable of quoting for upcoming renewals.
- d. Approach appropriate markets on behalf of the City to obtain pricing with respect of the program adopted by the City. Competitive quotes from well rated insurance carriers will be obtained for each type of risk.
- e. Present for City consideration, in an understandable format, an evaluation of the results of each solicitation, with a comprehensive financial analysis and recommendations for selection of an insurer for each type of risk.
- f. Negotiate on the City' s behalf the details of insurance contracts with selected carriers and audit resulting policies for accuracy of coverage, terms and conditions, and compliance with financial arrangements and administrative procedures acceptable to the City.
- g. Bind coverage for the City upon written authorization from the Mayor or the Mayor' s designee.

- h. Provide evaluation, basic training and education relative to loss control, safety, claims management, and related topics in the area of risk management.
- i. Provide assistance in the form of advisory services or written reports as is customarily expected from a professional insurance Broker/ Consultant.
- j. Provide claims processing support with insurance carriers for all policies and produce quarterly written reports with loss runs. Address areas of concern, including the need for training and other preventive measures.
- k. Annually, within the first quarter of each contract term, HUB will prepare a stewardship report which will include a complete list of insurance in force, an evaluation of the overall insurance program, including recommendations for change and a forecast of market conditions and estimated premium for future budgeting purposes. HUB assumes no liability in the event of inaccurate forecasts and premium estimates. At the time of the presentation of the stewardship report, City personnel and HUB will discuss any changes which are appropriate in services to be performed for the succeeding year.

2. FEES:

As compensation for HUB providing services to the City as described herein, the City shall pay HUB in arrears, based on the submission of invoices for work completed and properly authorized.

- a. Amount not to exceed \$13,000 annually for services from January 1 through December 31 of each year contracted and renewed. This initial contract award shall be for a period of one- year, effective January 1, 2026 through December 31, 2026 and shall automatically renew for four additional one-year terms so long as the City nor HUB cancel this agreement.
- b. Not to exceed fees are not inclusive of policy premiums, which will be billed separately. Payments will be made within 30 days of receipt of approved invoice.
- c. In the event that operations change substantially by either the addition or deletion of other operations or entities or a substantial change in the scope and nature of the City's insurance program, the City will negotiate in good faith to revise compensation upward or downward as appropriate.

- d. HUB shall disclose commissions received and not accept commission for any City policy. If commissions exceed agreed- upon compensation hereunder, excess commissions will be returned to the City if permitted by law.



CITY OF
FAYETTEVILLE
ARKANSAS

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

TDD (Telecommunication Device for the Deaf): 479.521.1316

RFP (REQUEST FOR PROPOSAL)

RFP 25-13, Insurance Broker and Consulting Services

DEADLINE: Thursday, August 28, 2025 before 2:00 PM, local time

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

DATE OF ISSUE AND ADVERTISEMENT: 08/03/2025

No late proposals shall be accepted. RFP's shall be submitted through the City's third-party electronic bidding platform or by submitting a sealed physical proposal to the City of Fayetteville, Procurement Division at the below location.

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

All proposals shall be submitted in accordance with the attached City of Fayetteville specifications and documents attached hereto. Each Proposer 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 Procurement Director.

City of Fayetteville, AR
Request for Proposal
RFP 25-13, Insurance Broker and Consulting Services

The City of Fayetteville, Arkansas, is requesting proposals from qualified parties for insurance broker and consulting services for up to a five (5) year term based on single year renewal options. Any questions regarding this RFP shall be directed to Kenny Fitch, City of Fayetteville Sr Procurement Agent at kfitch@fayetteville-ar.gov or (479) 575-8258.

Solicitation documents and addenda shall be obtained at the City of Fayetteville Procurement Division's electronic bidding platform at www.fayetteville-ar.gov/bids. All proposals shall be received by **Thursday, August 28, 2025 before 2:00 PM, Local Time** utilizing the electronic bidding software or by submitting a sealed physical proposal to the City of Fayetteville, Procurement Division. All proposals are due before the time stated. No late proposals shall be accepted. Submitting electronically is strongly encouraged. The City of Fayetteville shall not be responsible for lost or misdirected proposals, or for failure of proposer's technical equipment.

All interested parties shall be qualified to do business and licensed in accordance with all applicable laws of the state and local governments where the project is located. Proposers shall have a current, valid registration with the Arkansas Secretary of State at time of RFP deadline OR be able to provide proof of registration before recommendation of award to Fayetteville City Council.

The City of Fayetteville reserves the right to reject any or all Proposals and to waive irregularities therein, and all parties agree that such rejection shall be without liability on the part of the City of Fayetteville for any damage or claim brought by any interested party because of such rejections, nor shall any interested party seek any recourse of any kind against the City of Fayetteville because of such rejections. The filing of any Statement in response to this invitation shall constitute an agreement of the interested party to these conditions.

City of Fayetteville
Kenny Fitch, Sr Procurement Agent
(479) 575-8258 kfitch@fayetteville-ar.gov
TDD (Telecommunications Device for the Deaf): (479) 521-1316
Date of advertisement: 08/03/2025
This publication was paid for by the Procurement Division of the City of Fayetteville, Arkansas.
Amount paid: \$169.56

1. SUBMISSION OF A PROPOSAL SHALL INCLUDE:

Each proposal shall contain the following at a minimum. Proposer must also address detailed requirements as specified in the Scope of Work.

- a. A written narrative describing the method or manner in which the Proposer proposes to satisfy requirements of this RFP in the most cost-effective manner. The term Proposer shall be in reference to a firm or individual responding to this solicitation.
- b. A description of the Proposer's experience in providing the same or similar services as outlined in the RFP. This description should include the names of the person(s) who will provide the services, their qualifications, and the years of experience in performing this type of work. Also, include the reference information requested in this RFP.
- c. The complete fee and cost to the City for all services outlined in this RFP.
- d. Statement should be no more than twenty-five (25) pages; single sided, standard, readable, print on standard 8.5x11 papers. Proposers shall also submit a three (3) page (maximum) executive summary. The following items will not count toward the page limitations: appendix, cover sheet, 3-page executive summary, resumes (resumes shall be no more than 1 page per person), and forms provided by the City for completion.
 - i. **Submitting and responding to this RFP:** Proposals shall be prepared simply and economically, providing a straightforward, concise description of its ability to meet the requirements for the project. Fancy bindings, colored displays, and promotional material are not required. Emphasis should be on completeness and clarity of content. All documents physically submitted should be typewritten on standard 8 1/2" x 11" white papers and bound in one volume. Exceptions would be schematics, exhibits, one-page resumes, and City required forms. Limit proposal to twenty-five (25) pages or less, excluding one-page team resumes, references, and forms required by the City for completion. All proposals shall be sealed upon delivery to the City of Fayetteville.
 1. Option 1 – Electronic Submittal (*strongly encouraged*): Proposers can go to www.fayetteville-ar.gov/bids and follow the prompts to submit a proposal within the electronic bidding platform. If a proposal is submitted electronically, a physical submission is not necessary. All Proposers must register in order to be able to submit. There is no fee for registration.
 2. Option 2 – Physical Submittal: All Proposers shall submit one (1) original copy of their proposal as well as one (1) electronic copy on a properly labeled USB or other electronic media device. The electronic copy submitted shall be contained into one single electronic file and shall be identical to the hard copies provided. The use of Adobe PDF documents is strongly recommended. Files contained on an USB or electronic media shall not be restricted against saving or printing. Electronic copies shall not be submitted via e-mail to City employees by the Proposer and shall be provided to the City in a sealed manner. FedEx,

UPS, USPS, or other packages should be clearly marked with the RFP number on the outside of the mailing package.

- e. Proposals will be reviewed following the stated deadline, as shown on the cover sheet of this document. Only the names of Proposer's will be available after the deadline until a contract has been awarded by the Fayetteville City Council. All interested parties understand proposal documents will not be available until after a valid contract has been executed.
- f. Proposers shall submit a proposal based on documentation published by the Fayetteville Procurement Division.
- g. Proposals must follow the format of the RFP. Proposers should structure their responses to follow the sequence of the RFP.
- h. Proposers shall have experience in work of the same or similar nature and must provide references that will satisfy the City of Fayetteville. Proposer shall furnish a reference list of clients for whom they have performed similar services and must provide information as requested in this document.
- i. Proposer is advised that exceptions to any of the terms contained in this RFP or the attached service agreement must be identified in its response to the RFP. Failure to do so may lead the City to declare any such term non-negotiable. Proposer's desire to take exception to a non-negotiable term will not disqualify it from consideration for award.
- j. Local time shall be defined as the time in Fayetteville, Arkansas on the due date of the deadline. Documents shall be received before the deadline time as shown by the atomic clock located in the Procurement Division Office or electronic clock located in the City's third-party bidding software.

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 proposal must be sent in writing via e-mail to the Procurement Department. Responses to questions may be handled as an addendum if the response would provide clarification to the requirements of the proposal. 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 RFP made or given prior to the award of the contract.

3. DESCRIPTION OF SUPPLIES AND SERVICES:

Any manufacturer's names, trade name, brand name, catalog number, etc. used in specifications are for the purpose of describing and establishing general quality levels. Such references are NOT intended to be restrictive. Proposals shall be considered for all brands that meet the quality of the specifications listed for any items.

4. RIGHTS OF CITY OF FAYETTEVILLE IN REQUEST FOR PROPOSAL PROCESS:

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

- a. The City of Fayetteville reserves the right to rank firms and negotiate with the highest-ranking firm. Negotiation with an individual Proposer does not require negotiation with others.
- b. The City of Fayetteville reserves the right to select the proposal it believes will serve the best interest of the City.
- c. The City of Fayetteville reserves the right to accept or reject any or all proposals.
- d. The City of Fayetteville reserves the right to cancel the entire request for proposal.
- e. The City of Fayetteville reserves the right to remedy or waive technical or immaterial errors in the request for proposal or in proposals submitted.
- f. The City of Fayetteville reserves the right to request any necessary clarifications, additional information or proposal data without changing the terms of the proposal.
- g. The City of Fayetteville reserves the right to make selection of the Proposer to perform the services required on the basis of the original proposals without negotiation.
- h. The City reserves the right to ask for a best and final offer from one or more Proposers. The best and final offer process is not guaranteed; therefore, Proposers shall submit and respond to this RFP on the most favorable terms available.

5. EVALUATION CRITERIA:

The evaluation criterion defines the factors that will be used by the selection committee to evaluate and score responsive, responsible and qualified proposals. Proposers shall include sufficient information to allow the selection committee to thoroughly evaluate and score proposals. Each proposal submitted shall be evaluated and ranked by a selection committee. The contract will be awarded to the most qualified Proposer, per the evaluation criteria listed in this RFP. Proposers are not guaranteed to be ranked.

6. COSTS INCURRED BY PROPOSERS:

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

7. ORAL PRESENTATION:

An oral presentation and/or interview may be requested of any firm, at the selection committee's discretion.

8. CONFLICT OF INTEREST:

- a. The Proposer 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 "Limited Authority of City Employee to Provide Services to the City".

- b. The Proposer shall promptly notify Amanda Beilfuss, 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 Proposer'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 Proposer 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 Proposer. The City agrees to communicate with the Proposer its opinion via e-mail or first-class mail within thirty days of receipt of notification.

9. WITHDRAWAL OF PROPOSAL:

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

10. LATE PROPOSAL OR MODIFICATIONS:

- a. Proposal and modifications received after the time set for the proposal 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. Proposers refer to their submission status in the online bidding portal or call the Procurement Division at (479) 575-8258 to ensure receipt of their submittal documents prior to opening time and date listed.
- b. The time set for the deadline shall be local time for Fayetteville, AR on the date listed. All proposals shall be received in the Procurement Division BEFORE the deadline stated.

11. CONSTITUTIONAL, STATE, AND FEDERAL COMPLIANCE REQUIREMENTS:

The laws of the State of Arkansas apply to any purchase made under this request for proposal. Proposers shall comply with all constitutional, state, and federal directives, orders and laws as applicable to this proposal and subsequent contract(s) including but not limited to Equal Employment Opportunity (EEO), Disadvantaged Business Enterprises (DBE), & OSHA as applicable to this contract.

12. PROVISION FOR OTHER AGENCIES:

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

13. COLLUSION:

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

14. RIGHT TO AUDIT, FOIA, AND JURISDICITON:

- a. The City of Fayetteville reserves the privilege of auditing a Contractor's records as such records relate to purchases between the City and said Contractor.
- 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 Arkansas with Arkansas law applying to the case.

15. INDEMNIFICATION:

The broker/consultant, in performing its obligations under this contract, is acting independently and the City assumes no responsibility of liability for the broker/consultant's acts or omissions to third parties, and the broker/consultant shall agree to indemnify and hold harmless, the City, its officers and employees against any and all claims, lawsuits, judgments, costs and expenses for which recovery of damages is sought, suffered by any person or persons, that may arise out of or be occasioned by the broker/consultant's breach of the terms or provisions of contract, or by any negligent act or omission of the broker/consultant, its officers, agents, employees, or invitees, in the performance of this contract, except that the indemnity specified in this paragraph shall not apply to any liability resulting from the sole negligence of the City, its officers, or employees. In the event of joint and concurrent negligence of both the broker/consultant and the City, responsibility and indemnity, if any, shall be apportioned comparatively in accordance with the laws of the State of Arkansas, without, however, waiving any governmental immunity available to the City under Arkansas law and without waiving any defense of the parties under Arkansas law. This paragraph is solely for the benefit of the broker/consultant and the City and is not intended to create or grant any rights, contractual or otherwise, to any other person or entity.

16. VARIANCE FROM STANDARD TERMS & CONDITIONS:

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

17. 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), no later than seven days prior to the deadline. Persons needing translation of this document shall contact the City of Fayetteville, Procurement Division, immediately.

18. CERTIFICATE OF 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 Workers' 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 project/contract completion.

19. PAYMENTS AND INVOICING:

The Proposer must specify in their proposal the exact company name and address which must be the same as invoices submitted for payment as a result of award of this RFP. Further, the successful Proposer is responsible for immediately notifying the Procurement Division of any company name change, which would cause invoicing to change from the name used at the time of the original RFP. Payment will be made within thirty days of invoice received. The City of Fayetteville is very credit worthy and will not pay any interest or penalty for untimely payments. **Payments can be processed through Proposer's acceptance of Visa at no additional costs to the City for expedited payment processing.** The City will not agree to allow any increase in hourly rates by the contract without PRIOR Fayetteville City Council approval.

20. 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 Contractor of such occurrence and contract shall terminate of the last day of the current fiscal period without penalty or expense to the City.

21. 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 Proposer intends to subcontract a portion of this work, the Proposer shall disclose such intent in the proposal submitted as a result of this RFP.
- 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.

22. NON-EXCLUSIVE CONTRACT:

Award of this RFP shall impose no obligation on the City to utilize the Contractor 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-phase contracts, this provision shall apply separately to each item.

23. 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 Procurement 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.

24. ADDITIONAL REQUIREMENTS:

The City reserves the right to request additional services relating to this RFP from the Proposer. 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.

25. SERVICES AGREEMENT:

A written agreement, in substantially the form attached, incorporating the RFP and the successful proposal will be prepared by the City, signed by the successful Proposer and presented to the City of Fayetteville for approval and signature of the Mayor.

26. INTEGRITY OF REQUEST FOR PROPOSAL (RFP) DOCUMENTS:

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

27. OTHER GENERAL CONDITIONS:

- a. Proposers must provide the City with their proposals signed by an employee having legal authority to submit proposals on behalf of the Proposer. The entire cost of preparing and providing responses shall be borne by the Proposer.
- b. The City reserves the right to request any additional information it deems necessary from any or all Proposers after the submission deadline.
- c. This solicitation 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 Proposer in preparation. It shall be clearly understood that any costs incurred by the Proposer in responding to this request for proposal is at the Proposer's own

risk and expense as a cost of doing business. The City of Fayetteville shall not be liable for reimbursement to the Proposer for any expense so incurred, regardless of whether or not the proposal is accepted.

- d. If products, components, or services other than those described in this bid document are proposed, the Proposer must include complete descriptive literature for each. All requests for additional information must be received within five working days following the request.
- e. Any uncertainties or inquiries shall be brought to the attention to Kenny Fitch immediately via telephone (479.575.8258) or e-mail (kfitch@fayetteville-ar.gov). It is the intent and goal of the City of Fayetteville Procurement 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 Proposers to be on equal terms.
- f. No oral interpretation or clarifications will be given as to the meaning of any part of this request for proposal. All questions, clarifications, and requests, together with answers, if any, will be provided to all firms via written addendum. Names of firms submitting any questions, clarifications, or requests will not be disclosed until after a contract is in place.
- g. At the discretion of the City, one or more firms may be asked for more detailed information before final ranking of the firms, which may also include oral interviews.
- h. Any information provided herein is intended to assist the Proposer in the preparation of proposals necessary to properly respond to this RFP. The RFP is designed to provide qualified Proposers with sufficient basic information to submit proposals meeting minimum specifications and/or test requirements but is not intended to limit a RFP's content or to exclude any relevant or essential data.
- i. Proposers irrevocably consent that any legal action or proceeding against it under, arising out of or in any manner relating to this Contract shall be controlled by Arkansas law. Proposer hereby expressly and irrevocably waives any claim or defense in any said action or proceeding based on any alleged lack of jurisdiction or improper venue or any similar basis.
- j. The successful Proposer 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 Proposer 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 it is agreed that the right of the assignee in and to any monies due or to become due to the successful Proposer 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.

- k. The successful Proposer'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 Proposer 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 the City of Fayetteville.

Appendix B
RFP 25-13
City Issued RFP

1. PURPOSE:

The City of Fayetteville, Arkansas, hereinafter referred to as "the City", seeks proposals from experienced and qualified firms to provide risk management, and broker-of-record insurance services, for the marketing and placement of the City's various insurance policies including, but not limited to professional, law liability, property, cyber, and casualty coverage. The selected Broker shall also provide other insurance-related broker and consultant services.

The Proposal should detail the firm's conceptual approach to handling the City's account and providing both insurance placement and advisory services.

2. QUALIFICATIONS & EXPERIENCE:

- a. Broker shall be sufficiently experienced in property and casualty insurance and risk management services to provide expert, efficient, effective, and reliable advice and services in the interest of the City, Broker, and insureds.
- b. Broker shall have extensive and continuous relationships with the insurance markets necessary to provide superior insurance alternatives that meet the requirements/needs and are favorably priced relative to the risk and the current market.
- c. Broker shall provide continuity of services by assigning a primary agent and a secondary agent who shall be:
 - i. Familiar with the City's insurance portfolio;
 - ii. Knowledgeable in the principles and practices of risk management;
 - iii. Accessible on short notice and in case of emergencies; and
 - iv. Thoroughly knowledgeable and competent in insurance alternatives in order to provide superior services.

3. SCOPE OF WORK:

While the exact range and extent of services is subject to negotiation, it is anticipated that the selected broker/consultant shall provide, as a minimum, professional services and dedicated personnel necessary to perform the following:

- a. Develop a complete understanding of the City's areas of exposure and consult with City personnel about short-and long-term solutions.
- b. Evaluate existing insurance policies/contracts, self-retained risk and claims history, and make recommendations concerning any changes, modifications, and/or additions in the terms, conditions and coverage limits needed to yield a comprehensive risk management program to protect the interests of the City.

- c. Identify programs, products, and insurers capable of meeting the City's insurance needs and prepare bid specifications for markets capable of quoting for upcoming renewals.
- d. When so authorized by the City representatives, by means of a "broker of record" letter, approach appropriate markets on behalf of the City to obtain pricing with respect of the program adopted by the City. When available, competitive quotes from well rated insurance carriers shall be obtained for each type of risk and presented to the City's insurance administrator for consideration, evaluation, and decision.
- e. Present for City consideration in a clear format, an evaluation of the results of each solicitation, with a comprehensive financial analysis, and recommendations for selection of an insurer for each type of risk.
- f. Negotiate on the City's behalf the details of insurance policies/contracts with selected carriers and audit resulting policies for accuracy of coverage, terms and conditions, and compliance with financial arrangements and administrative procedures acceptable to the City.
- g. Present market coverage options and premium quotes to the City's insurance administrator at least thirty calendar days before the requested coverage or renewal date. Presentations will include an outline of insurance policy (endorsement) coverage, any exclusions, and a summary report of all marketing activity.
- h. Work with the City to evaluate the plans of insurance policies and recommend appropriate or advantageous changes. Renewals shall be executed in a timely manner, to internal time requirements and also maintain coverage.
- i. Provide evaluation, basic training, and education relative to loss control, safety, claims management, and related topics in the area of risk management.
- j. Provide additional assistance in the form of advisory services or written reports..
- k. Provide claims processing support with insurance carriers for all policies and produce quarterly written reports with loss runs. Address areas of concern, including the need for training and other preventative measures.
- l. Annually, approximately first week in May, Broker/Consultant shall prepare a stewardship report which will include a complete list of insurance in force, an evaluation of the overall City's insurance portfolio, including recommendations for change, and a forecast of market conditions and estimated premium for future budgeting purposes. Broker/Consultant assumes no liability in the event of inaccurate forecasts and premium estimates. At the time of the presentation of the stewardship report, City personnel and Broker/Consultant will discuss any changes which are appropriate in services to be performed for the succeeding year.
- m. Payments for insurance policies/contracts shall be paid by the broker then invoiced to the City of Fayetteville. The City shall make payments for policies/contracts within thirty calendar days of accepted invoices. Invoices shall show commission as a credit to provide transparency for validity of this RFP and resulting contract (if applicable).

4. CURRENT PROGRAM:

Refer to Appendix B for a listing of current policies which will be eligible for renewal during the term of the insurance broker/consultant contract.

5. SPECIAL CONDITIONS:

- a. **Prohibition on Premature Approach to Markets:** Prospective respondents are cautioned that receipt of this Request for Proposal document is not to be considered an authorization to approach any insurance market. It is specifically requested that no contact or solicitation of markets be made, and no market reservations be made as respects any insurance or reinsurance to be provided for the City. Doing so may result in the offending firm's disqualification from the selection process.
- b. **Legal Compliance:** Each respondent is responsible for full and complete compliance with all applicable laws, rules, regulations, and licensing requirements imposed by any public authority having jurisdiction.
- c. **Respondent's Insurance:** The broker/consultant must always provide and maintain in force, during the term of the services, insurance for Workers' Compensation, Commercial General Liability, Automobile Liability, and Errors and Omissions Liability. Such policies shall be issued by companies authorized to do business in the State of Arkansas.
- d. **Approval of Agent:** The City reserves the right to require the selected broker/consultant to replace the assigned agent with another agent of the same company if, in the opinion of the City staff, the agent is not rendering or is incapable of rendering the quality of service and cooperation required.
- e. **Auditable Records:** The successful broker/consultant shall maintain such accounts and records in connection with its performance of services for the City as may reasonably be required by the City. The broker/consultant shall, at any reasonable time during the term and for a period of one year following the completion of work under the contract, afford the City's agents and auditors reasonable facilities and access for examination and audit of its records pertaining to its performance and shall, upon request by the City, produce and exhibit all such records.

6. PROPOSAL FORMAT:

- a. **Executive Summary:** Prefacing the proposal shall be an Executive Summary of two (2) pages or less, providing in concise terms a summation of the proposal and bearing the signature of an individual authorized to bind the firm.
- b. **Structure of Proposal:** Responses shall be organized in the following format and informational sequence:

Part I - Business Organization: The proposal shall include relevant historical data and identification of the office or subordinate element which will perform the work contemplated herein. The owners and principal management personnel of the firm shall be identified fully. Annual market volume by line of coverage and the number and size of accounts shall be disclosed and provided.

Part II - Concept and Solution: The respondents' understanding of the tasks presented shall be defined in detail and proposed solutions outlined. A description of the firm's strengths in the marketplace should be included, along with an explanation of how the City's insurance program would be marketed. Any restrictions or limitations should be defined.

Part III - Program: The respondent's technical plan to accomplish the work shall be presented, including time-related displays, graphs and charts showing tasks, subtasks, milestones, and decision points, including the point at which deliverable reports will be provided. The scope of services available in the area of risk management, loss control services, claims management, and associated functions should be described in detail.

Part IV - Account Team Personnel: The names and titles of the team proposed for assignment to the City's account shall be identified in full, with a description of team leadership, interface and support function, and reporting relationships, along with individual backgrounds of personnel who will be actively engaged in work related to the account. The primary work assigned to each person and the corresponding amount of time shall be indicated.

Part V - Public Sector Experience: Relevant Public Sector insurance placement and account handling experience and client references shall be presented in detail, with all experience cited to be recent in time and to have been performed, to a considerable degree, by members of the proposed account team. Emphasis shall be given to identifying comparable services for public sector organizations and educational institutions. For each client reference, the scope of service, time performed, and name, title, address and phone number of the principal contact person should be shown.

Part VI - Authorized Negotiator: The proposal shall provide the name, title, address, and telephone number of the person authorized to negotiate contract terms and render binding decisions on contract matters.

Part VII - Cost Proposal: The City seeks an all-inclusive cost structure which will allow predictability of fees and accuracy in budget planning. The respondent's plan of compensation for insurance placement and consulting services preferably should be proposed in aggregate as a flat annual fee as full remuneration for performing all services. The proposal shall include any annual increases proposed.

The successful broker/consultant will be required to disclose in detail all compensation received from any source resulting from the marketing of insurance programs for the City. Whenever it is in the City's best interest to permit commissions to be paid to broker, such commissions shall be utilized to reduce the fixed price or will be rebated back to the City. If there are expenses which are considered reimbursable and are not included in the fixed fee, such expenses shall be identified and quantified in their entirety.

7. **PROPOSAL CONTENT:** Proposals shall be prepared simply and economically, providing a straightforward, concise description its ability to meet the requirements for the project. Fancy bindings, colored displays, and promotional material are not required. Emphasis should be on completeness and clarity of content. All documents should be typewritten on standard 8 ½" x 11" pages. Exceptions would be schematics, exhibits, or other information necessary to facilitate the City of Fayetteville's ability to accurately evaluate the proposal. Limit proposal to twenty-five (25) pages or less, excluding one-page team resumes, references, and forms required by the City for completion.
8. **CONTRACT FORMATION:** If the negotiation produces mutual agreement, a contract will be considered for approval by the City of Fayetteville City Council. If negotiations with the highest-ranking Proposer fail, negotiations may be initiated with the next highest-ranking Proposer until an agreement is reached. The City reserves the right to reject all offers and end the process without executing a contract. The initial term of the contract shall be for a period of one (1) year, starting with the date approved by the Fayetteville City Council. The contract shall be automatically renewable for four (4) additional years, for a total contract term of five (5) years.
9. **SELECTION CRITERIA:** The following criteria will be used by the City to evaluate and score responsive proposals. Proposers shall include sufficient information to allow the City to thoroughly evaluate and score the proposal. Each proposal submitted is not required to be ranked by the selection committee. The contract may be awarded to the most qualified firm, per the evaluation criteria listed below, based on the evaluation of the selection committee. Following the evaluation of the proposals, the Selection Committee may request that the top-ranking firm(s) make an oral presentation or be interviewed. If presentations are necessary, they will take place in Fayetteville, Arkansas. Notices will be sent by the Purchasing Division.
- 1) 20% **Qualifications in Relation to Specific Project to be Performed:** Information reflecting qualifications of the firm. Indicated specialized experience and technical competence of the firm in connection with the type and complexity of the service required. Subcontractors, if used, shall be listed with information on their organization.
 - 2) 20% **Experience, Competence, and Capacity for Performance:** Information reflecting the names, titles, and qualifications (including experience and technical competence) of the major personnel assigned to this specific project.
 - 3) 20% **Proposed Method of Doing Work:** A proposed work plan (description of how the project would be conducted as well as other facts concerning approach to scope) indicating methods and schedules for accomplishing scope of work. Include with this the amount of work presently underway.
 - 4) 20% **Past Performance:** Previous evaluations shall be considered a significant factor. If previous evaluations with the City are not available, the professional firm's past performance records with City and others will be used, including quality of work, timely performance, diligence, and any other pertinent information. Firm will provide a list of similar jobs performed and person whom the City can contact for information.

5) 20% **Cost/Fees:** Complete costs and fees as described in this RFP in an annual not to exceed fee.

10. ADDITIONAL DOCUMENTS AND INFORMATION: The following documents are included with this solicitation as additional information.

- a. Appendix A – Contract for Services (Draft)
- b. Appendix B – Insurance in Force 2025

Appendix B
RFP 25-13
City Issued RFP

CONTINUES ON NEXT PAGE

1. DISCLOSURE INFORMATION

- a. Proposer must disclose any possible conflict of interest with the City of Fayetteville, including, but not limited to, any relationship with any City of Fayetteville employee. Proposer response must 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.
- i. If, to your knowledge, 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. This form must be completed and returned in order for your bid/proposal to be eligible for consideration.

PLEASE CHECK ONE OF THE FOLLOWING TWO OPTIONS, AS IT APPROPRIATELY APPLIES TO YOUR FIRM:

_____ 1) NO KNOWN RELATIONSHIP EXISTS

_____ 2) RELATIONSHIP EXISTS (Please explain):

- b. I certify that; as an officer of this organization, or per the attached letter of authorization, I am duly authorized to certify the information provided herein is accurate and true; and my organization shall comply with all State and Federal Equal Opportunity and Non-Discrimination requirements and conditions of employment.
- c. Proposer agrees that they shall have a current, valid registration with the Arkansas Secretary of State and System for Award Management (SAM.gov) at time of RFP deadline OR be able to provide proof of registration before recommendation of award to Fayetteville City Council.
- d. 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.
- e. 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.

2. PRIMARY CONTACT INFORMATION

At the discretion of the City, one or more firms may be asked for more detailed information before final ranking of the firms, which may also include oral interviews. **NOTE: Each Proposer shall submit to the City a primary contact name, e-mail address, and phone number (preferably a cell phone number) where the City selection committee can call for clarification or interview via telephone.**

Corporate Name of Firm: _____

Primary Contact: _____ Title of Primary Contact: _____

Phone#1 (cell preferred): _____ Phone#2: _____

E-Mail Address: _____

3. 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

4. DEBARMENT CERTIFICATION

- As an interested party on this project, you are required to provide debarment/suspension certification indicating compliance with the below Federal Executive Order. Certification can be done by completing and signing this form.
- 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.
- Signature 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.

5. SIGNATURE SUBMITTAL

NAME OF COMPANY: _____

PHYSICAL ADDRESS: _____

MAILING ADDRESS: _____

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

PHONE: _____ FAX: _____

E-MAIL: _____

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

SIGNATURE: _____

PRINTED NAME: _____

TITLE: _____ DATE: _____

Appendix B
RFP 25-13
City Issued RFP

END OF RFP DOCUMENT



This contract executed this _____ day of _____, 2025, between the City of Fayetteville, Arkansas (**City**), of 113 W. Mountain, Fayetteville, AR 72701 and ****Full Contractor Name**** (***Contractor***) of ****Insert Contractor's Mailing Address****, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Purpose: The purpose of this Contract is to provide the terms and conditions necessary for providing insurance broker and consulting services for the City of Fayetteville (the "Services").
2. Contract Documents: The Contract documents which comprise the contract between the City of Fayetteville and ***Contractor*** consist of this Contract and the following documents attached hereto, and made a part hereof:
 - a. Appendix A: Scope of Work & Fees
 - b. Appendix B: City Issued Solicitation for RFP 25-13, Insurance Broker & Consulting Services
 - c. Appendix C: ***Contractor***'s RFP Submittal
 - d. Appendix D: ***Contractor***'s Certificate of Insurance
3. City's Responsibilities:
 - a. The City shall make available to ***Contractor***, all relevant information or data pertinent to the Services which is required by ***Contractor*** to perform the Services. ***Contractor*** shall be entitled to rely upon the accuracy and completeness of all information and data furnished by the City, including information and data originating with other consultants employed by the City whether such consultants are engaged at the request of ***Contractor*** or otherwise. Where such information or data originates either with the City or its consultants then ***Contractor*** shall not be responsible to the City for the consequences of any error or omission contained therein.
 - b. When requested by ***Contractor***, the City may engage specialist consultants directly to perform items of work necessary to enable ***Contractor*** to carry out the Services. Whether arranged by the City or ***Contractor***, these services shall be deemed to be provided under direct contracts to the City unless expressly provided otherwise. If the City chooses not to engage specialist consultants, then the Parties will work cooperatively to modify the scope of services to reflect any reductions or additions to the services to be provided by ***Contractor***.
 - c. The City shall give prompt consideration to all documentation related to the Services prepared by ***Contractor*** and whenever prompt action is necessary shall inform ***Contractor*** of City's decisions in such reasonable time so as not to delay the schedule for providing the Services.

- d. The City of Fayetteville's Procurement Director is the service representative with respect to the services to be performed under this Agreement. The Procurement Director 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 Services, and other matters pertinent to the services covered by this Agreement.

4. *Contractor*'s Responsibilities:

- a. ***Contractor*** shall furnish the necessary qualified personnel to provide the Services. ***Contractor*** represents that it has access to the experience and capability necessary to and agrees to perform the Services with the reasonable skill and diligence required by customarily accepted professional practices and procedures normally provided in the performance of the Services at the time when and the location in which the Services were performed. This undertaking does not imply or guarantee perfect Services and in the event of failure or partial failure of the product or the Services, ***Contractor*** will be liable only for its failure to exercise diligence, reasonable care, and professional skill. This standard of care is the sole and exclusive standard of care that will be applied to measure ***Contractor*'s** performance. There are no other representations or warranties expressed or implied made by ***Contractor***. In particular, but not by way of limitation, no implied warranty of merchantability or fitness for a particular purpose shall apply to the Services provided by ***Contractor*** nor shall ***Contractor*** warrant or guarantee economic, market or financial conditions, proforma projections, schedules for public agency approvals, or other factors beyond ***Contractor*'s** reasonable control.

5. Non-Assignment: ***Contractor*** shall not assign its duties under the terms of this agreement without prior written consent of the City.

6. Indemnification and Hold Harmless:

- a. ***Contractor*** agrees to hold the City of Fayetteville harmless and indemnify the City of Fayetteville, but not defend, against any and all claims for property damage, personal injury or death, arising from ***Contractor*'s** performance under this contract. This clause shall not, in any form or manner, be construed to waive that tort immunity set forth under Arkansas Law.

7. Insurance:

- a. ***Contractor*** shall furnish a certificate of insurance addressed to the City of Fayetteville within ten (10) calendar days after the full execution of this contract, presenting insurance which shall be maintained throughout the term of the Contract in compliance with the terms of RFP 25-13. If applicable, ***Contractor*** shall require any subcontractor to provide insurance. In the event any employee engaged in work on the services under this contract is not protected under Worker's Compensation insurance, ***Contractor*** shall provide and shall cause each

subcontractor to provide adequate employer's liability insurance for the protection of such of their employees are not otherwise protected. Worker's Compensation coverage shall be applicable with state law.

- i. ***Contractor*** shall carry the following coverages, at minimum:
 1. Worker's Compensation Insurance – Statutory Amount
 2. Automotive Insurance covering all vehicles and trailers, if applicable
 3. General Liability - \$1,000,000 each occurrence
- ii. Certificates of Insurance shall list the City of Fayetteville as an additional insured. Listing the CITY as a Certificate Holder only is NOT an acceptable substitute. Certificates of Insurance must include the endorsement(s) showing the City of Fayetteville listed as an additional insured.

8. Price:

- a. ***Contractor*** shall perform the services included in this proposal, over the length of 5 years, using the fee breakdown for services as identified in Appendix A.
 - i. Additional services requested that fall outside the scope of these Services shall be provided on a time-and-materials basis, subject to pre-approval in the form of a written and signed change order or contract amendment.

9. Payments:

- a. Payments shall be made after approval and acceptance of each itemized invoice, which shall not be unreasonably withheld.
- b. Unless disputed by the City, payments shall be made **30 calendar days after acceptance of invoice**. Electronic delivery to the City is preferred.

10. Terms: This contract shall be effective for one (1) year from City Council approval and shall be automatically renewable for up to four (4) annual, automatic renewals for a possible contract term of five (5) years.

11. Ownership of Documents:

- a. All documents provided by the City are and remain the property of the City. ***Contractor*** may retain reproduced copies of drawings and copies of other documents.
- b. All documents and records, whether in physical or electronic format, prepared by ***Contractor*** or its subconsultant as part of the Services shall become the property of City when ***Contractor*** has been compensated for all services rendered; provided, however, that ***Contractor*** shall have the unrestricted right to their use.

- c. ***Contractor*** shall retain its rights in its standard document 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 ***Contractor***.

12. Independent Contractor: ***Contractor*** is an independent contractor of the City and shall maintain complete responsibility for applicable state or federal law on unemployment insurance, withholding taxes, social security, or other industrial, labor or discrimination law for its employees. ***Contractor*** is responsible for its agents, methods and operations.
13. 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, e-mail or fax (receipt confirmed), or overnight courier.
14. Freedom of Information Act: City of Fayetteville 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 photo copying costs pursuant to the FOIA may be assessed for this compliance.
15. Termination: This Contract may be terminated by the City of Fayetteville or ***Contractor*** for any reason with thirty (30) days written notice. If either party breaches this agreement, the non-defaulting party may terminate this Agreement after giving seven (7) days' notice to remedy the breach. On termination of this agreement, the City shall pay ***Contractor*** for the services performed through the date of termination within thirty (30) days of acceptance of final invoice.
16. 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 City **in advance** of the change in scope, cost or fees. No modification of this contract shall be binding unless made in writing and executed by both parties.
17. Applicable Law: This Agreement shall be governed by and construed in accord with the laws of the State of Arkansas. Venue for all legal disputes shall be Washington County, Arkansas.
18. Contract Administration: The Mayor or the Mayor's Designated Representative shall be the Contract Administrator for this contract. ***Contractor***'s Principal or their Designated Representative shall be the primary contact for all matters pertaining to this contract.

19. Professional Responsibility: ***Contractor*** shall exercise reasonable skill, care, and diligence in the performance of services and will carry out its responsibilities in accordance with customarily accepted professional practices.
20. Permits & Licenses: ***Contractor*** shall secure and maintain any and all permits and licenses required to complete this Contract.
21. Publications: Recognizing the importance of professional development on the part of ***Contractor***'s employees and the importance of ***Contractor***'s public relations ***Contractor*** may prepare publications, such as technical papers, articles for periodicals, promotional materials, and press releases, in electronic or other format, pertaining to ***Contractor***'s Services. 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 ***Contractor***. 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. Approved materials may be used in a variety of situations and do not require additional review or approval for each use. The cost of ***Contractor***'s activities pertaining to any such publication shall be for ***Contractor***'s account.
22. Entire Agreement: These Contract documents constitute the entire agreement between the City of Fayetteville and ***Contractor*** and may be modified only by a duly executed written instrument signed by the City of Fayetteville and ***Contractor***. In the event of a conflict between the terms of this Contract and the appendices, this Contract and the terms and conditions contained in Appendix A shall control.
23. Force Majeure: Any default in the performance of this Agreement caused by any of the following events and without fault or negligence on the part of the defaulting party shall not constitute a breach of contract: labor strikes, riots, war, acts of governmental authorities, unusually severe weather conditions or other natural catastrophe, disease, epidemic or pandemic, or any other cause beyond the reasonable control or contemplation of either party. Nothing herein relieves the City of its obligation to pay ***Contractor*** for services actually rendered.
24. Severability: In the event that any court of competent jurisdiction shall determine that any provision of this agreement shall be unenforceable, then that provision shall be deemed to be null and void and the remaining provisions hereof shall remain in full force and effect.
25. Debarment Certification: ***Contractor*** hereby provides debarment/suspension certification indicating compliance with the below Federal Executive Order. 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. ***Contractor*** hereby attests its principal is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.

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

CITY OF FAYETTEVILLE, ARKANSAS

****FULL CONTRACTOR NAME****

By: _____

MOLLY RAWN, MAYOR

By: _____

NAME OF AUTHORIZED SIGNER, TITLE

ATTEST:

By: _____

Kara Paxton, City Clerk

Date Signed: _____

Date Signed: _____

City of Fayetteville, Arkansas
RFP 25-13, Insurance Broker and Consulting Services
Appendix B - Insurance in Force 2025

Item#	Policy	Description	Term Start	Term End	Policy#	Current Premium	Limit of Liability / Value	Carrier
IP002	Airport Liability	Airport Premises, aircraft products/completed operations, hangarkeepers' liability	03/15/25	03/15/26	11000252	\$ 20,577.00	See Policy; \$5,000,000	Global Aerospace, Inc.
IP003	Solid Waste Bond 83B003894 (1 of 2)	Required by AR Dept of Environmental Quality for Post Closure Bond, Recycling and Trash Transfer Station - Permit requirement	06/25/25	06/25/26	Bond# 83B003894	\$ 4,076.00	Value of \$203,796	Liberty Mutual
IP004	Courts Accident Policy	Blanket Accident Insurance	05/05/25	05/05/26	SR80009110365-B	\$ 500.00	\$500,000 health insurance benefits	National Union Fire Insurance Company of Pittsburgh, PA
IP006	Railroad Protective Liability - Trails	Existing public multi-use trails; required by Arkansas Missouri Railroad	07/10/24	07/10/25	BINDER 04-RR-00002507	\$ 4,175.00	Various	Mid-Continent Casualty
IP007	Benefit Plan Fiduciary Liability	Covers any errors and omissions in the handling of employee benefits	08/01/24	08/01/25	105971975	\$ 17,726.00	\$5,000,000.00	Travelers
IP008	Washington County Right of Way Bond	City's guarantee to restore highway right-of-ways; required by Washington County	08/02/24	08/02/25	Surety Bond# 022027080	\$ 200.00	\$20,000.00	Liberty Mutual
IP009 and IP010	Municipal Legal Defense	Public Officials, law enforcement and employment practices liability	01/01/25	01/01/26	N/A	\$ 126,831.15		Arkansas Municipal League
IP011	Cyber Liability	General coverage for cyber risk	11/16/24	11/16/25	Policy# BIND106451523	\$ 71,126.00	\$1,000,000.00	Travelers
IP012	AR Highway Permit / Right of Way Bond	City's guarantee to restore highway right-of-ways; required by Arkansas Highway Department	10/01/24	10/01/25	Bond/Policy# 62516603	\$ 1,000.00	\$100,000.00	CNA Surety
IP015	Solid Waste Bond 83B003873 (2 of 2)	Final assurance of the Transfer Station at Recycling and Trash, required by ADEQ, includes Standby Trust Agreement with Arvest Bank	12/19/24	12/19/25	Bond# 83B003873	\$ 614.00	Various	Liberty Mutual
IP013	Property Insurance Coverages							
IP013.1	\$10MM		01/01/25	01/01/26	Multiple	\$ 690,756.00		Zurich, Bershire, Axis Surplus, Beazley Excess
IP013.2	\$15MM xs \$10MM		01/01/25	01/01/26	Multiple	\$ 197,600.00		Navigators Specialty, StarStone Specialty
IP013.3	\$25MM xs \$25MM		01/01/25	01/01/26	ENS1000084	\$ 144,560.00		MSIG Specialty
IP013.4	\$50MM xs \$50MM		01/01/25	01/01/26	Multiple	\$ 135,720.00		Scottsdale, Convex Insurance UK, Obsidian Specialty
IP013.5	\$50MM xs \$100MM		01/01/25	01/01/26	7950246910000	\$ 52,000.00		Homeland
IP013.6	Wind/Hail ONLY (\$15MM xs. \$10MM)		01/01/25	01/01/26	Multiple	Included in Total		Lloyds, Axis Specialty, Navigators Specialty, StarStone Specialty
IP013.7	Terrorism		01/01/25	01/01/26	5N496771001	\$ 4,160.00		Liberty Surplus Line



CITY OF
FAYETTEVILLE
ARKANSAS

RFP 25-13

HUB International Mid-America HUB International Midwest Limited Supplier Response

Event Information

Number: RFP 25-13
Title: Insurance Broker and Consulting Services
Type: Request for Proposal
Issue Date: 8/3/2025
Deadline: 8/28/2025 02:00 PM (CT)
Notes: The City of Fayetteville, Arkansas, is requesting proposals from qualified parties for insurance broker and consulting services for up to a five (5) year term based on single year renewal options. Any questions regarding this RFP shall be directed to Kenny Fitch, City of Fayetteville Sr Procurement Agent at kfitch@fayetteville-ar.gov or (479) 575-8258.

Contact Information

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

HUB International Mid-America Information

Contact: Diane Kern
Address: 8315 Cantrell Road, Suite 110
Little Rock, AR 72227
Phone: (501) 664-6587
Fax: (501) 664-3574
Email: diane.kern@hubinternational.com
Web Address: www.hubinternational.com

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

Delia Diane Kern

Signature

Submitted at 8/27/2025 02:50:45 PM (CT)

Diane.kern@hubinternational.com

Email

Supplier Note

Signed RFP Form included with the proposal document.

Requested Attachments

RFP 25-13, Insurance Broker and Consulting Services

City of Fayetteville RFP HUB
International Response 2025.pdf

Please attach the signed and completed RFP form, located in the 'Attachments' tab, along with proposal.

Bid Attributes

1 Arkansas Secretary of State Filing Number

No response

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 all addendum(s) that have been issued for this solicitation, if applicable.

☒ I agree

Appendix C
RFP 25-13
HUB International's Submittal

1. DISCLOSURE INFORMATION

- a. Proposer must disclose any possible conflict of interest with the City of Fayetteville, including, but not limited to, any relationship with any City of Fayetteville employee. Proposer response must 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.
- i. If, to your knowledge, 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. This form must be completed and returned in order for your bid/proposal to be eligible for consideration.

PLEASE CHECK ONE OF THE FOLLOWING TWO OPTIONS, AS IT APPROPRIATELY APPLIES TO YOUR FIRM:

 X 1) NO KNOWN RELATIONSHIP EXISTS

 2) RELATIONSHIP EXISTS (Please explain):

- b. I certify that; as an officer of this organization, or per the attached letter of authorization, I am duly authorized to certify the information provided herein is accurate and true; and my organization shall comply with all State and Federal Equal Opportunity and Non-Discrimination requirements and conditions of employment.
- c. Proposer agrees that they shall have a current, valid registration with the Arkansas Secretary of State and System for Award Management (SAM.gov) at time of RFP deadline OR be able to provide proof of registration before recommendation of award to Fayetteville City Council.
- d. 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.
- e. 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.

2. PRIMARY CONTACT INFORMATION

At the discretion of the City, one or more firms may be asked for more detailed information before final ranking of the firms, which may also include oral interviews. NOTE: Each Proposer shall submit to the City a primary contact name, e-mail address, and phone number (preferably a cell phone number) where the City selection committee can call for clarification or interview via telephone.

Corporate Name of Firm: HUB International Mid-America

Primary Contact: Eric Herget Title of Primary Contact: VP & Shareholder of HUB International

Phone#1 (cell preferred): 501- 773-7468 Phone#2: 501-664-6578

E-Mail Address: eric.herget@hubinternational.com

3. 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.

RFP 25-13, Insurance Broker and Consulting Services

ADDENDUM NO.	SIGNATURE AND PRINTED NAME	DATE ACKNOWLEDGED
RFP 25-13, Insurance Broker and Consulting Services	 Eric Herget	8/20/2025

4. DEBARMENT CERTIFICATION

- As an interested party on this project, you are required to provide debarment/suspension certification indicating compliance with the below Federal Executive Order. Certification can be done by completing and signing this form.
- 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.
- Signature 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.

5. SIGNATURE SUBMITTAL

NAME OF COMPANY: HUB International Mid-America

PHYSICAL ADDRESS: 8315 Cantrell Road, Suite 110 Little Rock, AR 72227

MAILING ADDRESS: 8315 Cantrell Road, Suite 110 Little Rock, AR 72227

TAX ID #: 35-0672425 AR. SECRETARY OF STATE FILING #: 100158512

PHONE: 501-773-7468 FAX: 501-443-8643

E-MAIL: eric.herget@hubinternational.com

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

SIGNATURE: *WEherget*

PRINTED NAME: Eric Herget

TITLE: VP & Shareholder DATE: August 26th, 2025

Appendix C
RFP 25-13
HUB International's Submittal

END OF RFP DOCUMENT



HUB INTERNATIONAL RFP RESPONSE

RFP 25-13 Insurance Broker and Consulting Services

PREPARED FOR:



PREPARED BY:

HUB INTERNATIONAL

Executive Summary

August 27th, 2025

City of Fayetteville
113 West Mountain
Fayetteville, AR

Attention: Kenny Fitch, City of Fayetteville Sr Procurement Agent

RE: INSURANCE BROKERAGE AND CONSULTING SERVICES: REQUEST FOR PROPOSAL 25-13

HUB International is uniquely positioned to serve as the City of Fayetteville's insurance broker and consultant, offering unmatched municipal expertise, extensive market access, and a proven record of delivering cost-effective, comprehensive risk management programs. Our team has successfully managed complex insurance portfolios for Arkansas cities and public entities, including coverage for property, casualty, cyber, law enforcement liability, airport liability, and specialty bonds. This deep public-sector experience ensures a thorough understanding of the City's exposures, budget priorities, and regulatory requirements.

We maintain long-standing relationships with leading admitted and surplus lines carriers, including those currently serving the City, which allows us to secure competitive pricing, enhanced coverage terms, and tailored program structures even during challenging market cycles. Our primary and secondary account managers are highly credentialed, fully accessible, and provide continuity, proactive communication, and rapid response in urgent situations.

Our service model drives measurable results through strategic marketing, coverage gap analysis, loss control training, and claims advocacy. This combination of municipal expertise, market leverage, and unwavering service commitment makes HUB International the clear choice to represent the City's insurance program.

Notably, our team has partnered with the City of Fayetteville Purchasing Department for over 15 years on property and casualty placements. During this time, our work has consistently earned positive feedback from City staff. We pride ourselves on responsiveness, typically addressing inquiries within minutes, and we have never requested an increase in service fees. This is a strong example of our enduring commitment to the City's account.

We are proud of our long-standing partnership with the City of Fayetteville and remain committed to delivering exceptional service, strategic guidance, and value-driven solutions. HUB International looks forward to continuing to protect the City's assets, manage risk effectively, and serve as a trusted advisor for years to come.

Yours truly,

WEherget

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4.	Part I: Business Organization
10.	Part II: Concept & Solution
13.	Part III: Program
16.	Part IV: Account Team Personnel
20.	Part V: Public Sector Experience
21.	Part VI: Authorized Negotiator
21.	Part VII: Cost Proposal
22.	Proof of Insurance
24.	Addendum: Employee Benefits Capabilities

Part I – Business Organization

HUB began with the merger of 11 independent, privately held insurance brokers in Canada in 1998. We acquired our first U.S. broker/consultant in Chicago that year and moved global headquarters to Chicago soon after. Today, we continue to grow both organically and through acquisition. We are the largest privately held broker in the world. Our acquisition strategy is focused on completing our U.S. presence as well as targeting acquisitions that advance our position in specific business channels.

HUB's majority owners are Hellman & Friedman, one of the most experienced and well-regarded private equity firms with over \$120B in assets under management and nearly 40 years in business. Other notable minority investors include Altas Partners, Leonard Green & Partners, as well as a substantial stake owned by our management & employees.

HUB INTERNATIONAL IS THE **LARGEST PRIVATELY-OWNED** BROKER IN THE WORLD.



OUR VALUES

HUB's Core Values of Entrepreneurship, Integrity, Teamwork, Accountability, and Service are what makes up our "Broker DNA". These have a direct impact on our clients' experience.



Our Proven Process



Discover

Your organization is unique, and your risks continue to rapidly evolve each year. **We guide you through an evaluation of risks** for your organization, help you rank how impactful those risks are, and assess how effectively those risks are being addressed today.



Design

Our team works behind-the-scenes to create a thorough, custom plan that addresses your organization's priorities. We negotiate with multiple carriers to develop an **Insurance program that gives you the right coverage at the right price**. Our carrier submissions are designed to answer any questions before they are asked, creating less of an unknown and enabling the carrier to provide you with better pricing and coverage.



Recommend

We promise to **deliver a range of insurance and risk mitigation options** to allow you to make the best decision that's tailored to your organization's risk tolerance. All recommendations are designed to be easily read and understood, and will be delivered on a **timely basis so you are not forced into a last-minute decision**.



Implement

Now we **implement your insurance coverage and proactive strategies** to insulate and mitigate risk. We deliver world-class, proactive and reactive service designed to exceed your expectations. When you are not worried about your insurance, you are free to focus on and improve your organization.



Continue

Your needs and priorities change, while the world and risk continue to rapidly evolve. Because we passionately care, **we'll continue to partner with you** and will not assume what was done in the past will meet your future needs. We will **re-run this Proven Process** keeping your insurance program relevant.

Capabilities

PROPERTY AND CASUALTY

As property losses and liabilities become increasingly more complex, important to have a partner who approaches your business insurance needs from a risk management standpoint.

Insurance Marketing

- Review your options within the current insurance environment
- Negotiate with underwriters for the most favorable terms and conditions
- Present recommendations after analyzing available options, costs and terms

Benchmarking

We enable you to establish unique performance targets based on best practices and continuously measure improvement.

Technology

Our client portal and RMIS platform helps simplify the challenge of administering your risk management program and enables you to identify and track cost drivers.

HUB provides a full array of specialized lines of coverage:

- Performance and Surety Bonds
- Large Deductible and Self-Insured Programs
- International Insurance Evaluation and Insurance Placement
- Ocean Marine and International Property in Transit
- Environmental Risk
- Aviation Exposure Analysis and Insurance Placement
- Cyber Risk Evaluation
- Business Credit Insurance
- Transportation
- Entertainment

MANAGEMENT AND PROFESSIONAL LIABILITY

Your management and professional exposures can be met with:

- Directors and Officers Liability
- Employment Practices Liability
- Fiduciary Liability
- Crime
- Kidnap and Ransom
- Professional Liability
- Network Security/Cyber/Privacy Liability

EMPLOYEE BENEFITS

When you work with HUB, you'll find yourself at the center of an employee benefits team that enables you to manage your workload and costs, while improving employee engagement.

- Multi-year Strategic Planning
- Cost Management
- Compliance Consulting
- Employee Engagement
- Health & Performance
- HR Technology Solutions
- Client Advocacy
- Employee Retirement Plans

PERSONAL INSURANCE

We help individuals protect and preserve their personal, family and estate assets. As one of the largest and most sophisticated personal insurance practices in North America, we are a trusted resource for all personal insurance and risk management needs.

Specialties Include:

- Home, Condominium, Auto, Valuable Articles, Collections, Individual and Group Personal Excess, Watercraft and Aircraft
- Individual Life and Disability
- Family Office Practice
- Private Client Advisors (High Net Worth Individuals)

Capabilities (Cont.)

RISK CONSULTING

HUB Risk Consultants are board- certified and degreed safety, security, property and environmental professionals with an average of 20 years' experience in a variety of industries.

Services Include:

- Diagnostic (GAP Analysis, Benchmarking)
- Safety Program Design and Development
- Regulatory Compliance
- Behavioral Safety
- Fleet Safety
- Safety Audits and Inspections
- Productivity Improvement and Ergonomics
- Property Protection Engineering
- Liability Exposures
- Security Consulting
- Crisis Management and Business Continuity Planning
- Cyber Risk/Cyber Security
- Entertainment Risk
- Industrial Hygiene-Indoor Air Quality and Noise
- Driver Training
- Emergency Response Program

We have the knowledge and experience to deliver solutions that are properly scaled to meet your needs regardless of company size, location or industry.

HUB International's Workforce Productivity Casualty Practice uses a holistic approach which provides a panoramic view of your organization as it relates to absenteeism and productivity in the workforce.

CLAIM CONSULTING

Our consultants have broad claim knowledge and experience with a variety of medical, litigation, and coverage issues.

Services Include:

- Disability Management Program Design
- Claim Data Analysis
- Employer Claim Management Practices
- Medical Case Management Program Design
- Claim Audits
- Claim Review
- Reserve Analysis
- Third Party Administrator (TPA) Selection
- Settlement Evaluation
- Coverage Disputes
- Litigation Management
- Subrogation/Second Injury Fund Recoveries
- Claim reporting guidance
- If you experience a loss, you can count on HUB to be your advocate in the claims management process.

RETIREMENT AND PRIVATE WEALTH MANAGEMENT

HUB strives to help clients visualize their retirement and other life milestones, empowering them to take actions today in pursuit of outcomes tomorrow. We offer institutional investment consulting services to for-profit and not-for-profit organizations and customized private wealth management services to individuals and families.

Regional Leadership

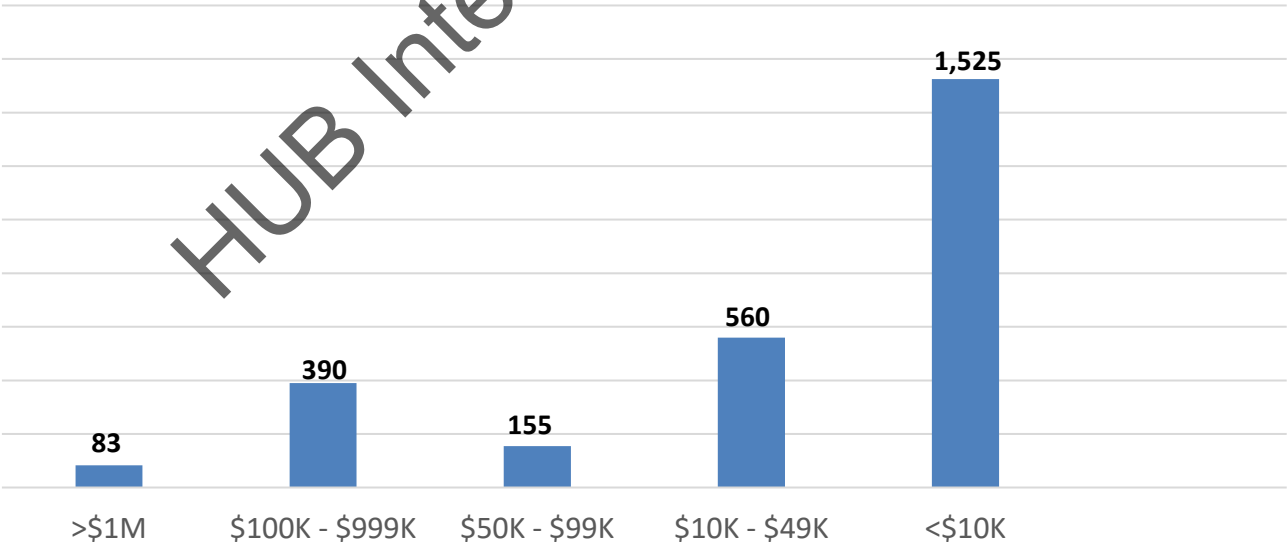
Trey Biggs	Chief Executive Officer
Travis Biggert	President
Dane Tucker	Chief Marketing Officer
Michelle Rakes	Chief Operating & Sales Officer

Market Volume

HUB International has experienced municipal and government insurance professionals across the United States, British Columbia, and Canada. We specialize in providing coverage and risk management services for unique municipal exposures, including executive liability, cyber liability, environmental and pollution liability, user group coverage, liquor liability, crime, aviation, bonds, heavy and specialized mobile equipment, vehicle fleets, and more. Our experience spans executive, legislative, and general government, as well as public administration and national security.

- **Property & Casualty All Public Sector:** 2,740 Clients – \$353.2M In Premium Volume
- **Employee Benefits All Public Sector:** 1,551 Clients – 2B+ In Premium Volume

Size of Accounts – Property & Casualty



Market Volume Continued

Government

Coverage	Premium	# Policies
Package	\$123.3M	885
Workers Comp	\$51.3M	498
Property	\$40.0M	274
Fees	\$27.4M	83
Auto Liability	\$14.0M	260
General Liability	\$9.7M	291
Marine	\$7.1M	220
Cyber	\$6.5M	284
Umbrella/Excess	\$5.3M	97
Management Liability	\$3.9M	436
Professional Liability	\$2.9M	124
Flood/Earthquake/Wind/Hail	\$1.2M	113
Accident	\$1.2M	82
Aviation	\$1.0M	56
Surety	\$1.0M	1,317
Environmental Liability	\$0.9M	75
Additional Product	\$0.4M	16
Crisis Management	\$94k	6
Agricultural	\$40k	11
Travel Accident	\$5k	2

All Public Sector/Municipalities

Coverage	Premium	# Policies
Package	\$132.1M	1,520
Workers Comp	\$50.6M	682
Property	\$42.6M	394
Fees	\$28.2M	124
Auto Liability	\$27.8M	477
General Liability	\$21.2M	578
Umbrella/Excess	\$11.1M	247
Cyber	\$9.7M	384
Marine	\$7.8M	286
Professional Liability	\$6.9M	319
Management Liability	\$5.6M	700
Surety	\$3.6M	1,918
Flood/Earthquake/Wind/Hail	\$1.6M	147
Accident	\$1.4M	163
Environmental Liability	\$1.2M	91
Aviation	\$1.0M	62
Crisis Management	\$0.3M	13
Additional Product	\$0.4M	23
Transactional Risk	\$0.1M	1
Agricultural	\$0.0M	12
Medical	\$0.0M	5
Travel Accident	\$0.0M	4

Employee Benefits

Row Labels	Count of Account	Sum of Est. Annualized Premium
City Government	470	\$690,123,061.30
Correctional Institutions	8	\$1,456,146.97
County Government	247	\$189,093,295.98
Other - County Conservation District	1	\$10,879.80
Other - Intercity and Rural Bus Transportation	1	\$246,251.55
Other - Sanitary District	2	\$334,484.04
Other - Water District	1	\$0.00
School Districts (elementary or secondary)	766	\$1,053,070,504.30
State Government	55	\$45,934,557.77
Grand Total	1551	\$1,980,269,181.71

Part II – Concept and Solution

Marketplace Strengths

HUB's unique ability to provide tailored, strategic solutions for clients of all sizes and to efficiently execute those solutions with our diverse talent differentiates us from other brokerages.

As a result of our leaders and marketplace leverage, HUB is able to create long-lasting relationships with existing carriers and vet new carriers. With new insurance carriers, we examine credit ratings, service models and products. We engage in a thorough, data driven comparative analysis between carriers so a carrier's differentiators are identified before presenting options to our clients. Our Subject Matter Experts are well versed in the markets and can "ask the right questions" of new insurance carriers in your favor in addition to identifying cutting-edge solutions for all client populations.

Regardless of the client, your potential savings would be a result of a strategic analysis customized for your needs as well as the strategic solutions we implement for your population.

HUB'S Approach to Marketing and Placement

Through risk assessment, risk avoidance training, claims reviews, and directed training to address incidents, unsafe situations, avoid claims, and defend when appropriate, as well as to develop a culture of safety as partners. HUB employs a different approach than our competitors for marketing a program and solicitation of terms. Historically, many organizations make their insurance purchasing decisions in large part based on traditional benchmarking limits, retentions, premiums, etc. HUB believes that benchmarking should be supplemented with more quantitative, inward-looking approach. Through HUB's Client Analytics practice, we bring our clients an arsenal of tools and expertise to attack their risk management issues, answering questions such as, "How much risk can my organization retain?", "How bad can my organization's losses get?", "What is the optimal program structure for each of my organizations risks?" and "What is a fair premium for each of my organization's program structures?"

HUB's Client analytics has an entire portfolio of risk quantification and optimization tools that incorporate risk appetite/tolerance, risk profile, and the insurance marketplace to provide state-of-the-art decision support to its clients. In short, **we start with the answer.**

Insurance Markets

HUB International has access to all domestic markets, as well as a number of international markets. The list below is not exhaustive, but represents some of our top markets:

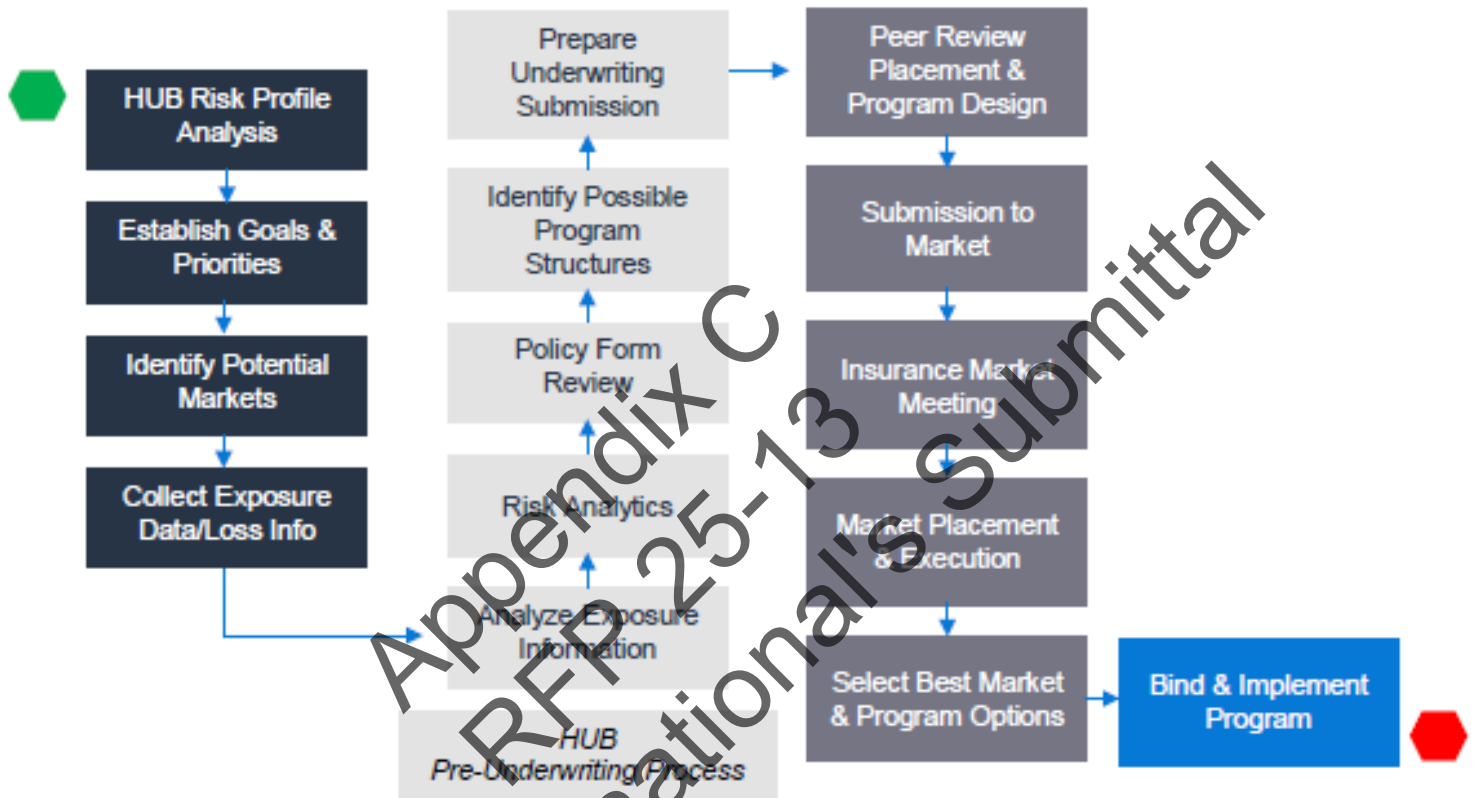
- Accident Fund Insurance Group
- Affiliated FM Group
- Alliant Property Insurance Program
- Allianz Insurance Group
- American International Group (AIG)
- Arch Insurance Group
- Aspen Insurance Company
- Axa XL Insurance Company
- AXIS Reinsurance Company
- Berkley Insurance Company
- Berkshire Insurance Company
- Beazley Insurance Company
- Chubb Insurance Company
- CNA Insurance Company
- Endurance Insurance Company
- Everest Insurance Company
- Everest Re Group
- FM Global Group
- Global Aerospace Group
- Great American Insurance Company
- Guarantee Company of North America
- Hallmark Insurance Company
- Hanover Insurance Company
- Hartford Insurance Company
- Hiscox Insurance Company
- Homeland Insurance Group
- Ironshore Insurance Group
- K&K Insurance Group
- Liberty International Insurance
- Liberty Mutual Insurance Company
- Lexington Insurance Company
- Lloyd's Underwriters
- Markel International
- Mid-Continent Casualty Insurance Group
- Munich Reinsurance Group
- Nationwide Insurance Company
- Navigators Insurance Group
- Old Republic Insurance Company
- QBE Insurance Group
- Royal & Sun Alliance Insurance Group (RSA)
- RSUI Insurance Company
- Scottsdale Insurance Company
- Starr Insurance Company
- Steadfast Insurance Company
- Swiss Re Group
- Travelers Insurance Company
- Westchester Surplus Insurance Company
- Zurich Insurance Company

The time and effort we give to the Analytics phase is well spent as through the analysis we can efficiently focus our program design work on those constructs and selection / deployment of carrier capacity that are particularly well suited for your specific risk profile.

The execution of the marketing strategy is also made much more effective by the analytics, and the marketing submission is thereby much more powerful. Accordingly, when we enter the market, we are far more focused and forceful; we know our objectives and are prepared to achieve them.

“CRADLE TO GRAVE” ANALYTICAL APPROACH

The following chart summarizes our “cradle to grave” analytical approach to program design.



HUB employs a different approach than our competitors for marketing a program and solicitation of terms. Too often a broker merely transmits the same information provided by a client and “throws it” into the market, so allowing insurers to dictate the results. The broker then sifts through the responses for what is deemed to be the best result – which is not always the most cost-effective structure in terms of total cost of risk.

HUB, on the other hand, is committed to performing the kind of extensive risk analysis work that underwriters commonly perform, before we and our clients approach the markets. In this manner, when we engage the underwriters, we are fully prepared to negotiate from a level playing field in terms of our depth of understanding of our client’s risks. The time and effort we give to the analytics phase is well spent as through the analysis we can efficiently focus our program design work on those constructs and selection / deployment of carrier capacity that are particularly well suited for the client’s specific risk profile.

Part III – Program

Work Plan & Timeline

Function	Tasks	Timeframe
Analysis / Analytics	- Perform extensive review of existing program - Update Risk Profile based on risk assessment discussion with the City - Tailor the Coverage Specification in the submission to eliminate coverage gaps or redundancies	Upon appointment
Market Strategy	- Define renewal strategy, including pricing and coverage objectives, with the City - Set renewal timelines and milestones - Identify target markets and pre-qualify through initial underwriter meetings - Define policy wording requirements plus any program structure options - Analyze strengths / weaknesses of carrier services including loss control and claims handling - Gather updated exposures from the City	120 days prior to renewal
Document Preparation and Market Submission	- Assemble comprehensive insurance submission in format preferred by underwriters - Review Risk Control and Claims service requirements with specifically defined process and reporting requirements - Finalize selection of carriers to receive submission and invite service providers to respond - Validate financial ratings of selected carriers and qualifications of selected services firm	90-60 days prior to renewal
Deliver Market Submission	- Distribute submissions and service requirements and verify receipt - Set up market meetings with carriers to review safety & loss control	60 days prior to renewal
Market Negotiation	- Schedule meetings with underwriters - Follow-up on any requests for clarifications or additional data from underwriters - Monitor progress of carrier proposal development and keep the team fully apprised of all developments	60-45 days prior to renewal

Work Plan & Timeline Continued

Function	Tasks	Timeframe
Proposals Analysis	- Analyze carrier quotations and subject analysis to peer review - Qualitative review and audit of coverage terms and conditions, policy forms, other program considerations (such as collateral, admin requirements, carrier history/capability, etc.) - Quantitative review of premium - Prepare and present insurance pricing comparisons - Prepare and present review of proposed terms and conditions, policy forms, administrative requirements, etc. - Offer recommendations and rationale	30–10 days prior to inception
Coverage Binding	- Create binders for transmittal to carriers - Require signed binders from carriers prior to program inception - Transmit all binders to the City noting coverage summary, schedule of subjectivities, and premium breakdown	10-5 days prior to renewal
Certificate Protocols and Issuance	- Populate and review policy information in HUB International's certificates system - Scrub data in certificate schedule in system and make ready for issuance - Perform final review of schedule, and issue renewal certificates	30 days prior to renewal
Invoicing	- Verify premium billing accuracy - Submit a fee agreement to the City for signature	10-0 days prior to renewal
Policy Checking / Compliance Review	- Receive electronic and hard copy of policy from insurer - Review policy wordings upon receipt from underwriters - Send policies to the City - Follow up with insurer for any needed corrections	30-45 days post renewal
On-going Services	- Monitor insurers' financial status - Evaluate impact and recommended actions in the event of a carrier downgrade - Premium audits - Policy Servicing: process endorsement and invoice endorsement premiums - Process premium payments - Prepare reports as needed/requested by the City - Coordinate annual stewardship review	Ongoing

Overview: Risk Services Division

HUB specializes in a wide variety of risk services products and consultancy services. The specific services to be provided by HUB Risk Services Division will be based on your goals as well as the application of our consulting approach and methodology. The variety of disciplines enables HUB to respond to your specific risk control needs and objectives. Because we serve clients of all sizes, we can offer solutions that are properly scaled to meet the needs of your business.

RISK CONTROL SERVICES:

- Regulatory Compliance
- Ergonomics Improvement
- Client Advocacy / Carrier Oversight
- Property Risk Engineering
- Fleet Risk Management
- Safety Management
- Environmental Management
- OSHA 10/30hr Courses
- Management/Employee Training
- Audit and Inspections
- Safety Project Review /New Facility Protection Reviews
- Product Liability Assessments
- Hazard Assessments

SPECIALTY RISK SERVICES:

- Cyber Risk Management
- Enterprise Risk Management
- Workforce Productivity
- Crisis Management
- Business Continuity Management
- Emergency Management
- Security Management
- High Net Worth/Family Office Risk Management
- Clinical Risk Management
- Entertainment Risk Management
- Travel Risk Management
- Industrial Hygiene
- Environmental Compliance
- Risk Management Information System (HUB RMIS)

STRATEGIC PARTNERSHIPS:

- Online Training Providers/Developers
- Property/Process Engineering Firms
- Web-Based Continuity Planning Systems
- Environmental Testing Firms
- Art Preservation/Recovery Firms
- High - Risk Claims Identification Tools
- Pre-Hire Screening Tools
- Actuarial / Forensic Accounting Firms
- Telematics Providers
- Cyber Risk Assessment Firms
- Disaster Recovery Firms
- Outsourced Health Services Providers

Consulting Approach:



Part IV – Account Team Personnel



Team Biographies

Eric Herget – Vice President & Shareholder

Eric Herget is a Vice President & Shareholder of HUB International located in our Little Rock, Arkansas office and is your current Authorized Negotiator and Primary Broker. Eric is an expert in the complex property and energy/utility sector. He works in the London and Bermuda markets regularly as layered/quota share property and casualty placements are a specialty practice area. He has experience in municipality, manufacturing, transportation, aviation and construction placements. Current municipal clients include the City of Fayetteville and the City of North Little Rock.

Eric graduated from the University of Arkansas at Little Rock with a bachelor's degree in Marketing. Eric's insurance career began with Sedgwick/Marsh in 1995 after working in the risk and claims management department of Entergy Arkansas. As a more than 30-year veteran of the insurance industry, in 2011 Eric led the effort of bringing HUB International, a leading global insurance broker, to the State of Arkansas.

Eric has served on the Arkansas Health Services Permit Commission and the Arkansas Alcohol Beverage Control Board. He is a graduate of Leadership Greater Little Rock and was listed in Arkansas Business' 40 Under 40. He served as chair of the Little Rock Workforce Investment Board. Currently he is the Chairman of the Associated Grocers and Retails Merchants of Arkansas. He serves as the Chapter Advisor for Sigma Chi Fraternity at the University of Arkansas in Fayetteville. He resides in central Arkansas and Fayetteville.

Diane Kern – Senior Account Executive

Commercial Account Executive with over 35 years of industry experience, currently leading the in-house support team specializing in Property & Casualty coverages. She brings deep expertise in pre-underwriting, marketing of large and complex accounts, coverage analysis, and client service for both public and private sector clients. Her career includes two years with a multi-line insurance carrier and a long-standing tenure with HUB International. She holds the Certified Insurance Service Representative (CISR) and Certified Insurance Counselor (CIC) designations, reflecting her ongoing commitment to excellence and professional development.

Jolynne Denny - Senior Account Manager

Jolynne Denny is a Senior Commercial Account Manager for Eric's team. With a focus on client relationships, customer service, and communication, she oversees each client's Commercial Insurance requirements. Aligning coverage and services with the unique needs of the client is her primary goal. Jolynne began her insurance career in 2013; however, her experience also includes accounting and legal, which provides additional assets to her clients.

Alexander Washington – Senior Risk Advisors

Alex Washington is a Senior Risk Consultant for the HUB Risk Services Division in Oklahoma, bringing over seven years of experience in environment, health, and safety management. A Certified Safety & Health Official, Alex focuses on improving safety culture by identifying hazards and implementing tailored safe practices.

Before joining HUB, Alex served as an EH&S Manager for two large general contractors on multiple \$100M+ projects, including client-occupied renovations. In this role, he helped 150+ trade partner companies succeed through training, preplanning high-risk activities, and frontline coaching to meet industry-leading safety standards. He has managed hundreds of WC, GL, and Builder's Risk claims with trades and insurance carriers and implemented innovative solutions to prevent reoccurrences.

Alex has extensive knowledge of OSHA, DOL, EPA, and Building Code standards and leverages this expertise to help clients mitigate technical and everyday risks. His experience spans healthcare infection control, heavy demolition in active buildings, incident investigations, return-to-work programs, data trend analysis, excavations, cranes, lockout/tagout, industrial hygiene, fall protection, permit-required confined space entry, and engineered drawings.

Hollie Stout – Regional Claims Director

Hollie joined the HUB Team in February 2020. She came to the organization as a respected, service-oriented insurance adjuster that exhibited core competencies in leadership. It did not take long to realize her expertise and in January 2021 Hollie was promoted to Regional Claims Director for the Mid-America region and manages 8 Claims Specialists by leading, coaching, and developing this team to confidently address and manage claims issues.

Hollie has over 20 years of experience adjusting multi line claims in personal lines, commercial lines, and trucking transportation exposures, as well as servicing personal and commercial lines policies. Hollie now oversees a department of 8 Claims Specialists working to establish department policies & procedures and forming an elite and cohesive unit to service our Mid-America clients.

Hollie has earned AIC and AINS insurance designations through The Institutes, is a National Claims Committee member with HUB International, awarded the 2021 West Region Claims Consultant of the year, and most recently awarded the 2023 National Practice Claims Consultant of the Year.

RESPONDING TO QUESTIONS AND CONCERNS

It is important that client expectations are met. We know that our service directly impacts the City's management time. To meet the City's timelines for service, HUB maintains at a minimum the following service level agreements.

Phone Calls	Returned within 4 hours, if not immediately
Emails	Returned within 4 hours, if not immediately
Certificates of Insurance	Returned within 2-4 hours, often sooner
Endorsement Requests	Ordered from carrier day of receipt of request and delivered to the client 30-45 days post request.
Contact with Producer	24 hours per day

Function	Personnel	Timeframe
Analysis/Analytics of Program	Producer	Initially & Ongoing
Market Strategy	Producer/Marketing Manager/Account Manager	120 Days Prior to Renewal
Marketing Submission Preparation/Market Submissions Sent to Underwriters	Account Manager	90-60 Days Prior to Renewal
Market Negotiation	Producer/Marketing Manager/Account Manager	60-45 Days Prior to Renewal
Quote Analysis/Proposal Preparation	Marketing Manager/Account Manager	45-10 Days Prior to Renewal
Proposal Presentation	Producer	30-10 Days Prior to Renewal
Coverage Binding & Invoicing	Account Manager	10-5 Days Prior to Renewal
Certificate Protocols and Issuance	Account Manager	30-0 Days Prior to Renewal
Policy Checking	Account Manager	30-45 Days Post Renewal
Policy Delivery	Producer	30-45 Days Post Renewal
On-going Services (Contract Review, Change Requests)	Account Manager	Ongoing as Needed
Stewardship Review	Producer/Account Manager	Mid Policy Term
Risk Services	Producer/Risk Services	Ongoing as Needed

Part V – Public Sector Experience

Client/Contact	Scope of Services
City of Fayetteville Attn: Amanda Beilfuss Procurement Director (479) 575-8220	Contract Review, Insurance Program Placement, Construction Project Insurance Placement, Surety Program Placement, Risk Management Advisory & Service
City of N Little Rock & N Little Rock Electric Department Attn: Jessica Stephens P.O. Box 5757 North Little Rock, AR 72119 (501) 975-8882	Contract Review, Insurance Program Placement, Risk Management Advisory & Service
Arkansas Inland Maritime Museum Attn: Greg Zonner P.O. Box 5757 North Little Rock, AR 72119	Contract Review, Insurance Program Placement, Risk Management Advisory & Service
City of Hot Springs/Garland County Attn: Jeff Winter (501) 321-6835	Insurance Brokerage Services
Fayetteville Public Library Attn: Tamika Ball 401 W. Mountain St. Fayetteville, AR 72701 (479) 856-7230	Insurance Brokerage Services

Part VI – Authorized Negotiator

Eric Herget

VP & Shareholder of HUB International
8315 Cantrell Road Suite 110
Little Rock, AR 72227

Part VII – Cost Proposal

Our compensation philosophy is straightforward. We set our fees to ensure fair and transparent remuneration for the products and services we provide, including a reasonable profit margin. As a full-service retail broker, HUB International's compensation, agreed upon with you, covers the full scope of your insurance program, including design, negotiation, placement, and ongoing annual servicing.

We aim to build long-term, mutually beneficial relationships with our clients and partners, believing that responsible pricing is a cornerstone of every engagement. Based on our understanding of your current program and the services required, HUB proposes the following fee structure, which will remain in effect unless there is a significant change in the scope of services.

Annual Fee	Insurance Brokerage
Per Year	\$13,000

Proof of Insurance

#S816985/M623713

Client#: 31301

HUBINTE

ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
11/11/2024

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 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).

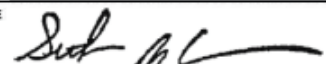
PRODUCER HUB International Midwest Limited Professional Liability Department 55 East Jackson Blvd Chicago, IL 60604	CONTACT NAME: PHONE (A/C, No, Ext): 312 922-5000 FAX: 866 748-9821 E-MAIL: ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: Ironshore Indemnity, Inc. NAIC #: 23647 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
INSURED HUB International Limited 150 N Riverside Plaza, Suite 1700 Chicago, IL 60606	

COVERAGES		CERTIFICATE NUMBER:		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 INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY ☐ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ☐ NON-OWNED AUTOS ☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y ☒ N (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COM/PROP AGG \$ COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ EACH OCCURRENCE \$ AGGREGATE \$ WC STATUTORY LIMITS ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Ins Agents E&O		PEO901139-05	11/15/2024	11/15/2025	\$10,000,000/\$10,000,000 Retention: \$2,000,000

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

This coverage applies to all U.S. operations of Hub International Limited.

HUB International Midwest Limited is an insured under Hub International Limited's master contract.

CERTIFICATE HOLDER INSR LTR	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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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
6/4/2025

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 Hub International Northeast Limited -NY 1065 Avenue of the Americas/ 5 Bryant Park New York NY 10018	CONTACT NAME: Andrew Johnson PHONE (A/C, No. Ext): FAX (A/C, No): E-MAIL: Andrew.Johnson@hubinternational.com														
INSURED Hub International Limited c/o Hub International N.E. Limited 1065 Avenue of the Americas/ 5 Bryant Park New York NY 10018	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A: ACE American Insurance Company</td> <td>22667</td> </tr> <tr> <td>INSURER B: Zurich American Insurance Company</td> <td>16535</td> </tr> <tr> <td>INSURER C: American Guarantee & Liability Insurance Company</td> <td>26247</td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: ACE American Insurance Company	22667	INSURER B: Zurich American Insurance Company	16535	INSURER C: American Guarantee & Liability Insurance Company	26247	INSURER D:		INSURER E:		INSURER F:	
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INSURER C: American Guarantee & Liability Insurance Company	26247														
INSURER D:															
INSURER E:															
INSURER F:															

COVERAGES **CERTIFICATE NUMBER:** 1105466582 **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 REFERENCE 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	ADOL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☒ LOC ☒ OTHER: Other	Y	Y	GLO-5472010-13	6/1/2025	6/1/2026	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 - COM/OP AGG \$ 2,000,000 Policy Aggregate \$ 50,000,000
B	AUTOMOBILE LIABILITY ☐ ANY AUTO ☒ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY	N	Y	BAP 5472012-13	6/1/2025	6/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Physical Damage \$ ACV
C	☒ UMBRELLA LIAB ☐ EXCESS LIAB ☒ RETENTION \$ 10,000	Y	Y	AUC 5473823-00	6/1/2025	6/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
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	N/A	(25) 7175-1947	11/1/2024	11/1/2025	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 109, Additional Remarks Schedule, may be attached if more space is required)
 General liability:
 Additional insureds are included if required by written contract.
 Waiver of subrogation included if required by written contract.
 Workers Compensation:
 Waiver of subrogation included if required under contract and allowed by law.

CERTIFICATE HOLDER Evidence of Insurance	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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Addendum – Employee Benefits Capabilities

When you work with HUB, you'll find yourself at the center of a vast network of experts who will help you reach your goals. Together we can develop a multi-year strategy that helps your organization prepare for, adapt to and get ahead of workforce challenges.

A multi-year strategy can give your organization the framework and flexibility you need to:

- Understand your cost drivers, achieve sustainable results and optimize every dollar spent.
- Craft affordable employee benefit options that meet the unique needs of your workforce.
- Lighten your workload with the right technology so
- Elevate year-round benefits communication
- Enhance the health and productivity of your workfo

TAILORED SOLUTIONS

Strategic Benefits Planning

- Plan Performance Evaluation
- Health Care Analytics
- Funding and Contribution Analysis
- Pharmacy and Medical Cost Analysis
- Benchmarking Surveys
- Compensation Consulting
- Multinational Benefits

Compliance Consulting

- Compliance Audits
- ACA Financial Impact and Cost Projection
- ACA Reporting Review
- Form 5500 Preparation
- Plan Documents
- Online Resource Center and Tools

Health and Performance

- Employee Engagement and Well-Being
- Health Risk Assessments and Biometric Screenings
- Health Coaching
- Financial Incentives
- Disease Management
- Absence Management

Employee Communication

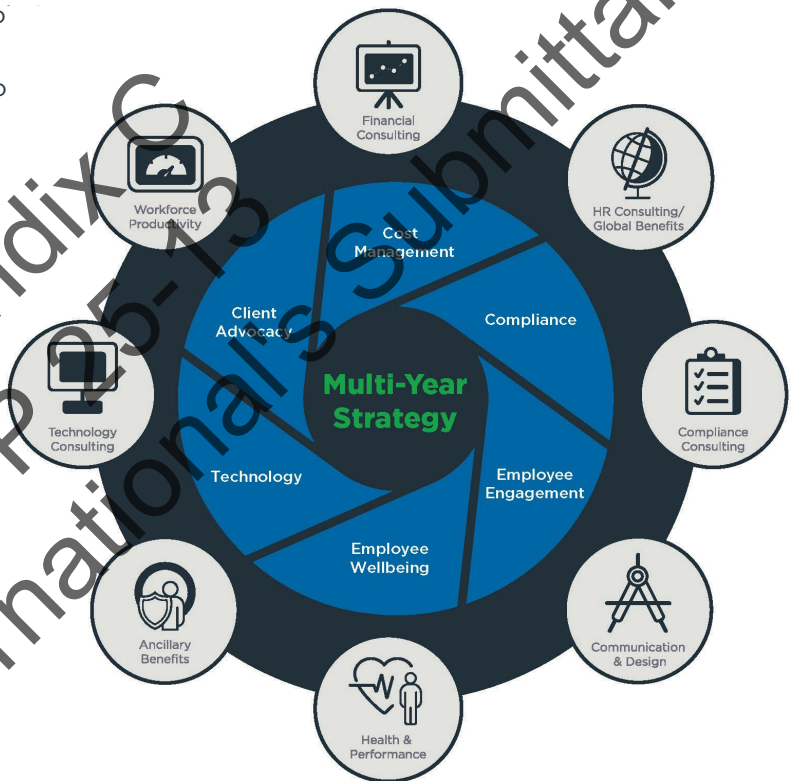
- Tailored Communication Program
- Open Enrollment Planning and Execution

HR/Benefits Technology

- HR Technology Advisory Services
- Carrier/Vendor Marketing
- Renewal Negotiation

HR Advocacy

- Human Capital Consulting
- Workforce Management
- Ultimate Rewards



SPECIALTIES

Retirement

- Retiree Medical
- 401(k), 403(b)
- Pension and Profit Sharing

Voluntary Benefits

- Supplementary Health Care
- Financial Wellness
- Lifestyle and Personal Options

Global Benefits

- Local Nationals
- Third Country Nationals
- Multi-national Pooling
- New Country Start-ups

Data Analytics

- Benefit Plan Benchmarking
- Enrollment Insights
- Cost Protection and Renewal Analysis

Appendix C
RFP 25-13
HUB International's Submittal



hubinternational.com



To be everywhere risk exists – today and tomorrow. Helping protect what matters most.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/4/2025

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 Hub International Northeast Limited -NY 1065 Avenue of the Americas/ 5 Bryant Park New York NY 10018	CONTACT NAME: Andrew Johnson PHONE (A/C, No, Ext): E-MAIL ADDRESS: Andrew.Johnson@hubinternational.com	FAX (A/C, No):
INSURED Hub International Limited c/o Hub International N.E. Limited 1065 Avenue of the Americas/ 5 Bryant Park New York NY 10018	INSURER(S) AFFORDING COVERAGE INSURER A : ACE American Insurance Company INSURER B : Zurich American Insurance Company INSURER C : American Guarantee & Liability Insurance Company INSURER D : INSURER E : INSURER F :	NAIC # 22667 16535 26247

COVERAGES

CERTIFICATE NUMBER: 1105466582

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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☒ LOC ☒ OTHER: Other	Y	Y	GLO-5472010-13	6/1/2025	6/1/2026	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 Policy Aggregate \$ 50,000,000
B	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY	N	Y	BAP 5472012-13	6/1/2025	6/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Physical Damage \$ ACV
C	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION \$ 10,000	Y	Y	AUC-1473823-00	6/1/2025	6/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
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 N	Y	(25) 7175-1947	11/1/2024	11/1/2025	☒ 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

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

General liability:

Additional insureds are included if required by written contract.

Waiver of subrogation included if required by written contract.

Workers Compensation:

Waiver of subrogation included if required under contract and allowed by law.

CERTIFICATE HOLDER**CANCELLATION**

Evidence of Insurance

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

Andrew Johnson

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MEETING OF NOVEMBER 13, 2025

TO: Mayor Rawn and City Council
THRU: Steven Dotson, Chief Financial Officer
FROM: Amanda Beilfuss, Procurement Director
SUBJECT: **Approval of City-Wide Corporate Accounts & Cooperatives**

RECOMMENDATION:

A Resolution authorizing expenditures in excess of \$40,000 in aggregate spend across all departments City-wide using corporate accounts with Purchasing Cooperatives or State Contracts through 2026.

BACKGROUND:

Various City Departments utilize corporate business accounts pursuant to cooperative purchasing agreements to procure essential supplies and commodities to support City operations. These accounts have historically been separated by Department with each Department managing their own accounts.

Purchasing Cooperatives and State Contracts are utilized across City-Departments to save the City time by being solicited already on a national level and saving money, as there are often times discounts offered with cooperative contracts.

DISCUSSION:

Procurement has consolidated multiple corporate business accounts across all Departments in order to leverage quantity discounts, align spend with our environmental purchasing policy, collect measurable data on spend analytics, and remove the risk of fraud and ethics violations. Staff recommends authorizing spend in excess of \$40,000.00 across various suppliers for the purchase of Maintenance, Repair, and Operations (MRO) supplies and commodities. Purchases will still follow the quote requirements if single items exceed \$5,000.

BUDGET/STAFF IMPACT:

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

ATTACHMENTS: 3. Staff Review Form, 4. List of Corporate Accounts



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-2253

A RESOLUTION TO AUTHORIZE TOTAL EXPENDITURES IN EXCESS OF \$40,000.00 FOR MAINTENANCE, REPAIR, AND OPERATIONS SUPPLIES AND COMMODITIES ACROSS ALL DEPARTMENTS CITY-WIDE USING CORPORATE ACCOUNTS WITH PURCHASING COOPERATIVES OR STATE CONTRACTS FOR THE FISCAL YEAR WITHIN THE APPROVED BUDGET

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

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

WHEREAS, staff recommends authorizing total expenditures in excess of \$40,000.00 across various suppliers for the purchase of Maintenance, Repair, and Operations (MRO) supplies and commodities, which will be limited by the budget approved by the City Council for each department or division.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby authorizes expenditures in excess of \$40,000.00 in aggregate spend across all departments city-wide within the approved budget using corporate accounts with purchasing cooperatives or state contracts for the fiscal year for the purchase of Maintenance, Repair, and Operations supplies and commodities from the following vendors:

- Amazon Business
- Canon USA
- Cintas
- Global Industrial Supply
- Grainger
- Graybar
- Home Depot/HD Supply
- Lawson
- Lowe's
- MSC Industrial Supply

- Office Depot
- Sam's Club
- Walmart Business

City of Fayetteville Staff Review Form

2025-2253

Item ID

11/18/2025

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

Amanda Beilfuss

10/27/2025

PURCHASING (160)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

A Resolution authorizing expenditures in excess of \$40,000 in aggregate spend across all departments City-wide using corporate accounts with Purchasing Cooperatives or State Contracts through 2026.

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 # 280-24

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

List of Corporate Accounts and Cooperatives

Amazon Business

Canon USA

Cintas

Global Industrial Supply

Grainger

Graybar

Home Depot/ HD Supply

Lawson

Lowe's

MSC Industrial Supply

Office Depot

Sam's Club

Walmart Business



MEETING OF NOVEMBER 13, 2025

TO: Mayor Rawn and City Council
THRU: Keith Macedo, Chief of Staff
FROM: Missy Hutcheson, Human Resources Director
SUBJECT: **Approval of a Contract with 1st Employment Staffing for Temporary Staffing Services**

RECOMMENDATION:

Staff recommends approval of a one-year contract with four automatic renewal options with 1st Employment Staffing as a primary provider for General Clerical and other temporary jobs as needed, pursuant to RFP 25-17. 1st Employment Staffing Services will serve as a secondary provider for Janitor/Custodian, Transportation Maintenance Worker and other positions as needed. Utilizing multiple staffing services will provide the City with the added value of having access to larger and more viable applicant pools in the NWA region.

BACKGROUND:

To supplement regular, full time staff during periods of increased demand and/or staff shortages (e.g., leaves of absence and turnover/retirement) the City has utilized temporary staffing to maintain necessary business operations. The City issued RFP 25-17 and received 29 responses. The selection committee chose two vendors to provide temporary services for the City.

DISCUSSION:

The City desires to continue utilizing temporary staffing services to support specific business needs for either short- or long-term assignments across multiple departments. By maintaining the relationship with temporary staffing services, the City will reduce costs of human capital overhead (e.g., workers' compensation, F.I.C.A, and the potential for unemployment claims costs).

BUDGET/STAFF IMPACT:

The 2026 budget has funding allocated for temporary staffing.

ATTACHMENTS: 3. Staff Review Form, 4. RFP 25-17 Submittal - 1st Employment Staffing, 5. City of Fayetteville_1st Employment_Contract



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-2268

A RESOLUTION TO AWARD RFP 25-17 AND AUTHORIZE A ONE YEAR CONTRACT WITH DAUGHERTY & DAUGHERTY INVESTMENTS, LLC D/B/A 1st EMPLOYMENT STAFFING AS THE PRIMARY PROVIDER ON AN AS NEEDED BASIS FOR GENERAL CLERICAL POSITIONS AND AS SECONDARY PROVIDER FOR JANITOR/CUSTODIAN, TRANSPORTATION MAINTENANCE WORKER AND OTHER POSITIONS AS NEEDED, WITH AUTOMATIC RENEWALS FOR FOUR ADDITIONAL ONE YEAR TERMS

WHEREAS, to supplement regular, full-time staff during periods of increased demand and/or staff shortages the City has utilized temporary staffing to maintain necessary business operations; and

WHEREAS, utilizing multiple staffing services will provide the City with the added value of having access to larger and more viable applicant pools in the NWA region.

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 RFP 25-17 and authorizes Mayor Rawn to sign a contract with Daugherty & Daugherty Investments, LLC d/b/a 1st Employment Staffing as the primary provider on an as-needed basis for general clerical positions, and as secondary provider for janitor/custodian, transportation maintenance worker and other positions, with automatic renewals for four additional one year terms.

City of Fayetteville Staff Review Form

2025-2268

Item ID

11/18/2025

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

Missy Hutcheson

10/28/2025

HUMAN RESOURCES (120)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approval of agreement with 1st Employment to provide temporary staffing needs.

Budget Impact:

XXXX.XXX.XXXX-5130.00

Citywide

Account Number

Fund

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 694,609.00

Expenses (Actual+Encum)

\$ -

Available Budget

\$ 694,609.00

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ 694,609.00

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



RFP 25-17 Addendum 2 1st Employment Staffing Daugherty & Daugherty Investments, LLC Supplier Response

Event Information

Number: RFP 25-17 Addendum 2
Title: Temporary Staffing Services
Type: Request for Proposal
Issue Date: 9/7/2025
Deadline: 10/2/2025 02:00 PM (CT)
Notes: The City of Fayetteville, Arkansas, is seeking proposals from experienced and qualified firms to provide temporary staffing services to fulfill janitorial, maintenance, clerical, or other staffing needs. Any questions regarding this RFP shall be directed to Kenny Fitch, City of Fayetteville Sr Procurement Agent at kfitch@fayetteville-ar.gov or (479) 575-8258.

Contact Information

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

1st Employment Staffing Information

Contact: Jason Daugherty
Address: 1 W Moutain
Fayetteville, AR 72701
Phone: (479) 717-2910
Email: jdaugherty@1stemployment.com
Web Address: www.1stemployment.com

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

Jason Daugherty
Signature

jdaugherty@1stemployment.com
Email

Submitted at 10/1/2025 03:59:19 PM (CT)

Requested Attachments

RFP 25-17, Temporary Staffing Services

1st Employment RFP 25-17
Temporary Staffing Services
Proposal v.1.0.pdf

Please attach the signed and completed RFP form, located in the 'Attachments' tab, along with proposal.

Response Attachments

RFP 25-17, Temporary Staffing Services 1 Completed Copy 2025.pdf

Completed and signed RFP 25-17

Bid Attributes

1	Arkansas Secretary of State Filing Number 800174177
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 all addendum(s) that have been issued for this solicitation, if applicable.

☒ I agree



CITY OF
FAYETTEVILLE
ARKANSAS

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

TDD (Telecommunication Device for the Deaf): 479.521.1316

RFP (REQUEST FOR PROPOSAL)

RFP 25-17, Temporary Staffing Services

DEADLINE: Thursday, October 02, 2025 before 2:00 PM, local time

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

DATE OF ISSUE AND ADVERTISEMENT: 09/07/2025

No late proposals shall be accepted. RFP's shall be submitted through the City's third-party electronic bidding platform or by submitting a sealed physical proposal to the City of Fayetteville, Procurement Division at the below location.

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

All proposals shall be submitted in accordance with the attached City of Fayetteville specifications and documents attached hereto. Each Proposer 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 Procurement Director.

City of Fayetteville, AR
Request for Proposal
RFP 25-17, Temporary Staffing Services

The City of Fayetteville, Arkansas, is seeking proposals from experienced and qualified firms to provide temporary staffing services to fulfill janitorial, maintenance, clerical, or other staffing needs. Any questions regarding this RFP shall be directed to Kenny Fitch, City of Fayetteville Sr Procurement Agent at kfitch@fayetteville-ar.gov or (479) 575-8258.

Solicitation documents and addenda shall be obtained at the City of Fayetteville Procurement Division's electronic bidding platform at www.fayetteville-ar.gov/bids. All proposals shall be received by **Thursday, October 2, 2025 before 2:00 PM, Local Time** utilizing the electronic bidding software or by submitting a sealed physical proposal to the City of Fayetteville, Procurement Division. All proposals are due before the time stated. No late proposals shall be accepted. The City of Fayetteville shall not be responsible for lost or misdirected proposals, or for failure of proposer's technical equipment.

All interested parties shall be qualified to do business and licensed in accordance with all applicable laws of the state and local governments where the project is located. Proposers shall have a current, valid registration with the Arkansas Secretary of State before recommendation of award to Fayetteville City Council.

The City of Fayetteville reserves the right to reject any or all proposals and to waive irregularities therein, and all parties agree that such rejection shall be without liability on the part of the City of Fayetteville for any damage or claim brought by any interested party because of such rejections, nor shall any interested party seek any recourse of any kind against the City of Fayetteville because of such rejections. The filing of any Statement in response to this invitation shall constitute an agreement of the interested party to these conditions.

City of Fayetteville
Kenny Fitch, Sr Procurement Agent
(479) 575-8258 kfitch@fayetteville-ar.gov
TDD (Telecommunications Device for the Deaf): (479) 521-1316

Date of advertisement: 09.07.25

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

Amount paid: \$163.28

1. SUBMISSION OF A PROPOSAL SHALL INCLUDE:

Each proposal shall contain the following at a minimum. Proposer must also address detailed requirements as specified in the Scope of Work.

- a. A written narrative describing the method or manner in which the Proposer proposes to satisfy requirements of this RFP in the most cost-effective manner. The term Proposer shall be in reference to a firm or individual responding to this solicitation.
- b. A description of the Proposer's experience in providing the same or similar services as outlined in the RFP. This description should include the names of the person(s) who will provide the services, their qualifications, and the years of experience in performing this type of work. Also, include the reference information requested in this RFP.
- c. The complete fee and cost to the City for all services outlined in this RFP.
- d. Statement should be no more than twenty-five (25) pages; single sided, standard, readable, print on standard 8.5x11 documents. Proposers shall also submit a three (3) page (maximum) executive summary. The following items will not count toward the twenty-five page limitation: appendix, cover sheet, 2-page executive summary, resumes (resumes shall be no more than 1 page per person), and forms provided by the City for completion.
 - i. **Submitting and responding to this RFP:** Proposals shall be prepared simply and economically, providing a straightforward, concise description of its ability to meet the requirements for the project. Fancy bindings, colored displays, and promotional material are not required. Emphasis should be on completeness and clarity of content. All documents physically submitted should be typewritten on standard 8 ½" x 11" white papers and bound in one volume. Exceptions would be schematics, exhibits, one-page resumes, and City required forms. Limit proposal to twenty-five (25) pages or less, excluding one-page team resumes, references, and forms required by the City for completion. All proposals shall be sealed upon delivery to the City of Fayetteville.
 1. **Option 1 – Electronic Submittal (*strongly encouraged*):** Proposers can go to www.fayetteville-ar.gov/bids and follow the prompts to submit a proposal within the electronic bidding platform. If a proposal is submitted electronically, a physical submission is not necessary. All Proposers must register in order to be able to submit. There is no fee for registration.
 2. **Option 2 – Physical Submittal:** All Proposers shall submit one (1) original copy of their proposal as well as one (1) electronic copy on a properly labeled USB or other electronic media device. The electronic copy submitted shall be contained into one single electronic file and shall be identical to the hard copies provided. The use of Adobe PDF documents is strongly recommended. Files contained on an USB or electronic media shall not be restricted against saving or printing. Electronic copies shall not be submitted via e-mail to

City employees by the Proposer and shall be provided to the City in a sealed manner. FedEx, UPS, USPS, or other packages should be clearly marked with the RFP number on the outside of the mailing package.

- e. Proposals will be reviewed following the stated deadline, as shown on the cover sheet of this document. Only the names of Proposer's will be available after the deadline until a contract has been awarded by the Fayetteville City Council. All interested parties understand proposal documents will not be available until after a valid contract has been executed.
- f. Proposers shall submit a proposal based on documentation published by the Fayetteville Procurement Division.
- g. Proposals must follow the format of the RFP. Proposers should structure their responses to follow the sequence of the RFP.
- h. Proposers shall have experience in work of the same or similar nature and must provide references that will satisfy the City of Fayetteville. Proposer shall furnish a reference list of clients for whom they have performed similar services and must provide information as requested in this document.
- i. Proposer is advised that exceptions to any of the terms contained in this RFP or the attached service agreement must be identified in its response to the RFP. Failure to do so may lead the City to declare any such term non-negotiable. Proposer's desire to take exception to a non-negotiable term will not disqualify it from consideration for award.
- j. Local time shall be defined as the time in Fayetteville, Arkansas on the due date of the deadline. Documents shall be received before the deadline time as shown by the atomic clock located in the Procurement Division Office or electronic clock located in the City's third-party bidding software.

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 proposal must be sent in writing via e-mail to the Procurement Department. Responses to questions may be handled as an addendum if the response would provide clarification to the requirements of the proposal. 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 RFP made or given prior to the award of the contract.

3. DESCRIPTION OF SUPPLIES AND SERVICES:

Any manufacturer's names, trade name, brand name, catalog number, etc. used in specifications are for the purpose of describing and establishing general quality levels. Such references are NOT intended to be restrictive. Proposals shall be considered for all brands that meet the quality of the specifications listed for any items.

4. RIGHTS OF CITY OF FAYETTEVILLE IN REQUEST FOR PROPOSAL PROCESS:

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

- a. The City of Fayetteville reserves the right to rank firms and negotiate with the highest-ranking firm. Negotiation with an individual Proposer does not require negotiation with others.
- b. The City of Fayetteville reserves the right to select the proposal it believes will serve the best interest of the City.
- c. The City of Fayetteville reserves the right to accept or reject any or all proposals.
- d. The City of Fayetteville reserves the right to cancel the entire request for proposal.
- e. The City of Fayetteville reserves the right to remedy or waive technical or immaterial errors in the request for proposal or in proposals submitted.
- f. The City of Fayetteville reserves the right to request any necessary clarifications, additional information or proposal data without changing the terms of the proposal.
- g. The City of Fayetteville reserves the right to make selection of the Proposer to perform the services required on the basis of the original proposals without negotiation.
- h. The City reserves the right to ask for a best and final offer from one or more Proposers. The best and final offer process is not guaranteed; therefore, Proposers shall submit and respond to this RFP on the most favorable terms available.

5. EVALUATION CRITERIA:

The evaluation criterion defines the factors that will be used by the selection committee to evaluate and score responsive, responsible and qualified proposals. Proposers shall include sufficient information to allow the selection committee to thoroughly evaluate and score proposals. Each proposal submitted shall be evaluated and ranked by a selection committee. The contract will be awarded to the most qualified Proposer, per the evaluation criteria listed in this RFP. Proposers are not guaranteed to be ranked.

6. COSTS INCURRED BY PROPOSERS:

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

7. ORAL PRESENTATION:

An oral presentation and/or interview may be requested of any firm, at the selection committee's discretion.

8. CONFLICT OF INTEREST:

- a. The Proposer 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 "Limited Authority of City Employee to Provide Services to the City".

- b. The Proposer shall promptly notify Amanda Beilfuss, 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 Proposer'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 Proposer 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 Proposer. The City agrees to communicate with the Proposer its opinion via e-mail or first-class mail within thirty days of receipt of notification.

9. WITHDRAWAL OF PROPOSAL:

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

10. LATE PROPOSAL OR MODIFICATIONS:

- a. Proposal and modifications received after the time set for the proposal 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. Proposers refer to their submission status in the online bidding portal or call the Procurement Division at (479) 575-8258 to ensure receipt of their submittal documents prior to opening time and date listed.
- b. The time set for the deadline shall be local time for Fayetteville, AR on the date listed. All proposals shall be received in the Procurement Division BEFORE the deadline stated.

11. CONSTITUTIONAL, STATE, AND FEDERAL COMPLIANCE REQUIREMENTS:

The laws of the State of Arkansas apply to any purchase made under this request for proposal. Proposers shall comply with all constitutional, state, and federal directives, orders and laws as applicable to this proposal and subsequent contract(s) including but not limited to Equal Employment Opportunity (EEO), Disadvantaged Business Enterprises (DBE), & OSHA as applicable to this contract.

12. PROVISION FOR OTHER AGENCIES:

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

13. COLLUSION:

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

14. RIGHT TO AUDIT, FOIA, AND JURISDICITON:

- a. The City of Fayetteville reserves the privilege of auditing a Contractor's records as such records relate to purchases between the City and said Contractor.
- 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 Arkansas with Arkansas law applying to the case.

15. INDEMNIFICATION:

The successful Proposer(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 services or any part thereof covered by this order, and such obligation shall survive acceptance of the services and payment thereof by the City.

16. VARIANCE FROM STANDARD TERMS & CONDITIONS:

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

17. 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), no later than seven days prior to the deadline. Persons needing translation of this document shall contact the City of Fayetteville, Procurement Division, immediately.

18. CERTIFICATE OF 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 Workers' 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 project/contract completion.

19. PAYMENTS AND INVOICING:

The Proposer must specify in their proposal the exact company name and address which must be the same as invoices submitted for payment as a result of award of this RFP. Further, the successful Proposer is responsible for immediately notifying the Procurement Division of any company name change, which would cause invoicing to change from the name used at the time of the original RFP. Payment will be made within thirty days of invoice received. The City of Fayetteville is very credit worthy and will not pay any interest or penalty for untimely payments. **Payments can be processed through Proposer's acceptance of Visa at no additional costs to the City for expedited payment processing.** The City will not agree to allow any increase in hourly rates by the contract without PRIOR Fayetteville City Council approval.

20. 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 Contractor of such occurrence and contract shall terminate of the last day of the current fiscal period without penalty or expense to the City.

21. 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 Proposer intends to subcontract a portion of this work, the Proposer shall disclose such intent in the proposal submitted as a result of this RFP.
- 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.

22. NON-EXCLUSIVE CONTRACT:

Award of this RFP shall impose no obligation on the City to utilize the Contractor 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-phase contracts, this provision shall apply separately to each item.

23. 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 Procurement 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.

24. ADDITIONAL REQUIREMENTS:

The City reserves the right to request additional services relating to this RFP from the Proposer. 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.

25. SERVICES AGREEMENT:

A written agreement, in substantially the form attached, incorporating the RFP and the successful proposal will be prepared by the City, signed by the successful Proposer and presented to the City of Fayetteville for approval and signature of the Mayor.

26. INTEGRITY OF REQUEST FOR PROPOSAL (RFP) DOCUMENTS:

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

27. OTHER GENERAL CONDITIONS:

- a. Proposers must provide the City with their proposals signed by an employee having legal authority to submit proposals on behalf of the Proposer. The entire cost of preparing and providing responses shall be borne by the Proposer.
- b. The City reserves the right to request any additional information it deems necessary from any or all Proposers after the submission deadline.

- c. This solicitation 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 Proposer in preparation. It shall be clearly understood that any costs incurred by the Proposer in responding to this request for proposal is at the Proposer's own risk and expense as a cost of doing business. The City of Fayetteville shall not be liable for reimbursement to the Proposer for any expense so incurred, regardless of whether or not the proposal is accepted.
- d. If products, components, or services other than those described in this bid document are proposed, the Proposer must include complete descriptive literature for each. All requests for additional information must be received within five working days following the request.
- e. **Any uncertainties or inquiries shall be brought to the attention to Kenny Fitch immediately via telephone (479.575.8258) or e-mail (kfitch@fayetteville-ar.gov). It is the intent and goal of the City of Fayetteville Procurement 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 Proposers to be on equal terms.**
- f. No oral interpretation or clarifications will be given as to the meaning of any part of this request for proposal. All questions, clarifications, and requests, together with answers, if any, will be provided to all firms via written addendum. Names of firms submitting any questions, clarifications, or requests will not be disclosed until after a contract is in place.
- g. At the discretion of the City, one or more firms may be asked for more detailed information before final ranking of the firms, which may also include oral interviews.
- h. Any information provided herein is intended to assist the Proposer in the preparation of proposals necessary to properly respond to this RFP. The RFP is designed to provide qualified Proposers with sufficient basic information to submit proposals meeting minimum specifications and/or test requirements but is not intended to limit a RFP's content or to exclude any relevant or essential data.
- i. Proposers irrevocably consent that any legal action or proceeding against it under, arising out of or in any manner relating to this Contract shall be controlled by Arkansas law. Proposer hereby expressly and irrevocably waives any claim or defense in any said action or proceeding based on any alleged lack of jurisdiction or improper venue or any similar basis.
- j. The successful Proposer 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 Proposer 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 it is agreed that the right of the assignee in and to any monies due or to become due to the successful Proposer 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.

- k. The successful Proposer'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 Proposer 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 the City of Fayetteville.

28. PERIOD OF CONTRACT:

Services performed pursuant to this Contract shall commence upon execution of this agreement and continue for a period of ONE (1) year, unless canceled or terminated within thirty (30) days written notice by either party. This contract may be automatically renewed for four (4) additional one (1) year terms after the initial contract period, for a total possible contract term of FIVE (5) years. In the event of termination, claims for compensation owed the City shall be limited to verifiable serves rendered.

1. PURPOSE & OVERVIEW:

The City of Fayetteville, Arkansas, hereinafter referred to as “the City”, seeks proposals in response to this Request for Proposal from experienced and qualified firms to provide temporary staffing services fulfilling janitorial, maintenance, clerical or other staffing needs. Temporary staff may be used to fill-in during times of vacations, leave of absences, while recruiting for a position or to supplement permanent staff during periods of increased demand.

- a. The City intends to award multiple contracts, if necessary, as it deems necessary to meet its objectives and needs as based upon past experience. Proposers are not required to propose on all job trades (appendix documents) listed.
- b. In 2024, the City spent \$531,115.48 in temporary service contracts, currently split amongst several vendors for various positions. This is likely to continue for future contract periods.

2. INTENT:

The City desires to hire one or more agencies as necessary to provide flexible, temporary staffing support to meet specific business needs for either short-term or long-term assignments. The City desires to contract with qualified temporary staffing agencies to fulfill temporary staffing needs for daily workflow.

For the purpose of this RFP, Temporary Staffing shall mean flexible, temporary staff support provided by an agency to meet specific business needs for either short term or long-term assignments. The City will not approve the use of subcontractors, by proposers who are selected, for temporary staffing assignments.

Proposers shall have a minimum of five (5) recent years of experience providing staffing services for janitorial, maintenance, clerical or other services. The City desires as few contracts as realistically possible to meet current needs; however, the City understands different vendors provide different temporary staffing services. It is the intent of the City to evaluate all Proposers based on the selection criteria in relation to the services for which they provide on a day to day basis.

3. SCOPE OF WORK:

While the exact range and extent of services is subject to negotiation, it is anticipated that the selected firm shall provide, as a minimum, professional services and adequately experienced dedicated personnel necessary to perform the following:

- a. Firm Qualifications:
 - i. Provide a general description of the firm, its history, primary types of work, organizational structure, and services provided by the firm that relate to temporary staffing.
 - ii. Identify the primary office to serve the City’s needs.
 - iii. How long has the firm been in business providing temporary staffing services?
 - iv. List your firm’s five most frequent position placements.

- v. Provide a detailed description of the firm's invoice procedures and deadlines for payment. The City's terms are net 30 days from acceptance of invoice.
- b. Assignment Notification:
 - i. The City shall notify the firm of temporary staff assignments as requirements arise and provide the following information to the Firm for each assignment:
 - 1. Summary of Duties
 - 2. Assignment Start Date
 - 3. Estimated Assignment End Date
 - 4. Daily Work Schedule Hours
 - 5. Point of Contact
 - ii. Upon receipt of an assignment notification, the firm shall propose a selection of employees who have the appropriate level of experience, knowledge, and ability suitable for the specific assignment.
 - iii. The Firm shall provide the City with a proposal including reference checks, background checks, and appropriate screenings no later than three business days after receipt of notification of assignment from the City, unless the City agrees to extend the timeframe.
 - iv. The City reserves the right to interview the candidates by telephone or in person at its sole discretion and to select the candidate best suited for the position based upon the candidate's qualifications and hourly rates.
 - v. The City reserves the right to reject any proposed staff.
 - vi. The City reserves the right to terminate staff assignments at any time.
- c. Candidate Screening:
 - i. Candidate screening fees shall be itemized and provided with RFP response.
 - 1. Background Screening: Individual temporary candidates, based on position, may be subject to various criminal checks, fingerprinting, and background checks upon which results the City may choose to base its decision to accept an individual for an assignment.
 - 2. Drug Testing: All temporary candidates will be subject to a five panel drug screen including Amphetamines, Cannabinoids, Cocaine, Opiates, and PCPs.
 - 3. Driving: If driving is a requirement of a position, the City will require a DMV check.
 - ii. The firm will ensure that all temporary employees are qualified, reliable, paid appropriate wages, and provided legally mandated benefits.
- d. City's Right of Refusal:
 - i. The Contractor will be given four (4) business hours and one (1) business day to confirm availability of a temporary employee to fill a request. However, for "hard-to-fill" positions, the City may allow up to five (5) business days for Contractor to confirm availability of a temporary employee.
 - ii. In the event the Contractor is unable to fill the job request, the City may cancel the request and place the request with another Contractor. The City reserves the right to simultaneously give all Contractors an opportunity to fill all "hard-to-fill" positions on a "first come" basis. In the event all Contractors are unable to fill the request, the City may fill the requirement by soliciting pricing from other qualified sources.

e. Additional requirements:

- i. Contractor(s) shall send temporary employees to job assignments dressed appropriately.
- ii. Unless otherwise requested, all temporary employees shall be able to read, write, speak and comprehend the English language in accordance with the minimum requirements of the position. Providing temporary employees that are unable to read, write, speak, and comprehend the English language in accordance with the City's determination will refund any fees and wages incurred.
- iii. Temporary employees shall be respectful of all people with whom they interact, including City employees and customers of the City. The City reserves the right to reject any candidate that does not exhibit common courtesy and cordiality towards all individuals with which they may come in contact.
- iv. Supervision of Temporary Employees: Contractor's employees shall be supervised by the City. City shall have direct control over the daily activities of the Contractor's employees. Work policies, procedures, and standards established by the City shall be followed at all times. The Contractor's employees shall conform in all respects with regard to physical, fire and security/safety regulations while on the City's premises. Contractor shall be responsible for obtaining all rules, regulations, policies, etc. from the City, as needed.
- v. Removal of Temporary Employee: In the event any temporary employee fails to adhere to the City's directions or requirements, or demonstrates they are not qualified to perform the required duties, the City shall notify the Contractor who shall replace the employee within two (2) working days at no cost to the City (included but not limited to training time, background checks, ID badges, drug testing, etc.).
 1. This requirement also applies to any temporary employee that leaves for any reason, before the assignment is completed. When an employee leaves, at any time, the Contractor shall be responsible for any unreturned keys, ID badges, etc. If such items are not returned within five (5) working days, the City shall invoice the Contractor for the exact replacement cost. The Contractor shall pay this invoice within fourteen (14) calendar days or City shall deduct the invoice amount from the next scheduled invoice payment.
 2. Contractor shall notify the City within 24 hours of any temporary employee leaving (not returning to work for) the City.
- f. Detailed invoicing shall be provided on all invoices and shall be broken down by hour or other detailed manner.
- g. The City is not a tax-exempt entity. All applicable taxes shall be fully disclosed with RFP response.

4. **PROPOSAL CONTENTS:**

Proposals should be structured in the following manner:

- a. **Structure:** Proposals shall be prepared simply and economically, providing a straightforward, concise description of the Proposer's ability to meet the requirements for the project. Fancy bindings, colored displays, and promotional material are not required. Emphasis should be on completeness and clarity of content. All documents should be typewritten on standard 8 ½" x 11" white papers and bound in one volume. Exceptions would be schematics, exhibits, or other information necessary to facilitate the City of Fayetteville's ability to accurately evaluate the proposal. Proposers shall limit proposal to twenty-five (25) pages or less, excluding one-page team resumes, references, forms required by the City for completion, and tab/divider sheets.

- b. Proposals shall include all information requested in this RFP, which includes, but is not limited to the following:
 - i. Background
 - 1. Provide information on relevant experience working with government agencies.
 - ii. Administration, Organization, Pricing and Staffing
 - 1. Explain what distinguishes temporary services approach from those of others.
 - 2. Explain how quality and timeliness of communication with the City will be ensured. Include guaranteed response times for the following:
 - a. Response to emails, telephone calls, or voicemail messages;
 - b. Filling of routine temporary staffing requests; and
 - c. Reporting of temporary staff absences and same-day replacement if requested.
 - 3. Describe how quality and service standards shall be maintained.
 - 4. Describe firm's on-going recruitment and selection process used to maintain an ample pool of qualified, temporary staff. Include total number of individuals currently available to fill temporary staff positions, according to positions referenced in the enclosed appendix documents.
 - 5. Describe the process used to ensure the workplace readiness of temporary staff personnel including:
 - a. Professional appearance;
 - b. Reliability – punctuality, attendance; and
 - c. Basic workplace skills including communication skills, telephone skills, customer service, and time management.
 - d. Background checks as may be required by assignment.
 - 6. Describe the process used to assess the job specific skill levels of temporary staff. Provide a description of any testing, including aptitude or skills tests, which are administered.
 - 7. Explain the ability to provide a dedicated contact resource for order submittal and issue resolution.
 - 8. Describe the firm's process for approval and submission of timesheets.
 - iii. Provide information regarding the resources and involvement which will be requested from the City.
 - iv. Provide three (3) client references, including name, title, organization, telephone number, and email address for which you have performed similar scope of work for within the past five (5) years.
- c. **Fees:** Provide proposed fees for the services defined herein. Provide the markup percentage for the different types of assignments described in this proposal in addition to mark up fees for other temporary staffing services. Describe your firm's process and cost if a temporary staffer applies for a regular City job opening and is selected for hire. Describe any additional costs or fees that are not included in the markup percentage.
 - i. Fees and markup percentages shall include all travel, marketing, expenses to be reimbursed, and any other cost to be incurred by the City of Fayetteville.
 - ii. Provide an itemized list of any fee mentioned or listed, which would be an additional cost to the City such as background checks, drug screenings, and other tests commonly used by the temporary services industry.

d. Pricing Summary

- i. The pricing summary chart, which is included as an attachment, shall be completed by all proposers. Any additional fees or charges shall be provided in a separate attachment, be fully itemized, and inclusive of any charges or fees the City could be charged.
 1. **“Proposer’s Recommended Hourly Pay Rate”**: This hourly rate shall be provided based on the Proposer’s knowledge of the current marketplace for this position as described and identified in each associated appendix. This rate may be further negotiated between the City and Proposer.
 2. **“Proposer's Mark Up Percentage (for non-City referred temporary employees)”**: Proposers shall provide the mark up percentage for each line item provided. This section is for temporary employees identified and acquired by the Proposer which are NOT referred by the City. This markup percentage shall remain firm throughout the term of contract, including renewals. Markup percentage shall be added to the mutually agreed upon hourly rate between the City and awarded vendor.
 3. **Proposer's Payrolling Mark Up Percentage (for City referred / direct provided temporary employees)”**: Proposers shall provide the mark up percentage for each line item provided. This section is for temporary employees identified and brought to the Proposer based on directive from the City. This markup percentage shall not include any costs for marketing or other associated costs which the Proposer typically has for acquiring temporary employees. This markup percentage shall remain firm throughout the term of contract, including renewals. Markup percentage shall be added to the mutually agreed upon hourly rate between the City and awarded vendor.

5. **CONTRACT FORMATION:**

If the negotiation produces mutual agreement, the draft contract as a part of this package shall be constructed and forwarded to the Fayetteville City Council for final approval. If negotiations with the highest ranking Proposer fail, negotiations shall be initiated with the next highest ranking Proposer until an agreement is reached. The City reserves the right to reject all offers and end the process without executing a contract.

6. **INSURANCE:**

Proposer shall provide and maintain insurance throughout the contract which is commonly accepted in the temporary staffing industry, which shall be inclusive of items further detailed in this section. Insurance is not required with RFP response but will be required after contract award. Insurance provided shall include but not be limited to the following and shall list the City of Fayetteville, Arkansas as an additional insured:

- a. General Automotive: \$1,000,000 minimum for each accident, combined single limit
- b. Commercial General Liability: \$1,000,000 minimum
- c. Workers’ compensation, statutory amounts
- d. Crime Insurance for employee dishonesty: \$250,000 minimum
- e. Errors & Omissions: \$1,000,000 minimum per claim
- f. Employment practices liability: \$1,000,000 minimum per claim

7. SELECTION CRITERIA:

The following criteria will be used by the City to evaluate and score responsive proposals. Proposers shall include sufficient information to allow the City to thoroughly evaluate and score each proposal. Each proposal submitted is not required to be ranked by the selection committee; however, all proposals will be evaluated. The contract may be awarded to the most qualified firm, per the evaluation criteria listed below, based on the evaluation of the selection committee.

Following the evaluation of the proposals, the Selection Committee may request the top ranking firms make an oral presentation or be interviewed. Any presentations/interview will take place in Fayetteville, Arkansas. Meeting notices and information will be sent by the Purchasing Division.

- 1) 25% **Qualifications in Relation to Specific Project to be Performed:** Information reflecting qualifications of the firm. Indicated specialized experience and technical competence of the firm in connection with the type and complexity of the service required. Subcontractors, if used, shall be listed.
- 2) 20% **Experience, Competence, and Capacity for Performance:** Information reflecting the names, titles, and qualifications (including experience and technical competence) of the major personnel assigned to this specific project.
- 3) 20% **Proposed Method of Doing Work:** A proposed work plan (description of how the project would be conducted as well as other facts concerning approach to scope) indicating methods and schedules for accomplishing scope of work. Include with this the amount of work presently underway.
- 4) 25% **Past Performance:** Previous evaluations shall be considered a significant factor. If previous evaluations with the City are not available, the professional firm's past performance records with the City and others will be used, including quality of work, timely performance, diligence, and any other pertinent information. Proposers shall provide a list of similar jobs performed and person whom the City can contact for information.
- 5) 10% **Price:** Proposers shall list all fees and expenses to be paid by the City and shall be structured based on the provided pricing summary to be completed by all Proposers. The City desires all mark ups and fees shall remain firm for the entire contract term including any renewals; however, any price increases shall be fully disclosed with RFP response.

8. ADDITIONAL DOCUMENTS AND INFORMATION:

The following documents are included with this solicitation as additional information:

- a. Appendix A – Janitorial Assignment Summary
- b. Appendix B – Transportation Maintenance Worker Assignment Summary
- c. Appendix C – General Clerical Assignment Summary
- d. Appendix D – RFP 25-17, Pricing Summary

1. DISCLOSURE INFORMATION

- a. Proposer must disclose any possible conflict of interest with the City of Fayetteville, including, but not limited to, any relationship with any City of Fayetteville employee. Proposer response must 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.
 - i. If, to your knowledge, 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. This form must be completed and returned in order for your bid/proposal to be eligible for consideration.

PLEASE CHECK ONE OF THE FOLLOWING TWO OPTIONS, AS IT APPROPRIATELY APPLIES TO YOUR FIRM:

X _____ 1) NO KNOWN RELATIONSHIP EXISTS

2) RELATIONSHIP EXISTS (Please explain): _____

- b. I certify that; as an officer of this organization, or per the attached letter of authorization, I am duly authorized to certify the information provided herein is accurate and true; and my organization shall comply with all State and Federal Equal Opportunity and Non-Discrimination requirements and conditions of employment.
- c. Proposer agrees that they shall have a current, valid registration with the Arkansas Secretary of State and System for Award Management (SAM.gov) at time of RFP deadline OR be able to provide proof of registration before recommendation of award to Fayetteville City Council.
- d. 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.
- e. 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.

2. PRIMARY CONTACT INFORMATION

At the discretion of the City, one or more firms may be asked for more detailed information before final ranking of the firms, which may also include oral interviews. **NOTE: Each Proposer shall submit to the City a primary contact name, e-mail address, and phone number (preferably a cell phone number) where the City selection committee can call for clarification or interview via telephone.**

Corporate Name of Firm: 1st Employment

Primary Contact: Jason Daugherty Title of Primary Contact: CEO

Phone#1 (cell preferred): 479-717-2910 Phone#2: _____

E-Mail Address: jdaugherty@1stemployment.com

3. 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
1 RFP 25-17	<i>Jason Daugherty</i> Jason Daugherty	9/8/2025
2 RFP 2517	<i>Jason Daugherty</i> Jason Daugherty	9/8/2025

4. DEBARMENT CERTIFICATION

- As an interested party on this project, you are required to provide debarment/suspension certification indicating compliance with the below Federal Executive Order. Certification can be done by completing and signing this form.
- 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.
- Signature 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.

5. SIGNATURE SUBMITTAL

NAME OF COMPANY: 1st Employment

PHYSICAL ADDRESS: 1 West Mountain Street Fayetteville, AR 72701

MAILING ADDRESS: P.O Box 8712 Fayetteville, AR 72703

TAX ID #: 27-2118802 AR. SECRETARY OF STATE FILING #: 800174177

PHONE: 479-717-2910 FAX: 479-442-45580

E-MAIL: jdaugherty@1stemployment.com

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

SIGNATURE: *Jason Daugherty*

PRINTED NAME: Jason Daugherty

TITLE: Chief Executive Officer DATE: 9/30/2025

END OF RFP DOCUMENT

Appendix A

Janitorial Assignment Summary

Special Requirements: Bonded

Work Environment: various public buildings

Schedule: need may be part or full-time, day or night schedule

ESSENTIAL DUTIES AND RESPONSIBILITIES:

1. Provide good customer service to both internal and external customers, maintain positive and effective working relationships with City employees, and have regular and reliable attendance that is non-disruptive.
2. Responsible for helping to maintain a clean and healthful environment for employees and citizens of the City of Fayetteville.
3. Empty trash containers.
4. Dust windowsills, blinds, horizontal and vertical surfaces and clean interior windows.
5. Test new cleaning supplies for effectiveness.
6. Clean interior and exterior glass.
7. Sweep, mop and vacuum floors, including under furniture.
8. Replace burned out lights.
9. Spot clean walls.
10. Buff floors as needed.
11. Clean parking lots.
12. Clean restrooms and ensure supplies are readily available.
13. Perform other duties as assigned.

MINIMUM QUALIFICATIONS:

1. High school diploma or GED is required and one year of related experience.
2. Must successfully pass criminal background check, including but not limited to convictions, guilty pleas, or no contest pleas to violent offenses, theft offenses and any offense under A.C.A. 21-15-103.
3. Effectively communicate with others orally and in writing.
4. Must have the ability to operate general cleaning equipment as well as floor buffer.
5. While performing the functions of this job, the employee is regularly required to stand, walk, and sit; use hands to finger, handle, or feel; reach with hands and arms; climb or balance; stoop, kneel, crouch, or crawl. The employee must frequently lift and/or move up to 25 pounds and occasionally lift and/or move up to 75 pounds. Vision abilities to perform essential functions.

6. While performing the functions of this job, the employee is occasionally exposed to moving mechanical parts; fumes or airborne particles; toxic or caustic chemicals and outside weather conditions.

Appendix B

Transportation Maintenance Worker

Assignment Summary

Work environment – public streets and right-of-ways

Schedule: Day shift

ESSENTIAL DUTIES AND RESPONSIBILITIES:

1. Provide good customer service to both internal and external customers, maintain positive and effective working relationships with City employees, and have regular and reliable attendance that is non-disruptive.
2. Perform physical labor to include using shovel and rake as needed.
3. Pick up litter as instructed.
4. Clean shop areas as required.
5. Assist with traffic control as needed.
6. Perform other related duties as required or assigned.

MINIMUM QUALIFICATIONS:

1. No prior training is required.
2. Must possess a valid driver's license.
3. Must be able to use various hand tools.
4. Ability to read and understand safety rules, operating and maintenance instruction and procedure manuals.
5. Ability to apply common sense understanding to carry out instructions furnished in written, oral or diagram form.
6. Effectively communicate with others orally and in writing.
7. While performing the functions of this job, the employee is regularly required to talk and hear for safety reason or to operate certain equipment. The employee regularly is required to stand, walk, and sit; use hands to finger, handle, or feel; reach with hands and arms; climb or balance; stoop, kneel, crouch, or crawl. The employee must regularly lift and/or move up to 50 pounds and occasionally lift and/or move up to 100 pounds.
8. While performing the functions of this job, the employee is regularly exposed to moving mechanical parts; high precarious places; fumes or airborne particles; toxic or caustic chemicals; outside weather conditions and risk of vibration. The noise level in the work environment is usually loud.

Appendix C

General Clerical Assignment Summary

Work Environment: Office

Schedule: Part-time, Day shift

ESSENTIAL DUTIES AND RESPONSIBILITIES:

1. Provide good customer service to both internal and external customers, maintain positive and effective working relationships with City employees, and have regular and reliable attendance that is non-disruptive.
2. Serve customers both in person and over the phone.
3. Perform general clerical duties such as copying, scanning, filing, indexing, stuffing envelopes, etc.
4. Complete special projects as assigned.
5. Perform other duties as assigned.

MINIMUM QUALIFICATIONS:

1. High school diploma or GED and a minimum of one year of related office experience.
2. Effectively communicate with others orally and in writing.
3. Must be proficient in the use of a computer and software applications such as word processing and spreadsheets. Must be able to effectively operate standard office equipment.
4. While performing the functions of this job, the employee is regularly required move from location to location; use hands to finger, handle, or feel; reach with hands and arms; climb or balance; stoop, kneel. The employee must occasionally lift and/or move up to 25 pounds. Specific vision abilities accomplish computer and office work.
5. While performing the functions of this job, the employee is exposed to typical office environment.

Appendix D
RFP 25-17, Pricing Summary

Line Item #	Description	City's Average Market Hourly Pay Rate	Proposer's Recommended Hourly Pay Rate	Proposer's Mark Up Percentage (for non-City referred temporary employees)	Proposer's Payrolling Mark Up Percentage (for City referred/direct provided temporary employees)
1	Janitorial/Custodian (Appendix A)	\$14.74 - \$17.76	\$ 15.00 - \$18.00	35 %	30 %
2	Transportation Maintenance Worker (Appendix B)	\$14.74 - \$17.76	\$ 15.00 - \$18.00	35 %	30 %
4	General Clerical (Appendix C)	\$16.71 - \$20.13	\$ 17.00 - \$22.00	35 %	30 %



City of Fayetteville, AR RFP 25-17, Temporary Staffing Services

PREPARED FOR

Sr Procurement Agent
Kenny Fitch
City of Fayetteville
Procurement Division - Room 306
113 West Mountain Street
Fayetteville, AR 72701

PREPARED BY

1st Employment
Jason Daugherty - CEO
Dawn Mounce - Talent Acquisition Manager
Sara Mendoza - Operations Manager
1 West. Mountain Street
Fayetteville, AR 72701
479-717-2910 or 479-444-7671



City of Fayetteville, Procurement Division
Sr Procurement Agent, Kenny Fitch
Room 306 - 113 W Mountain
Fayetteville, AR 72701

Dear Kenneth,

I extend my sincere gratitude for granting us the opportunity to present our proposal of services tailored to address the City of Fayetteville's staffing requirements, encompassing short-term, project-based, screen-to-hire, long-term, and temporary associates.

At 1st Employment, we firmly believe in our ability to stand out among our peers by delivering unmatched flexibility, prompt action, and personalized customer service. We recognize that these qualities are pivotal in meeting and exceeding the expectations set by discerning organizations like yours.

Enclosed herewith is 1st Employment's proposal of services designed for the City of Fayetteville. This document outlines the diverse range of staffing solutions we are eager to offer. We look forward to extending our collaboration with the City of Fayetteville into another year of shared successes. Your continued trust and partnership are highly valued, and we remain committed to delivering exceptional service that aligns with the standards of excellence set by the City of Fayetteville.

Should you have any inquiries or require further clarification regarding the details presented in our proposal, please do not hesitate to contact me directly at (479) 717-2910 or reach out to Stefan Daily at (479) 409-2809. Your satisfaction and clarity are of utmost importance to us, and we are dedicated to ensuring a seamless and mutually beneficial partnership.

Thank you once again for considering 1st Employment as your staffing solutions partner. We look forward to the opportunity to contribute to the continued growth and success of the City of Fayetteville.

Sincerely,

A handwritten signature in black ink that reads 'Jason Daugherty'.

Jason Daugherty
President and CEO of 1st Employment

PIONEERING IN EXCELLENCE IN STAFFING SOLUTIONS

1st Employment emerged as a result of a collective initiative led by a group of experienced human resource professionals who recognized a statewide demand for a high-quality, highly efficient staffing service with a focus on prioritizing customer and employee satisfaction. Our team, with its diverse expertise, is committed to meeting the employment requirements of businesses and job seekers alike. With ten offices strategically located throughout Northwest, Central, and Southwest Arkansas, and five of them in Fayetteville, Springdale, Rogers, and Siloam Springs, 1st Employment is well positioned to service accounts and promote job candidates across these regions.

1st Employment leadership, management, and staff represent a strong and established dedication to the staffing industry. Jason Daugherty and Bob Daugherty have a prestigious and renowned history and are highly respected in the business community in Northwest Arkansas. Their journey began with The Staffing Factor and HR Factor, in 2003. While The Staffing Factor provided short-term, long-term, and temp-to-hire staffing services, HR Factor provided Direct Hire Recruiting and Human Resource Consulting. On January 1, 2007, The Staffing Factor merged with SkillSpan Staffing to establish FirstStaff Inc., extending its services statewide.

1st Employment was founded on April 19, 2010, pooling the expertise, talents, and collective Experience of its staff to address the void caused by something that was missing in Northwest Arkansas: a locally-owned, service-driven staffing company willing to go the extra mile to put customers and job seekers first. Despite the evolution of the name over the years, the unwavering commitment to high-quality customer service had remained constant.



FIRST CLASS EMPLOYMENT SOLUTIONS

Our owners, management, and staff collectively possess a mastery of many different fields, backed by degrees, certifications, and hands-on experience in staffing and human resource management and represent professionalism at its best. This combination ensures that our customers and job seekers experience 1st Employment as their true first-class employment solution.

TEMPORARY STAFFING SERVICES

OUR PASSION IS THE NORTHWEST ARKANSAS COMMUNITY

- **Jason Daugherty | President and Partner**

Has been actively involved in the Northwest Arkansas business community since his graduation from the University of Arkansas Walton College of Business. A lifelong resident of Northwest Arkansas, Jason prides himself on his knowledge of the inside workings of the business world of Northwest Arkansas. Prior to the creation of 1st Employment, Jason was the Director of Sales for The Staffing Factor for three years and then Operations Manager for the Northwest Arkansas branches of FirstStaff, Inc. Jason's commitment to human resources and to the business community of Northwest Arkansas creates a win-win situation for both his employees and his customers. Jason has learned to lead by example at 1st Employment, pushing all to excel and exceed expectations.

- **Bob Daugherty | Advisor and Partner**

Is a life long resident of Northwest Arkansas that has been in the business world for 50 plus years. After graduating from the University of Arkansas with a degree in Accounting, Bob got some corporate experience and then established a family business in farm equipment which operated four locations before becoming a real estate broker. One of the former sites for the farm equipment business is now the new Sam's Club in Fayetteville Arkansas. Since 2009, Bob has been one of the owners of Legend Realty located in Northwest Arkansas. He also has an auctioneer's license, is a member of the Washington County Planning Commission, and is a Member of the Board of The Bank of Fayetteville.

TEMPORARY STAFFING SERVICES

MAKING IT EASIER ON YOU

At 1st Employment, we have streamlined our processes to ensure a seamless experience for the City of Fayetteville. Our commitment to providing top-notch staffing solutions is complemented by programs designed to simplify the staffing journey for you.

As part of our service, we actively engage our employees in a Referral Incentive Program and Employee Recognition Program, all at no additional cost to the City of Fayetteville. These initiatives are aimed at strengthening our recruitment and retention efforts, contributing to a dynamic and motivated workforce.

Our candidate screening and selection process is meticulously crafted, focusing on aligning the candidate's skills with the City of Fayetteville's job requirements. During this process, we verify each employee's eligibility to work in the United States through E-Verify, ensuring compliance with all legal requirements. As your staffing partner, we assume full responsibility for federal and state payroll taxes, including the employer portion mandated by law (FICA, FUTA, SUTA, and Workers' Compensation insurance).

To further simplify the process, we offer the following additional services to the City of Fayetteville, without incurring any extra charges to you:

- Ongoing recruiting programs
- Customized hiring and selection process
- Customer-specific information packets
- Continuous improvement programs
- 5 days of paid vacation to employees annually, upon meeting eligibility requirements
- Up to six days of holiday pay to employees each year, meeting eligibility criteria
- 8-hour guarantee
- Direct deposit
- Matching 401(k)
- CareBasic Staffing, including MEC, MVP & Indemnity Health Insurance
- 5-panel pre-employment, reasonable suspicion, random, and post-accident drug tests, as permitted by law
- National criminal background check, including court and sex offender registry search

Moreover, our commitment extends to a weekly payroll schedule, ensuring timely compensation for work performed.

We believe in making the staffing process as straightforward and efficient as possible for our valued clients.

TEAM EFFORT

At 1st Employment, we cultivate a collaborative environment that harnesses diverse skills and encourages inclusive decision-making. Our commitment is to achieve shared goals and inspire both personal and professional growth, fostering effective leadership across all levels of our organization.

For the City of Fayetteville's account, a dedicated and experienced team based in our Fayetteville's locations will be assigned. This team is poised to work diligently, ensuring the fulfillment of your staffing needs with utmost professionalism and expertise. Additional support will be seamlessly provided by our teams in Springdale, Rogers, and Siloam Springs. Moreover, our corporate team will offer guidance, ensuring that all the City of Fayetteville's staffing requirements are not only met but exceed the standards set by the City. This collaborative approach guarantees a comprehensive and top-tier service tailored to your specific needs.

TEMPORARY STAFFING SERVICES

KEY ACCOUNT STAFF

Our experience and friendly account staff stand as a leader in both recruiting and customer service. Both our Professional and Fayetteville Branch are based in Fayetteville. These team members are dedicated to delivering direct service to the City of Fayetteville, committed to not just meeting but surpassing all customer expectations.

Dawn Mounce, Professional Placement Division Manager

Dawn is a results-driven Talent Acquisition Operations Manager who has been working with 1st Employment for the past 10 years. Dawn brings humor and kindness along with excellent multi-tasking skills to the office every day! Dawn is experienced in optimizing talent acquisition strategies, systems, and workflows in fast-paced environments. Dawn has a proven track record of leading cross-functional teams, enhancing recruitment processes through data-driven insights, and scaling operations to meet evolving business needs. Skilled in improving candidate experience, and driving collaboration between HR, TA, and business leaders, she is adept at managing vendor relationships, compliance, and workforce planning to ensure efficient and scalable hiring operations. Dawn enjoys being a connector of people and strives to help others.

Tonya Beloney, Talent Acquisition Manager

Tonya has over 18 years of experience specializing in connecting top talent with innovative companies. She joined 1st Employment three and a half years ago, returning to staffing after a long career in corporate recruiting. Known for great customer service and direct communication, she has a proven track record of employee placements, client relations and direct hire placements. Passionate about helping others and building relationships Tonya is dedicated to the tasks that she takes on to the point of completion and customer satisfaction.

Sara Mendoza, Operation Manager

Sara began her career with 1st Employment in June 2022 as a Staffing Specialist and quickly advanced to the role of Operations Manager. With a strong background in customer service and a deep knowledge of workforce placement, she excels at matching the right candidates with the right opportunities, ensuring teams are set up for success from the very start. Recognized for her integrity and hands-on leadership, Sara leads by example building trust with clients, fostering strong partnerships, and driving every initiative forward with professionalism and purpose.

Kylee Shepherd, Staffing Specialist

Kylee joined the 1st Employment team in January 2023 and has demonstrated consistent growth both professionally and personally since her start. She is highly process-driven, dependable, and approaches each task with a positive and solution-oriented attitude. One of Kylee's favorite aspects of working at 1st Employment is the opportunity to help individuals find the right job fit for their needs while connecting with a wide range of personalities along the way.

SUPPORT STAFF

- **Jacqueline Rivera**, PHR, SHRM-CP | Chief Operations Officer
- **Elizabeth Reyes** | Director of Branch Operations
- **Jessica Fortune** | HR & Risk Manager
- **Stefan Daily** | Business Development Manager
- **Alison Ward** | Siloam Springs Operations Manager
- **MJ Reyes** | Springdale Operations Manager
- **Maria Rodriguez** | Springdale Sr. Staffing Specialist
- **Heather Tygart** | Springdale Sr. Staffing Specialist
- **Bree Norwood** | Rogers Operations Manager
- **Becky Albarran** | Rogers Sr. Staffing Specialist
- **Emily Terrell** | Rogers Staffing Specialist

MOST FREQUENT PLACEMENTS

At 1st Employment, we excel in developing meaningful connections between outstanding organizations and high-caliber talent. Our expertise extends to serving a diverse range of clients throughout the State of Arkansas and Eastern Oklahoma, leveraging strategically positioned office locations to ensure optimal accessibility and support.

- General Labor
 - Lawn Care
 - Janitorial
 - Maintenance
- Manufacturing
 - Machine Operator
 - Assembly
 - Line Work
- Warehouse
 - Pick Pack
 - Packaging
 - Forklift Drivers
- Hospitality
 - Banquet Servers
 - Dishwashers
 - Housekeeping
- Clerical
 - Office Assistant
 - Customer Service
 - A/P, A/R
- Professional Placement
 - Engineers
 - Accountants
 - Maintenance Technicians

ORDER PLACEMENTS

The City of Fayetteville may choose to email the job order to 1st Employment's distribution email or call in the job order to our office. If the job order is submitted via email, an acknowledgment email will be sent by a 1st Employment Representative within four (4) hours and request any additional information needed to ensure we source the best-qualified workers for the role. An after-hour answering machine is available. A 1st Employment will be responding to all after-hour voicemails before 9:00 am the following morning.

Our team will strive to fill all job orders as soon as possible and no later than three business days unless a specific timeframe is established by the City of Fayetteville. We believe maintaining a clear and constant line of communication is key to providing the best employment fit. 1st Employment will provide appropriate updates of our progress in fulfilling his/her needs to the City of Fayetteville Job Contact.

SCREENING AND HIRING

To streamline the screening and hiring process for the City of Fayetteville, 1st Employment has implemented a comprehensive and professional procedure to ensure the selection of highly qualified candidates.

Upon receiving applications for the City of Fayetteville's jobs, all applicants undergo a pre-screening process tailored to the City's specific requirements. A 1st Employment Representative conducts a thorough one-on-one behavioral interview, meticulously reviewing each applicant's work history and skill sets. If deemed satisfactory, the applicant proceeds to a customized screening aligned with the City's selection criteria, which includes, among other factors, the ability to provide good customer service, maintain positive and effective working relationships, and a history of reliable attendance. All Janitorial and Transportation Maintenance Workers will be confirmed to have the ability to maintain a healthful environment, empty trash cans, clean windows, floors, restrooms, parking lots, and any other areas assigned, as well as replace burnt lights and spot clean walls. They will also be confirmed to have the ability to use a shovel and rake when needed and perform other physically labor tasks, ability to pick up litter and clean shop areas, ability to assist with traffic control as needed, and the ability to assist with traffic control as needed, and the ability to positively adapt to other tasks as assigned. The screening will also confirm that all City's candidates possess a valid Driver's License, have reliable transportation, can safely and effectively use hand tools, can effectively communicate orally and in writing, can apply common sense when understanding and carrying out instructions, can meet the physical requirements of the job such as standing, walking, and sitting, can effectively use hands and arms, can climb or balance, stoop, kneel, crouch or crawl, and can regularly lift and move up to 50 pounds, and occasionally up to 100. All General Clerical candidates will be confirmed to have a High School diploma or GED, and at least one year of related office experience, can effectively communicate orally and in writing, is proficient in the use of computers, office equipment and software applications required for the job, and meet the physical requirements of the job such as moving from location to location, use of hands and arms, climbing or balancing, stooping and kneeling, as well as occasionally lifting and moving up to 25 pounds.

The top candidates identified through this process receive an offer of employment, contingent upon the successful completion of remaining employment verifications. These verifications

SCREENING AND HIRING

encompass reference checks, background checks, and drug screening. Upon acceptance, the candidate seamlessly navigates the onboarding process, which includes completing Form I-9, E-Verify, W-4, and other essential steps. They receive information on Equal Employment Opportunity, Discrimination, Harassment, the Americans with Disabilities Act, and various 1st Employment policies and procedures outlined in the Employee and Safety Handbook. Additionally, they complete a general safety orientation and officially become a 1st Employment employee.

Upon successful completion of the 1st Employment onboarding process, the 1st Employment Representative initiates the City of Fayetteville's assignment onboarding. This involves a thorough review with the selected employee of the job description, performance standards, attendance expectations, timekeeping procedures, dress code guidelines, code of conduct, and safety protocols.

Once a qualified worker has been pre-qualified according to the City of Fayetteville's requirements, a 1st Employment Representative provides regular updates to the City regarding reference checks, background checks, drug testing, and pre-assignment information. This ensures transparency and keeps the City informed at every stage of the process, contributing to a smooth and efficient hiring experience.

TEMPORARY STAFFING SERVICES

Hiring Process For City of Fayetteville

Recruiting (Target Market)

- Web/Job Boards
- Referrals
- Centers of Influence
- Social Media

Applicant Pre-Screening

- Previous Work Experience
- Job Description Previewed
- Skill Set Review

Candidate Interview

- Personal one-on-one interview
- Behavioral Questions
- Verification of Experience/Skills
- Customized screening based on City of Fayetteville selection criteria

Testing

- Clerical Candidates •
 - Typing
 - Data Entry
 - MS Word
 - MS Excel
- Non-Clerical Candidates
 - Safety in the Workplace

Prospect of City of Fayetteville

- Confirmation of Skills
- Valid Driver's License if applicable
- Physical Requirements of the job
- Reliable transportation

Selection

- Best Candidate Selected
- Conditional Job Offer Extended
- Compliance Paperwork (I-9, E-Verify, W-4, EEO, AR Unemployment Laws, Worker's Compensation Procedures, etc.)

Requirement Confirmation

- Criminal Background if applicable
- Drug Test if applicable
- Reference Check

1st Employment Orientation

- Policies/Procedures
- Employee Handbook and Safety Handbook
- Safety Video and Quiz
- Benefits
 - Vacation
 - Holiday Pay
 - Insurance
 - 401 (k)
 - Direct Deposit

Customized City of Fayetteville Pre-Assignment Checklist

- Job Description
- Performance Standards
- Attendance
- Timesheets
- Safety
- Attitude
- Dress Code

CLIENT SPECIFIC CHECKLIST

At 1st Employment, we firmly believe that well-informed employees are better positioned for long-term success. Our expertise lies in the development of a Client-Specific Information Packet, a process driven by attentive listening to our customers' unique needs. By meticulously customizing pre-employment information packets, we ensure alignment with our customers' expectations. A well-designed packet not only helps individuals succeed but also boosts customer satisfaction. This reflects our commitment to providing excellent, tailored solutions.

The following topics are deeply covered with the employee during the client's onboarding:

- Essential job duties and responsibilities
- Assignment expectations
- Physical demands of the job, including but not limited to the ability to lift fifty pounds and work in adverse weather conditions.
- Job-appropriate dress code
- Work schedule, attendance, punctuality, and job abandonment policies
- What to do upon arrival at the job site
- Time clock or timesheet system used by the City of Fayetteville
- Breaks/Lunch
- Code of conduct
- Use of work-appropriate language
- General safety and injury reporting procedures
- Housekeeping
- Personal Protective Equipment
- Smoking/Tobacco, and fire exits
- Cell Phones
- Paychecks

ASSIGNMENT PROGRESS

In-person or phone quality checks are conducted by a 1st Employment Representative on the first day of the assignment and at the frequency established by the City of Fayetteville. A 1st Employment Representative will inform the City of Fayetteville of any situations concerning employees assigned as soon as we are made aware. We will work diligently in solving any issue arising from the course of a 1st Employment employee's assignment and will coach, counsel, and terminate when necessary.

If an assigned employee is no longer returning to their assignment, 1st Employment will inform the City of Fayetteville immediately but no later than two hours and will work on screening and hiring a replacement.

To minimize job abandonment, any 1st Employment employee who does not call or show up to an assignment or who leaves early without first notifying and receiving approval will receive an hourly pay of Arkansas state minimum wage for all hours worked the week of the abandonment. If the no-call/no-show occurs on the first scheduled day of a new week, all hours worked the previous week may be reduced to an hourly pay of Arkansas state minimum wage.

TEMPORARY STAFFING SERVICES

PROVEN RESULTS

At 1st Employment, we do whatever it takes to align our solutions and deliver results that complement our customer's objectives. Boasting a vast database and more than 7,000 active employees, we stand prepared to meet your unique needs, and we are always ready to help!

Why entrust 1st Employment with your staffing needs? The answer lies in our demonstrated track record of success. Allow our satisfied customers to speak for themselves:

Client Name: City of Siloam Springs



Address: 400 N Broadway St, Siloam Springs, AR

Contact: Misty McGlothlin

Telephone: (479) 524-5779

Email: mmcglathlin@siloamsprings.com

Length of working relationship: 10+ years

Description of the services provided to the client: Provide electric, water, administration; office support, library staffing as well as lawn care workers

January 29, 2024

To whom it may concern,

First Employment is hands down the best staffing agency. They are so friendly and fast at filling any requests we may have. I know that I can always depend on First Employment for ALL my staffing needs!

Misty McGlothlin
HR Director
City of Siloam Springs

TEMPORARY STAFFING SERVICES

Customer: Pinnacle Memorial Gardens/Hunt Ventures



Address: 5500 MT Hebron RD, Rogers, AR 72756

Contact person and title: Joe Douglas, Risk Manager

Telephone number: (479) 845-3300

Email address: jdouglas@sagepartners.com

Length of working relationship: 2 years

Description of the services provided to the client: Provide lawn care workers.

January 30th, 2024

RE: 1st Employment Letter of Recommendation

To Whom This May Concern:

This letter is to provide my feedback regarding the job placement services provided to us by 1st Employment here in Northwest Arkansas.

We have been working with them now for a couple of years and the service they have provided to us has been outstanding! The staff are very friendly and they are responsive to our needs. They have done a great job matching up qualified candidates to help us fill various job roles here with our company. We've even made some permanent hires that were brought in on a temporary basis because we were so pleased with the workers they provided for us. Even when we may have had an issue with a worker they brought to us and it wasn't working out, they were very quick to perform another search to find us a replacement so that we could continue our operations with minimal disruptions.

I would highly recommend their services to any employer that has temporary or even permanent hiring needs.

Best Regards,

Joe Douglas Risk Manager
Hunt Ventures

TEMPORARY STAFFING SERVICES

Client Name: Blessings



Address: 5826 Clear Creek Blvd., Fayetteville, AR

72704 Contact: Alicia Hines, Controller/Director of

HR Telephone: (479) 444-6330

Email: alicia@blessingsgolf.com

Length of working relationship: 10 years

Description of the services provided to the client: Providing staff that maintains golf course grounds.

January 24, 2024

To whom it may concern:

Blessings Golf Club has had a great working relationship with 1st Employment Staffing since 2014. They have always provided us with staff to help maintain our golf course.

The employees have been trained in various equipment from lawnmowers, weed eaters, and raking bunkers.

We appreciate their compliance with background checks, driver's licenses, and drug tests. Many of the employees have stayed on to become full-time employees of our company.

We have found 1st Employment is an excellent company to work with as we continue our partnership.

If anyone has questions about our partnership and service received, please do not hesitate to contact me at the number below.

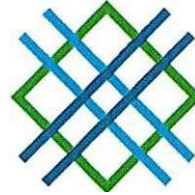
Alicia Hines

Controller/Director of HR

Office: (479) 444-6330

TEMPORARY STAFFING SERVICES

**Client Name: City of Springdale-Public Works
Department**



SPRINGDALE:
WE'RE MAKING IT HAPPEN

Address: 269 East Randall Wobbe Lane, Springdale, AR 72764

Contact: James Smith, Director - Public Works

Telephone: (479) 750-8135

Email: jsmith@springdalear.gov

Length of working relationship: since 2019

Description of the services provided to the client: Fulfill staffing needs for Landscapers, Lawn Mowers, Weed Eaters, Drivers, and General labores placements

January 23, 2024

Re: 1st Employment-Letter of Reference

To Whom It May Concern,

The City of Springdale-Public Works Department has a working relationship with 1st Employment Staffing that began in 2019. They have provided us with temporary staff to fill our Landscaping & Right of Way Section. The employees they assigned to our facility use an array of equipment from large mowers to handheld weed eaters to maintain our facilities and right of way on the city streets. 1st Employment also made sure to conduct background/driver license, and drug tests prior to filling a position when we still allowed the temporary staff to drive our vehicles. Many of the temporary staff stay on with us year- round and several have transitioned in to full time employees. Our partnership with 1st Employment has been vital to fulfilling our needs and accomplishing the workload for our department. 1st Employment is an excellent company to work with.

James Smith
Director-Public Works

RFP 25-17, PRICING SUMMARY

Description	City's Average Market Hourly Pay Rate	Proposer's Recommended Hourly Pay Rate	Proposer's Mark Up % (non-city referred temporary employees)	Proposer's Payrolling Mark Up % (city referred/direct provided temporary employees)
Janitorial / Custodian	\$14.74-\$17.76	\$15.00-\$18.00	35%	30%
Transportation Maintenance Worker	\$14.74-\$17.76	\$15.00-\$18.00	35%	30%
General Clerical	\$16.71-\$20.13	\$17.00-\$22.00	35%	30%

TEMPORARY STAFFING SERVICES

As the employer, 1st Employment assumes responsibility for all federal and state payroll taxes (FICA, FUTA, SUTA) as well as worker's compensation coverage.

1st Employment will also provide the following services to the City of Fayetteville at no additional charge:

- On-going recruiting programs
- Customized hiring and selection process
- Customer-specific safety orientation
- Criminal Background Check
- Drug Testing
- Vacation & holiday pay
- CareBasic Staffing Medical Insurance
- Matching 401 (k)
- 4-hour guarantee
- Continuous improvement programs
- Direct Deposit

*Overtime pay and bill rates apply to employees exceeding 40 hours in a work week.

*All rates include safety equipment.

*Rates will include all pre-employment requirements as specified by the City of Fayetteville.

*City of Fayetteville may convert to their payroll, at no additional cost, any 1st Employment employee of their choice after the employee accrues 480 hours on assignment at the City.

SIMPLYFYING INVOICES

A net 30 detailed weekly invoice will be provided to each City of Fayetteville department with all regular and overtime hours worked by each employee assigned. Because we process all payroll locally, we can make rapid corrections to paychecks and invoices when needed.

Employees assigned to the City of Fayetteville will be paid all worked hours the prior week at the rate established by the City of Fayetteville and the City will be billed at the rate agreed upon at the time of contract. Overtime rates and bill rates apply to employees exceeding 40 hours in a work week.

All rates include safety equipment and all pre-employment requirements as specified by the City of Fayetteville approved or administered by 1st Employment.

The City of Fayetteville may convert to their payroll, at no additional cost, any 1st Employment employee of their choice after the employee accrues 480 hours on assignment at the City of Fayetteville.

- Short and Long Term: 1st Employment will assist the City of Fayetteville with any need they may have such as a fill-in for FMLA, Vacation, or any other short-term project.
- Screen-To-Hire: 1st Employment will supply employees for a trial period. The City of Fayetteville will have the opportunity to determine if the worker is a good fit for the City before investing in a hire.
- Direct Hire: 1st Employment will locate and recruit the right talent for the City of Fayetteville's needs at a minimal finding fee.



APPENDIX A

1st Employment – W-9



**Request for Taxpayer
Identification Number and Certification**
Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Daugherty & Daugherty Investments, LLC	
	2 Business name/disregarded entity name, if different from above. 1st Employment Staffing	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☒ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) S Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions)	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐	
	5 Address (number, street, and apt. or suite no.). See instructions. 1 W Mountain St 6 City, state, and ZIP code Fayetteville, AR 72701 7 List account number(s) here (optional)	Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

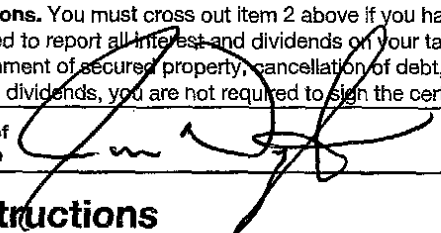
Social security number								
			-					
or								
Employer identification number								
2	7	-	2	1	1	8	8	0 2

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person 	Date 1/27/25
-----------	--	---------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a *disregarded entity* completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has *direct or indirect* foreign partners, owners, or beneficiaries when it provides the Form W-9 to another *flow-through entity* in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



APPENDIX B

1st Employment Certificate of Insurance— Workers Compensation and General Liability





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/18/2025

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 Acrisure LLC 1265 Drummers Lane, Suite 300 Wayne PA 19087	CONTACT NAME: Madison Hagy PHONE (A/C, No, Ext): 866-282-9742 E-MAIL ADDRESS: MidAtlanticCerts@acrisure.com FAX (A/C, No): 610-995-0105														
INSURED Daugherty & Daugherty Investments, LLC dba 1st Employment Staffing 1148 Stearns St, Suite 4 Fayetteville AR 72703	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A : Zurich American Insurance Company</td><td>16535</td></tr><tr><td>INSURER B : Everest Indemnity Insurance Company</td><td>10851</td></tr><tr><td>INSURER C : Everest National Insurance Company</td><td>10120</td></tr><tr><td>INSURER D :</td><td></td></tr><tr><td>INSURER E :</td><td></td></tr><tr><td>INSURER F :</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Zurich American Insurance Company	16535	INSURER B : Everest Indemnity Insurance Company	10851	INSURER C : Everest National Insurance Company	10120	INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A : Zurich American Insurance Company	16535														
INSURER B : Everest Indemnity Insurance Company	10851														
INSURER C : Everest National Insurance Company	10120														
INSURER D :															
INSURER E :															
INSURER F :															

COVERAGES**CERTIFICATE NUMBER:** 870097244**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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:			91MLN01136-251	5/1/2025	5/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 200,000 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 \$
B	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			91MLN01136-251	5/1/2025	5/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☐ UMBRELLA LIAB ☐ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$			91EXN00336-251	5/1/2025	5/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y / N ☒ N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			WC343488813	1/1/2025	1/1/2026	☒ 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	Professional Liability			91MLN01136-251	5/1/2025	5/1/2026	Occ/Agg Limit \$1M/2M
C	Crime			91CR001614-251	5/1/2025	5/1/2026	\$500K
B	Employee Practices Liability			91MLN01136-251	5/1/2025	5/1/2026	Occ/Agg \$1M/2M

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

CERTIFICATE HOLDER**CANCELLATION**City of Fayetteville
113 W Mountain
Fayetteville AR 72701

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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APPENDIX D

1st Employment Invoice Example





1st Employment
1 W Mountain St.
Fayetteville, AR 72701

INVOICE

Invoice Amount

Payment Terms

Net 30

Invoice Date

Invoice No.

Customer No.

5017

City of Fayetteville

Make Check Payable To:
1st Employment

Customer Name		Department	Customer No.		Payment Terms	
City of Fayetteville		Parks and Recreation	3684		Net 30	
Description		Type	Units	Rate	Amount	
Week Ending: 00/00/000						
Last Name, First Name	Job Title	Reg	0.00	\$0.00	\$0.00	
Last Name, First Name	Job Title	OT	0.00	\$0.00	\$0.00	
Last Name, First Name	Job Title	Reg	0.00	\$0.00	\$0.00	
Last Name, First Name	Job Title	Reg	0.00	\$0.00	\$0.00	
Last Name, First Name	Job Title	Reg	0.00	\$0.00	\$0.00	
		Total This Week Ending:				\$0.00

Reg: 0 OT: 0 DT: 0

Total - This Invoice:

\$0.00



APPENDIX D

1st Employment Pre-Assignment Checklist Example



Employee's Name: _____ Date: _____

The following conditions are absolute and non-negotiable. Please initial after each statement to indicate your compliance. Any employee in violation of these practices is subject to disciplinary action, up to and including termination.

1. **Arrival:** At your arrival park in the employee parking lot located _____. Enter the door marked _____ and report to _____. Immediately report to the break room. _____
2. **Time Clock:** Directly inside the break room and to the right will be a computer with the 1st Employment time clock. You will use the last 4 digits of your social security number to clock in upon arrival and clock out before you leave. If at any time you are unable to clock in/out, please contact 1st Employment immediately for assistance. _____ **OR Timecards:** Before starting the assignment, 1st employment will provide you with timecards to keep track of your time each week. Your supervisor must sign the timecard each week for approval to pay. It is YOUR responsibility to turn the signed timecards in to 1st Employment every Monday by 10am. If you quit the assignment or are terminated for any reason, it will still be YOUR responsibility to turn in the timecard for the last week worked. For your convenience, we have a drop slot in the door so that you can turn in the timecards after hours/over the weekend. If we do not receive your timecard by the deadline, we cannot guarantee that you will get paid in a timely manner. _____
3. **Attendance:** A very high attendance standard is set for all employees assigned to _____. Employees who **MUST** miss work need to contact the 1st Employment office no later than 1 hour prior to the beginning of shift. Excessive absences and/or tardiness will not be tolerated. If at any time this becomes an issue, your assignment will be terminated immediately. _____
 - **Job Abandonment Policy:** Employees who do not report to their assignment (“no call/no show”), leave prior to the end of the shift without notifying and receiving approval from a 1st Employment Representative or fail to call in at least 1 hour prior to the shift in cases of an absence and/or tardy will be dismissed from the assignment. The total hourly rate of pay may be adjusted to the Arkansas state minimum wage per hour for all hours worked the week of the abandonment for all assignments worked. If the employee no call/no shows on the first scheduled day of a new week, the total hourly rate of pay for the entire previous week may be reduced to the Arkansas state minimum wage rate of pay. _____
 - **Tardiness:** You must contact 1st Employment ASAP if you are running late for your shift. If you are assigned to report in at 6am, this means you need to be clocked in and prepared to be in your designated area by 6am. _____
 - **No Call No Shows:** Failing to contact 1st Employment no later than 1 hour prior to the beginning of your shift will be considered as a no call no show. This will result in immediate termination from 1st Employment. _____
4. **Checks:** Employees have the option to setup direct deposit through their own bank account or a Pay Card which are available in any 1st Employment office location. **If neither option is selected, checks will be mailed out from the corporate office on Friday afternoons for all hours worked the previous week.** Once checks have been mailed out, we have no control over when they will arrive at your address on file. Failure to turn in a timecard each week could cause delayed paychecks.

5. **Physical Requirements:** Employees will be required to lift up to ___ lbs on a regular basis. Bending at the knees, the use of wrists and constant standing are essential physical requirements. Other essential physical requirements of the job include: standing, walking, bending, kneeling, stooping, crouching, crawling and climbing throughout your 8 hour shift. Employees may be asked to work outside in heat or cold weather. Employees may be required to walk far distances from their vehicles. _____
6. **Lifting:** One of the leading causes of back and shoulder injuries in the workplace is an improper lifting technique. Many factors can contribute to injury including poor posture and poor physical condition; however, using proper lifting techniques can help you avoid these very painful injuries. You will be asked to lift ##lbs repeatedly throughout the shift. _____
- Size up the load before trying to lift it.** If the load is too heavy, or of an awkward shape, get help from a co-worker or use a mechanical lifting device. _____
 - Bend your knees.** This is the most important rule to remember when lifting moderate to heavy objects. Center yourself over the load, get a good hand hold, and lift straight up with your back straight. Allow your legs, not your back, to do the work. _____
 - Carry the load close to your body.** Do not stretch your arms and back to reach an object. Keep the load close and centered to your body. The farther away from your body you hold the load, the more pressure is exerted on your lower back. _____
 - Do not twist or turn your body once you have made the lift.** Keep the load close to your body and keep it steady. Any sudden twisting or turning could result in injury. _____
 - Make sure you can carry the load where you need to go before attempting to move it.** Make sure your path is free of obstacles and there are no hazards such as spills in your path. _____
 - Set the load down properly.** Lower your body slowly, letting your legs do most of the work. _____
 - Always push, not pull an object.** Pushing puts less strain on the back. _____
7. **Slip, Trip and Fall Prevention:** Slips, trips and falls are extremely common when dealing with slippery, wet or cluttered floors. Slips are a loss of balance caused by too little friction between your feet and the surface you walk/work on. Trips occur when your foot hits an object and you are moving with enough momentum to be thrown off balance. Falls occur whenever you move too far off your center of balance. To prevent slips, trips, and falls:
- Wear comfortable, slip resistant shoes and pants _____
 - Be alert and watch where you are going to ensure you have a clear path _____
 - Make sure you can see where you are walking; don't carry loads that you cannot see over _____
 - Check the conditions of floors, stairs, ladders and work areas _____
 - Report defects/hazards immediately and avoid unsafe areas until they have been repaired _____
 - Place signs when a floor area is wet/slippery _____
 - Clean up spills immediately after they occur _____
 - Keep walking and working surfaces clean, dry, and unobstructed; if you see an obstruction in a pathway, move it immediately _____
 - Keep passageways and aisles to exits clear of clutter and obstructions _____
 - Cover cords and cables that cross walkways _____
 - Keep working areas and hallways well-lit _____
 - Take short steps on slippery surfaces to keep your center of balance under you and point your feet slightly outward _____
 - Don't jump off landings or loading docks; use the stairs _____
8. **Sprain and Strain Prevention:** Repetitive motion is the major cause of sprain and strain injuries. The most common causes of repetitive motion injuries are: Awkward posture for long periods of time, too much force overloading muscles and tendons, repetitive use of the same muscles and joints

to perform any given task. Use adjustable tools/equipment when available. Reduce motions such as bending, twisting and reaching when possible. Be mindful of safe manual lifting, weight of load, force of push or pull and force to arms and wrist. _____

9. **Heat Safety Tips:** Wear a hat and use sunscreen to prevent sunburn. Wear light-colored, loose-fitting, and breathable clothing if possible. Drink plenty of fluids throughout the day. Make sure you have ample cool, clean water on the job. Your body needs water before you feel thirsty so drink water at least every 15 minutes, even if you don't feel thirsty. Water, fruit juice and sports drinks are best for hydration. Sodas, coffee and tea all contain caffeine and can dehydrate you. Avoid drinking milk immediately prior to working in the heat as it can spoil in your stomach and make you sick. Alcohol causes dehydration and can be a big contributor to more serious heat-related illnesses. Eat well-balanced meals. Fresh fruits and vegetables contain needed nutrients plus water. Get plenty of rest. Take breaks in the shade or a cooler area. Remove unneeded protective equipment while on break. Keep an eye on other workers, if someone looks like they are having heat exhaustion, or a heat stroke take action fast to get them to a cool area and get medical attention. _____
10. **Knife Safety:** Point the blade away from yourself when cutting. Make sure no body parts are in the cutting path and other people are at a safe distance before cutting. When not in use, store your knife/box cutter in a safe location. Make sure the blade is safely stored away. Knives with retractable blades should have the blade retracted immediately after use. Utility knives, box cutters or any safety knives should be discarded (as directed by supervisor) or repaired if not working properly. The safety features of knives and cutters should not be circumvented or removed. If your knife has damaged safety mechanisms, alert your supervisor immediately. Dispose of dull or rusty blades in the proper location as specified by your supervisor. Never discard loose blades in the garbage or leave them where they can injure an unsuspecting person. Using your knife in a way in which they were not designed or on the wrong materials can damage the blade and cause injury to yourself or others. If a knife is falling, even a safety knife, you risk injury by trying to stop it with your hand or foot. Let the knife fall to the ground rather than trying to grab it as it falls. Do not toss a knife to someone. It is also recommended that you do not hand a knife directly to someone. Set down the knife and let the other person pick it up. _____
11. **Machine Safety:** Before using any tool or machine, stop and inspect the device to make sure it is safe to operate. Never use defective tools, parts, or equipment. Always use the correct tools and equipment for the job. Use tools and equipment safely and only when authorized. Machine safety guards may only be removed by authorized personnel for the purpose of working on machinery and must be replaced before machines may be operated. Take your time, follow all work and safety rules, and get the job done safely. No machine may be started while other employees are working on the machine. Do not become distracted or be a distraction to others. Concentrate on the work and the machine at all times; it only takes a moment for an accident to occur. Constantly be alert for moving equipment. Always stand clear of operating machinery. Never stick body parts into running machinery for any reason. Always wear appropriate personal protective equipment where advised or required. Do not wear loose fitting or baggy clothing around moving machinery. Remove jewelry (including rings, watches, bracelets, necklaces, etc.) before working around moving machinery or electrical equipment and while handling heavy objects. Long hair should be secured behind the neck and shoulders when working around moving machinery to prevent entanglement. All machines must be locked out by authorized personnel before any work can be performed, with the authorized person having sole control of the lockout device. Any safety guards not in place on a machine, not in proper working condition, or not properly used must be reported to your on-the-job supervisor immediately. Each employee is responsible for keeping their machine work area clean. Parts, supplies, and materials should be picked up or put away. Spills, messes, or debris should be cleaned. _____
12. **Safety Equipment:** You must wear all the personal protective equipment provided by _____ and 1st Employment (safety glasses, etc.) All PPE must be in place prior to stepping onto the production

floor. Improper use of safety equipment will lead to immediate termination of employment. _____ has a ZERO tolerance for Safety Violations. If you have prescription eyewear that will be considered an acceptable substitute for safety glasses _____

13. **Forklift/Stockpicker Safety:** Equipment should only be operated by those who have been licensed and certified. In the event your job duty requires operating a forklift, _____ will properly train and certify you on its use. Pedestrians should **always** be alert for lift traffic. **Watch and listen at all times.** **DO NOT walk under a lift.** Maintain a **safe distance** from any raised lift. Before crossing the path of a lift, make sure the driver sees and acknowledges you before you proceed. _____
14. **Entering/Exiting Vehicles and Forklift:** Always face the vehicle when getting on or off. Grab onto hand grips and mounted rails – never the door, door handles or steering wheel. Step on stairs, running boards and traction strips – never tires, wheel hubs or machine tracks. Place equipment in the vehicle before you enter or exit so that your hands are free. Never jump down from a vehicle or forklift as this could lead to injury. Never get on or off a moving vehicle or forklift. _____
15. **Fire Exits:** Supervisors will make you aware of fire exits. Please make a note of where these are located. Never block aisles around fire extinguisher and fire exits. _____
16. **Injury Reporting Procedures:** It is very important that 1st Employment be advised immediately of all information about a work-related injury. 1st Employment's policy requires that **you notify both your On-Site Supervisor and your 1st Employment Representative of your injury.** If circumstances don't allow an immediate notification, **you must report the incident to 1st Employment by the end of your shift.** 1st Employment has a 24-hour a day, seven-day a week mobile app, emergency cell phone **479-899-6847** and email service, workcomp@1stemployment.com, to take your report. **It's your responsibility as our employee to report your injury to 1st Employment prior to receiving any medical treatment otherwise WC insurance will not cover.** The customer is NOT responsible for reporting your incident/accident nor authorized to approve treatment. Any person who knowingly presents a false or fraudulent claim for the payment of a loss is guilty of a Class D felony and may be subject to maximum imprisonment in the state prison for up to six (6) years, or by a fine of up to \$10,000, or by both. In such cases, the Insurance Commissioner will refer the matter to the local prosecuting attorney. _____
17. **Breaks/Lunch:** You will be allowed a ____ minute paid lunch. Everyone is expected to remain in their work areas until the beginning of their break time and should return promptly at the end of the ____ minutes. Keep the area clean and pick up after yourself. _____
18. **Housekeeping:** Properly dispose of all trash and debris. Should you see anything on the floor, please pick it up to reduce trip hazards. Keep all aisles, walkways and exits clear of obstacles. Outside and in the break area, please dispose of all trash in the proper receptacles. Cigarette butts should be placed in the appropriate bins. _____
19. **Smoking areas:** Please smoke only in designated areas. These will be shown to you by your supervisor. Remember to dispose of all cigarette butts in the appropriate bins. Smoking in the parking lot is prohibited. Tobacco use on the work floor is prohibited. All tobacco use should be confined to break times in designated areas. _____
20. **Drug & Alcohol Policy:** 1st Employment is committed to providing a safe and productive drug-free workplace. A failed drug screen may result in disciplinary action up to and including termination of employment. Any employee who refuses to submit to a federally mandated drug test will be deemed to have failed the test and will be subject to disciplinary actions up to and including termination of employment. It is also the policy of 1st Employment to strictly prohibit employees and others working on company premises from reporting to work or working under the influence of

unauthorized or illegal drugs and/or alcoholic beverages. Any employee found to use, sell, possess, or distribute any illegal or unauthorized drugs (including excessive quantities of prescription or over the counter drugs) while on 1st Employment or 1st Employment customer property, performing 1st Employment-related duties, or operating 1st Employment or 1st Employment customer equipment will be subject to discipline, up to and including termination of employment. 1st Employment strictly prohibits employees from possessing, using, and/or being under the influence of medical marijuana at work. Employees violating this policy will be subject to discipline, up to and including termination of employment. _____

21. **Weapons:** Weapons of any kind are prohibited on company property. _____
22. **Dress code:** Report to work in a clean and neat way and wearing closed toed and closed heeled shoes with slip resistant soles. No midriff or see through shirts. Short and cut off sleeved shirts will not be acceptable. Sexual, violent or obscene designs or profanity will not be acceptable as part of the appropriate dress code. _____
23. **Attitude/Behavior:** Employee must exhibit a professional appearance and demeanor at all times. Also, must have a positive work attitude and show motivation. Only use work appropriate language. Obscenities or offensive language will not be tolerated. **Sleeping during your break or during work hours is strictly prohibited and will result in immediate removal from the assignment and termination from 1st Employment.** _____
24. **Cell phones:** Cell phones must be turned off during work hours. Sending/receiving text messages or making/receiving calls during work hours is prohibited. You are only allowed to use your cellphone in your break/lunch time and only in the break room or outside the building. Inappropriate use of your cellphone could result in disciplinary action up to and including termination of employment. _____
25. **Work Environment:** The building is not climate controlled and does become hot in the summer months. The building may also be cool in the winter months due to dock doors being open for outbound shipments. Some assignments will require you to work in the cooler which has temperatures of 32-34 degrees as well as the freezer which has temperatures of 0-7 degrees. Dress accordingly. _____
26. **Call In Policy:** If at any time your assignment comes to an end, 1st Employment requires that you request reassignment within 48 hours of the end of each assignment and that you update 1st Employment of your availability at least every five (5) days. Failure to contact 1st Employment at the conclusion of every assignment for reassignment may result in a denial of unemployment benefits. _____
27. **Job Changes:** In order to ensure your safety, it is very important that 1st Employment be advised **immediately** of any changes to your job title, department and/or primary job duties and tasks. In addition, you should never perform a job that you have not been properly trained and authorized to perform. _____

Employee's Signature

Date

1st Employment Rep Signature

Date



APPENDIX E

RFP 25-17 Section C



1. DISCLOSURE INFORMATION

- a. Proposer must disclose any possible conflict of interest with the City of Fayetteville, including, but not limited to, any relationship with any City of Fayetteville employee. Proposer response must 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.
 - i. If, to your knowledge, 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. This form must be completed and returned in order for your bid/proposal to be eligible for consideration.

PLEASE CHECK ONE OF THE FOLLOWING TWO OPTIONS, AS IT APPROPRIATELY APPLIES TO YOUR FIRM:

X _____ 1) NO KNOWN RELATIONSHIP EXISTS

2) RELATIONSHIP EXISTS (Please explain): _____

- b. I certify that; as an officer of this organization, or per the attached letter of authorization, I am duly authorized to certify the information provided herein is accurate and true; and my organization shall comply with all State and Federal Equal Opportunity and Non-Discrimination requirements and conditions of employment.
- c. Proposer agrees that they shall have a current, valid registration with the Arkansas Secretary of State and System for Award Management (SAM.gov) at time of RFP deadline OR be able to provide proof of registration before recommendation of award to Fayetteville City Council.
- d. 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.
- e. 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.

2. PRIMARY CONTACT INFORMATION

At the discretion of the City, one or more firms may be asked for more detailed information before final ranking of the firms, which may also include oral interviews. **NOTE: Each Proposer shall submit to the City a primary contact name, e-mail address, and phone number (preferably a cell phone number) where the City selection committee can call for clarification or interview via telephone.**

Corporate Name of Firm: 1st Employment

Primary Contact: Jason Daugherty Title of Primary Contact: CEO

Phone#1 (cell preferred): 479-717-2910 Phone#2: _____

E-Mail Address: jdaugherty@1stemployment.com

3. 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
1 RFP 25-17	<i>Jason Daugherty</i> Jason Daugherty	9/8/2025
2 RFP 2517	<i>Jason Daugherty</i> Jason Daugherty	9/8/2025

4. DEBARMENT CERTIFICATION

- As an interested party on this project, you are required to provide debarment/suspension certification indicating compliance with the below Federal Executive Order. Certification can be done by completing and signing this form.
- 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.
- Signature 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.

5. SIGNATURE SUBMITTAL

NAME OF COMPANY: 1st Employment

PHYSICAL ADDRESS: 1 West Mountain Street Fayetteville, AR 72701

MAILING ADDRESS: P.O Box 8712 Fayetteville, AR 72703

TAX ID #: 27-2118802 AR. SECRETARY OF STATE FILING #: 800174177

PHONE: 479-717-2910 FAX: 479-442-45580

E-MAIL: jdaugherty@1stemployment.com

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

SIGNATURE: *Jason Daugherty*

PRINTED NAME: Jason Daugherty

TITLE: Chief Executive Officer DATE: 9/30/2025

END OF RFP DOCUMENT

Appendix D
RFP 25-17, Pricing Summary

Line Item #	Description	City's Average Market Hourly Pay Rate	Proposer's Recommended Hourly Pay Rate	Proposer's Mark Up Percentage (for non-City referred temporary employees)	Proposer's Payrolling Mark Up Percentage (for City referred/direct provided temporary employees)
1	Janitorial/Custodian (Appendix A)	\$14.74 - \$17.76	\$ <u>15.00 - \$18.00</u>	<u>35</u> %	<u>30</u> %
2	Transportation Maintenance Worker (Appendix B)	\$14.74 - \$17.76	\$ <u>15.00 - \$18.00</u>	<u>35</u> %	<u>30</u> %
4	General Clerical (Appendix C)	\$16.71 - \$20.13	\$ <u>17.00 - \$22.00</u>	<u>35</u> %	<u>30</u> %



This contract executed this 27th day of October, 2025, between the City of Fayetteville, Arkansas (City), of 113 W. Mountain, Fayetteville, AR 72701 and 1st Employment Staffing (1st Employment) of 1 W Mountain St, Fayetteville, AR 72701, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Purpose: The purpose of this Contract is to provide the terms and conditions necessary for providing compensation consulting services for the City of Fayetteville (the "Project").
2. Contract Documents: The Contract documents, which comprise the contract between the City of Fayetteville and 1st Employment, consists of this Contract and 1st Employment's proposal, which includes the following documents:
 - a. City of Fayetteville's RFP Solicitation: Pages 4 – 28
 - b. Fee Schedule: Page 67
 - c. Certificate of Insurance: Page 54
3. City's Responsibilities:
 - a. The City shall make available to 1st Employment, all relevant information or data pertinent to the Project which is required by 1st Employment to perform the Services. 1st Employment shall be entitled to rely upon the accuracy and completeness of all information and data furnished by the City, including information and data originating with other consultants employed by the City whether such consultants are engaged at the request of 1st Employment or otherwise. Where such information or data originates either with the City or its consultants then 1st Employment shall not be responsible to the City for the consequences of any error or omission contained therein.
 - b. When requested by 1st Employment, the City may engage specialist consultants directly to perform items of work necessary to enable 1st Employment to carry out the Services. Whether arranged by the City or 1st Employment, these services shall be deemed to be provided under direct contracts to the City unless expressly provided otherwise. If the City chooses not to engage specialist consultants, then the Parties will work cooperatively to modify the scope of services to reflect any reductions or additions to the services to be provided by 1st Employment.
 - c. The City shall give prompt consideration to all documentation related to the Project prepared by 1st Employment and whenever prompt action is necessary shall inform 1st Employment of

City's decisions in such reasonable time so as not to delay the schedule for providing the Services.

- d. The City of Fayetteville's Human Resources Director is the project representative with respect to the services to be performed under this Agreement. The Human Resources Director 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.

4. 1st Employment's Responsibilities:

- a. **1st Employment** shall furnish the necessary qualified personnel to provide the Services. **1st Employment** represents that it has access to the experience and capability necessary to and agrees to perform the Services with the reasonable skill and diligence required by customarily accepted professional practices and procedures normally provided in the performance of the Services at the time when and the location in which the Services were performed. This undertaking does not imply or guarantee a perfect Project and in the event of failure or partial failure of the product or the Services, **1st Employment** will be liable only for its failure to exercise diligence, reasonable care, and professional skill. This standard of care is the sole and exclusive standard of care that will be applied to measure **1st Employment's** performance. There are no other representations or warranties expressed or implied made by **1st Employment**. In particular, but not by way of limitation, no implied warranty of merchantability or fitness for a particular purpose shall apply to the Services provided by **1st Employment** nor shall **1st Employment** warrant or guarantee economic, market or financial conditions, proforma projections, schedules for public agency approvals, or other factors beyond **1st Employment's** reasonable control.

5. Non-Assignment: **1st Employment** shall not assign its duties under the terms of this agreement without prior written consent of the City.

6. Indemnification and Hold Harmless:

- a. **1st Employment** agrees to hold the City of Fayetteville harmless and indemnify the City of Fayetteville, but not defend, against any and all claims for property damage, personal injury or death, arising from **1st Employment's** performance under this contract. This clause shall not, in any form or manner, be construed to waive that tort immunity set forth under Arkansas Law.

7. Insurance:

- a. **1st Employment** shall furnish a certificate of insurance addressed to the City of Fayetteville within ten (10) calendar days after contract finalization, presenting insurance which shall be maintained throughout the term of the Contract in compliance with the terms of RFP 25-17. If

applicable, **1st Employment** shall require any subcontractor to provide insurance. In the event any employee engaged in work on the project under this contract is not protected under Worker's Compensation insurance, **1st Employment** shall provide and shall cause each subcontractor to provide adequate employer's liability insurance for the protection of such of their employees are not otherwise protected. Worker's Compensation coverage shall be applicable with state law.

i. **1st Employment** shall carry the following coverages, at minimum:

1. Worker's Compensation Insurance – Statutory Amount
2. Automotive Insurance covering all vehicles and trailers, if applicable
3. General Liability - \$1,000,000 each occurrence

ii. Certificates of Insurance shall list the City of Fayetteville as an additional insured. Listing the CITY as a Certificate Holder only is NOT an acceptable substitute. Certificates of Insurance must include the endorsement(s) showing the City of Fayetteville listed as an additional insured.

8. Price:

- a. **1st Employment** shall perform the services included in this proposal using the fee breakdown for services as identified in Appendix A.

9. Payments:

- a. Payments shall be made after approval and acceptance of each itemized invoice, which shall not be unreasonably withheld.
- b. Unless disputed by the City, payments shall be made **30 calendar days after acceptance of invoice**. Electronic delivery to the City is preferred.

10. Terms: This contract shall be effective for one (1) year from City Council approval and shall be automatically renewable for up to four (4) annual, automatic renewals for a possible contract term of five (5) years.

11. Ownership of Documents:

- a. All documents provided by the City are and remain the property of the City. **1st Employment** may retain reproduced copies of drawings and copies of other documents.
- b. All documents and records, whether in physical or electronic format, prepared by **1st Employment** or its subconsultant as part of the Project shall become the property of City when **1st Employment** has been compensated for all services rendered; provided, however, that **1st Employment** shall have the unrestricted right to their use.
- c. **1st Employment** shall retain its rights in its standard document 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 **1st Employment**.

12. Independent Contractor: **1st Employment** is an independent contractor of the City and shall maintain complete responsibility for applicable state or federal law on unemployment insurance, withholding taxes, social security, or other industrial, labor or discrimination law for its employees. **1st Employment** is responsible for its agents, methods and operations.
13. 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, e-mail or fax (receipt confirmed), or overnight courier.
14. Freedom of Information Act: City of Fayetteville 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 photo copying costs pursuant to the FOIA may be assessed for this compliance.
15. Termination: This Contract may be terminated by the City of Fayetteville or **1st Employment** for any reason with thirty (30) days written notice. If either party breaches this agreement, the non-defaulting party may terminate this Agreement after giving seven (7) days' notice to remedy the breach. On termination of this agreement, the City shall pay **1st Employment** for the services performed through the date of termination within thirty (30) days of acceptance of final invoice.
16. 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. No modification of this contract shall be binding unless made in writing and executed by both parties.
17. Applicable Law: This Agreement shall be governed by and construed in accord with the laws of the State of Arkansas. Venue for all legal disputes shall be Washington County, Arkansas.
18. Contract Administration: The Mayor or their Designated Representative shall be the Contract Administrator for this contract. **1st Employment's** Principal or their Designated Representative shall be the primary contact for all matters pertaining to this contract.
19. Professional Responsibility: **1st Employment** shall exercise reasonable skill, care, and diligence in the performance of services and will carry out its responsibilities in accordance with customarily accepted professional practices.

20. Permits & Licenses: 1st Employment shall secure and maintain any and all permits and licenses required to complete this Contract.
21. Publications: Recognizing the importance of professional development on the part of 1st Employment's employees and the importance of 1st Employment's public relations 1st Employment may prepare publications, such as technical papers, articles for periodicals, promotional materials, and press releases, in electronic or other format, pertaining to 1st Employment'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 1st Employment. 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. Approved materials may be used in a variety of situations and do not require additional review or approval for each use. The cost of 1st Employment's activities pertaining to any such publication shall be for 1st Employment's account.
22. Entire Agreement: These Contract documents constitute the entire agreement between the City of Fayetteville and 1st Employment and may be modified only by a duly executed written instrument signed by the City of Fayetteville and 1st Employment. In the event of a conflict between the terms of this Contract and the appendices, this Contract and the terms and conditions contained in Appendix A shall control.
23. Force Majeure: Any default in the performance of this Agreement caused by any of the following events and without fault or negligence on the part of the defaulting party shall not constitute a breach of contract: labor strikes, riots, war, acts of governmental authorities, unusually severe weather conditions or other natural catastrophe, disease, epidemic or pandemic, or any other cause beyond the reasonable control or contemplation of either party. Nothing herein relieves the City of its obligation to pay 1st Employment for services actually rendered.
24. Severability: In the event that any court of competent jurisdiction shall determine that any provision of this agreement shall be unenforceable, then that provision shall be deemed to be null and void and the remaining provisions hereof shall remain in full force and effect.
25. Debarment Certification: 1st Employment hereby provides debarment/suspension certification indicating compliance with the below Federal Executive Order. 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. 1st Employment hereby attests its principal is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.

IN WITNESS WHEREOF, CITY OF FAYETTEVILLE, ARKANSAS by and through its Mayor, and 1ST EMPLOYMENT STAFFING by its authorized officer has made and executed this Agreement as of the day and year first above written.

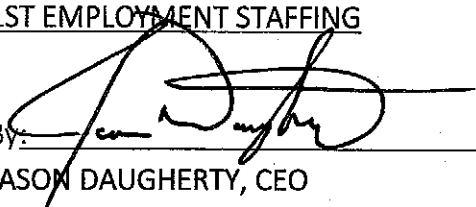
CITY OF FAYETTEVILLE, ARKANSAS

1ST EMPLOYMENT STAFFING

By: _____

MOLLY RAWN, MAYOR

ATTEST:

By:  _____

JASON DAUGHERTY, CEO

By: _____

KARA PAXTON, CITY CLERK

Date Signed: _____

Date Signed: 10/25/25



MEETING OF NOVEMBER 13, 2025

TO: Mayor Rawn and City Council
THRU: Keith Macedo, Chief of Staff
FROM: Missy Hutcheson, Human Resources Director
SUBJECT: **Approval of a Contract with HQ - NW Arkansas, LLC. for Temporary Staffing Services**

RECOMMENDATION:

Staff recommends approval of a one-year contract with four automatic renewal options with HQ-NW Arkansas, LLC as a primary provider for Janitor/Custodian, Transportation Maintenance Worker and other positions as needed, pursuant to RFP 25-17. HQ-NW Arkansas, LLC will serve as a secondary provider for General Clerical positions. Utilizing multiple staffing services will provide the City with the added value of having access to larger and more viable applicant pools in the NWA region.

BACKGROUND:

To supplement regular, full-time staff during periods of increased demand and/or staff shortages (e.g., leaves of absence and turnover/retirement) the City has utilized temporary staffing to maintain necessary business operations. The City issued RFP 25-17 and received 29 responses. The selection committee chose two vendors to provide temporary services for the City.

DISCUSSION:

The City desires to continue utilizing temporary staffing services to support specific business needs for either short- or long-term assignments across multiple departments. By maintaining the relationship with temporary staffing services, the City will reduce costs of human capital overhead (e.g., workers' compensation, F.I.C.A, and the potential for unemployment claims costs).

BUDGET/STAFF IMPACT:

The 2026 budget has funding allocated for temporary staffing.

ATTACHMENTS: 3. Staff Review Form, 4. RFP 25-17 Submittal - HireQuest, 5. RFP 25-17 Contract (HQ - NW Arkansas)



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-2269

A RESOLUTION TO AWARD RFP 25-17 AND APPROVE A ONE YEAR CONTRACT WITH HQ – NW ARKANSAS, LLC AS THE PRIMARY PROVIDER ON AN AS NEEDED BASIS FOR JANITOR/CUSTODIAN, TRANSPORTATION MAINTENANCE WORKER AND OTHER POSITIONS AND AS SECONDARY PROVIDER FOR GENERAL CLERICAL POSITIONS AS NEEDED, WITH AUTOMATIC RENEWALS FOR FOUR ADDITIONAL ONE YEAR TERMS

WHEREAS, to supplement regular, full-time staff during periods of increased demand and/or staff shortages the City has utilized temporary staffing to maintain necessary business operations; and

WHEREAS, utilizing multiple staffing services will provide the City with the added value of having access to larger and more viable applicant pools in the NWA region.

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 RFP 25-17 and authorizes Mayor Rawn to sign a contract with HQ – NW Arkansas, LLC as the primary provider on an as-needed basis for janitor/custodian, transportation maintenance worker and other positions, and as secondary provider for general clerical positions needed, with automatic renewals for four additional one year terms.

City of Fayetteville Staff Review Form

2025-2269

Item ID

11/18/2025

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

Missy Hutcheson

10/28/2025

HUMAN RESOURCES (120)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approval of agreement with HireQuest to provide temporary staffing needs.

Budget Impact:

XXXX.XXX.XXXX-5130.00

Citywide

Account Number

Fund

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 694,609.00

Expenses (Actual+Encum)

\$ -

Available Budget

\$ 694,609.00

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ 694,609.00

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



RFP 25-17 Addendum 2

Snelling Staffing

HireQuest Inc.

Supplier Response

Event Information

Number: RFP 25-17 Addendum 2
Title: Temporary Staffing Services
Type: Request for Proposal
Issue Date: 9/7/2025
Deadline: 10/2/2025 02:00 PM (CT)
Notes: The City of Fayetteville, Arkansas, is seeking proposals from experienced and qualified firms to provide temporary staffing services to fulfill janitorial, maintenance, clerical, or other staffing needs. Any questions regarding this RFP shall be directed to Kenny Fitch, City of Fayetteville Sr Procurement Agent at kfitch@fayetteville-ar.gov or (479) 575-8258.

Contact Information

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

Snelling Staffing Information

Contact: Michael Courington
Address: 111 Springhall Drive
Goose Creek, SC 29445
Phone: (479) 582-2555
Email: mcourington@snelling.com
Web Address: nwa.snelling.com

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

Michael Kane Courington
Signature

mcourington@snelling.com
Email

Submitted at 10/2/2025 08:23:46 AM (CT)

Requested Attachments

RFP 25-17, Temporary Staffing Services

2025 Snelling Staffing - City of
Fayetteville Proposal.pdf

Please attach the signed and completed RFP form, located in the 'Attachments' tab, along with proposal.

Response Attachments

RFP 25-17 Forms.pdf

Completed RFP Forms

Appendix D - Pricing Summary.pdf

Appendix D - Pricing Summary

Bid Attributes

1 Arkansas Secretary of State Filing Number

811470196

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 all addendum(s) that have been issued for this solicitation, if applicable.

☒ I agree

1. DISCLOSURE INFORMATION

- a. Proposer must disclose any possible conflict of interest with the City of Fayetteville, including, but not limited to, any relationship with any City of Fayetteville employee. Proposer response must 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.
 - i. If, to your knowledge, 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. This form must be completed and returned in order for your bid/proposal to be eligible for consideration.

PLEASE CHECK ONE OF THE FOLLOWING TWO OPTIONS, AS IT APPROPRIATELY APPLIES TO YOUR FIRM:

- ☒ 1) NO KNOWN RELATIONSHIP EXISTS
- ☐ 2) RELATIONSHIP EXISTS (Please explain): _____
- _____
- _____

- b. I certify that; as an officer of this organization, or per the attached letter of authorization, I am duly authorized to certify the information provided herein is accurate and true; and my organization shall comply with all State and Federal Equal Opportunity and Non-Discrimination requirements and conditions of employment.
- c. Proposer agrees that they shall have a current, valid registration with the Arkansas Secretary of State and System for Award Management (SAM.gov) at time of RFP deadline OR be able to provide proof of registration before recommendation of award to Fayetteville City Council.
- d. 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.
- e. 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.

2. PRIMARY CONTACT INFORMATION

At the discretion of the City, one or more firms may be asked for more detailed information before final ranking of the firms, which may also include oral interviews. **NOTE: Each Proposer shall submit to the City a primary contact name, e-mail address, and phone number (preferably a cell phone number) where the City selection committee can call for clarification or interview via telephone.**

Corporate Name of Firm: Snelling Staffing

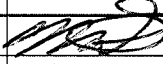
Primary Contact: Michael Courington Title of Primary Contact: Business Development

Phone#1 (cell preferred): 479-200-4174 Phone#2: 479-582-2555

E-Mail Address: mcourington@snelling.com

3. 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
1	 Michael Courington	9-30-25
2	 Michael Courington	9-30-25

4. DEBARMENT CERTIFICATION

- As an interested party on this project, you are required to provide debarment/suspension certification indicating compliance with the below Federal Executive Order. Certification can be done by completing and signing this form.
- 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.
- Signature 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.

5. SIGNATURE SUBMITTAL

NAME OF COMPANY: HQ-NW Arkansas LLC. (dba Snelling Staffing)

PHYSICAL ADDRESS: 1895 West MLK Jr. Blvd., Fayetteville, AR 72701

MAILING ADDRESS: same as above

TAX ID #: 93-4568693 AR. SECRETARY OF STATE FILING #: 811470196

PHONE: 479-582-2555 FAX: —

E-MAIL: mcourington@snelling.com

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

SIGNATURE: 

PRINTED NAME: Michael Courington

TITLE: Business Development DATE: 9-30-25

END OF RFP DOCUMENT



Snelling Staffing

Proposal for the City of Fayetteville

Company History and Business Practices

Since 1951, Snelling Staffing has helped match exceptional people with exceptional opportunities, and we continue to set the standard of excellence in our field. By combining our award-winning history with industry-leading technology, our team has what it takes to solve your most complex recruiting challenges. With more than 80 offices serving thousands of clients from coast to coast, Snelling is more than your average staffing and recruiting firm.

With operating partners and local leadership in Fayetteville, you're always in touch with decision makers. Snelling Staffing's local team has 20+ years of experience placing great people with great companies across northwest Arkansas through our recruiting centers in Fayetteville, Springdale, and Rogers.

Snelling Staffing provides employees for multiple industries, including Industrial, Technical, and Professional. Industrial positions include janitorial, construction, and factory production, while Technical positions include mechanical, electrical, and laboratory positions. Our Professional division provides employees for administrative and management positions. Snelling Staffing most often recruits for construction, groundskeeping, custodial, and factory production positions.

- Our Regional Director of Operations, Rosey Reyes, is a workforce solutions expert. Rosey brings more than 20 years of staffing experience to Snelling and oversees the operations of our three northwest Arkansas recruiting centers.
- Our Fayetteville Recruiting Center Manager, Leslie McCawley, has more than a decade of recruiting experience and manages all client accounts in the Fayetteville area.
- Our Business Development Manager, Michael Courington, brings 15 years of workforce development experience to Snelling.

With 20 collective years of staffing experience, our three Recruiters in Fayetteville are ready to serve. Snelling operates two additional offices in northwest Arkansas (Springdale and Rogers) with seven additional Recruiters ready and able to fill any order if needed.



Government Experience

In addition to our existing 10-year partnership with the City of Fayetteville, Snelling has extensive experience providing workforce solutions to municipalities. Our team currently provides groundskeeping, custodial, maintenance, and administrative/clerical employees to the following government agencies in northwest Arkansas:

- City of Springdale
- City of Rogers
- City of Bentonville
- City of Centerton
- Washington County



Snelling is also honored to be the exclusive staffing partner for both the University of Arkansas and Northwest Arkansas Community College.



Administration & Staffing

The biggest difference between Snelling Staffing and other agencies is our commitment to customer service. We customize our staffing solutions for each client, providing support 24 hours a day, 7 days a week. Our recruiting center in Fayetteville would continue managing your account. Our Fayetteville location is fully staffed weekdays from 8 am to 5 pm, and our phone is answered 24 hours a day...allowing our employees to notify us anytime if they are running late or unable to report to work. Snelling's leadership is available after business hours as well, allowing our team to immediately respond to orders/concerns and communicate effectively with the City of Fayetteville staff.

Snelling Staffing includes all of the following services as part of our standard staffing practice.

- Provide employees 24 hours a day, 7 days a week
- Advertise the positions you need to fill
- Recruit talented, experienced individuals with clerical, labor, or technical skills
- Interview applicants for you or with you
- Thoroughly check each applicant's work history to obtain supervisor references, pay rates, and reasons for leaving
- Comply with government I-9 regulations and perform E-Verify on every employee
- Maintain historical database of current and former employees
- Comprehensive evaluation of all applicants' information/skills to identify the person who will do the best job for you
- Utilize all Snelling locations in recruitment and order fulfillment
- Conduct Safety & New Employee orientations for all employees
- Process and defend all unemployment and workers' compensation claims
- Snelling Staffing will replace any unacceptable worker as soon as possible. Additionally, Snelling offers all clients a 4-hour guarantee. If one of our employees does not work out for any reason in the first 4 hours, a replacement is sent, and the City of Fayetteville will not be charged for that original employee.

Our extensive employee workforce includes applicants from all over the northwest Arkansas area, many of whom have a long work history with our recruiters, allowing us to further screen their previous work performance. In addition to our current database of employees, we have a constant flow and ever-increasing number of applicants.

We routinely advertise our open positions online, on social media, and in local media broadcasts and publications. Our extensive marketing efforts provide us with new employees who are ready and willing to work. We currently have approximately 500 employees on assignment with us in northwest Arkansas, and we receive around 200 new employment applications each month.

Our Snelling team is a proud community partner in northwest Arkansas. We routinely sponsor and/or participate in local events to cultivate new applicants, such as, but not limited to, the following.

- Rogers-Lowell Chamber's annual Spring and Fall Job Fairs
- On-site Hiring Events with community non-profit partners (Arkansas Workforce, Goodwill Career Centers, etc.)
- Annual Northwest Arkansas Hispanic Heritage Festival
- Annual Ozark Atolls Job Fair (hosted by Marshallese community)



Snelling Staffing's applicants are thoroughly screened, interviewed, and tested prior to hiring. All employees considered for assignment with the City of Fayetteville must meet the following requirements:

- Verify each applicant's work history to obtain supervisor references, pay rates, and reasons for leaving
- Comply with government I-9 regulations and perform E-Verify on every employee
- Pass basic math, measurement, and comprehension tests
- Pass a National Criminal Background Check (performed by CourtHouse Concepts in Fayetteville)
- Pass a 5-panel Drug Screen
- Able to meet the physical demands of the job
- Adhere to the company attendance policy
- Able to speak, read, and write in English
- Have reliable transportation to/from work
- Able to work in adverse weather conditions (if necessary)
- Possess job-appropriate clothing

Snelling Staffing fills routine client staffing requests daily. Our office staff only needs 24 hours to fill a routine work order for light industrial positions (custodial, maintenance, etc.), and clerical work orders can be fulfilled in 72 hours (depending on skill level required for specific position).

Snelling caters its timesheet submission/approval process to each client's needs. We offer a variety of options for the City of Fayetteville.

- Each employee can be responsible for completing their weekly time ticket and submitting it to Snelling with an approving supervisor's signature.
- City Department supervisors can email our team a weekly timesheet with employee names and total hours worked.
- Snelling also offers secure electronic timekeeping access via our online customer portal.

EMPLOYEE BENEFITS



Snelling also prides itself on excellent customer service when it comes to our own temporary employees. We offer several benefits exclusive to our workforce.

- Healthcare – Snelling Staffing offers medical, dental and vision benefits to our temporary employees and their families.
- Direct Deposit or Pay Card – Snelling employees choose between direct deposit of their weekly paychecks to their account or they can receive their weekly compensation directly on a Visa Cash card.
- Refer-A-Friend Bonus – Snelling employees can earn a bonus if they refer a new applicant to Snelling once the employee completes 90 days of work.
- Monthly Prize Drawings – Snelling employees are eligible for monthly prize drawings based on attendance and safety.



Insurance, Payroll & Safety

Snelling Staffing provides unemployment and workers' compensation insurance on all Snelling employees assigned to the City of Fayetteville, and Snelling will process all unemployment and workers' compensation claims. Snelling will also maintain all payroll files and will process all state and federal payroll taxes, social security withholdings, and required garnishments. Snelling Staffing employees are paid weekly on Fridays.

Snelling Staffing's Safety/Loss Prevention Department is available 24 hours a day, 7 days a week. Our safety staff is knowledgeable in OSHA, MSHA, and Workers' Compensation Regulations. Our safety staff coordinates all medical treatment for employees injured while working, and manages individual claims with local occupational clinics and hospitals to reduce time away from work. Jobsite safety surveys are performed regularly, and no-cost risk consultation services are available to all clients.



Fees & Pricing

Snelling Staffing is offering our complete staffing service package to the City of Fayetteville at the following rates.

Rates

- Temporary & Temporary to Hire Rate for Industrial (maintenance/custodial) positions
36% above pay rate
- Temporary & Temporary to Hire Rate for Clerical (administrative/professional) positions
33% above pay rate
- Payroll Rate
30% above pay rate

*Rates include processing a 5-panel Drug Screen and National Background Check (performed by CourtHouse Concepts in Fayetteville) for all employees assigned to the City of Fayetteville.

Optional Payroll Transfer

- Should the City of Fayetteville wish to consider one of Snelling's employees for permanent employment, we offer the option of transferring the employee to your payroll after a minimum of 480 hours for no additional charge.

Snelling offers a 4-hour guarantee. If our employee does not work out in the first 4 hours, a replacement is sent, and the City of Fayetteville will not be charged for the original employee.

Snelling processes invoices weekly. Invoices are sent electronically and are available anytime on our online client portal. Snelling Staffing's payment terms are net 30.

We're grateful for the opportunity to present our proposal for your temporary staffing needs. Thank you for your time and consideration. If there are any other areas you wish to address or if you have questions, please don't hesitate to contact Michael Courington at 479.200.4174 or via email at mcourington@snelling.com

We work hard, maintain high standards, and can assure you of dependable, professional service.



Client References

University of Arkansas

Miriam Burns

Human Resources Manager, Temporary Staffing & Student Employment

479.575.5511

miriamb@uark.edu

Northwest Arkansas Community College

Lisa Milam

Executive Director, Human Resources

479.619.4295

l3milam@nwacc.edu

City of Rogers

JoDee Sands

Business Manager, Parks & Recreation

479.631.3350

jsands@rogersar.gov

Appendix D
RFP 25-17, Pricing Summary

Line Item #	Description	City's Average Market Hourly Pay Rate	Proposer's Recommended Hourly Pay Rate	Proposer's Mark Up Percentage (for non-city referred temporary employees)	Proposer's Payrolling Mark Up Percentage (for City referred/direct provided temporary employees)
1	Janitorial/Custodian (Appendix A)	\$14.74 - \$17.76	\$ <u>8</u> / <u>16</u> _____	<u>36</u> _____ %	<u>30</u> _____ %
2	Transportation Maintenance Worker (Appendix B)	\$14.74 - \$17.76	\$ <u>8</u> / <u>16</u> _____	<u>36</u> _____ %	<u>30</u> _____ %
4	General Clerical (Appendix C)	\$16.71 - \$20.13	\$ <u>8</u> / <u>17</u> _____	<u>33</u> _____ %	<u>30</u> _____ %



This contract executed this _____ day of _____, 2025, between the City of Fayetteville, Arkansas (City), of 113 W. Mountain, Fayetteville, AR 72701 and HQ – NW Arkansas, LLC (HQ) of 1895 W Martin Luther King Jr. Blvd., Fayetteville, AR 72701, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Purpose: The purpose of this Contract is to provide the terms and conditions necessary for providing compensation consulting services for the City of Fayetteville (the "Project").
2. Contract Documents: The Contract documents, which comprise the contract between the City of Fayetteville and HQ, consists of this Contract and the following documents attached hereto, and made a part hereof:
 - a. Appendix A: City Issued Solicitation for RFP 25-17, Temporary Staffing Services
 - b. Appendix B: HQ's RFP Submittal with Fee Schedule
 - c. Appendix C: HQ's Certificate of Insurance
3. City's Responsibilities:
 - a. The City shall make available to HQ, all relevant information or data pertinent to the Project which is required by HQ to perform the Services. HQ shall be entitled to rely upon the accuracy and completeness of all information and data furnished by the City, including information and data originating with other consultants employed by the City whether such consultants are engaged at the request of HQ or otherwise. Where such information or data originates either with the City or its consultants then HQ shall not be responsible to the City for the consequences of any error or omission contained therein.
 - b. When requested by HQ, the City may engage specialist consultants directly to perform items of work necessary to enable HQ to carry out the Services. Whether arranged by the City or HQ, these services shall be deemed to be provided under direct contracts to the City unless expressly provided otherwise. If the City chooses not to engage specialist consultants, then the Parties will work cooperatively to modify the scope of services to reflect any reductions or additions to the services to be provided by HQ.
 - c. The City shall give prompt consideration to all documentation related to the Project prepared by HQ and whenever prompt action is necessary shall inform HQ of City's decisions in such reasonable time so as not to delay the schedule for providing the Services.

- d. The City of Fayetteville's Human Resources Director is the project representative with respect to the services to be performed under this Agreement. The Human Resources Director 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.

4. HQ's Responsibilities:

- a. HQ shall furnish the necessary qualified personnel to provide the Services. HQ represents that it has access to the experience and capability necessary to and agrees to perform the Services with the reasonable skill and diligence required by customarily accepted professional practices and procedures normally provided in the performance of the Services at the time when and the location in which the Services were performed. This undertaking does not imply or guarantee a perfect Project and in the event of failure or partial failure of the product or the Services, HQ will be liable only for its failure to exercise diligence, reasonable care, and professional skill. This standard of care is the sole and exclusive standard of care that will be applied to measure HQ's performance. There are no other representations or warranties expressed or implied made by HQ. In particular, but not by way of limitation, no implied warranty of merchantability or fitness for a particular purpose shall apply to the Services provided by HQ nor shall HQ warrant or guarantee economic, market or financial conditions, proforma projections, schedules for public agency approvals, or other factors beyond HQ's reasonable control.

5. Non-Assignment: HQ shall not assign its duties under the terms of this agreement without prior written consent of the City.

6. Indemnification and Hold Harmless:

- a. HQ agrees to hold the City of Fayetteville harmless and indemnify the City of Fayetteville, but not defend, against any and all claims for property damage, personal injury or death, arising from HQ's performance under this contract. This clause shall not, in any form or manner, be construed to waive that tort immunity set forth under Arkansas Law.

7. Insurance:

- a. HQ shall furnish a certificate of insurance addressed to the City of Fayetteville within ten (10) calendar days after contract finalization, presenting insurance which shall be maintained throughout the term of the Contract in compliance with the terms of RFP 25-17. If applicable, HQ shall require any subcontractor to provide insurance. In the event any employee engaged in work on the project under this contract is not protected under Worker's Compensation insurance, HQ shall provide and shall cause each subcontractor to provide adequate employer's liability insurance for the protection of such of their employees are not otherwise protected. Worker's Compensation coverage shall be applicable with state law.

- i. HQ shall carry the following coverages, at minimum:
 1. Worker's Compensation Insurance – Statutory Amount
 2. Automotive Insurance covering all vehicles and trailers, if applicable
 3. General Liability - \$1,000,000 each occurrence
 - ii. Certificates of Insurance shall list the City of Fayetteville as an additional insured. Listing the CITY as a Certificate Holder only is NOT an acceptable substitute. Certificates of Insurance must include the endorsement(s) showing the City of Fayetteville listed as an additional insured.
8. Price:
 - a. HQ shall perform the services included in this proposal using the fee breakdown for services as identified in Appendix A.
9. Payments:
 - a. Payments shall be made after approval and acceptance of each itemized invoice, which shall not be unreasonably withheld.
 - b. Unless disputed by the City, payments shall be made 30 calendar days after acceptance of invoice. Electronic delivery to the City is preferred.
10. Terms: This contract shall be effective for one (1) year from City Council approval and shall be automatically renewable for up to four (4) annual, automatic renewals for a possible contract term of five (5) years.
11. Ownership of Documents:
 - a. All documents provided by the City are and remain the property of the City. HQ may retain reproduced copies of drawings and copies of other documents.
 - b. All documents and records, whether in physical or electronic format, prepared by HQ or its subconsultant as part of the Project shall become the property of City when HQ has been compensated for all services rendered; provided, however, that HQ shall have the unrestricted right to their use.
 - c. HQ shall retain its rights in its standard document 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 HQ.
12. Independent Contractor: HQ is an independent contractor of the City and shall maintain complete responsibility for applicable state or federal law on unemployment insurance, withholding taxes, social security, or other industrial, labor or discrimination law for its employees. HQ is responsible for its agents, methods and operations.

13. 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, e-mail or fax (receipt confirmed), or overnight courier.
14. Freedom of Information Act: City of Fayetteville 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 photo copying costs pursuant to the FOIA may be assessed for this compliance.
15. Termination: This Contract may be terminated by the City of Fayetteville or HQ for any reason with thirty (30) days written notice. If either party breaches this agreement, the non-defaulting party may terminate this Agreement after giving seven (7) days' notice to remedy the breach. On termination of this agreement, the City shall pay HQ for the services performed through the date of termination within thirty (30) days of acceptance of final invoice.
16. 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. No modification of this contract shall be binding unless made in writing and executed by both parties.
17. Applicable Law: This Agreement shall be governed by and construed in accord with the laws of the State of Arkansas. Venue for all legal disputes shall be Washington County, Arkansas.
18. Contract Administration: The Mayor or their Designated Representative shall be the Contract Administrator for this contract. HQ's Principal or their Designated Representative shall be the primary contact for all matters pertaining to this contract.
19. Professional Responsibility: HQ shall exercise reasonable skill, care, and diligence in the performance of services and will carry out its responsibilities in accordance with customarily accepted professional practices.
20. Permits & Licenses: HQ shall secure and maintain any and all permits and licenses required to complete this Contract.
21. Publications: Recognizing the importance of professional development on the part of HQ's employees and the importance of HQ's public relations HQ may prepare publications, such as technical papers, articles for periodicals, promotional materials, and press releases, in electronic or other format, pertaining to HQ'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 HQ. 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. Approved materials may be used in a variety of situations and do not require additional review or approval for each use. The cost of HQ's activities pertaining to any such publication shall be for HQ's account.

22. Entire Agreement: These Contract documents constitute the entire agreement between the City of Fayetteville and HQ and may be modified only by a duly executed written instrument signed by the City of Fayetteville and HQ. In the event of a conflict between the terms of this Contract and the appendices, this Contract and the terms and conditions contained in Appendix A shall control.
23. Force Majeure: Any default in the performance of this Agreement caused by any of the following events and without fault or negligence on the part of the defaulting party shall not constitute a breach of contract: labor strikes, riots, war, acts of governmental authorities, unusually severe weather conditions or other natural catastrophe, disease, epidemic or pandemic, or any other cause beyond the reasonable control or contemplation of either party. Nothing herein relieves the City of its obligation to pay HQ for services actually rendered.
24. Severability: In the event that any court of competent jurisdiction shall determine that any provision of this agreement shall be unenforceable, then that provision shall be deemed to be null and void and the remaining provisions hereof shall remain in full force and effect.
25. Debarment Certification: HQ hereby provides debarment/suspension certification indicating compliance with the below Federal Executive Order. 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. HQ hereby attests its principal is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.

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

CITY OF FAYETTEVILLE, ARKANSAS

HQ – NW ARKANSAS, LLC

By: _____

MOLLY RAWN, MAYOR

ATTEST:

By: _____

KARA PAXTON, CITY CLERK

By:  _____

MICHAEL COURINGTON, BUSINESS DEVELOPMENT

Date Signed: _____

Date Signed: 10/29/25



MEETING OF NOVEMBER 13, 2025

TO: Mayor Rawn and City Council
THRU: Steven Dotson, Chief Financial Officer
FROM: Waylon Abernathy, Bond Projects & Construction Director
SUBJECT: **Cost Share Agreement with Greater Productions LLC for Greenway Trail Construction and approval of a Budget Adjustment.**

RECOMMENDATION:

Approve the Cost Share Agreement with Greater Productions, LLC in the amount of \$871,026 for the City's portion of the Greenway Trail Connection, in coordination with the Park Hotel Project construction at the south end of the Upper Ramble, and approve the associated Budget Adjustment.

BACKGROUND:

Resolution 256-22 authorized the mayor to sign a letter of intent defining development agreement terms with Reindl Properties for a Public Private Partnership to develop a mixed-use building. Included in that letter is the language that the cost of bicycle and pedestrian infrastructure improvements will be in an agreement for the cost shares and will be a condition of the real estate contract.

Resolution 251-23 authorized the real estate contract that included specific terms of the agreement. That contract includes terms: Buyer and Seller will coordinate design consultants on designing bicycle, pedestrian, automotive, and landscape infrastructure on all sides of the Building. The amount of the costs of those improvements and an agreement as to which costs will be paid by Seller and which will be paid by Buyer are a condition of this Contract and a condition of Closing. Once the costs for these improvements are established, Buyer and Seller agree to pay their pro-rata share of such costs.

Resolution 46-24 authorized a Budget Adjustment transferring the land proceeds funds into the Upper Ramble Project Account.

DISCUSSION:

This project represents the final connection of the Greenway Trail within the Ramble Project. The original design of the Upper Ramble included this link to ensure uninterrupted trail access for cyclists, scooter users, and runners. It also provides an alternate route for trail users during Plaza activities or closures.

This agreement outlines the cost responsibilities of both the City and the Developer, as required by the resolution. A detailed scope of work, including associated costs, is provided in the attached agreement. Additional railroad requirements are included, such as maintaining \$4 million in liability insurance and implementing specialized shoring methods to avoid impacts to the railroad right-of-way.

BUDGET/STAFF IMPACT:

The funding will be from Arts Corridor Bond, Trails Bond, and Land Sale Proceeds.

ACCOUNT	PROJECT	AMOUNT
4703.860.7800-5814.05	46030.7800	145,159.00
4708.860.7800-5804.00	46080.7800	355,196.00
4470.140.8900-5804.00	46080.7800	370,671.00
TOTAL		871,026.00

ATTACHMENTS: 3. Staff Review Form, 4. Budget Adjustment, 5. Cost Share Agreement Trail Greater Productions, 6. 20251020R2 Exhibit trail Metro & Park Hotel City purchase

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 #: 2025-2272

A RESOLUTION TO APPROVE A COST SHARE AGREEMENT WITH GREATER PRODUCTIONS, LLC IN THE AMOUNT OF \$871,026.00 FOR THE GREENWAY TRAIL CONNECTION ASSOCIATED WITH THE PARK HOTEL PROJECT, AND TO APPROVE A BUDGET ADJUSTMENT

WHEREAS, on November 1, 2022, City Council passed Resolution 256-22 authorizing a letter of intent defining development agreement terms with Reindl Properties for a Public Private Partnership to develop a mixed-use building that included the cost of bicycle and pedestrian infrastructure improvements; and

WHEREAS, on November 7, 2023, City Council passed Resolution 251-23 authorizing a real estate purchase contract with Reindl Properties for the sale of property in the Civic Plaza which provided that the City and Reindl would coordinate the design of bicycle, pedestrian, automotive, and landscape infrastructure on all sides of the building and pay a pro rata share of the costs; and

WHEREAS, this project represents the final connection of the Greenway Trail within the Ramble Project.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby authorizes Mayor Rawn to sign a cost share agreement with Greater Productions, LLC in the amount of \$871,026.00 for construction of the Greenway Trail Connection associated with the Park Hotel Project.

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

2025-2272

Item ID

11/18/2025

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

Wade Abernathy

10/21/2025

CHIEF FINANCIAL OFFICER (110)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approval of the Cost Share Agreement with Greater Productions LLC in the amount of \$871,026 for the City's portion of the Greenway Trail Connection in coordination with the Park Hotel project construction on the South end of the Upper Ramble and approval of a budget adjustment.

Budget Impact:

4470.140.8900-5804.00
4703.860.7800-5814.05
4708.860.7800-5804.00

Account Number

46030.7800
46080.7800

Project Number

Sales Tax Capital Improvements
Trails Bonds
Arts Corridor Bonds

Fund

Trails Bond Projects - Arts Corridor Impr
Arts Corridor Bond Projects - Arts Corridor Impr

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 15,285,896.00

Expenses (Actual+Encum)

\$ 13,791,234.88

Available Budget

\$ 1,494,661.12

Does item have a direct cost? Yes

Item Cost

\$ 871,026.00

Is a Budget Adjustment attached? Yes

Budget Adjustment

\$ 221,400.00

Remaining Budget

\$ 845,035.12

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

Budget Year	Division	Adjustment Number
2025	CHIEF FINANCIAL OFFICER (110)	
	Requestor: Wade Abernathy	

Approval of the Cost Share Agreement with Greater Productions LLC in the amount of \$871,026 for the City's portion of the Greenway Trail Connection in coordination with the Park Hotel project construction on the South end of the Upper Ramble and approval of a budget adjustment.

	COUNCIL DATE:	11/18/2025
	ITEM ID#:	2025-2272
	Holly Black	
	10/29/2025 9:02 AM	
	Budget Division	Date
	TYPE:	D - (City Council)
	JOURNAL #:	
	GLDATE:	
	CHKD/POSTED:	/
RESOLUTION/ORDINANCE		

[illegible]

AGREEMENT FOR COST SHARE **OF GREENWAY TRAIL REALIGNMENT COSTS**

This Agreement, made and entered into on this 20 day of October 2025, by and between the City of Fayetteville, Arkansas (“City”) and Greater Productions, LLC (with related entities The Park Hotel, LLC, and Reindl Properties, Inc) (“Owner”) for the construction of a portion of the Greenway Trail (“Project”), witnesseth:

WHEREAS, Owner is currently constructing the rerouting and realigning the Greenway Trail, parking for the Metro District and a hotel at 510 W. Spring Street; and

WHEREAS, Owner will be constructing these improvements through a grading permit issued by the City and the quote for construction for the trail component is attached hereto as a schedule of values Exhibit A and made a part hereof; and

NOW, THEREFORE, the City of Fayetteville, Arkansas and Greater Production, LLC agree as follows:

1. The City agrees to:

- A. Reimburse Owner an estimated \$871,026 which represents 100% of the cost of the trail work describe in Exhibit “A”, attached.
- B. The schedule of values is an estimate and does not include unforeseen scope that could be encounter during the construction of this work. The City will consider, on a case-by-case basis, reimbursement for any additional costs to rectify the unforeseen or out of scope additions to the project within any project contingency approved by the City.
- C. Payments due to Owner, shall be remitted within fifteen (15) calendar days after receipt of valid invoices, and pending successful inspection and acceptance of the phased completed work by the City. The Owner is anticipating providing invoices a minimum of one per month.
- D. Authorize the construction of the trail on behalf of the City within the railroad easement or right of way along the adjacent property owned by the Owner. The City has retained all necessary rights, approvals, and agreements to access and granting the Owner this ability to construct on the railroad property.

2. Owner agrees to:

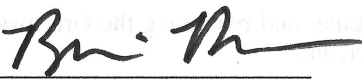
- A. Provide the necessary and normal project management, inspection, and testing as necessary to complete the work shown on Exhibit “A”, in accordance with the City of Fayetteville Standard Specifications, and City Standard Details, both of which are available at <http://www.fayetteville-ar.gov/445/Engineering-Specs-Details>.
- B. Construct the Project in accordance with the design approved by the City.
- C. Pay for the Project with reimbursement of the cost by the City.

3. It is further understood that the contract for construction is between Owner and their Contractor and that the City has no contractual obligation with either the Contractor or any agent for Owner. The City’s only obligation shall be to participate in this agreement and pay 100% of the cost as defined in the schedule of values, plus any project contingency approved by the City for the Project.

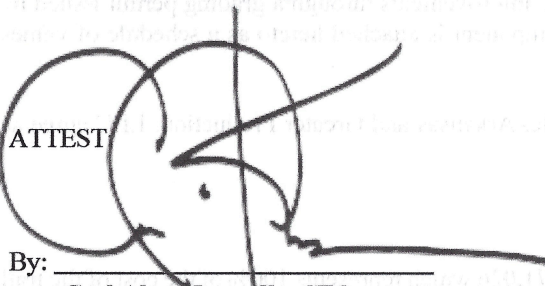
IN AGREEMENT WITH ALL THE TERMS AND CONDITIONS ABOVE, WE SIGN BELOW:

Greater Productions, LLC

**CITY OF FAYETTEVILLE,
ARKANSAS**

By: 
Brian Reindl, Manager

By: _____
MOLLY A. RAWN, Mayor

ATTEST: 
By: _____
Carl Alan Kernodle, CEO
Two Trout, LLC
Developer

ATTEST: _____
By: _____
Kara Paxton, City Clerk-Treasure

SCHEDULE OF VALUES

EXHIBIT A

APPLICATION NO:

PROJECT: Metro / Park Hotel - Trail

APPLICATION DATE:

ADDRESS: 510 W. Spring Street, Fayetteville, AR

PERIOD TO:

19-Sep-25

REVISED 2 - 20 October 2025

A	B	C	D	E	F	G	H	
Item number	discription of work	scheduled value	work completed		materials stored (not in D or E0	total complete and stored (D+E+F)	%	balance to finish (C-G)
			from previous application D+E	this period				
	HARD COST							
1	General Conditions	\$ -						
	Utilities - MH Backhole: 8 January 2025							
2	Demo retaining wall	\$ 2,200		\$ -				
3	Water main and supply	\$ 75,812						
4	Gas main and supply - Black Hills	\$ -						
5	Storm water sewer	\$ 31,062						
6	Electric main and supply	\$ 22,397						
7	Electrical supply to Park	\$ 31,500						
8	Communications - AT&T / COX	\$ -						
9	Survey	\$ 2,244						
10	Erosion control	\$ 1,386						
11	Soldier Pile and Lagging Wall - Railroad - Foundation Specialties	\$ 81,814						
	Demo/Fill/Paving - S&K Dirtworks							
12	Demo trees, asphalt, base, retaining, sidewalks	\$ 41,210						
13	Construction entrance	\$ 1,485						
14	Silt Fencing and Tree Protection	\$ 968						
15	Cut	\$ 2,041						
16	Import Fill	\$ 6,377						
17	Export spoils	\$ 3,061						
18	Curb & Gutter	\$ 2,558						
19	Ribbon Curb	\$ -						
20	12' wide trail (4,800sf) - new easement	\$ 52,800						
21	12' wide trail (1,327sf) - railroad	\$ 14,597						
22	Colored Concrete	\$ -						
23	Integral Colored Concrete	\$ -						
24	HD Concrete	\$ -						
25	HD Asphalt	\$ -						
26	Regular Asphalt	\$ -						
	Scope A- Retaining Walls/Pavers - Elite Advance Construction							
27	Retaining wall A - Redi-rock	\$ 33,913						
28	Retaining wall B - cast-in-place conc.	\$ 8,200						
29	Retaining wall c - cast-in-place conc.	\$ 7,248						
30	Keystone Pavers	\$ 40,725						
	Scope B- Retaining Walls/Pavers Railroad - Elite Advance Construction							
31	Retaining wall - Redi-rock	\$ 79,135						
32	Keystone Pavers	\$ 13,575						
33	Electrical	\$ 7,000						
34	Lights and poles	\$ 56,390						
35	Pole bases	\$ 7,500						
36	Guardrailing - Razorbak Ironworks (6 May 2025)	\$ 14,000						
	SOFT COST							
	Design and Administration							
37	Landscape Architecture - NBW LA	\$ (9,991)						
	Civil Engineering - Primm / Olsson							
38	Base design	\$ 28,958						
39	CA and Observations	\$ 2,471						
40	Geo-technical Testing - UES	\$ 3,300						
	Onsite Resident Project Representative - Olsson							
41	Engineering	\$ 6,681						
	Quality Assurance and Testing - Olsson							
42	Engineering	\$ 17,848						
43	Project contingency	\$ 29,000						
44	Construction / Project Management Fee	\$ 145,171						
	Insurance							
45	\$1M Gen Liability	\$ 1,970						
46	\$4M Excess Liability	\$ 4,420						
47	Bonding	\$ -						

\$ 871,026 \$ - \$ - \$ - \$ - \$ - \$ -

COST SHARE AGREEMENT - TRAIL

Project Name: Metro / Park Hotel Parking and Trail

Cost Model

Development Budget

Date: 27 May 2025 - **REVISED 2 - 20 October 2025**

Cost Code

Hard Costs

	Cost of Work	Owner	City	
10 Land / Acquisition				
-100 Land				
20 Construction				
20-10 Construction				
-100 Sitework				
Utilities - MH Backhole: 8 January 2025				
Demo retaining wall	\$ 21,875	\$ 19,675	\$ 2,200	10.06%
				*The total city amount per the development agreement is 50% of the total (\$114,866) The difference (\$39,054) to be addressed. represents potential of unforeseen conditions are excluded. i.e. rock excavation
Water main and supply	\$ 229,732	\$ 153,920	\$ 75,812	
Gas main and supply - Black Hills		\$ -	\$ -	
Storm water sewer	\$ 94,128	\$ 63,066	\$ 31,062	
Electric main and supply	\$ 67,871	\$ 45,474	\$ 22,397	
Electrical supply to Park	\$ 31,500	\$ -	\$ 31,500	
Communications - AT&T / COX		\$ -	\$ -	
Survey	\$ 6,800	\$ 4,556	\$ 2,244	
Erosion control	\$ 4,200	\$ 2,814	\$ 1,386	
Soldier Pile and Lagging Wall - Railroad - Foundation Specialties	\$ 81,814	\$ -	\$ 81,814	
Demo/Fill/Paving - S&K Dirtworks	\$ 530,901.00			
Demo trees, asphalt, base, retaining, sidewalks	\$ 124,878.00	\$ 83,668	\$ 41,210	
Construction entrance	\$ 4,500.00	\$ 3,015	\$ 1,485	
Silt Fencing and Tree Protection	\$ 2,934.00	\$ 1,966	\$ 968	
Cut	\$ 6,184.00	\$ 4,143	\$ 2,041	
Import Fill	\$ 19,325.00	\$ 12,948	\$ 6,377	
Export spoils	\$ 9,276.00	\$ 6,215	\$ 3,061	
Curb & Gutter	\$ 7,751.00	\$ 5,193	\$ 2,558	
Ribbon Curb	\$ 2,226.00	\$ 2,226	\$ -	
12' wide trail (4,800sf) - new easement	\$ 52,800.00	\$ -	\$ 52,800	
12' wide trail (1,327sf) - railroad	\$ 14,597.00	\$ -	\$ 14,597	
Colored Concrete	\$ 54,060.00	\$ 54,060	\$ -	
Integral Colored Concrete	\$ 99,400.00	\$ 99,400	\$ -	
HD Concrete	\$ 99,030.00	\$ 99,030	\$ -	

COST SHARE AGREEMENT - TRAIL

Project Name: Metro / Park Hotel Parking and Trail

Cost Model

Development Budget

Date: 27 May 2025 - **REVISED 2 - 20 October 2025**

HD Asphalt	\$	21,912.00	\$	21,912	\$	-	
Regular Asphalt	\$	12,028.00	\$	12,028	\$	-	
<i>Scope A- Retaining Walls/Pavers - Elite Advance Construction</i>							
Retaining wall A - Redi-rock	\$	33,913.00	\$	-	\$	33,913	
Retaining wall B - cast-in-place conc.	\$	16,400.00	\$	8,200	\$	8,200	
Retaining wall c - cast-in-place conc.	\$	14,495.00	\$	7,248	\$	7,248	
Keystone Pavers	\$	40,725.00	\$	-	\$	40,725	
<i>Scope B- Retaining Walls/Pavers Railroad - Elite Advance Construction</i>							
Retaining wall - Redi-rock	\$	79,135.00	\$	-	\$	79,135	
Keystone Pavers	\$	13,575.00	\$	-	\$	13,575	
Electrical	\$	7,000.00	\$	-	\$	7,000	
Lights and poles	\$	56,390.00	\$	-	\$	56,390	5 poles
Pole bases	\$	7,500	\$	-	\$	7,500	
Guardrailing - Razorbak Ironworks (6 May 2025)	70 lf	\$	14,000	\$	-	\$	14,000
SUBTOTAL HARD COSTS		\$	1,351,954	\$	710,756	\$	641,198

COST SHARE AGREEMENT - TRAIL

Project Name: Metro / Park Hotel Parking and Trail

Cost Model

Development Budget

Date: 27 May 2025 - **REVISED 2 - 20 October 2025**

Soft Costs		20%		\$	199,550		\$	130,302		\$	49,266	
20-30 Design and Administration												
	-110	Landscape Architecture - NBW LA		\$	19,982	hrly / nte	\$	9,991		\$	(9,991)	50/50 split with the city - City has paid NBW
	-130	Civil Engineerting - Prism / Olsson Base design		\$	87,750		\$	58,793		\$	28,958	76/33 split
		CA and Observations		\$	7,488		\$	5,017		\$	2,471	76/33 split (Also split with the off-site work)
20-40 Construction Consultants												
	-200	Geo-technical Testing - UES		\$	10,000		\$	6,700		\$	3,300	76/33 split
	-600	Onsite Resident Project Representative - Olsson Engineering		\$	20,245		\$	13,564		\$	6,681	76/33 split
	-600	Quality Assurance and Testing - Olsson Engineering		\$	54,085		\$	36,237		\$	17,848	76/33 split
20-50 Contingency												
	-100	Project Contingency	3.6%	\$	49,000		\$	20,000		\$	29,000	
	-200	Soft Cost Contingency	6.0%	\$	12,000		\$	12,000		\$	-	
40 Development and Management												
	40-10	Construction / Project Management Fee	20%	\$	322,501		\$	174,612		\$	145,172	
	40-60	Development Expenses										
	-400	Insurance - 12 month term \$1M Gen Liability		\$	3,940		\$	1,970		\$	1,970	
		\$4M Excess Liability		\$	4,420					\$	4,420	Excess due to railroad requirement
	-400	Bonding (base on value of City construction)		\$	-					\$	-	100%
SUBTOTAL SOFT COSTS				\$	591,410		\$	338,883		\$	229,828	
USES												
TOTAL COSTS				\$	1,943,364		\$	1,049,639		\$	871,026	\$ 894,180
												\$ (23,154)
SOURCES												
Metro / Park Hotel (South Hotel)				\$	1,049,639	54%						
City of Fayetteville				\$	871,026	45%						



MEETING OF NOVEMBER 13, 2025

TO: Mayor Rawn and City Council
THRU: Keith Macedo, Chief of Staff
FROM: Tim Nyander, Utilities Director
SUBJECT: Environmental Consulting Operations, Inc. - Amendment No. 12

RECOMMENDATION:

Staff recommends the approval of Amendment No.12 to the contract with Environmental Consulting Operations, Inc.(ECO) in the amount of \$63,500.00 for wetlands mitigation site monitoring and management for 2026.

BACKGROUND:

In 2014, Ordinance 5687 was passed by the City Council to approve a contract with ECO, Inc, for Woolsey Wetlands mitigation site monitoring and management. At the time, ECO qualified as a sole source provider for this contract due to the extensive knowledge and work conducted on the Woolsey Wetland Prairie Mitigation Site during the Wastewater Systems Improvement Project (WSIP). Section 3.2 of the contract provides that the contract may be renewed for additional one-year terms upon mutual agreement of the City and ECO.

DISCUSSION:

The contract covers the following work tasks for 2026:

Amendment No. 12 ECO Scope of Services	Fee Estimate
Part A - 2026 Project Administration & Management	\$4,000.00
Part B - 2026 Annual Ecological Restoration Monitoring	\$25,000.00
Part C - 2026 Annual Adaptive Management Strategy	\$32,000.00
Part D - 2026 Update Surplus Wetland Credit Tracking Ledger	\$0.00
Part E - 2026 Academic Research Project Guidance	\$2,500.00
Total	\$63,500.00

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

The details of each of these work tasks are outlined within the proposed Amendment No. 12 between the City of Fayetteville and ECO, Inc. The contract amount for Amendment No. 12 is a 6.6% decrease from 2025.

BUDGET/STAFF IMPACT:

Funds are available in the Wastewater Treatment Operations Program.

ATTACHMENTS: 3. Staff Review Form, 4. 2026 Executive Summary, 5. Amendment No. 12

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 #: 2025-2099

A RESOLUTION TO APPROVE AMENDMENT #12 TO THE CONTRACT WITH ENVIRONMENTAL CONSULTING OPERATIONS, INC. IN THE AMOUNT OF \$63,500.00 FOR WETLANDS MITIGATION SITE MONITORING AND MANAGEMENT IN 2026

WHEREAS, Ordinance 5687, which was adopted on May 6, 2014, waived the requirement of formal competitive bidding and authorized a contract with Environmental Consulting Operations, Inc. for wetlands mitigation site monitoring and management for 2014; and

WHEREAS, Section 3.3 of the contract provides that the contract may be renewed for additional one-year terms upon mutual agreement of the City and Environmental Consulting Operations, Inc.

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 Amendment #12 to the contract with Environmental Consulting Operations, Inc. in the amount of \$63,500.00 for wetlands mitigation site monitoring and management in 2026.

City of Fayetteville Staff Review Form

2025-2099

Item ID

11/18/2025

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

Tim Nyander

10/10/2025

WASTEWATER TREATMENT (730)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends the approval of Amendment No.12 to the contract with Environmental Consulting Operations, Inc.(ECO) in the amount of \$63,500.00 for wetlands mitigation site monitoring and management for 2026.

Budget Impact:

5400.730.5120-5315.00

Water & Sewer

Account Number

Fund

N/A

N/A

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 79,100.00

Expenses (Actual+Encum)

\$ -

Available Budget

\$ 79,100.00

Does item have a direct cost? Yes

Item Cost

\$ 63,500.00

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ 15,600.00

V20221130

Purchase Order Number:

Previous Ordinance or Resolution # Ord. 5687

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

2026 Executive Summary:
Woolsey Wet Prairie Annual Ecological Monitoring & Adaptive Management:
ECO, Inc. Contract Amendment No. 12

Overview & Background

Woolsey Wet Prairie Sanctuary was established by the City of Fayetteville, AR (City) as part of wetland compensatory mitigation requirements under Section 404 Permit No. 14207 issued by the U.S. Army Corps of Engineers Little Rock District (Corps). The 43.8-acre mitigation site was constructed to offset the permanent alteration of 7.92 acres of wetlands from construction of the City's Wastewater Systems Improvement Project (WSIP). The Corps Section 404 Permit required 73.57 wetland credits to be generated at the mitigation site to offset wetland losses from the WSIP.

Environmental Consulting Operations, Inc. (ECO, Inc.) developed the WSIP stormwater permitting Comprehensive Best Management Practices Plans (CBMPP), conducted WSIP construction compliance evaluations, and oversaw full compliance with all applicable environmental regulations and permits. Under ECO, Inc.'s oversight, contractors working for the City completed over \$160 million in work without a single environmental permit violation.

ECO, Inc. designed the Corps-required ecological features of the wetland mitigation site and has met all mandated monitoring and reporting requirements, including the required wetland credit ledger to track the use of surplus wetland credits by the City. Under ECO, Inc.'s management, a total of 94.47 mitigation credits have been generated, producing a surplus of 20.90 credits. After ECO, Inc.'s conferrals with the Corps, the City received a special one-of-a-kind approval to use the 20.90 surplus wetland credits for City infrastructure projects that require wetland compensatory mitigation within the Illinois River Watershed. To date, surplus wetland credits have been used for the City's Van Asche Drive Extension Project and the Clabber Creek Recreational Trail Project, saving the City thousands of dollars.

Under ECO, Inc.'s adaptive management strategy, the mitigation site has a current plant species list totaling 505 species, a 975% increase beyond the 47 plant species observed in 2004. Eleven species at the site are tracked by the Arkansas Natural Heritage Commission (ANHC) as species of state conservation concern. Nonetheless, persistent invasive species are present at the site, requiring continued monitoring and adaptive management activities

ECO, Inc. Scope of Work

ECO, Inc.'s May 8, 2014, Agreement for Professional Environmental Consulting Services covered the following work tasks for 2014, and has been amended annually from 2015 through 2026:

ECO, Inc. Scope of Services
Part A - Project Administration & Management
Part B - Annual Ecological Restoration Monitoring
Part C - Annual Adaptive Management Strategy
Part D - Update Surplus Wetland Credit Tracking Ledger
Part E - Academic Research Project Guidance

The details for each of these work tasks are outlined within the proposed 2026 Contract Amendment No. 12 between the City of Fayetteville and ECO, Inc. for Parts A – E.

As shown in the 2025/2026 cost comparison table below, the 2026 "Not to Exceed" cost of **\$63,500.00** represents a \$4,500 or 6.62% decrease to the contract amount that was approved by the City of Fayetteville for ECO, Inc.'s 2025 scope of work. The ECO, Inc. hourly billable rates for 2026 will also reflect a decreased hourly fee structure as well.

Contract Amendments No. 11 (2025) & No. 12 (2026) Cost Comparison

ECO Scope of Services	2025 Amend. No. 11	2026 Amend. No. 12
Part A - Project Administration & Management	\$4,000	\$4,000
Part B - Annual Ecological Restoration Monitoring	\$30,500	\$25,000
Part C - Annual Adaptive Management Strategy	\$32,000	\$32,000
Part D - Update Surplus Wetland Credit Tracking Ledger	\$0	\$0
Part E - Academia Research Project Guidance	\$1,500	\$2,500
Total	\$68,000	\$63,500

ECO, Inc. will continue to conduct annual monitoring activities to identify problem areas where specific management controls are warranted. ECO, Inc. will continue to coordinate adaptive management practices to:

- **Conduct monthly site visits during the growing season to flag invasive species, assess herbicide treatment effectiveness, identify priority invasive species for treatments, assess site hydrology, recommend priority adaptive management task items, and inspect the site for activities that are in violation of the City's 404 permit and deed restrictive covenant requirements,**
- **Develop plant group-specific herbicide application guidance and recommendations for City's Contractor conducting on-site adaptive management activities,**
- **Review records of herbicide applications made by entity conducting on-site adaptive management activities,**
- **Coordinate with City's Contractor conducting on-site adaptive management activities to maintain an aggressive herbicide program for controlling woody vegetation in an effort to prevent excessive growth of trees that necessitates timber mulching,**
- **Develop prescribed burn specifications for informal bid process of selecting burn contractor,**
- **Coordinate/scheduling/oversight of prescribed burn,**
- **Review, approve, and oversee conduction of academic research projects in accordance with City's Corps Section 404 Permit requirements, and**
- **Process/coordinate/update surplus wetland credit ledger should City infrastructure improvement projects arise that require wetland mitigation credits.**

ECO, Inc. possesses the very specialized technical and regulatory expertise and site-specific knowledge to complete these tasks for the purpose of meeting Corps-mandated mitigation performance standards and to maintain the existing surplus wetland credits for use in future City infrastructure improvements that require compensatory wetland mitigation. Having won numerous awards and recognitions, Woolsey Wet Prairie Sanctuary has been a success story under the design and management of ECO, Inc. and is a unique ecological feature for the City of Fayetteville like no other in Arkansas.

**AMENDMENT NO. 12
TO
AGREEMENT FOR ENVIRONMENTAL CONSULTING SERVICES
BETWEEN CITY OF FAYETTEVILLE, ARKANSAS AND
ENVIRONMENTAL CONSULTING OPERATIONS, INCORPORATED
FOR
WOOLSEY WET PRAIRIE ECOLOGICAL MONITORING AND MANAGEMENT
ENVIRONMENTAL CONSULTING SERVICES**

THIS AMENDMENT NO. 12 to the Agreement For Professional Environmental Consulting Services, dated May 8, 2014 (the “Agreement”), by and between CITY OF FAYETTEVILLE, ARKANSAS (CITY) and ENVIRONMENTAL CONSULTING OPERATIONS, INC. (ECO) for environmental consulting services in connection with monitoring and ecological adaptive management of CITY’s wetland mitigation site known as Woolsey Wet Prairie (SITE) is made and entered into for purposes of continuity of SITE wetland habitat status in order to maintain surplus wetland credits generated at SITE and due to Corps of Engineers (Corps) regulatory requirements to manage and maintain wetland compensatory mitigation in perpetuity to assure SITE continues to meet ecological performance standards.

WHEREAS, this **AMENDMENT NO. 12** is a renewal of the May 8, 2014, Agreement that included a provision for automatic renewal of ECO’s annual Scope of Services beyond 2014 for additional 1-year terms upon mutual agreement by both CITY and ECO. Unless specifically stated, all other terms and conditions of the Agreement shall remain in full force and effect. Neither this Amendment nor the Agreement may be modified except in writing signed by an authorized representative of the CITY and ECO.

NOW THEREFORE, the CITY and ECO agree to amend the Agreement for ECO’s Scope of Services as follows:

1. Part A - Project Administration & Management

- a) General administration and project management activities;
- b) Perform project initiation activities;
- c) Provide environmental regulatory and technical information to CITY;
- d) Meet with CITY, and/or CITY Contractors for information exchange, goal and timeline setting, reviewing management strategies, and action items;
- e) Perform internal project control including budgeting, scheduling, and quality control;
- f) Part A applies to January through December 2026. Renewal of ECO's annual Scope of Services will be reviewed by the City Council and amended upon approval for renewal of Part A services beyond 2026.

2. Part B - Annual Ecological Restoration Monitoring

- a) Conduct qualitative monitoring activities throughout the growing season to maintain cumulative plant species lists, evaluations of seasonal hydrology and associated plant communities, and identification of stands of non-native / invasive plant species to be controlled;
- b) Observe and document total plant species richness for the mitigation SITE in historical comprehensive plant species lists;
- c) Record locations of concentrated stands of non-native and native invasive plant species and locations of rare Arkansas Natural Heritage Commission (ANHC) tracking plant species on wetland cell maps;
- d) Develop 2026 Woolsey Wet Prairie Adaptive Management Strategy & Monitoring Report No. 20 that is consistent with historical monitoring and management activities at Site in a format to be used for SITE adaptive management purposes;
- e) Part B applies to January through December 2026. Renewal of ECO's annual Scope of Services will be reviewed by the City Council and amended upon approval for renewal of Part B services beyond 2026.

3. Part C - Annual Adaptive Management Strategy

- a) Continued development and implementation of annual strategy for specific controls of invasive species via selection, coordination, and scheduling of time sensitive hydrology controls, herbicide applications, mowing, prescribed burning, and hand pulling;
- b) Make SITE visits throughout the growing season to make observations of hydrology, vegetation, and effectiveness of invasive vegetation control;
- c) Oversee selection, scheduling, and coordination of SITE adaptive management activities and provide guidance pertaining to SITE Deed-Restrictive Covenant restrictions to CITY and CITY's Contractors associated with management of SITE;
- d) Provide restoration ecology advisory technical guidance to CITY and CITY's Contractors associated with management of SITE for the purpose of implementation of adaptive management activities that are compliant with SITE permanent protection measures and restrictions specified in the CITY's Corps Section 404 Permit;
- e) Document and maintain records of adaptive management activities implemented and the date of use;
- f) Make adjustments, as necessary, to timing and type of vegetation management to be implemented including, but not restricted to, hydrology management, mowing, herbicide applications, prescribed burning, and hand pulling of invasive plant species;

- g) Utilize wetland cell aerial photographs showing locations of concentrated stands of invasive and non-native plant species and locations of rare ANHC tracking plant species in order to target and prioritize areas for specific management activities;
- h) Develop herbicide application specifications that include specific types of herbicides to apply to specific invasive plant species by CITY contractors;
- i) Schedule and select type of herbicide, adjuvant, and application rate to be used for specific target non-native and invasive plant species at specific locations and document herbicide effectiveness;
- j) Coordinate, schedule, and observe areas where herbicide applications have been made to evaluate effectiveness for controlling invasive species by CITY contractors;
- k) Develop burn specifications that clearly identify prescribed Burn Contractor responsibilities as a part of CITY's informal bid process that identify: SITE preparation, notifications, and Burn Contractor responsibilities;
- l) Coordinate, schedule, and observe prescribed burn to evaluate Burn Contractor's conformance with state laws, notifications, and specifications;
- m) Part C applies to January through December 2026. Renewal of ECO's annual Scope of Services will be reviewed by the City Council and amended upon approval for renewal of Part C services beyond 2026.

4. Part D - Update Credit Tracking Ledger for Surplus Wetland Credits

- a) SITE has generated surplus of wetland credits above those required by CITY's Corps Section 404 permit for wetland compensatory mitigation. CITY has received Corps approval to use wetland credits to mitigate for wetland impacts caused by the CITY's infrastructure improvement projects within Illinois River watershed HUC 11110103.
- b) At the time of development of this amendment under the 2025 Scope of Services, CITY has not utilized any surplus wetland credits for City infrastructure improvement projects requiring wetland compensatory mitigation.
- c) It is unknown at the current time, whether Part D services will be necessary for January through December 2026 and will be a function of whether or not surplus credit transactions occur. Should 2026 wetland credit transactions occur, ECO shall update wetland credit ledger accordingly for submittal to Corps at the end of 2026.
- 5) Part D applies to January through December 2026. Renewal of ECO's annual Scope of Services will be reviewed by the City Council and amended upon approval for renewal of Part D services beyond 2026.

5. Part E – Academic Research Project Review and Guidance

- a) During 2017, there was an increased interest in the SITE for academic research projects from various departments of the University of Arkansas ranging from herpetology to soil microbiology. While research projects at the site are exciting and encouraged, the need exists for guidance and oversight to ensure that all parties involved are made aware of the various requirements of the CITY's Corps Section 404 permit and Deed Restricted Covenant for the SITE. Failure to manage research project activities at the SITE has the potential to result in the CITY not being in compliance with the terms and conditions of the CITY's Corps Section 404 permit and the Deed Restricted Covenant for the SITE.
- b) ECO, Inc. has developed a research request form and academic research guidance document intended for use by proposed research projects that will provide project-specific relative information to ECO, Inc., CITY's Contractors, and the CITY for review and approval, while also educating the applicant about the SITE Corps Section 404 permit requirements. ECO, Inc. will review academic research project proposals and provide project-specific guidance to parties conducting research at SITE.
- c) Part E applies to January through December 2026. Renewal of ECO's annual Scope of Services will be reviewed by the City Council and amended upon approval for renewal of Part E services beyond 2026.

6. Compensation

For the amended Scope of Services described herein, CITY agrees to pay ECO the sum specified below on Cost Detail Table. The total payment shall be a lump sum “not to exceed” amount of **SIXTY-THREE THOUSAND FIVE HUNDRED U.S. DOLLARS (\$63,500.00).**

Amendment No. 12 – 2026 Cost Detail

Amended ECO Scope of Services	Fee Estimate
Part A - 2025 Project Administration & Management	\$4,000
Part B - 2025 Annual Ecological Restoration Monitoring	\$25,000
Part C - 2025 Annual Adaptive Management Strategy	\$32,000
Part D - 2025 Update Surplus Wetland Credit Tracking Ledger	\$0
Part E - 2025 Academic Research Project Guidance	\$2,500
Total	\$63,500

The CITY and ECO intending to be legally bound, indicate their approval of this
AMENDMENT NO. 12 by their signatures below:

**ENVIRONMENTAL CONSULTING
OPERATIONS, INC.**

By: 
Seth Pickens, President

Date: September 29, 2025

CITY OF FAYETTEVILLE

By: _____
Molly Rawn, Mayor

Date: _____

ATTEST:

By: _____
Kara Paxton, City Clerk/Treasurer

Date: _____



ENVICON-06

JERILEONARD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/12/2025

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 NFP Property & Casualty Services, Inc. P.O. Box 49 Benton, AR 72018	CONTACT NAME:		
	PHONE (A/C, No, Ext): (501) 778-9162	FAX (A/C, No): (501) 778-0533	
INSURED Environmental Consulting Operations, Inc. 17724 Interstate 30 Suite 5A Benton, AR 72019	E-MAIL ADDRESS:		
	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : West American Insurance Company		44393
	INSURER B : Ohio Casualty Insurance Company		24074
	INSURER C : Westchester Surplus Lines Insurance Company		10172
	INSURER D :		
INSURER E :			
INSURER F :			

COVERAGES

CERTIFICATE NUMBER:

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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY			BZW(24) 57 08 55 94	5/10/2025	5/10/2026	EACH OCCURRENCE	\$ 2,000,000
	☐ CLAIMS-MADE ☐ OCCUR		DAMAGE TO RENTED PREMISES (Ea occurrence)				\$	
			MED EXP (Any one person)				\$ 15,000	
			PERSONAL & ADV INJURY				\$ 2,000,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$ 4,000,000
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	\$ 4,000,000
	OTHER:							\$
A	AUTOMOBILE LIABILITY			BZW(24) 57 08 55 94	5/10/2025	5/10/2026	COMBINED SINGLE LIMIT (Ea accident)	\$ 2,000,000
	☐ ANY AUTO OWNED AUTOS ONLY	☐ SCHEDULED AUTOS					BODILY INJURY (Per person)	\$
	☒ HIRED AUTOS ONLY	☒ NON-OWNED AUTOS ONLY					BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
							\$	
B	☒ UMBRELLA LIAB	☒ OCCUR		USO(24) 57 08 55 94	5/10/2025	5/10/2026	EACH OCCURRENCE	\$ 1,000,000
	☐ EXCESS LIAB	☐ CLAIMS-MADE					AGGREGATE	\$
	DED ☒ RETENTION \$ 10,000							\$ 1,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			XWW(24) 57 08 55 94	5/10/2025	5/10/2026	☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	☐ Y / N	N / A				E.L. EACH ACCIDENT	\$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
								E.L. DISEASE - POLICY LIMIT	$ 1,000,000
C	E&O/Professional Lia			16KDGHH3903	5/10/2025	5/10/2026	Per Claim	2,000,000
C	E&O/Professional Lia			16KDGHH3903	5/10/2025	5/10/2026	Aggregate	2,000,000

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

CERTIFICATE HOLDER

CANCELLATION

City of Fayetteville
113 W. Mountain Street
Fayetteville, AR 72701

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



MEETING OF NOVEMBER 13, 2025

TO: Mayor Rawn and City Council

THRU:

FROM: Mike Reynolds, Police Chief

SUBJECT: **FY2025 Community Oriented Policing Services (COPS) Hiring Program Grant Award**

RECOMMENDATION:

Staff recommends approval of a resolution to authorize acceptance of the 2025 COPS Hiring Program grant award in the amount of \$250,000 to hire two (2) new police officers for expansion of our School Resource Officer (SRO) Program with the Fayetteville Public Schools for a period of four (4) years, and approval of a budget adjustment.

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 award will provide federal funding to mitigate future general fund expenses necessary to meet the City Council's goal of Resolution #190-22.

DISCUSSION:

On June 17, 2025, the City Council approved the grant application to the 2025 COPS Hiring Program to partially fund two (2) SRO positions via Resolution #148-25 (attached). In anticipation of this grant award, we have included these two (2) new police officer positions in the Mayor's 2026 Proposed Annual Operating Budget.

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. This grant award 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.

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

Fayetteville Public Schools has agreed to pay its proportionate share of the \$542,072 local match requirements. 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.

BUDGET/STAFF IMPACT:

A \$250,000 budget adjustment will establish a revenue and expense budget within project accounting for tracking the FY2025 COPS Hiring Program grant award. This grant award will fund 32% of the cost of these officers for fiscal years 2026-2030.

ATTACHMENTS: 3. Staff Review Form, 4. Budget Adjustment, 5. SRM - 2025 CHP Grant Award, 6. Resolution #190-22, 7. Resolution 148-25 , 8. Pre-Acceptance Award Package_15JCOPS-25-GG-00960-UHPX_190600_AW-164206, 9. Award_Details_FAW-189118

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 #: 2025-2143

A RESOLUTION TO AUTHORIZE ACCEPTANCE OF THE 2025 COMMUNITY ORIENTED POLICING SERVICES HIRING PROGRAM GRANT IN THE AMOUNT OF \$250,000.00 TO FUND TWO (2) NEW POLICE OFFICER POSITIONS FOR EXPANSION OF THE SCHOOL RESOURCE OFFICER PROGRAM FOR A PERIOD OF FOUR YEARS WITH A REQUIRED LOCAL CITY MATCH OF \$193,135.00, AND TO APPROVE A BUDGET ADJUSTMENT

WHEREAS, on August 16, 2022, the City Council approved Resolution 190-22 expressing the intent of the City Council to add two new SRO positions each budget year, until every school in the district is able to have an officer on site each school day; and

WHEREAS, on June 17, 2025, the City Council approved Resolution 148-25 authorizing an application for the FY2025 COPS Hiring Program grant; and

WHEREAS, this grant will provide federal funding of \$250,000.00 to mitigate future general fund expenses necessary to meet City Council's goal of Resolution 190-22.

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 acceptance of a grant from the 2025 Community Oriented Policing Services Hiring Program in the amount of \$250,000.00 to fund two Police Officers for a period of four years with the \$193,135.00 required match paid by the City of Fayetteville and \$348,937.00 matching grant to be paid by the Fayetteville Public Schools.

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

2025-2143

Item ID

11/18/2025

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Mike Reynolds

10/28/2025

POLICE (200)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends approval of a resolution to authorize acceptance of the 2025 COPS Hiring Program grant award in the amount of \$250,000 to hire two (2) new police officers for expansion of our School Resource Officer (SRO) Program with the Fayetteville Public Schools for a period of four (4) years, and approval of a budget adjustment.

Budget Impact:

1010.200.2920-5120.00

General

Account Number

Fund

32204-2025

Police - COPS Hiring Program Grant

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$

-

Expenses (Actual+Encum)

\$

-

Available Budget

\$

-

Does item have a direct cost? No

Item Cost

\$

-

Is a Budget Adjustment attached? Yes

Budget Adjustment

\$

250,000.00

Remaining Budget

\$

250,000.00

Purchase Order Number:

Previous Ordinance or Resolution #

V20221130

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

Budget Year	Division /Org2	Adjustment Number
2025	POLICE (200)	
	Requestor: Willie Newman	

Staff recommends approval of a resolution to authorize acceptance of the 2025 COPS Hiring Program grant award in the amount of \$250,000 to hire two (2) new police officers for expansion of our School Resource Officer (SRO) Program with the Fayetteville Public Schools for a period of four (4) years.

	COUNCIL DATE:	11/18/2025
	ITEM ID#:	2025-2143
	Holly Black	
	10/29/2025 8:59 AM	
	Budget Division	Date
	D - (City Council)	
TYPE:		
JOURNAL #:		
GLDATE:		
CHKD/POSTED:	/	
RESOLUTION/ORDINANCE		

v.2025826



CITY OF
FAYETTEVILLE
ARKANSAS

CITY COUNCIL MEMO

MEETING OF NOVEMBER 18, 2025

TO: Mayor and City Council

FROM: Mike Reynolds, Chief of Police

DATE: October 28, 2025

SUBJECT: FY2025 Community Oriented Policing Services (COPS) Hiring Program Grant Award

A handwritten signature in black ink, reading "Mike Reynolds".

RECOMMENDATION:

Staff recommends approval of a resolution to authorize acceptance of the 2025 COPS Hiring Program grant award in the amount of \$250,000 to hire two (2) new police officers for expansion of our School Resource Officer (SRO) Program with the Fayetteville Public Schools for a period of four (4) years, and approval of a budget adjustment.

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 award will provide federal funding to mitigate future general fund expenses necessary to meet the City Council's goal of Resolution #190-22.

DISCUSSION:

On June 17, 2025, the City Council approved the grant application to the 2025 COPS Hiring Program to partially fund two (2) SRO positions via Resolution #148-25 (attached). In anticipation of this grant award, we have included these two (2) new police officer positions in the Mayor's 2026 Proposed Annual Operating Budget.

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. This grant award 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. 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.

BUDGET/STAFF IMPACT:

A \$250,000 budget adjustment will establish a revenue and expense budget within project accounting for tracking the FY2025 COPS Hiring Program grant award. This grant award will fund 32% of the cost of these officers for fiscal years 2026-2030.

Attachments:

- Budget Adjustment
- Resolution #190-22
- Resolution #148-25
- FY25 COPS Hiring Program Grant Award Packet



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

Resolution: 190-22

File Number: 2022-0707

SCHOOL RESOURCE OFFICER:

A RESOLUTION TO APPROVE THE ADDITION OF A NEW FULL TIME EQUIVALENT POLICE OFFICER POSITION TO BE ASSIGNED TO THE FAYETTEVILLE PUBLIC SCHOOL DISTRICT AS A SCHOOL RESOURCE OFFICER BEGINNING IN THE 2022-2023 SCHOOL YEAR, TO APPROVE UP TO \$3,000.00 FOR EACH SCHOOL RESOURCE OFFICER FOR SOCIAL WORK OR COUNSELING EDUCATION FOR THE 2022-2023 SCHOOL YEAR, TO EXPRESS THE INTENT OF THE CITY COUNCIL TO ADD TWO NEW SCHOOL RESOURCE OFFICER POSITIONS EACH YEAR THEREAFTER UNTIL EVERY SCHOOL IN THE DISTRICT IS ABLE TO HAVE AN OFFICER ON SITE EACH SCHOOL DAY, AND TO APPROVE A BUDGET ADJUSTMENT

WHEREAS, pursuant to Ark. Code Ann. § 6-10-128, the City of Fayetteville and the Fayetteville Public School District must enter into a memorandum of understanding regarding the assignment of school resource officers (SROs) to the Fayetteville Public School District including the financial responsibilities of each party, chain of command, the roles and responsibilities of the school resource officers, training requirements, hours of assignment, the provision of benefits, and other matters; and

WHEREAS, the City currently has six school resource officers assigned to the Fayetteville Public School District which has fifteen schools in operation and a sixteenth under construction; and

WHEREAS, the District has requested that the City assign another school resource officer to the District beginning in the 2022-2023 school year; and

WHEREAS, the District has also requested that the City assign additional officers in the future to ensure that each school is able to have a school resource officer on site; and

WHEREAS, the additional school resource officer positions will be new full time equivalent officers

and will not reduce the Police Department's current staffing levels; and

WHEREAS, on August 2, 2022, the Arkansas School Safety Commission released its Interim Report with findings and recommendations including the following from the Law Enforcement and Security Subcommittee which is chaired by Washington County Sheriff Tim Helder:

- Recommendation 1: No campus should ever be without an armed presence "AT ALL TIMES" when staff and children are attending class or a major extracurricular activity.
- Recommendation 2: If financially practicable, school should ideally have at least one SRO for each campus.
- Recommendation 3: School districts should execute a Memorandum of Understanding (MOU) with their partnering law-enforcement agencies that identify the roles and responsibilities of SROs and other critical elements.
- Recommendation 4: SROs whose primary assignment is within the school should receive specialized training.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby approves the addition of a new full time equivalent officer position for the Police Department to be assigned to the Fayetteville Public School District in accordance with the memorandum of understanding required by Ark. Code Ann. § 6-10-128.

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 new position.

Section 3: That the City Council of the City of Fayetteville, Arkansas hereby expresses its intent to approve the addition of two new full time equivalent officer positions every year beginning in 2023 and authorize those positions to be assigned to the Fayetteville Public School District as school resource officers until each school is able to have an officer on site.

Section 4: That the City Council of the City of Fayetteville, Arkansas hereby approves up to \$3,000.00 for each School Resource Officer for the 2022-2023 school year to be used for tuition or education costs to enable that School Resource Officer to obtain a Social Work Certification or for college level classes toward earning a degree in Social Work or Counseling.

PASSED and APPROVED on 8/16/2022

Resolution: 190-22

File Number: 2022-0707

Approved:


Lioneld Jordan, Mayor

Attest:


Kara Paxton, City Clerk Treasurer





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

Resolution: 148-25

File Number: 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.

PASSED and APPROVED on June 17, 2025

Approved:

A handwritten signature in blue ink that reads "Molly Rawn".

Molly Rawn, Mayor

Attest:

A handwritten signature in blue ink that reads "Kara Paxton".



Kara Paxton, City Clerk Treasurer



Department of Justice (DOJ)

Office of Community Oriented Policing Services (COPS Office)

Washington, D.C. 20531

Name and Address of Recipient:	CITY OF FAYETTEVILLE 113 WEST MOUNTAIN STREET
City, State and Zip:	FAYETTEVILLE, AR 72701
Recipient UEI:	ZGAZNS4HKFY3
Project Title: FY25 COPS Hiring Program	Award Number: 15JCOPS-25-GG-00960-UHPX
Solicitation Title: FY25 COPS Hiring Program	
Federal Award Amount: \$250,000.00	Federal Award Date: 10/10/25
Awarding Agency:	Office of Community Oriented Policing Services
Award Type:	Initial
Funding Instrument Type:	Grant
Opportunity Category: D	
Assistance Listing: 16.068 - COPS Hiring Program	
Project Period Start Date: 10/1/25	Project Period End Date: 9/30/30
Budget Period Start Date: 10/1/25	Budget Period End Date: 9/30/30
Project Description: The FY25 COPS Hiring Program (CHP) provides funding to law enforcement agencies to hire and/or rehire additional career law enforcement officers in an effort to increase their community policing capacity and crime prevention efforts. Anticipated outcomes of CHP awards include engagement in planned community partnerships, implementation of projects to analyze and assess problems, implementation of changes to personnel and agency management in support of community policing, and increased capacity of agency to engage in community policing activities	

Award Letter

October 10, 2025

Dear Mike Reynolds,

On behalf of Attorney General Pamela Bondi, it is my pleasure to inform you the Office of Community Oriented Policing Services (the COPS Office) has approved the application submitted by CITY OF FAYETTEVILLE for an award under the funding opportunity entitled 2025 FY25 COPS Hiring Program. The approved award amount is \$250,000. Review the Award Instrument below carefully and familiarize yourself with all conditions and requirements before accepting your award. The Award Instrument includes the Award Offer (Award Information, Project Information, Financial Information, and Award Conditions) and Award Acceptance. For COPS Office and OVW funding the Award Offer also includes any Other Award Documents.

Please note that award requirements include not only the conditions and limitations set forth in the Award Offer, but also compliance with assurances and certifications that relate to conduct during the period of performance for the award. These requirements encompass financial, administrative, and programmatic matters, as well as other important matters (e.g., specific restrictions on use of funds). Therefore, all key staff should receive the award conditions, the assurances and certifications, and the application as approved by the COPS Office, so that they understand the award

requirements. Information on all pertinent award requirements also must be provided to any subrecipient of the award.

Should you accept the award and then fail to comply with an award requirement, DOJ will pursue appropriate remedies for non-compliance, which may include termination of the award and/or a requirement to repay award funds.

Prior to accepting the award, your Entity Administrator must assign a Financial Manager, Grant Award Administrator, and Authorized Representative(s) in the Justice Grants System (JustGrants). The Entity Administrator will need to ensure the assigned Authorized Representative(s) is current and has the legal authority to accept awards and bind the entity to the award terms and conditions. To accept the award, the Authorized Representative(s) must accept all parts of the Award Offer in the Justice Grants System (JustGrants), including by executing the required declaration and certification, within 45 days from the award date.

To access your funds, you will need to enroll in the Automated Standard Application for Payments (ASAP) system, if you haven't already completed the enrollment process in ASAP. The Entity Administrator should have already received an email from ASAP to initiate this process.

Congratulations, and we look forward to working with you.

Cory D. Randolph
COPS Acting Director

Office for Civil Rights Notice for All Recipients

The Office for Civil Rights (OCR), Office of Justice Programs (OJP), U.S. Department of Justice (DOJ) enforces federal civil rights laws and other provisions that prohibit discrimination by recipients of federal financial assistance from OJP, the Office of Community Oriented Policing Services (COPS), and the Office on Violence Against Women (OVW).

Several civil rights laws, including Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, require recipients of federal financial assistance (recipients) to give assurances that they will comply with those laws. Taken together, these and other civil rights laws prohibit recipients from discriminating in the provision of services and employment because of race, color, national origin, religion, disability, and sex or from discriminating in the provision of services on the bases of age.

Some recipients of DOJ financial assistance have additional obligations to comply with other applicable nondiscrimination provisions like the Omnibus Crime Control and Safe Streets Act of 1968, which prohibits discrimination on the basis of religion in addition to race, color, national origin, and sex. Recipients may also have related requirements regarding the development and implementation of equal employment opportunity programs.

OCR provides technical assistance, training, and other resources to help recipients comply with civil rights obligations. Further, OCR administratively enforces civil rights laws and nondiscrimination provisions by investigating DOJ recipients that are the subject of discrimination complaints. In addition, OCR conducts compliance reviews of DOJ recipients based on regulatory criteria. These investigations and compliance reviews permit OCR to evaluate whether DOJ recipients are providing services to the public and engaging in employment practices in a nondiscriminatory manner.

For more information about OCR, your civil rights and nondiscrimination responsibilities, how to notify your employees or beneficiaries of their civil rights protections and responsibilities and how to file a complaint, as well as technical assistance, training, and other resources, please visit www.ojp.gov/program/civil-rights-office/outreach. If you would like OCR to assist you in fulfilling your civil rights or nondiscrimination responsibilities, please contact us at askOCR@ojp.usdoj.gov or www.ojp.gov/program/civil-rights-office/about#ocr-contacts.

Award Information

This award is offered subject to the conditions or limitations set forth in the Award Information, Project Information, Financial Information, and Award Conditions.

Recipient Information

Recipient Name	
UEI ZGAZNS4HKFY3	
ORI Number	
Street 1 113 WEST MOUNTAIN STREET	Street 2
City FAYETTEVILLE	State/U.S. Territory Arkansas
Zip/Postal Code 72701	Country United States
County/Parish	Province
Award Details	
Federal Award Date 10/10/25	Award Type Initial
Award Number 15JCOPS-25-GG-00960-UHPX	Supplement Number 00
Federal Award Amount \$250,000.00	Funding Instrument Type Grant
Assistance Listing Number 16.068	Assistance Listings Program Title COPS Hiring Program
Statutory Authority The Public Safety Partnership and Community Policing Act of 1994, 34 U.S.C. § 10381 et seq	
[] I have read and understand the information presented in this section of the Federal Award Instrument.	
Project Information	
This award is offered subject to the conditions or limitations set forth in the Award Information, Project Information, Financial Information, and Award Conditions.	
Solicitation Title 2025 FY25 COPS Hiring Program	Awarding Agency COPS
Application Number GRANT14416349	

Grant Manager Name

Gerald Moore

Phone Number

202-598-6907

E-mail Address

gerald.moore2@usdoj.gov

Project Title

FY25 COPS Hiring Program

Performance Period Start**Date**

10/01/2025

Performance Period End Date

09/30/2030

Budget Period Start Date

10/01/2025

Budget Period End Date

09/30/2030

Project Description

The FY25 COPS Hiring Program (CHP) provides funding to law enforcement agencies to hire and/or rehire additional career law enforcement officers in an effort to increase their community policing capacity and crime prevention efforts. Anticipated outcomes of CHP awards include engagement in planned community partnerships, implementation of projects to analyze and assess problems, implementation of changes to personnel and agency management in support of community policing, and increased capacity of agency to engage in community policing activities

[] *I have read and understand the information presented in this section of the Federal Award Instrument.*

Financial Information

This award is offered subject to the conditions or limitations set forth in the Award Information, Project Information, Financial Information, and Award Conditions.

A financial analysis of budgeted costs has been completed. All costs listed in the approved budget below were programmatically approved based on the final proposed detailed budget and budget narratives submitted by your agency to the COPS Office. Any adjustments or edits to the proposed budget are explained below.

Budget Clearance Date:

9/16/25 10:19 AM

Comments

No items

Budget Summary

Budget Category	Proposed Budget	Change	Approved Budget	Percentage
Sworn Officer Positions:	\$511,974	\$0	\$511,974	
Civilian or Non-Sworn Personnel:	\$0	\$0	\$0	
Travel:	\$0	\$0	\$0	
Equipment:	\$0	\$0	\$0	
Supplies:	\$0	\$0	\$0	

SubAwards:	\$0	\$0	\$0	
Procurement Contracts:	\$0	\$0	\$0	
Other Costs:	\$0	\$0	\$0	
Total Direct Costs:	\$511,974	\$0	\$511,974	
Indirect Costs:	\$0	\$0	\$0	
Total Project Costs:	\$511,974	\$0	\$511,974	
Federal Funds:	\$250,000	\$0	\$250,000	48.83%
Match Amount:	\$261,974	\$0	\$261,974	51.17%
Program Income:	\$0	\$0	\$0	0.00%

[] I have read and understand the information presented in this section of the Federal Award Instrument.

Award Conditions

This award is offered subject to the conditions or limitations set forth in the Award Information, Project Information, Financial Information, and Award Conditions.

Condition 1

Restrictions on Internal Confidentiality Agreements: No recipient or subrecipient under this award, or entity that receives a contract or subcontract with any funds under this award, may require any employee or contractor to sign an internal confidentiality agreement or statement that prohibits or otherwise restricts the lawful reporting of waste, fraud, or abuse to an investigative or law enforcement representative of a federal department or agency authorized to receive such information. Full-Year Continuing Appropriations and Extensions Act, 2025, Public Law 119-4; Further Consolidated Appropriations Act, 2024, Public Law 118-47, Division B, Title VII, Section 742.

Condition 2

Compliance with 8 U.S.C. § 1373: Authority to obligate or expend contingent on compliance with this condition. State or local government entity recipients of this award, and any subrecipient of this award at any tier that is an entity of a State or of a unit of local government, must comply with 8 U.S.C. §1373, which provides that such 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.

Any obligations or expenditures of a recipient or subrecipient that are impermissible under this condition shall be unallowable costs for purposes of this award.

References to the Immigration and Naturalization Service in 8 U.S.C. 1373 are to be read, as a legal matter, as references to components of the U.S. Department of Homeland Security.

Condition 3

Federal Civil Rights and Nondiscrimination Laws (certification): The recipient agrees that its compliance with all applicable Federal civil rights and nondiscrimination laws is material to the government's decision to make this award and any payment thereunder, including for purposes of the False Claims Act (31 U.S.C. 3729-3730 and 3801-3812), and, by accepting this award, certifies that it does not operate any programs (including any such programs having components relating to diversity, equity, and inclusion) that violate any applicable Federal civil rights or

nondiscrimination laws.

Condition 4

Federal Laws, Presidential Memoranda, and Executive Orders: Recipients of grant funding must comply with all applicable federal laws and Presidential Memoranda and all Executive Orders by the President.

Condition 5

Award Monitoring Activities: Federal law requires that recipients receiving federal funding from the COPS Office must be monitored to ensure compliance with their award conditions and other applicable statutes and regulations. The COPS Office is also interested in tracking the progress of our programs and the advancement of community policing. Both aspects of award implementation—compliance and programmatic benefits—are part of the monitoring process coordinated by the U.S. Department of Justice. Award monitoring activities conducted by the COPS Office include site visits, enhanced office-based grant reviews, alleged noncompliance reviews, financial and programmatic reporting, and audit resolution. As a COPS Office award recipient, you agree to cooperate with and respond to any requests for information pertaining to your award. This includes all financial records, such as general accounting ledgers and all supporting documents. All information pertinent to the implementation of the award is subject to agency review throughout the life of the award, during the close-out process and for three-years after the submission of the final expenditure report. 2 C.F.R. §§ 200.334 and 200.337, and, as applicable, 34 U.S.C. § 10385(a).

Condition 6

Authorized Representative Responsibility: The recipient understands that, in accepting this award, the Authorized Representatives declare and certify, among other things, that they possess the requisite legal authority to accept the award on behalf of the recipient entity and, in so doing, accept (or adopt) all material requirements throughout the period of performance under this award. The recipient further understands, and agrees, that it will not assign anyone to the role of Authorized Representative during the period of performance under the award without first ensuring that the individual has the requisite legal authority.

Condition 7

Contract Provision: All contracts made by the award recipients under the federal award must contain the provisions required under 2 C.F.R. Part 200, Appendix II to Part 200—Contract Provisions for Non-Federal Entity Contracts Under Federal Awards. Please see appendices in the Award Owner's Manual for a full text of the contract provisions.

Condition 8

Award Owner's Manual: The recipient agrees to comply with the terms and conditions in the applicable award year COPS Office Program Award Owner's Manual; DOJ Grants Financial Guide; COPS Office statute (34 U.S.C. § 10381, et seq.) as applicable; Students, Teachers, and Officers Preventing (STOP) School Violence Act of 2018 (34 U.S.C. § 10551, et seq.) as applicable; the requirements of 2 C.F.R. Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), including subsequent changes, as adopted by the U.S. Department of Justice in 2 C.F.R. § 2800.101; 48 C.F.R. Part 31 (FAR Part 31) as applicable (Contract Cost Principles and Procedures); the Cooperative Agreement as applicable; representations made in the application; and all other applicable program requirements, laws, orders, regulations, or circulars.

Failure to comply with one or more award requirements may result in remedial action including, but not limited to, withholding award funds, disallowing costs, suspending, or terminating the award, or other legal action as appropriate.

Should any provision of a condition of this award be held to be invalid or unenforceable by its terms, then that provision shall first be applied with a limited construction so as to give it the maximum effect permitted by law (to any person or circumstance) under this award. Should it be held, instead, that a condition (or a provision thereof) is of utter invalidity or unenforceability, such condition (or such provision) shall be deemed severable from this award.

Condition 9

Federal Civil Rights: The recipient and any subrecipient must comply with applicable federal civil rights and nondiscrimination statutes and regulations including: Section 601 of the Civil Rights Act of 1964 (42 U.S.C. § 2000d), as implemented in Subparts C and D of 28 C.F.R. Part 42; section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794), as implemented in Subpart G of 28 C.F.R. Part 42; section 901 of the Education Amendments of 1972 (20 U.S.C.

§ 1681), as implemented in Subpart D of 28 C.F.R. Parts 42 and 54; section 303 of the Age Discrimination Act of 1975 (42 U.S.C. § 6102), as implemented in Subpart I of 28 C.F.R. Part 42; and section 809(c) of Title I of the Omnibus Crime Control and Safe Streets Act of 1968 (34 U.S.C. § 10228(c)), as implemented in Subpart D of 28 C.F.R. Part 42. In addition to applicable federal statutes and regulations that pertain to civil rights and nondiscrimination, the recipient and any subrecipient must comply with the requirements in 28 C.F.R. Parts 22 (Confidentiality of Identifiable Research and Statistical Information); 28 C.F.R. Part 23 (Criminal Intelligence Systems Operating Policies); 28 C.F.R. Part 38 (Partnerships with Faith-Based and Other Neighborhood Organizations); and 28 C.F.R. Part 46 (Protection of Human Subjects). For an overview of the civil rights laws and nondiscrimination requirements in connection with your award, please see <https://www.ojp.gov/program/civil-rights/overview>.

Condition 10

Duplicative Funding: The recipient understands and agrees to notify the COPS Office if it receives, from any other source, funding for the same item or service also funded under this award.

Condition 11

Prohibited conduct by recipients and subrecipients related to trafficking in persons (including reporting requirements and COPS Office authority to terminate award): The recipient and subrecipient agree to comply with the following requirements of 2 C.F.R. Part 175, Appendix A to Part 175 – Award Term:

I. Trafficking in Persons

(a) Provisions applicable to a recipient that is a private entity. (1) Under this award, the recipient, its employees, subrecipients under this award, and subrecipient's employees must not engage in:

(i) Severe forms of trafficking in persons;

(ii) The procurement of a commercial sex act during the period of time that this award or any subaward is in effect;

(iii) The use of forced labor in the performance of this award or any subaward; or

(iv) Acts that directly support or advance trafficking in persons, including the following acts:

(A) Destroying, concealing, removing, confiscating, or otherwise denying an employee access to that employee's identity or immigration documents;

(B) Failing to provide return transportation or pay for return transportation costs to an employee from a country outside the United States to the country from which the employee was recruited upon the end of employment if requested by the employee, unless:

(1) Exempted from the requirement to provide or pay for such return transportation by the Federal department or agency providing or entering into the grant or cooperative agreement; or

(2) The employee is a victim of human trafficking seeking victim services or legal redress in the country of employment or a witness in a human trafficking enforcement action;

(C) Soliciting a person for the purpose of employment, or offering employment, by means of materially false or fraudulent pretenses, representations, or promises regarding that employment;

(D) Charging recruited employees a placement or recruitment fee; or

(E) Providing or arranging housing that fails to meet the host country's housing and safety standards.

(2) The Federal agency may unilaterally terminate this award or take any remedial actions authorized by 22 U.S.C. 7104b(c), without penalty, if any private entity under this award:

(i) Is determined to have violated a prohibition in paragraph (a)(1) of this appendix; or

(ii) Has an employee that is determined to have violated a prohibition in paragraph

(a)(1) of this this appendix through conduct that is either:

(A) Associated with the performance under this award; or

(B) Imputed to the recipient or the subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are provided in 2 CFR part 180, "OMB

Guidelines to Agencies on Government-wide Debarment and Suspension (Nonprocurement)," as implemented by DOJ at 2 C.F.R. Part 2867.

(b) Provision applicable to a recipient other than a private entity. (1) The Federal agency may unilaterally terminate this award or take any remedial actions authorized by 22 U.S.C. 7104b(c), without penalty, if a subrecipient that is a private entity under this award:

(i) Is determined to have violated a prohibition in paragraph (a)(1) of this appendix; or

(ii) Has an employee that is determined to have violated a prohibition in paragraph (a)(1) of this appendix through conduct that is either:

(A) Associated with the performance under this award; or

(B) Imputed to the subrecipient using the standards and due process for imputing the

conduct of an individual to an organization that are provided in 2 CFR part 180, "OMB Guidelines to Agencies on Government-wide Debarment and Suspension (Nonprocurement)," as implemented by 2 C.F.R. Part 2867.

(c) Provisions applicable to any recipient.

(1) The recipient must inform the Federal agency and the Inspector General of the Federal agency immediately of any information you receive from any source alleging a violation of a prohibition in paragraph (a)(1) of this appendix.

(2) The Federal agency's right to unilaterally terminate this award as described in paragraphs (a)(2) or (b)(1) of this appendix:

(i) Implements the requirements of 22 U.S.C. 78, and

(ii) Is in addition to all other remedies for noncompliance that are available to the Federal agency under this award.

(3) The recipient must include the requirements of paragraph (a)(1) of this award term in any subaward it makes to a private entity.

(4) If applicable, the recipient must also comply with the compliance plan and certification requirements in 2 CFR 175.105(b).

(d) Definitions. For purposes of this award term:

Employee means either:

(1) An individual employed by the recipient or a subrecipient who is engaged in the performance of the project or program under this award; or

(2) Another person engaged in the performance of the project or program under this award and not compensated by the recipient including, but not limited to, a volunteer or individual whose services are contributed by a third party as an in-kind contribution toward cost sharing requirements.

Private Entity means any entity, including for-profit organizations, nonprofit organizations, institutions of higher education, and hospitals. The term does not include foreign public entities, Indian Tribes, local governments, or states as defined in 2 CFR 200.1.

The terms "severe forms of trafficking in persons," "commercial sex act," "sex trafficking," "Abuse or threatened abuse of law or legal process," "coercion," "debt bondage," and "involuntary servitude" have the meanings given at section 103 of the TVPA, as amended (22 U.S.C. 7102).

Condition 12

Termination: Recipient understands and agrees that the COPS Office may terminate funding, in whole or in part, for the following reasons:

(1) When the recipient fails to comply with the terms and conditions of a Federal award.

(2) When the recipient agrees to the termination and termination conditions.

(3) When the recipient provides the COPS Office written notification requesting termination including the reasons, effective date, and the portion of the award to be terminated. The COPS Office may terminate the entire award if the remaining portion will not accomplish the purposes of the award.

(4) Pursuant to any other award terms and conditions, including, when an award no longer effectuates the program goals or agency priorities to the extent such termination is authorized by law.

2. C.F.R. § 200.340.

Condition 13

Recipient Integrity and Performance Matters: For awards over \$500,000, the recipient agrees to comply with the following requirements of 2 C.F.R. Part 200, Appendix XII to Part 200 – Award Term and Condition for Recipient Integrity and Performance Matters:

I. Reporting of Matters Related to Recipient Integrity and Performance

(a) General Reporting Requirement.

(1) If the total value of your active grants, cooperative agreements, and procurement contracts from all Federal agencies exceeds \$10,000,000 for any period of time during the period of performance of this Federal award, then you as the recipient must ensure the information available in the responsibility/qualification records through the System for Award Management (SAM.gov), about civil, criminal, or administrative proceedings described in paragraph (b) of this award term is current and complete. This is a statutory requirement under section 872 of Public Law 110–417, as amended (41 U.S.C. 2313). As required by section 3010 of Public Law 111– 212, all information posted in responsibility/qualification records in SAM.gov on or after April 15, 2011 (except past performance reviews required for Federal procurement contracts) will be publicly available.

(b) Proceedings About Which You Must Report.

(1) You must submit the required information about each proceeding that—

(i) Is in connection with the award or performance of a grant, cooperative agreement, or procurement contract from the

Federal Government;

(ii) Reached its final disposition during the most recent five-year period; and

(iii) Is one of the following—

(A) A criminal proceeding that resulted in a conviction;

(B) A civil proceeding that resulted in a finding of fault and liability and payment of a monetary fine, penalty, reimbursement, restitution, or damages of \$5,000 or more;

(C) An administrative proceeding that resulted in a finding of fault and liability and your payment of either a monetary fine or penalty of \$5,000 or more or reimbursement, restitution, or damages in excess of \$100,000; or

(D) Any other criminal, civil, or administrative proceeding if—

(1) It could have led to an outcome described in paragraph (b)(1)(iii)(A) through (C);

(2) It had a different disposition arrived at by consent or compromise with an acknowledgment of fault on your part; and

(3) The requirement in this award term to disclose information about the proceeding does not conflict with applicable laws and regulations.

(c) Reporting Procedures. Enter the required information in SAM.gov for each proceeding described in paragraph (b) of this award term. You do not need to submit the information a second time under grants and cooperative agreements that you received if you already provided the information in SAM.gov because you were required to do so under Federal procurement contracts that you were awarded.

(d) Reporting Frequency. During any period of time when you are subject to the requirement in paragraph (a) of this award term, you must report proceedings information in SAM.gov for the most recent five-year period, either to report new information about a proceeding that you have not reported previously or affirm that there is no new information to report. If you have Federal contract, grant, and cooperative agreement awards with a cumulative total value greater than \$10,000,000, you must disclose semiannually any information about the criminal, civil, and administrative proceedings.

(e) Definitions. For purposes of this award term—

Administrative proceeding means a nonjudicial process that is adjudicatory in nature to make a determination of fault or liability (for example, Securities and Exchange Commission Administrative proceedings, Civilian Board of Contract Appeals proceedings, and Armed Services Board of Contract Appeals proceedings). This includes proceedings at the Federal and State level but only in connection with the performance of a Federal contract or grant. It does not include audits, site visits, corrective plans, or inspection of deliverables.

Conviction means a judgment or conviction of a criminal offense by any court of competent jurisdiction, whether entered upon a verdict or a plea, and includes a conviction entered upon a plea of nolo contendere. Total value of currently active grants, cooperative agreements, and procurement contracts includes the value of the Federal share already received plus any anticipated Federal share under those awards (such as continuation funding).

Condition 14

Reporting Subawards and Executive Compensation: The recipient agrees to comply with the following requirements of 2 C.F.R. Part 170, Appendix A to Part 170 – Award Term:

I. Reporting Subawards and Executive Compensation

(a) Reporting of first-tier subawards—(1) Applicability. Unless the recipient is exempt as provided in paragraph (d) of this award term, the recipient must report each subaward that equals or exceeds \$30,000 in Federal funds for a subaward to an entity or Federal agency. The recipient must also report a subaward if a modification increases the Federal funding to an amount that equals or exceeds \$30,000. All reported subawards should reflect the total amount of the subaward.

(2) Reporting Requirements. (i) The entity or Federal agency must report each subaward described in paragraph (a)(1) of this award term to the Federal Funding Accountability and Transparency Act Subaward Reporting System (FSRS) at <http://www.fsrc.gov>.

(ii) For subaward information, report no later than the end of the month following the month in which the subaward was issued. (For example, if the subaward was made on November 7, 2025, the subaward must be reported by no later than December 31, 2025).

(b) Reporting total compensation of recipient executives for entities—(1) Applicability. The recipient must report the total compensation for each of the recipient's five most highly compensated executives for the preceding completed fiscal year if:

(i) The total Federal funding authorized to date under this Federal award equals or exceeds \$30,000;

(ii) in the preceding fiscal year, the recipient received:

(A) 80 percent or more of the recipient's annual gross revenues from Federal procurement contracts (and subcontracts) and Federal awards (and subawards) subject to the Transparency Act; and

(B) \$25,000,000 or more in annual gross revenues from Federal procurement contracts (and subcontracts) and

Federal awards (and subawards) subject to the Transparency Act; and,

(iii) The public does not have access to information about the compensation of the executives through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. 78m(a), 78o(d)) or section 6104 of the Internal Revenue Code of 1986 after receiving this subaward. (To determine if the public has access to the compensation information, see the U.S. Security and Exchange Commission total compensation filings at <http://www.sec.gov/answers/execomp.htm>.)

(2) Reporting Requirements. The recipient must report executive total compensation described in paragraph (b)(1) of this appendix:

(i) As part of the recipient's registration profile at <https://www.sam.gov>.

(ii) No later than the month following the month in which this Federal award is made, and annually after that. (For example, if this Federal award was made on November 7, 2025, the executive total compensation must be reported by no later than December 31, 2025.)

(c) Reporting of total compensation of subrecipient executives—(1) Applicability. Unless a first-tier subrecipient is exempt as provided in paragraph (d) of this appendix, the recipient must report the executive total compensation of each of the subrecipient's five most highly compensated executives for the subrecipient's preceding completed fiscal year, if:

(i) The total Federal funding authorized to date under the subaward equals or exceeds \$30,000;

(ii) In the subrecipient's preceding fiscal year, the subrecipient received:

(A) 80 percent or more of its annual gross revenues from Federal procurement contracts (and subcontracts) and Federal awards (and subawards) subject to the Transparency Act; and,

(B) \$25,000,000 or more in annual gross revenues from Federal procurement contracts (and subcontracts), and Federal awards (and subawards) subject to the Transparency Act; and

(iii) The public does not have access to information about the compensation of the executives through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. 78m(a), 78o(d)) or section 6104 of the Internal Revenue Code of 1986 after receiving this subaward. (To determine if the public has access to the compensation information, see the U.S. Security and Exchange Commission total compensation filings at <http://www.sec.gov/answers/execomp.htm>.)

(2) Reporting Requirements. Subrecipients must report to the recipient their executive total compensation described in paragraph (c)(1) of this appendix. The recipient is required to submit this information to the Federal Funding Accountability and Transparency Act Subaward Reporting System (FSRS) at <http://www.fsrs.gov> no later than the end of the month following the month in which the subaward was made. (For example, if the subaward was made on November 7, 2025, the subaward must be reported by no later than December 31, 2025).

(d) Exemptions. (1) A recipient with gross income under \$300,000 in the previous tax year is exempt from the requirements to report:

(i) Subawards, and

(ii) The total compensation of the five most highly compensated executives of any subrecipient.

(e) Definitions. For purposes of this award term:

Entity includes:

(1) Whether for profit or nonprofit:

(i) A corporation;

(ii) An association;

(iii) A partnership;

(iv) A limited liability company;

(v) A limited liability partnership;

(vi) A sole proprietorship;

(vii) Any other legal business entity;

(viii) Another grantee or contractor that is not excluded by subparagraph (2); and

(ix) Any State or locality;

(2) Does not include:

(i) An individual recipient of Federal financial assistance; or

(ii) A Federal employee.

Executive means an officer, managing partner, or any other employee holding a management position.

Subaward has the meaning given in 2 CFR 200.1.

Subrecipient has the meaning given in 2 CFR 200.1.

Total Compensation means the cash and noncash dollar value an executive earns during an entity's preceding fiscal year. This includes all items of compensation as prescribed in 17 CFR 229.402(c)(2).

Condition 15

Assurances and Certifications: The recipient acknowledges its agreement to comply with the Assurances and Certifications forms that were signed as part of its application.

Condition 16

Conflict of Interest: Recipients and subrecipients must disclose in writing to the COPS Office or pass-through entity, as applicable, any potential conflict of interest affecting the awarded federal funding in 2 C.F.R. § 200.112.

Condition 17

Debarment and Suspension: The recipient agrees not to award federal funds under this program to any party which is debarred or suspended from participation in federal assistance programs. 2 C.F.R. Part 180 (Government-wide Nonprocurement Debarment and Suspension) and 2 C.F.R. Part 2867 (DOJ Nonprocurement Debarment and Suspension).

Condition 18

Equal Employment Opportunity Plan (EEOP): Please see the Office for Civil Rights website <https://www.ojp.gov/eeop-notice> for current information on the recipient's responsibilities related to the federal regulations pertaining to the development and implementation of an Equal Employment Opportunity Plan.

Condition 19

Employment Eligibility: The recipient agrees to complete and keep on file, as appropriate, the Department of Homeland Security, U.S. Citizenship and Immigration Services (USCIS) Employment Eligibility Verification Form (I-9). This form is to be used by recipients of federal funds to verify that persons are eligible to work in the United States. Immigration Reform and Control Act of 1986 (IRCA), Public Law 99-603.

Condition 20

Enhancement of Contractor Protection from Reprisal for Disclosure of Certain Information: Recipients and subrecipients agree not to discharge, demote, or otherwise discriminate against an employee as reprisal for the employee disclosing information that he or she reasonably believes is evidence of gross mismanagement of a federal contract or award, a gross waste of federal funds, an abuse of authority relating to a federal contract or award, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a Federal contract (including the competition for or negotiation of a contract) or award. Recipients and subrecipients also agree to provide to their employees in writing (in the predominant native language of the workforce) of the rights and remedies provided in 41 U.S.C. § 4712. Please see appendices in the Award Owner's Manual for a full text of the statute.

Condition 21

False Statements: False statements or claims made in connection with COPS Office awards may result in fines, imprisonment, debarment from participating in federal awards or contracts, and/or any other remedy available by law. 31 U.S.C. § 3729-3733.

Condition 22

Mandatory Disclosure: Recipients and subrecipients must timely disclose in writing to the Federal awarding agency or pass-through entity, as applicable, all federal criminal law violations involving fraud, bribery, or gratuity that may potentially affect the awarded federal funding. Recipients that receive an award over \$500,000 must also report certain civil, criminal, or administrative proceedings in SAM and are required to comply with the Term and Condition for Recipient Integrity and Performance Matters as set out in 2 C.F.R. Part 200, Appendix XII to Part 200. Failure to make required disclosures can result in any of the remedies, including suspension and debarment, described in 2 C.F.R. § 200.339. 2 C.F.R. § 200.113.

Condition 23

Reports/Performance Goals: To assist the COPS Office in monitoring and tracking the performance of your award, your agency will be responsible for submitting semi-annual programmatic performance reports that describe project activities during the reporting period and quarterly Federal Financial Reports using Standard Form 425 (SF-425). 2 C.F.R. §§ 200.328 - 200.329. The performance report is used to track your agency's progress in implementing the

award, and, as applicable, community policing strategies including gauging the effectiveness of your agency's community policing capacity. The Federal Financial Report is used to track the expenditures of the recipient's award funds on a cumulative basis throughout the life of the award.

Condition 24

System for Award Management (SAM.gov) and Universal Identifier Requirements: The recipient agrees to comply with the following requirements of 2 C.F.R. Part 25, Appendix A to Part 25 – Award Term:

I. System for Award Management (SAM.gov) and Universal Identifier Requirements

(a) Requirement for System for Award Management. (1) Unless exempt from this requirement under 2 CFR 25.110, the recipient must maintain a current and active registration in SAM.gov. The recipient's registration must always be current and active until the recipient submits all final reports required under this Federal award or receives the final payment, whichever is later. The recipient must review and update its information in SAM.gov at least annually from the date of its initial registration or any subsequent updates to ensure it is current, accurate, and complete. If applicable, this includes identifying the recipient's immediate and highest-level owner and subsidiaries and providing information about the recipient's predecessors that have received a Federal award or contract within the last three years.

(b) Requirement for Unique Entity Identifier (UEI). (1) If the recipient is authorized to make subawards under this Federal award, the recipient:

(i) Must notify potential subrecipients that no entity may receive a subaward until the entity has provided its UEI to the recipient.

(ii) Must not make a subaward to an entity unless the entity has provided its UEI to the recipient. Subrecipients are not required to complete full registration in SAM.gov to obtain a UEI.

(c) Definitions. For the purposes of this award term:

System for Award Management (SAM.gov) means the Federal repository into which a recipient must provide the information required for the conduct of business as a recipient. Additional information about registration procedures may be found in SAM.gov (currently at <https://www.sam.gov>).

Unique entity identifier means the universal identifier assigned by SAM.gov to uniquely identify an entity.

Entity is defined at 2 CFR 25.400 and includes all of the following types as defined in 2 CFR 200.1:

- (1) Non-Federal entity;
- (2) Foreign organization;
- (3) Foreign public entity;
- (4) Domestic for-profit organization; and
- (5) Federal agency.

Subaward has the meaning given in 2 CFR 200.1.

Subrecipient has the meaning given in 2 CFR 200.1.

Condition 25

Additional High-Risk Recipient Requirements: The recipient agrees to comply with any additional requirements that may be imposed during the award performance period if the awarding agency determines that the recipient is a high-risk recipient. 2 C.F.R. § 200.208.

Condition 26

Evaluations: The COPS Office may conduct monitoring or sponsor national evaluations of its award programs. The recipient agrees to cooperate with the monitors and evaluators. 34 U.S.C. § 10385(b).

Condition 27

Background Investigations: Recipients agree to ensure that each officer(s) hired with CHP funding will be subject to a background investigation, notify the COPS Office upon completion of the background investigation for each officer hired under the CHP award, and cooperate with the COPS Office and provide updates on the status of background investigations upon request. 2 C.F.R. § 200.208

If the COPS Office determines that CHP funds are being used to pay the salary and fringe benefits of an officer who has not undergone a background investigation, the COPS Office may temporarily suspend grant funds in accordance with 2 C.F.R. § 200.339 until the agency can demonstrate the background investigation has been completed.

Condition 28

Retention: At the time of award application, your agency committed to retaining all sworn officer positions awarded

under the CHP award with state and/or local funds for a minimum of 12 months following the conclusion of 36 months of federal funding for each position, over and above the number of locally-funded sworn officer positions that would have existed in the absence of the award. Your agency cannot satisfy the retention requirement by using CHP-funded positions to fill locally-funded vacancies resulting from attrition. 34 U.S.C. § 10382 (c)(8).

Condition 29

Allowable Costs Condition: The funding under this project is for the payment of three years (36 months) of approved full-time entry-level salaries and fringe benefits during the five-year (60 months) period of performance. The maximum federal share is \$125,000 per officer position (unless a local match waiver is approved) for career law enforcement officer positions hired and/or rehired on or after the official award start date. Any salary and fringe benefit costs higher than entry-level that your agency pays a CHP-funded officer must be paid with local funds. Your agency is required to use CHP award funds for the specific hiring categories awarded. In accordance with 2 C.F.R. § 200.400(g), the recipient or subrecipient must not earn or keep any profit resulting from the award. Funding under this program may be used for the following categories:

- Hiring new officers, which includes filling existing officer vacancies that are no longer funded in your agency's budget;
- Rehiring officers laid off by any jurisdiction as a result of state, local, or Bureau of Indian Affairs (BIA) budget reductions; and/or
- Rehiring officers who were, at the time of award application, scheduled to be laid off (by your jurisdiction) on a specific future date as a result of state, local, or BIA budget reductions.

If your agency's local fiscal conditions have changed and your agency needs to change one or more of the funded hiring categories, your agency should request an award modification and receive prior approval before spending CHP funding under the new category. The approved budget in the award package specifies the amount of CHP funds awarded to your agency. Please note that the salary and fringe benefit costs requested in your CHP application may have been adjusted or removed. Your agency may only be reimbursed for the approved cost categories up to the amounts specified in the approved budget. Only actual allowable costs incurred during the award period will be eligible for reimbursement and drawdown. If your agency experiences any cost savings over the course of the award (for example, your award application overestimated the total entry-level officer salary and fringe benefits package), your agency may not use that excess funding to continue salary payments to the officers beyond 36 months. Any funds remaining after your agency has drawn down for the costs of approved salaries and fringe benefits incurred for each awarded position during the 36-month funding period will be deobligated during the closeout process and should not be spent by your agency.

Condition 30

Advancing Department of Justice Priority Problem Focus Areas: This condition applies to agencies that selected one of the following priority crime problem/focus areas to address in their COPS Hiring Program (CHP) application:

- Violent Crime
- Squatting and Encampment Enforcement
- Homeland and Border Security
- Nuisance and Abatement and Quality of Life
- School Based Policing

Your agency understands and agrees to the following: Your agency will implement the one specific community policing plan identified in your CHP award application?

Your agency will address its specific priority crime problem throughout the entire CHP award period?

Your agency will implement any organizational changes identified in its CHP award application;

Your agency will cooperate with any award monitoring by the COPS Office to ensure that it is initiating or enhancing its community policing efforts to address its priority crime problem, which may include your agency having to respond to additional or modified reporting requirements.

Condition 31

Supplementing, not Supplanting: State, local, and tribal government recipients must use award funds to supplement, and not supplant, state, local, or Bureau of Indian Affairs (BIA) funds that are already committed or otherwise would have been committed for award purposes (hiring, training, purchases, and/or activities) during the award period. In other words, state, local, and tribal government recipients may not use COPS Office funds to supplant (replace) state, local, or BIA funds that would have been dedicated to the COPS Office-funded item(s) in the absence of the COPS Office award. 34 U.S.C. § 10384(a).

Condition 32

Career Law Enforcement Officer: Officer hiring funds may only be used to pay entry-level salaries and fringe benefits for full-time "career law enforcement officers" for 36 months. The COPS Office's statute defines a "career law enforcement officer" as "a person hired on a permanent basis who is authorized by law or by a State or local public agency to engage in or supervise the prevention, detection, or investigation of violations of criminal laws." 34 U.S.C. §10389(1). A recipient agency may use officer hiring funds to pay the salary and benefits of recruits while in academy training to become "career law enforcement officers" if it is the standard practice of the agency to do so with locally-funded recruits. The State of Alaska, and any Indian tribe or tribal organization in that State, may also use officer hiring funds for a "village public safety officer" defined as "an individual employed as a village public safety officer under the program established by the State pursuant to Alaska Statute 18.65.670." Tribal Law and Order Act of 2010, Pub. L. 111-211, title II, § 247 (a)(2).

Condition 33

Local Match: COPS Hiring Program award recipients are required to contribute a local match of at least 25 percent towards the total cost of the approved award project, unless waived in writing by the COPS Office. The local match must be a cash match from funds not previously budgeted for law enforcement purposes and must be paid during the award period. The local match contribution must be made on an increasing basis during each year of the three-year award period, with the federal share decreasing accordingly. 34 U.S.C. § 10381(g).

Condition 34

Modifications: Occasionally, a change in an agency's fiscal or law enforcement situation necessitates a change in its COPS Office CHP award. Award modifications under CHP are evaluated on a case-by-case basis in accordance with 2 C.F.R. § 200.308(i). For federal awards in excess of the simplified acquisition threshold (currently \$250,000), any modification request involving the reallocation of funding between budget categories that exceed or are expected to exceed 10 percent (10%) of the total approved budget requires prior written approval by the COPS Office. Regardless of the federal award amount or budget modification percentage, any reallocation of funding is limited to approved budget categories. In addition, any budget modification that changes the scope of the project requires prior written approval by the COPS Office. In addition, please be aware that the COPS Office will not approve any modification request that results in an increase of federal funds.

In addition, modification requests should be submitted to the COPS Office when an agency determines that it will need to shift officer positions awarded in one hiring category into a different hiring category and/or reduce the total number of positions awarded. For example, if an agency was awarded CHP funding for two new, additional sworn officer positions, but due to fiscal distress/constraints the agency needs to change the hiring category from the new hire category to the rehire category for officers laid off or scheduled for layoff on a specific future date post-application, the agency would have to request a modification. The COPS Office will only consider a modification request after an agency makes final, approved budget and/or personnel decisions. An agency may implement the modified award following written approval from the COPS Office. Please be aware that the COPS Office will not approve any modification request that results in an increase of federal funds.

During the CHP award period, it may become necessary for an agency to modify its CHP award due to changes in an agency's fiscal or law enforcement situation. Modification requests should be submitted to the COPS Office when an agency determines that it will need to shift officer positions awarded in one hiring category into a different hiring category, reduce the total number of positions awarded, shift funds among benefit categories, and/or reduce the entry-level salary and fringe benefit amounts. For example, an agency may have been awarded CHP funding for 10 new, additional full-time sworn officer positions, but due to severe fiscal distress/constraints, the agency determines it is unable to sustain all 10 positions and must reduce its request to five full-time positions; or an agency may have been awarded CHP funding for two new, additional sworn officer positions, but due to fiscal distress/constraints the agency needs to change the hiring category from the new hire category to the rehire category for officers laid off or scheduled for layoff on a specific future date post-application. Award modifications under CHP are evaluated on a case-by-case basis. The COPS Office will only consider a modification request after an agency makes final, approved budget and/or personnel decisions. An agency may implement the modified award following written approval from the COPS Office. Please be aware that the COPS Office will not approve any modification request that results in an increase of federal funds.

Condition 35

School Resource Officer (SRO) Training Requirement: COPS Office-funded SROs are required to complete a 40-hour basic SRO training course from a list of COPS Office-approved providers. Training must be completed no later than nine months after the date shown on the award congratulatory letter or six months from the date of the SRO's hire,

whichever comes first. If a COPS Office-funded SRO leaves the recipient agency after completing the training, the recipient agrees to pay for the new SRO, who is assigned to backfill this position, to attend a 40-hour basic training course. The new SRO must complete the training no later than nine months after being placed in the school. If the officer has completed 40-hour basic training within the last 12 months prior to the award date, the condition has been fulfilled. Any longer than 12 months will require the officer to retake the course. The agency must coordinate with the training provider to secure funding to cover registration and travel expenses.

If your agency fails to comply with the SRO basic training within the specified timeframe, the COPS Office may temporarily suspend grant funds or take other remedial actions in accordance with 2 C.F.R. §200.339 until your agency complies with this requirement.

Condition 36

Extensions: Your agency may request an extension of the 60-month award performance period to receive additional time to implement your award program. Such extensions do not provide additional funding. Any request for an extension will be evaluated on a case-by-case basis. Only those recipients that can provide a reasonable justification for delays will be granted no-cost extensions. Reasonable justifications may include difficulties in filling COPS Office-funded positions, officer turnover, or other circumstances that interrupt the 36-month funding period. An extension allows your agency to compensate for such delays by providing additional time to complete the full 36 months of funding for each position awarded. 2 C.F.R. §§ 200.308(f)(10) and 200.309. Extension requests must be received prior to the end date of the award.

Condition 37

Contracts and/or MOUs with other Jurisdictions: Sworn law enforcement officer positions awarded must be used for law enforcement activities or services that benefit your agency and the population that it serves. The items funded under the CHP award cannot be utilized by other agencies unless the items benefit the population that your agency serves. Your agency may use items funded under the CHP award to assist other law enforcement agencies under a resource sharing, mutual aid, or other agreement to address multi-jurisdictional issues as described in the agreement.

Condition 38

Community Policing: Community policing activities to be initiated or enhanced by your agency and the officers funded by this award program were identified and described in your CHP award application. Your agency developed a community policing plan for the CHP award with specific reference to a crime or disorder problem and the following elements of community policing: (a) problem solving—your agency's plan to assess and respond to the problem identified; (b) community partnerships and support, including related governmental and community initiatives that complement your agency's proposed use of CHP funding; and (c) organizational transformation—how your agency will use the funds to reorient its mission to community policing or enhance its involvement in and commitment to community policing. Throughout the CHP award period, your agency is required to implement the community policing plan it set forth in the CHP award application.

The COPS Office defines community policing as 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 crime, social disorder, and fear of crime. CHP awards through the specific officers funded (or an equal number of redeployed veteran officers) must be used to initiate or enhance community policing activities. All newly hired additional or rehired officers (or an equal number of redeployed veteran officers) funded under CHP must implement your agency's approved community policing plan, which you described in your award application.

Condition 39

Memorandum of Understanding Requirement (for School Resource Officers only)

Recipients using award funding to hire and/or deploy School Resource Officers into schools understand and agree to the following:

- Your agency must submit a signed Memorandum of Understanding (MOU) between the law enforcement agency and the school partner(s) to the COPS Office before obligating or drawing down funds under this award. The MOU must be submitted to the COPS Office within 90 days of the date shown on the award letter. If your agency fails to submit the MOU within the 90 days, the COPS Office may temporarily suspend grant funds in accordance with 2 C.F.R. §200.339 until your agency submits the MOU.

- Your agency's MOU must contain the following information?

- o The purpose of the MOU

- o Clearly defined roles and responsibilities of the school district and the law enforcement agency, focusing officers' roles on safety
- o Information sharing
- o Supervision responsibility and chain of command for the SRO
- o Signatures

Note: Please refer to the MOU Fact Sheet for a detailed explanation of the requirements under each of the bullets.

[] *I have read and understand the information presented in this section of the Federal Award Instrument.*

Award Acceptance

Declaration and Certification to the U.S. Department of Justice as to Acceptance

By checking the declaration and certification box below, I--

A. Declare to the U.S. Department of Justice (DOJ), under penalty of perjury, that I have authority to make this declaration and certification on behalf of the applicant.

B. 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 award acceptance: (1) I have conducted or there was conducted (including by applicant's legal counsel as appropriate and made available to me) a diligent review of all terms and conditions of, and all supporting materials submitted in connection with, this award, including any assurances and certifications (including anything submitted in connection therewith by a person on behalf of the applicant before, after, or at the time of the application submission and any materials that accompany this acceptance and certification); and (2) I have the legal authority to accept this award on behalf of the applicant.

C. Accept this award on behalf of the applicant.

D. 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.

Agency Approval

Title of Approving Official

COPS Acting Director

Name of Approving Official

Cory D. Randolph

Signed Date And Time

9/29/25 5:29 AM

Authorized Representative

☐ Declaration and Certification (Law Enforcement Executive/Program Official)

Entity Acceptance

Title of Authorized Entity Official

no value

Name of Authorized Entity Official

no value

Signed Date And Time

no value

☐ Declaration and Certification (Government Executive/Financial Official)

Entity Acceptance

Title of Authorized Entity Official

Mayor

Name of Authorized Entity Official

no value

Signed Date And Time

no value



Department of Justice (DOJ)

Office of Community Oriented Policing Services (COPS Office)

Washington, D.C. 20531

Name and Address of Recipient:	CITY OF FAYETTEVILLE 113 WEST MOUNTAIN STREET
City, State and Zip:	FAYETTEVILLE, AR 72701
Recipient UEI:	ZGAZNS4HKFY3
Project Title: FY25 COPS Hiring Program	Award Number: 15JCOPS-25-GG-00960-UHPX
Solicitation Title: FY25 COPS Hiring Program	
Federal Award Amount: \$250,000.00	Federal Award Date: 10/10/25
Awarding Agency:	Office of Community Oriented Policing Services
Funding Instrument Type:	Grant
Opportunity Category: D Assistance Listing: 16.068 - COPS Hiring Program	
Project Period Start Date: 10/1/25	Project Period End Date: 9/30/30
Budget Period Start Date: 10/1/25	Budget Period End Date: 9/30/30
Project Description: The FY25 COPS Hiring Program (CHP) provides funding to law enforcement agencies to hire and/or rehire additional career law enforcement officers in an effort to increase their community policing capacity and crime prevention efforts. Anticipated outcomes of CHP awards include engagement in planned community partnerships, implementation of projects to analyze and assess problems, implementation of changes to personnel and agency management in support of community policing, and increased capacity of agency to engage in community policing activities	

Award Information

Application Number
GRANT14416349

Funding Instrument Type:
Grant

Award Number
15JCOPS-25-GG-00960-UHPX

Supplement Number
00

Award Acceptance Date
no value

Assistance Listings Number	Assistance Listings Program Title
16.068	COPS Hiring Program

Statutory Authority
The Public Safety Partnership and Community Policing Act of 1994, 34 U.S.C. § 10381 et seq

Current Authorized Representative

Solicitation Information

Solicitation Title

2025 FY25 COPS Hiring Program

Project Title

FY25 COPS Hiring Program

Project Description

The FY25 COPS Hiring Program (CHP) provides funding to law enforcement agencies to hire and/or rehire additional career law enforcement officers in an effort to increase their community policing capacity and crime prevention efforts. Anticipated outcomes of CHP awards include engagement in planned community partnerships, implementation of projects to analyze and assess problems, implementation of changes to personnel and agency management in support of community policing, and increased capacity of agency to engage in community policing activities

Project Budget Summary

Final Budget Clearance

Budget Category	Total Cost	
Sworn Officer Positions	\$511,974	
Civilian or Non-Sworn Personnel	\$0	
Travel	\$0	
Equipment	\$0	
Supplies	\$0	
SubAwards	\$0	
Procurement Contracts	\$0	
Other Costs	\$0	
Indirect Costs	\$0	
Total Project Costs	\$511,974	
Federal Funds:	\$250,000	48.83%
Match Amount:	\$261,974	51.17%
Program Income:	\$0	0.00%

Budget Detail Summary View

Sworn Officer

Position Title	Number of Positions
Sworn Officer	2

Position Description
School Resource Officer

Year:	Year 1	Year 2	Year 3
-------	--------	--------	--------

Salary

Salary	\$59,344.00	\$62,082.00	\$64,820.00
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Fringe Benefits

Social Security				
Exempt	0.00%	\$0.00	\$0.00	\$0.00

Medicare				
1.45%	1.45%	\$860.49	\$900.19	\$939.89

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	\$0.00	\$0.00	\$0.00
Yes	0			

Sick Leave

Included In Salary?	Hours	\$0.00	\$0.00	\$0.00
Yes	0			

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	no value	no value	no value
------	----------	----------	----------

Other Benefit

None	no value	no value	no value
------	----------	----------	----------

Other Benefit

None	no value	no value	no value
------	----------	----------	----------

Summary Totals

Year:	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
Number of Positions			
2			
Total Salary and Benefits			
\$511,974			
Total per Officer All Years			
\$255,987			

Civilian Personnel

Travel

Purpose of Travel	Location	Type of Expense	Basis	Cost	Quantity	# Of Staff	# Of Trips	Total Cost
No items								
Travel Total Cost								
\$0								

Equipment

Equipment Item	# of Items	Cost	Total Cost
No items			
Equipment Total Cost			
\$0			

Supplies

Purpose of Supply Items	# of Items	Unit Cost	Total Cost
No items			
Supplies Total Cost			
\$0			

SubAwards

Item	Description	Country	State/U.S. Territory City	Total Cost
No items				

Subawards Total Cost

\$0

Procurement Contracts

Item	Description	Consultant	Country	State/U.S. Territory	City	Total Cost
No items						

Procurement Cost

\$0

Consultant Travel Required

No

Other Costs

Description	Quantity	Basis	Costs	Length of Time	Total Costs
No items					

Other Costs Total Cost

\$0

Indirect Costs

Description	Base	Indirect Cost Rate	Total Cost
No items			

Indirect Costs Total Cost

\$0



MEETING OF NOVEMBER 13, 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-2025-0046: Rezoning (2097 N. PENELOPE LN/HENBEST, 363): Submitted by BATES & ASSOCIATES for property located at 2097 N. PENELOPE LN. in WARD 4. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE, and contains approximately 8.41 acres. The request is to rezone 2.58 acres of the property to R-A, RESIDENTIAL-AGRICULTURAL and 1.51 acres to RI-U, RESIDENTIAL INTERMEDIATE, URBAN.**

RECOMMENDATION:

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

BACKGROUND:

The subject property is located approximately ½ mile west of I-49, just south of W. Mount Comfort Road. While the overall property contains approximately 8.41 acres, the applicant requests to rezone a portion of the property to R-A, Residential-Agricultural, and another portion of the property to RI-U, Residential-Intermediate, Urban. Portions of the property are located within the floodplain, floodway, and the streamside protection zone.

Request: The request is to rezone a portion of the subject property from RMF-24, Residential Multi-Family, 24 Units Per Acre, to R-A, Residential Agricultural, and another portion of the property from R-A, Residential Agricultural to RI-U, Residential Intermediate, Urban.

Public Comment: Staff has received public comment in opposition to this request, with primary concerns centered around traffic impacts, negative environmental impacts, and safety concerns for nearby families with children.

Land Use Compatibility: Staff finds that the requested rezoning appears generally compatible with the surrounding area and existing land uses. The applicant proposes to rezone approximately 4 acres of an 8-acre parcel, which is currently split-zoned R-A (Residential-Agricultural) to the north and RMF-24 (Residential Multi-Family, 24 units/acre) to the south. Adjacent land uses include a recently developed single-family subdivision to the north, a cluster housing development zoned RI-U (Residential Intermediate–Urban) to the east, and a two-family residential development to the south. While the request could support a broader range of housing types consistent with nearby development patterns, staff notes concerns related to the environmental constraints of the site. A significant portion of the property lies within the floodplain, with some areas located in the floodway. These conditions, along with limited street access, restrict development potential, and present challenges for future infrastructure and site design. The proposed upzoning to RI-U, which does not include a

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

prescribed density cap, may allow the applicant to concentrate development in less environmentally sensitive portions of the site, potentially improving feasibility while aligning with broader housing goals. However, the lack of direct street frontage to the area proposed for rezoning could pose access and connectivity issues, which may impact future development outcomes. Overall, the request presents both opportunities and challenges. While the rezoning could provide flexibility for compatible residential development, the site's environmental constraints and access limitations will need to be carefully considered as part of any future development plan. The property also has a high level of zoning entitlement on the southern portion of the property. On the balance of considerations, staff recommends denial of this request.

Land Use Plan Analysis: Staff finds the proposed rezoning to be consistent with the goals in City Plan 2040 and the property's future land use designation as Residential Neighborhood area, though inconsistent with the portion of the property that is designated as a "Natural" area. The applicant's decision to downzone a portion of the RMF-24 area to R-A indicates an attempt to acknowledge some portion of the ecologically sensitive areas on the property, but leaving a portion of the property as R-A rather than rezoning to RI-U would be more in line with the intent of the "Natural Area" designation. Given the future land use classification of this portion of the site, staff recommends denial of the request due to its overall inconsistent with that plan.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of 3-5 for this site. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station #8, Deane Street)
- Near Sewer Main (8" and 10" adjacent to the property)
- Near Water Main (8" along Penelope Ln)
- Near City Park (Bryce Davis Park)
- Near Paved Trail (Hamestring Creek Park)

DISCUSSION:

At the October 13, 2025 Planning Commission meeting, a vote of 8-1-0 forwarded the request to City Council with a recommendation of approval. Commissioners found that the request was compatible with surrounding land uses. They also stated that though the property was largely encumbered by floodplain and had limited access, these were development-level details that were separate from the question of zoning. Commissioner Werner was opposed to the request, finding that the request was incompatible with the future land use designation of a Natural Area for the portion of the site in question. He also found that the overall property was still considerably developable by leaving the southern portion of the site zoned RMF-24. No members of the public spoke at the meeting. The applicant provided additional hard copy documents for the Planning Commission to consider that included a preliminary site plan and rebuttals to staff's memo; they are attached to this packet.

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 #: 2025-2131

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2025-46 FOR APPROXIMATELY 2.58 ACRES LOCATED AT 2097 NORTH PENELOPE LANE IN WARD 4 FROM R-A, RESIDENTIAL-AGRICULTURAL AND RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE TO RI-U, RESIDENTIAL INTERMEDIATE-URBAN

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby changes the zone classification of the property shown on the map (Exhibit A) and the legal description (Exhibit B) both attached to the Planning Department's Agenda Memo R-A, Residential-Agricultural and RMF-24, Residential Multi-Family, 24 Units Per Acre to RI-U, Residential Intermediate-Urban.

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

City of Fayetteville Staff Review Form

2025-2131

Item ID

11/4/2025

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

Jonathan Curth

10/17/2025

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN-2025-0046: Rezoning (2097 N. PENELOPE LN/HENBEST, 363): Submitted by BATES & ASSOCIATES for property located at 2097 N. PENELOPE LN. in WARD 4. The property is zoned R-A, RESIDENTIAL--AGRICULTURAL and RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE, and contains approximately 8.41 acres. The request is to rezone 2.58 acres of the property to R-A, RESIDENTIAL-AGRICULTURAL and 1.51 acres to RI-U, RESIDENTIAL INTERMEDIATE, URBAN.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

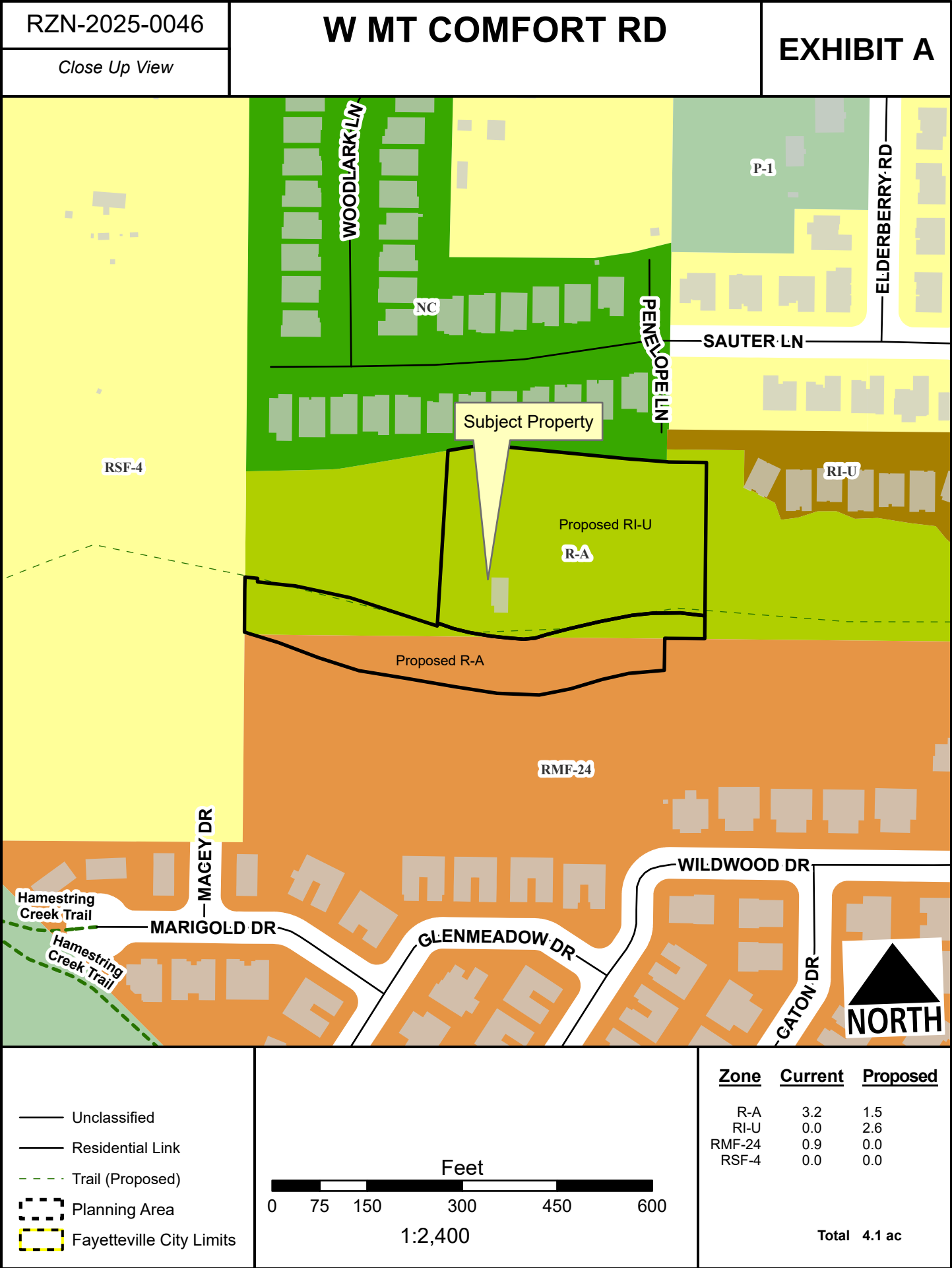
Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



RZN-2025-0046

Close Up View

W MT COMFORT RD

EXHIBIT A

WOODLARK LN

NC

PENELOPE LN

SAUTER LN

ELDERBERRY RD

P-1

RSF-4

Subject Property

Proposed RI-U

R-A

RI-U

Proposed R-A

RMF-24

MAGEY DR

MARIGOLD DR

GLENMEADOW DR

WILDWOOD DR

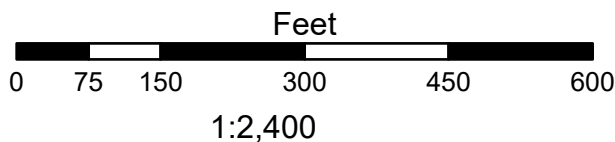
GATTON DR

Hamestring Creek Trail

Hamestring Creek Trail



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



Zone	Current	Proposed
R-A	3.2	1.5
RI-U	0.0	2.6
RMF-24	0.9	0.0
RSF-4	0.0	0.0

Total 4.1 ac

EXHIBIT B



BATES
Engineers • Surveyors

7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

GIS Approved
09/19/2025

LEGAL DESCRIPTION FOR PROPOSED REZONE FROM R-A TO RI-U FOR PARCELS #765-13625-001, #765-13626-000 AND A PORTION OF PARCEL #765-13627-000:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N02°48'40"E 329.40', THENCE N87°22'29"W 598.64', THENCE N02°35'05"E 36.23' TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE N81°37'11"W 38.86', THENCE N88°33'38"W 43.84', THENCE S86°21'26"W 32.71', THENCE S80°56'09"W 51.66', THENCE S78°54'46"W 47.87', THENCE S77°48'29"W 38.51', THENCE S74°35'50"W 19.13', THENCE S86°31'18"W 18.39', THENCE N83°41'25"W 19.49', THENCE N82°08'56"W 29.87', THENCE N78°40'59"W 36.42', THENCE N74°26'27"W 26.48', THENCE N68°40'31"W 26.95', THENCE N05°29'45"E 272.61', THENCE N82°24'55"E 29.13', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00' FOR A CHORD BEARING AND DISTANCE OF N89°59'02"E 52.68', THENCE S82°26'51"E 206.57', THENCE S84°00'45"E 15.94', THENCE S83°20'58"E 45.46', THENCE S87°23'42"E 60.14', THENCE S02°35'05"W 241.94' TO THE POINT OF BEGINNING, CONTAINING 2.58 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LEGAL DESCRIPTION FOR FLOODWAY TO BE REZONED TO R-A:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N02°48'40"E 329.40' AND N87°22'29"W 598.64' FROM THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N87°22'29"W 63.15', THENCE S02°53'03"W 50.63', THENCE S87°04'23"W 56.30', THENCE S79°07'00"W 42.87', THENCE S75°29'54"W 51.83', THENCE S80°51'14"W 31.02', THENCE S80°48'04"W 19.80', THENCE N85°46'36"W 66.56', THENCE N79°00'48"W 67.69', THENCE N78°12'59"W 79.34', THENCE N78°53'47"W 74.05', THENCE N70°08'29"W 66.47', THENCE N67°24'41"W 67.68', THENCE N70°40'32"W 55.17', THENCE N74°59'32"W 1.50', THENCE N02°33'25"E 86.83', THENCE S81°47'25"E 20.11', THENCE S02°33'23"W 5.33', THENCE S81°47'25"E 59.62', THENCE S75°57'11"E 88.93', THENCE S69°58'52"E 144.45', THENCE N05°29'45"E 4.74', THENCE S68°40'31"E 26.95', THENCE S74°26'27"E 26.48', THENCE S78°40'59"E 36.42', THENCE S82°08'56"E 29.87', THENCE S83°41'25"E 19.49', THENCE N86°31'18"E 18.39', THENCE N74°35'50"E 19.13', THENCE N77°48'29"E 38.51', THENCE N78°54'46"E 47.87', THENCE N80°56'09"E 51.66', THENCE N86°21'26"E 32.71', THENCE S88°33'38"E 43.84', THENCE S81°37'11"E 38.86', THENCE S02°35'05"W 36.23' TO THE POINT OF BEGINNING, CONTAINING 1.51 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director

MEETING DATE: October 13, 2025 **Updated with results**

SUBJECT: **RZN-2025-0046: Rezoning (2097 N. PENELOPE LN/HENBEST, 363):**
Submitted by BATES & ASSOCIATES for property located at 2097 N. PENELOPE LN. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE, and contains approximately 8.41 acres. The request is to rezone 2.58 acres of the property to R-A, RESIDENTIAL-AGRICULTURAL and 1.51 acres to RI-U, RESIDENTIAL INTERMEDIATE, URBAN.

RECOMMENDATION:

Staff recommends denial of **RZN-2025-0046**.

RECOMMENDED MOTION:

*"I move to forward **RZN-2025-0046** to City Council with a recommendation of approval."*

BACKGROUND:

The subject property is located approximately ½ mile west of I-49, just south of W. Mount Comfort Road. While the overall property contains approximately 8.41 acres, the applicant requests to rezone a portion of the property to R-A, Residential-Agricultural, and another portion of the property to RI-U, Residential-Intermediate, Urban. The property is located within the floodplain, floodway, and the streamside protection zone. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	NC, Neighborhood Conservation
South	Mixed-Density Residential	RMF-24, Residential Multi-Family, 24 Units Per Acre
East	Single-Family Residential	R-A, Residential Agricultural; RMF-24, Residential Multi-Family, 24 Units Per Acre
West	Undeveloped	RSF-4, Residential Single-Family, 4 Units Per Acre

Request: The request is to rezone a portion of the subject property from RMF-24, Residential Multi-Family, 24 Units Per Acre, to R-A, Residential Agricultural, and another portion of the property from R-A, Residential Agricultural to RI-U, Residential Intermediate, Urban.

Public Comment: Staff has received public comment in opposition to this request, with primary concerns centered around traffic impacts, negative environmental impacts, and safety concerns for nearby families with children.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

- Streets:** The subject area has no street frontage.
- Water:** Public water is available to the subject area. An existing 8-inch water main is present along N. Penelope Lane.
- Sewer:** Sanitary sewer is available to the subject area. An existing 8-inch sewer main is present along east side of the subject properties, and an existing 10-inch sewer main is present across the middle of the subject properties. There are known wet weather sewer capacity issues identified in the City's 2021 Sewer Master Plan that appear in the system adjacent to this property.
- Drainage:** A portion of the property lies within a FEMA Floodplain, there is a protected stream, and hydric soils are present in the area. A floodplain development review will be required at the time of permit or plan submittal. This will restrict the type of development and impact in flood zones; and may require additional documentation such as flood studies or elevation certificates depending on the type of development. If a development impacts a floodplain, those impacts may require review and approval from FEMA. Streamside Protection Zones generally consists of a protected area on each side of a stream or creek. This "protected area" is meant to preserve woody vegetation and natural areas along stream corridors to improve/protect stream health. At a minimum, it will be 50ft wide as measured from the top of bank but depending on the shape and extents of the floodway, it could be substantially more. Certain construction activities such as trails and some utilities are allowed in these zones, but in general, improvements such as parking lots or buildings are prohibited. Hydric soils are a known indicator of wetlands. However, for an area to be classified as wetlands, it may also need other characteristics such as hydrophytes (plants that grow in water), and shallow water during parts of the year. Hydric soils can be found across many areas of Fayetteville, including valleys, floodplains, and open prairies. It's important to identify these natural resources during development, so when these soils are identified on a property, further environmental studies will be required at the time of development. Before permits will be issued for the property a statement/report from an environmental professional must be provided summarizing the existence of wetlands on the property. If this statement/report indicates that wetlands may be present on site, a USACE Determination of Jurisdictional Wetlands will be required at the time of development submittal. No portion of the property lies within the Hillside-Hilltop Overlay District.
- 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 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 districts, RI-U, Residential Intermediate, Urban and R-A, Residential Agricultural require **15% and 25% minimum canopy preservation, respectively**. The current zoning districts, RMF-24, Residential Multi-Family, 24 Units per Acre and R-A, Residential-Agricultural require **20% and 25% minimum canopy preservation**.

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

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

Natural Areas consist of lands approximating or reverting to wilderness conditions, including those with limited development potential due to topography, hydrology, vegetation or value as an environmental resource. These resources can include stream and wildlife corridors, as well as natural hubs and cores, many of which are identified in the generalized enduring green network. A Natural Area designation would encourage a development pattern that requires conservation and preservation, prevents degradation of these areas, and would utilize the principles of low impact development stormwater infrastructure for all developments. Natural Areas are prime candidates for conservation subdivision design and/or clustered development patterns.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of **3-5** for this site with a weighted score of **4.5**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Insert fire information here)
- Near Sewer Main (8" and 10" adjacent to the property)
- Near Water Main (8" along Penelope Ln)
- Near City Park (Bryce Davis Park)
- Near Paved Trail (Hamestring Creek Park)

FINDINGS OF THE STAFF

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

Finding: ***Land Use Compatibility:*** Staff finds that the requested rezoning appears generally compatible with the surrounding area and existing land uses. The applicant proposes to rezone approximately 4 acres of an 8-acre parcel, which is currently split-zoned R-A (Residential-Agricultural) to the north and RMF-24 (Residential Multi-Family, 24 units/acre) to the south. Adjacent land uses include a recently developed single-family subdivision to the north, a cluster housing development zoned RI-U (Residential Intermediate–Urban)

to the east, and a two-family residential development to the south. While the request could support a broader range of housing types consistent with nearby development patterns, staff notes concerns related to the environmental constraints of the site. A significant portion of the property lies within the floodplain, with some areas located in the floodway. These conditions, along with limited street access, already restrict development potential and present challenges for future infrastructure and site design. The proposed upzoning to RI-U, which does not include a density cap, may allow the applicant to concentrate development in less environmentally sensitive portions of the site, potentially improving feasibility while aligning with broader housing goals. However, the lack of direct street frontage to the area proposed for rezoning could pose access and connectivity issues, which may impact future development outcomes. Overall, the request presents both opportunities and challenges. While the rezoning could provide flexibility for compatible residential development, the site's environmental constraints and access limitations will need to be carefully considered as part of any future development plan. The property also has a high level of zoning entitlement on the southern portion of the property. On the balance of considerations, staff recommends denial of this request.

Land Use Plan Analysis: Staff finds the proposed rezoning to be consistent with the goals in City Plan 2040 and the property's future land use designation as Residential Neighborhood area, though inconsistent with the portion of the property that is designated as a "Natural" area. The applicant's decision to downzone a portion of the RMF-24 area to R-A indicates an attempt to acknowledge some portion of the ecologically sensitive areas on the property, but leaving a portion of the property as R-A rather than rezoning to RI-U would be more in line with the intent of the "Natural Area" designation. Given the future land use classification of this portion of the site, staff would recommend denial of the request to stay in line with that plan.

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

Finding: Staff finds there is insufficient justification to rezone the property from R-A to RI-U, though recognizes the existing entitlement on the southern half of the property that is being downzoned from RMF-24 to R-A. This limited exchange in density and land use allowance may make for a project that is more reflective of the floodplain requirements by avoiding development in the floodway entirely.

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

Finding: A rezoning from R-A to RI-U has the potential to increase traffic to this location, and could be to an appreciable degree, though there are limiting factors to the property. The property has a very limited amount of public street frontage, so fire access in the future could be challenging, and could limit the number of overall units that are provided. Further, the property is

within the floodplain, which carries a set of additional design standards that could also naturally limit the amount of development on the property.

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

Finding: The property has access to water and sewer, and any increase in density would have to be balanced with appropriate upsizing of those facilities to be borne by the developer. There are known wet-weather issues in the adjacent sewer line. 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 denial of RZN-2024-0046.

PLANNING COMMISSION ACTION:				Required	<u>YES</u>
Date: <u>October 13, 2025</u>	☐ Tabled	☒ Forwarded	☐ Denied		
Motion: <u>Payne</u>	with a recommendation of approval.				
Second: <u>McGetrick</u>					
Vote: <u>8-1-0 (Werner opposed)</u>					

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Unified Development Code
 - §161.03 District R-A, Residential-Agricultural
 - §161.12 District RI-U, Residential Intermediate – Urban
 - §161.16 District RMF-24, Residential Multi-Family - Twenty-Four (24) Units Per Acre
- One Mile Map
- Close-Up Map
- Current Land Use Map

- Future Land Use Map
- Request Letter

Additional public comment
Added exhibits from applicant

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. 6710, §1, adopted November 21, 2023, determines that Ordinance 6427 (Sunset Clause) and Ord. No. 6625 (extending Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code Sections ordained or enacted by Ordinance 6427 shall automatically sunset, be repealed and become void on December 31, 2024, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section.

161.12 District RI-U, Residential Intermediate - Urban

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

- (B) *Uses.*

(1) *Permitted Uses.*

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

(2) *Conditional Uses.*

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

- (C) *Density.* None.

- (D) *Bulk and Area Regulations.*

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

- (E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two (2) Family	Rear Other Uses	Rear, from centerline of an alley
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A build-to zone that is located between the front property, line and a line 25 feet from the front property line.	None	5 feet	5 feet	12 feet
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(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 60% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

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

(Ord. No. 5945, §5(Exh. A), 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.

161.16 District RMF-24, Residential Multi-Family - Twenty-Four (24) Units Per Acre

(A) *Purpose.* The RMF-24 Multi-family Residential District is designed to permit and encourage the developing of a variety of dwelling types in suitable environments in a variety of densities.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 26	Multi-family dwellings
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 11	Manufactured home park
Unit 12a	Limited business
Unit 24	Home occupations

Unit 25	Professional offices
Unit 36	Wireless communications facilities

(C) *Density.*

Units per acre	24 or less
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(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Manufactured home park	100 feet
Lot within a Manufactured home park	50 feet
Single-family	35 feet
Two (2) family	35 feet
Three (3) family or more	70 feet
Professional offices	100 feet

(2) *Lot Area Minimum.*

Manufactured home park	3 acres
Lot within a mobile home park	4,200 square feet
Townhouses: Individual lot	2,000 square feet
Single-family	3,000 square feet
Two (2) family	4,000 square feet
Three (3) family or more	7,000 square feet
Fraternity or Sorority	2 acres
Professional offices	1 acres

(3) *Land Area Per Dwelling Unit.*

Manufactured Home	3,000 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/5 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, between 10—20 feet from the master street plan right-of-way a maximum height of three (3) stories and buildings or portions of the

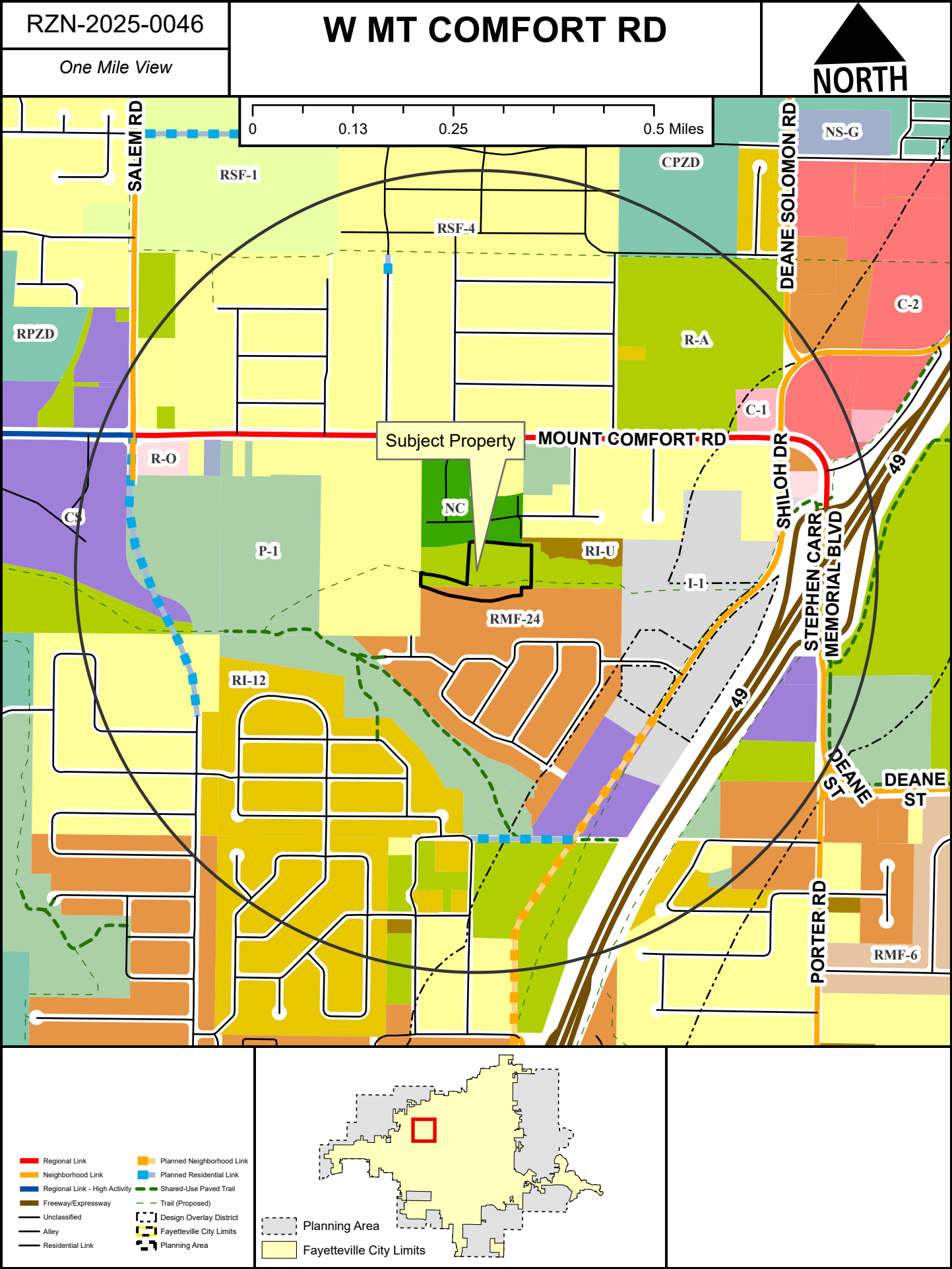
building set back greater than 20 feet from the master street plan right-of-way shall have a maximum height of 5 stories.

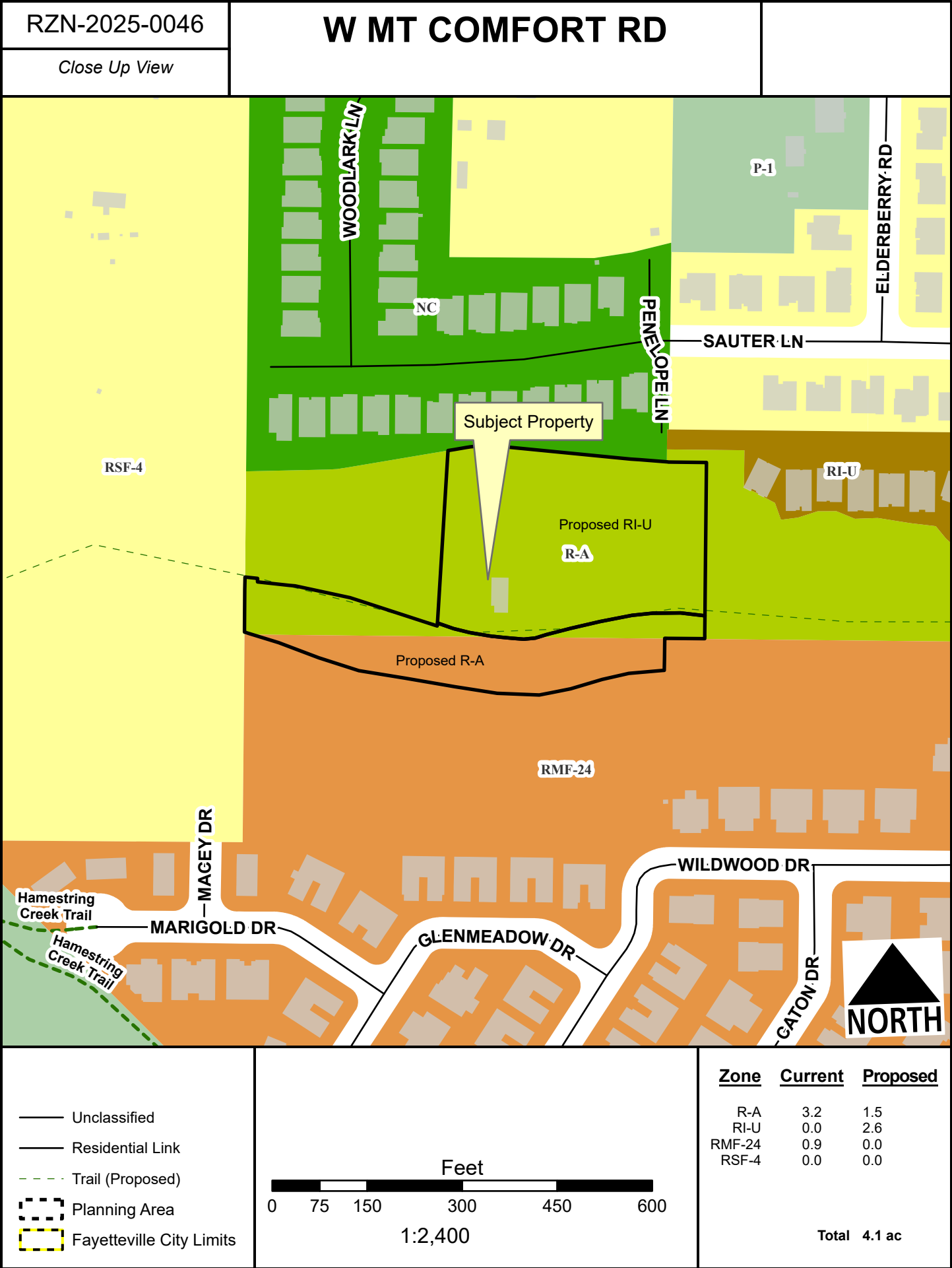
If a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from any side boundary line of an adjacent single family district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.

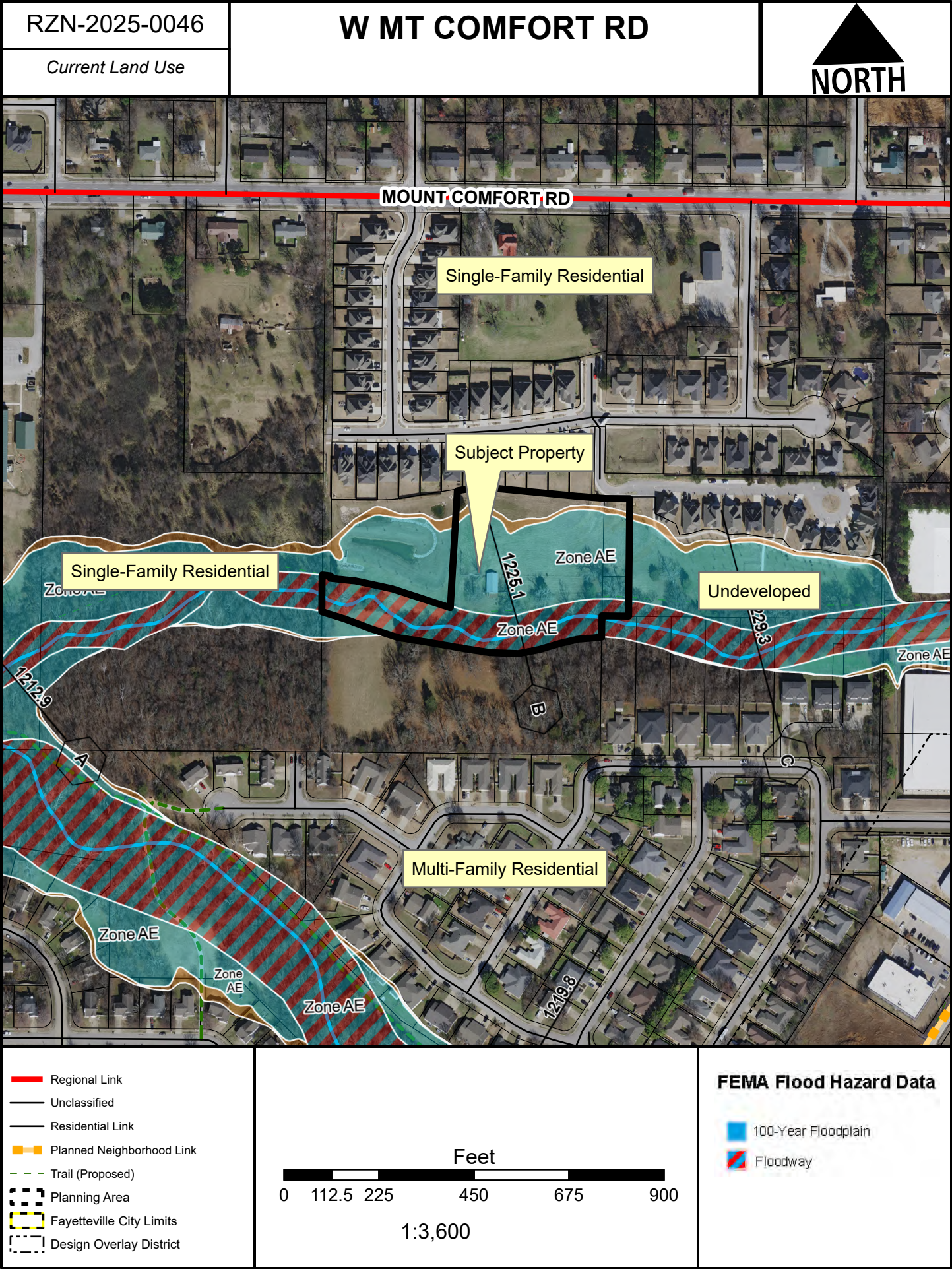
- (G) *Building Area*. The area occupied by all buildings shall not exceed 50% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.
- (H) *Minimum Buildable Street Frontage*. 50% of the lot width.

(Code 1965, App. A., Art. 5(III); Ord. No. 2320, 4-6-77; Ord. No. 2700, 2-2-81; Code 1991, §160.033; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5079, 11-20-07; 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. 5495, 4-17-12; Ord. No. 5592, 6-18-13; 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, §§5, 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, §6(Exh. E), 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.



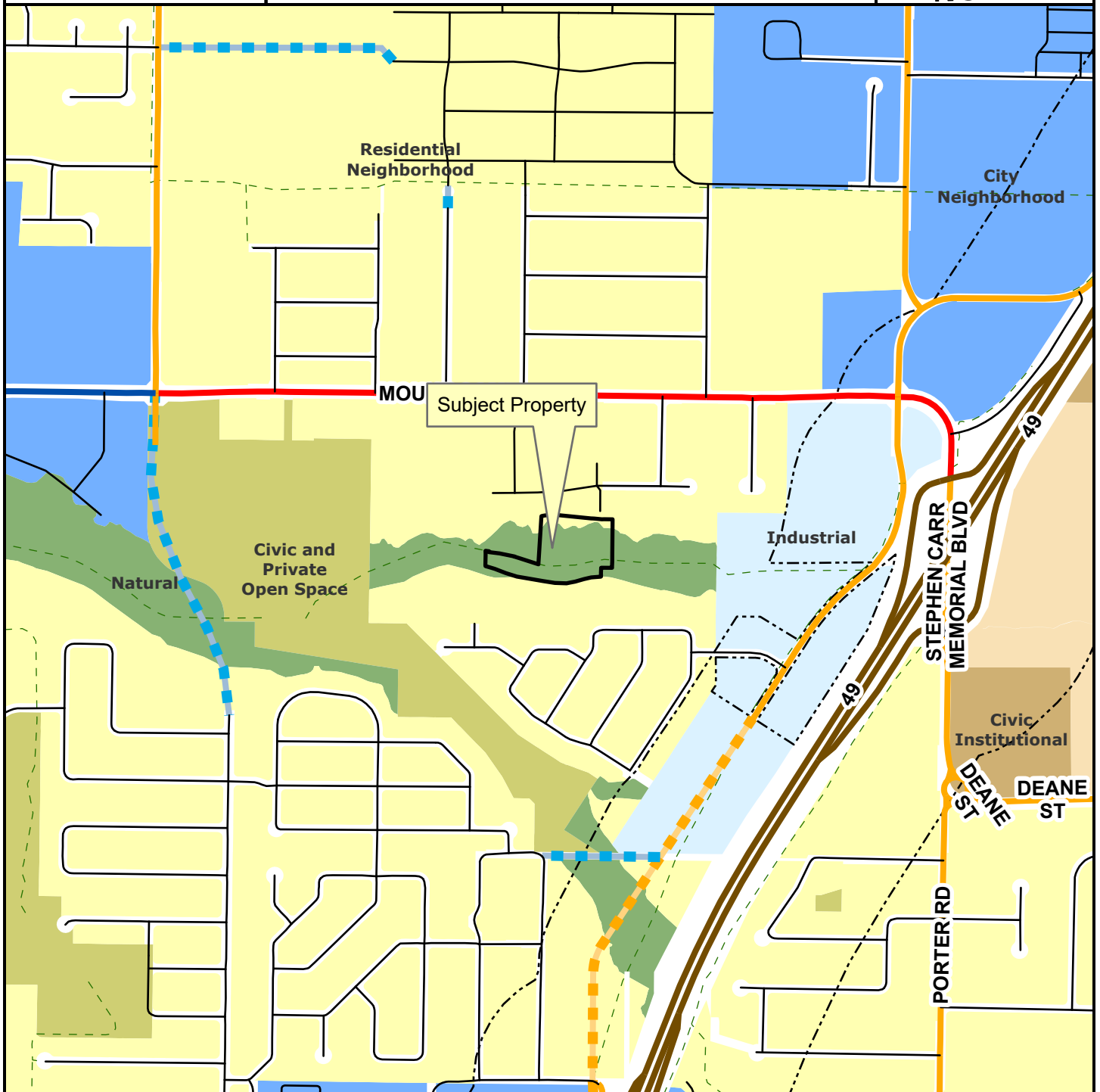




RZN-2025-0046

W MT COMFORT RD

Future Land Use



- Regional Link
- Neighborhood Link
- Regional Link - High Activity
- Freeway/Expressway
- Unclassified
- Alley
- Residential Link
- Planned Neighborhood Link
- Planned Residential Link
- Planning Area
- Fayetteville City Limits
- Trail (Proposed)
- Design Overlay District

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

Public Comment

From: Todd Hays <haystodd1@gmail.com>

Sent: Thursday, October 9, 2025 8:54 AM

To: Masters, Jessica <jmasters@fayetteville-ar.gov>

Subject: Concern Regarding Proposed Rezoning and Development Behind Westview Meadows

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

Good morning,

It has come to our attention that there is an upcoming meeting regarding the potential rezoning and development of the property located directly behind the Westview Meadows subdivision. We are original homeowners in this neighborhood and were among the first residents to move in.

We are very concerned that development of the land behind our subdivision would have a detrimental impact on our community. Since Westview Meadows was completed, we've observed that a large portion of the homes have been purchased by investors and are now used as rental properties. One neighboring home operates as a VRBO, with transient occupants rotating through on a weekly basis. Other rental properties often house multiple unrelated tenants, resulting in significant congestion, excessive street parking, and overall safety concerns.

Despite multiple complaints to both the POA board and the Fayetteville Police Department, the situation has not improved. Introducing additional development in such a limited area will only worsen these issues—particularly with increased traffic, parking challenges, and neighborhood safety risks.

For these reasons, we are strongly opposed to any rezoning or new development in the area adjacent to Westview Meadows.

Thank you for your time and consideration.

Sincerely,

Todd and Kim Hays

2946 West Sauter Lane

Fayetteville, AR. 72701

Mobile: 479-236-6405

Home: 479-935-4214

haystodd1@gmail.com

October 8, 2025

Dear Ms. Masters and Members of the Fayetteville Planning Commission,

My name is Chesley Hart Whiteside, homeowner at 2959 W. Sauter Lane, within the Westview Meadows Property Owners Association (POA). I am writing to formally and respectfully oppose Rezoning Case RZN-2025-0046, proposed by Bates & Associates, Inc. on behalf of the Juanita & Jack Henbest Revocable Trust, concerning approximately 4.09 acres at 2097 N. Penelope Lane.

This request should be denied in its entirety. It fails to meet the Planning Commission's mandate that rezonings must be *"compatible and harmonious with surrounding land uses and future land uses."* It also undermines Fayetteville's environmental commitments, compromises neighborhood safety, and erodes the very character and trust that this city has long worked to preserve.

1. The Applicant's Basis for Its Rezoning Claim Is Inherently Against Public Policy

The proponents assert that the rezoning *"is consistent with adjacent land uses, supports the established urban development pattern, provides a compatible transition between existing zoning districts, ensures responsible land use management, aligns with the City's planning goals, and will not adversely impact neighboring properties."*

Each of those claims is contradicted by the record:

- **Not Consistent:** The parcel being up-zoned to RI-U lies within 1% and 0.2% Annual Chance Flood Hazard areas and the Regulatory Floodway, as shown in the applicant's own exhibit (City of Fayetteville GIS, Created 9/17/2025). No adjacent property within that corridor carries urban zoning. Urbanizing a floodway is not consistent — it's dangerous and out of step with City and FEMA policy.
- **Not a Transition:** A "compatible transition" requires a gradual scaling of densities. This proposal places high-density zoning directly against single-family homes and a protected creek corridor. That is not transition — it is encroachment.
- **Not Responsible Land Use Management:** The applicant's "down-zoning" of floodway land to R-A is misleading. Those areas are already undevelopable by law. The gesture is cosmetic and does not offset the intensity increase along the residential boundary.
- **Not Compatible and Harmonious:** The Planning Commission's goal is to ensure rezonings remain *"compatible and harmonious with surrounding and future land uses."* Introducing RI-U density, construction traffic, and lighting into a quiet single-family neighborhood violates that standard in every measurable way — use, scale, safety, and environmental integrity.
- **Not Environmentally Sensitive:** The claim that this rezoning "ensures sensitive environmental areas are preserved" is untrue. The developer's own map confirms that the area includes floodway and wetland designations. No hydrology or habitat assessments have been submitted to validate their statement (at least at this time).

2. Endangered Species and Federal Habitat Protections

According to the U.S. Fish & Wildlife Service IPaC Official Species List generated for the project area:

“The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of the proposed project and/or may be affected by the proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under Section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 et seq.).”

The IPaC list identifies the following species as potentially present or affected within the project boundary:

- **Gray Bat (*Myotis grisescens*) — Endangered**
- **Indiana Bat (*Myotis sodalis*) — Endangered**
- **Northern Long-eared Bat (*Myotis septentrionalis*) — Endangered**
- **Tricolored Bat (*Perimyotis subflavus*) — Proposed Endangered**
- **Eastern Black Rail (*Laterallus jamaicensis jamaicensis*) — Threatened**
- **Piping Plover (*Charadrius melodus*) — Threatened**
- **Rufa Red Knot (*Calidris canutus rufa*) — Threatened**
- **Alligator Snapping Turtle (*Macrochelys temminckii*) — Proposed Threatened**
- **Monarch Butterfly (*Danaus plexippus plexippus*) — Proposed for Listing**

The same report identifies that bald and golden eagles, seventeen species of migratory birds, and wetlands are also present or may be impacted by development within this boundary.

All of these species depend on forested riparian corridors, wetlands, and floodplain habitats identical to those behind Westview Meadows. Any alteration of canopy, light, noise, or hydrology within this corridor would degrade those habitats and risk violations of the Endangered Species Act and Migratory Bird Treaty Act.

To my knowledge, the applicant has not initiated Section 7 consultation with the U.S. Fish & Wildlife Service as possibly required under Federal law. Proceeding without that review would potentially place Fayetteville in procedural conflict with the ESA and expose both the City and the developer to legal risk.

3. Environmental, Floodplain, and Infrastructure Failures

The parcel’s location within a Regulatory Floodway and 1% Flood Hazard Zone makes it unfit for high-density development. Increasing impervious surfaces will heighten runoff, erode the creek, and overburden the Westview Meadows retention pond—infrastructure engineered only for current capacity. In addition, the Westview Meadows POA has stated that on our retention pond side, the land cannot be developed. On the side of the property with the Cottages, the POA owns that land nearly all the way to the creek and is partially protected as a nature reserve. Approving an urban development in between these two areas of land would destroy the current ecological

system, the aesthetics for the current residents, and place undue harm and an undue burden on the neighborhood.

To my knowledge, no hydrology, drainage, or traffic impact studies have been produced, despite the site's clear environmental sensitivity. Approving rezoning under these conditions contradicts UDC §166.04 (Stormwater Management) and the City's MS4 permit obligations.

4. Child Safety, Traffic, and Construction Hazards

Westview Meadows is a family-oriented neighborhood. Children walk, ride bikes, and play outside daily along Sauter Lane and Penelope Lane — streets that currently lack continuous sidewalks or traffic-calming devices.

Adding a new road, construction equipment, and increased vehicle trips during and after development will significantly raise risks to children's safety. Heavy machinery, debris, and limited sight lines pose a constant hazard. Post-construction, the permanent increase in cars and population density will degrade walkability, increase congestion, and diminish the neighborhood's peace and safety.

5. Aesthetic and Character Degradation

The defining aesthetic of Westview Meadows lies in its open green spaces, tree lines, and natural creek buffer. These features are not decorative — they are part of the neighborhood's identity, and the reason residents chose to live here. In addition, several residents were told by the current landowner that the area in question would more than likely not be developed in any way due to its current layout, and restrictions.

Replacing those natural views with dense units, pavement, and artificial lighting will permanently damage the visual harmony and ecological beauty of the area. The result will be an urbanized pocket wedged into a residential zone — fundamentally incompatible and disharmonious with the surrounding environment.

6. Community Impact and Stewardship

I was born and raised in Fayetteville. The values that define this city — environmental stewardship, thoughtful growth, and community balance — are values I was raised with. I built my own home here at 2959 W. Sauter Lane because I believe in Fayetteville's vision of a city that grows responsibly, respects nature, and honors the families who live here.

Westview Meadows represents that vision: a place where open space, safety, and community coexist. The proposed rezoning would undermine that legacy. It would replace green buffers with asphalt, peace with noise, and safety with risk. More importantly, it would erode the public's trust in Fayetteville's planning process — trust that has been built over decades of responsible, balanced development.

7. Procedural and Transparency Deficiencies

Despite the scope and sensitivity of this rezoning, no site plan, hydrology study, drainage analysis, or traffic report has been shared with the public. Without those, neither residents nor the Commission can meaningfully assess impacts. Moving forward under such incomplete information would violate basic due process and the City's obligation to conduct transparent, data-driven planning.

8. Conflict with City and Mayoral Growth Principles

Mayor **Molly Rawn** has stated that Fayetteville's path forward depends on *responsible, transparent growth that respects environmental systems and infrastructure limits*. This proposal achieves none of those goals. It prioritizes density over safety, expedience over stewardship, and private gain over the public good.

9. Conclusion

Rezoning Case **RZN-2025-0046** fails every applicable criterion. It is not *compatible* with surrounding land uses, not *harmonious* with neighborhood character, not *safe* for residents and children, not *environmentally sound*, and not *truthfully represented*.

The applicant's claims of "logical growth" and "preserving sensitive areas" are contradicted by their own evidence — floodway encroachment, habitat destruction, traffic risk, and procedural omission.

For these reasons, and consistent with the **City of Fayetteville's Plan 2040** and the Planning Commission's duty to ensure growth remains **compatible, harmonious, and safe**, I respectfully urge the **Commission to deny Rezoning RZN-2025-0046 in full**.

Please confirm receipt of this letter and enter it into the official record for the **October 13, 2025**, hearing.

Sincerely,
Chesley Hart Whiteside
2959 W. Sauter Lane
Fayetteville, AR 72704
479-305-4360

October 9, 2025

To: Ms. Jessie Masters, Planning Staff, and Members of the Fayetteville Planning Commission
City of Fayetteville, Arkansas
113 W. Mountain Street
Fayetteville, AR 72701

Subject: Supplemental Letter of Opposition and Request for Clarification (Please include this supplemental letter with my original letter sent on October 8, 2025) – *Wildwood Townhomes Rezoning Proposal (W. Sauter Lane / N. Penelope Lane)*

Dear Planning Staff and Commissioners,

My name is Chesley Hart Whiteside, and I am a homeowner at 2959 W. Sauter Lane, immediately adjacent to the area proposed for rezoning under the Wildwood Townhomes Development. My property sits directly along the project's boundary, and my home would be among the most immediately affected by any change in use intensity. After reviewing the applicant's materials submitted by Bates & Associates on behalf of the Henbest Revocable Trust, I respectfully submit the following supplemental comments and questions for the Commission's consideration.

1. Scope and Zoning Clarity

The project documentation references approximately 8.41 total acres across three parcels (765-13627-000, 765-13625-001, and 765-13626-000). However, the rezoning request only addresses 4.09 acres—2.58 acres to RI-U and 1.51 acres to R-A (floodway). It remains unclear what zoning designation or intended use applies to the remaining 4.3 acres. Residents deserve clarity on whether that area will retain existing Neighborhood Commercial (NC) zoning or be subject to future rezoning phases.

2. Neighborhood Character and Lot Compatibility

The proposed RI-U zoning would allow multi-unit townhome structures and denser lots directly behind homes on W. Sauter Lane. These parcels would have drastically reduced lot widths and setbacks, fundamentally altering the low-intensity, neighborhood-scale character that NC zoning was meant to preserve.

This is not a compatible extension of the neighborhood—it is a dense, high-turnover enclave inserted into a corridor designed for small-scale, low-traffic, mixed-use living. The proposed two-story townhomes would hover over existing single-story homes, introducing privacy and visual intrusions and eliminating the green buffers that define the area today.

While the applicant asserts that RI-U provides a “compatible transition,” it does not. NC zoning already serves that transitional function; replacing it with RI-U would leapfrog the City's zoning hierarchy and erode the very compatibility that NC was designed to protect.

3. Rebuttal to Developer’s Comparisons

The applicant will likely point to the previously approved RI-U area nearby as precedent. However, this comparison is misleading and contextually inaccurate:

- The existing RI-U pocket is located off a main roadway in a contained cul-de-sac, not directly abutting homes.
- The proposed site connects directly to W. Sauter and N. Penelope Lanes—narrow residential streets with no sidewalks, limited visibility, and insufficient capacity for multifamily traffic volumes.
- The proposed site poses significant safety risks to current Westview Meadows residents due to increased traffic, construction activity, and other unknown factors.
- The existing RI-U development is buffered by topography and distance; this proposal shares property lines with existing homes and offers no transition zone.
- This parcel also borders a floodway, compounding storm-water and safety concerns.

Although both may bear an RI-U label, they differ dramatically in scale, infrastructure, and adjacency. This site is simply not appropriate for that level of density or traffic load.

4. Zoning Context Along W. Sauter Lane

My property and the surrounding area are zoned Neighborhood Commercial (NC)—a low intensity, neighborhood-serving zone intended to support small offices, live/work spaces, or limited residential use. NC zoning provides a buffer between purely residential neighborhoods and higher-density commercial or multi-family districts. The intent behind NC is clearly residential purposes with low intensity and density.

That designation reflects the City’s intent for this corridor to remain walkable, calm, and neighborhood-oriented, not to accommodate multi-unit rental clusters or the traffic volumes of RIU zoning. Allowing RI-U here would directly undermine the purpose of NC zoning and introduce urban density incompatible with the surrounding built environment.

5. Traffic, Infrastructure, and Safety Impact

Of all potential impacts, the most immediate and measurable threat to neighborhood livability comes from traffic and safety. W. Sauter Lane and N. Penelope Lane were never designed for multi-family volumes—they are narrow, two-lane neighborhood roads with no continuous sidewalks, minimal shoulders, and direct residential driveways on both sides.

Introducing a 24-unit RI-U project would conservatively add 150–200 additional daily vehicle trips, including delivery, rideshare, and service vehicles. This area is already heavily impacted by traffic due to its proximity to Mount Comfort Road, and a new apartment complex currently under construction nearby is expected to worsen congestion. Approving additional RI-U density here would exacerbate existing hazards without addressing known deficiencies.

This level of activity would:

- Overburden the Sauter–Penelope intersection, which lacks turn lanes or signalization;
- Create unsafe conditions for pedestrians and children, particularly near driveways and mailboxes;
- Restrict emergency vehicle access during peak hours due to parked cars and congestion; and
- Accelerate wear and tear on infrastructure not rated for dense traffic patterns.

Fayetteville’s transportation and planning goals emphasize *complete streets*, *safe access*, and *context-sensitive infill*. This proposal violates all three principles by placing urban-intensity traffic on a local neighborhood roadway that was never designed to sustain it.

6. Potential Short-Term Rentals and Turnover

RI-U zoning allows short-term rentals (STRs) through Conditional Use Permits. This opens the door for a high-turnover, transient lodging complex rather than stable, long-term housing. NC zoning restricts such use specifically to maintain neighborhood stability and safety. Replacing NC with RI-U would remove those safeguards and effectively convert a quiet residential corridor into a transient rental zone, undermining community trust, safety, and the property values of long-term residents.

7. Floodway and Drainage Concerns

While rezoning 1.51 acres to R-A preserves the floodway, the project’s proximity raises serious concerns about storm-water runoff, erosion, and drainage. Increased impervious surfaces from multi-unit construction would channel water toward existing homes. A comprehensive hydrologic and drainage study must be required prior to any rezoning consideration.

8. Comprehensive Plan Consistency

Fayetteville’s City Plan 2040 calls for *context-sensitive infill* and *responsible land-use management*. This rezoning does neither. The area already fulfills its transitional role through NC zoning. Increasing density without corresponding upgrades to street, drainage, or pedestrian infrastructure would contradict City Plan 2040’s goals for balanced, infrastructure-supported growth.

Requested Clarifications and Conditions

Before any approval, I respectfully ask the Commission and Planning Staff to clarify or condition the following:

1. What zoning remains for the unaddressed 4.3 acres?

2. Will the applicant be required to complete traffic-impact, drainage studies, and environmental impact studies?
3. Will there be height, setback, and screening requirements to protect the existing NC corridor?
4. Will short-term rental eligibility be limited or prohibited?
5. Does the City find this rezoning consistent with the true intent of the City Plan 2040?

Closing

The Wildwood Townhomes proposal represents a dramatic and incompatible increase in density, traffic, safety risks, and transient activity within a corridor intentionally zoned for low intensity, neighborhood-serving uses. RI-U zoning is not appropriate for this area and would set a harmful precedent for future infill development on streets unequipped for such demand.

I respectfully urge the Planning Commission to deny the requested rezoning, or at minimum, defer the case until comprehensive traffic, drainage impact studies, and environmental impacts are completed and publicly reviewed.

Thank you for your time and consideration, and for including this letter in the official public record for this rezoning case.

Respectfully,

Chesley Hart Whiteside

Homeowner, 2959 W. Sauter Lane Fayetteville,
AR 72704



September 17th, 2025

Planning Staff
City of Fayetteville
113 West Mountain
Fayetteville, AR 72701

RE: Wildwood Townhomes Development Rezoning

Dear Planning Staff,

On behalf of the Henbest, Juanita & Jack Revocable Trust, Bates & Associates, Inc. respectfully submits this request for rezoning of the property located south of the intersection of West Sauter Lane and North Penelope Lane. The property includes Washington County Parcels 765-13627-000, 765-13625-001, and 765-13626-000, totaling approximately 8.41 acres.

The rezoning request is as follows:

- 2.58 acres of the site to be rezoned to RI-U
- 1.51 acres (a portion of Parcel 765-13627-000) to be rezoned from RMF-24 to R-A, as this area falls within the designated floodway.

Currently, Parcel 765-13627-000 is split-zoned between R-A and RMF-24. This request seeks to unify zoning by extending RI-U across Parcels 765-13625-001 and 765-13626-000 and ensuring the floodway area remains zoned R-A to prevent residential development within those bounds.

The subject property is surrounded by zoning districts including RMF-2, RI-U, NC, and RSF-4. The proposed rezoning to RI-U and R-A is consistent with these adjacent land uses, supports the established urban development pattern of the area, and provides a compatible transition between existing zoning districts. Rezoning the floodway portion to R-A further ensures responsible land use management. This request is also in alignment with the City's planning goals and will not adversely impact neighboring properties. Rather, it supports logical growth while ensuring sensitive environmental areas are preserved.

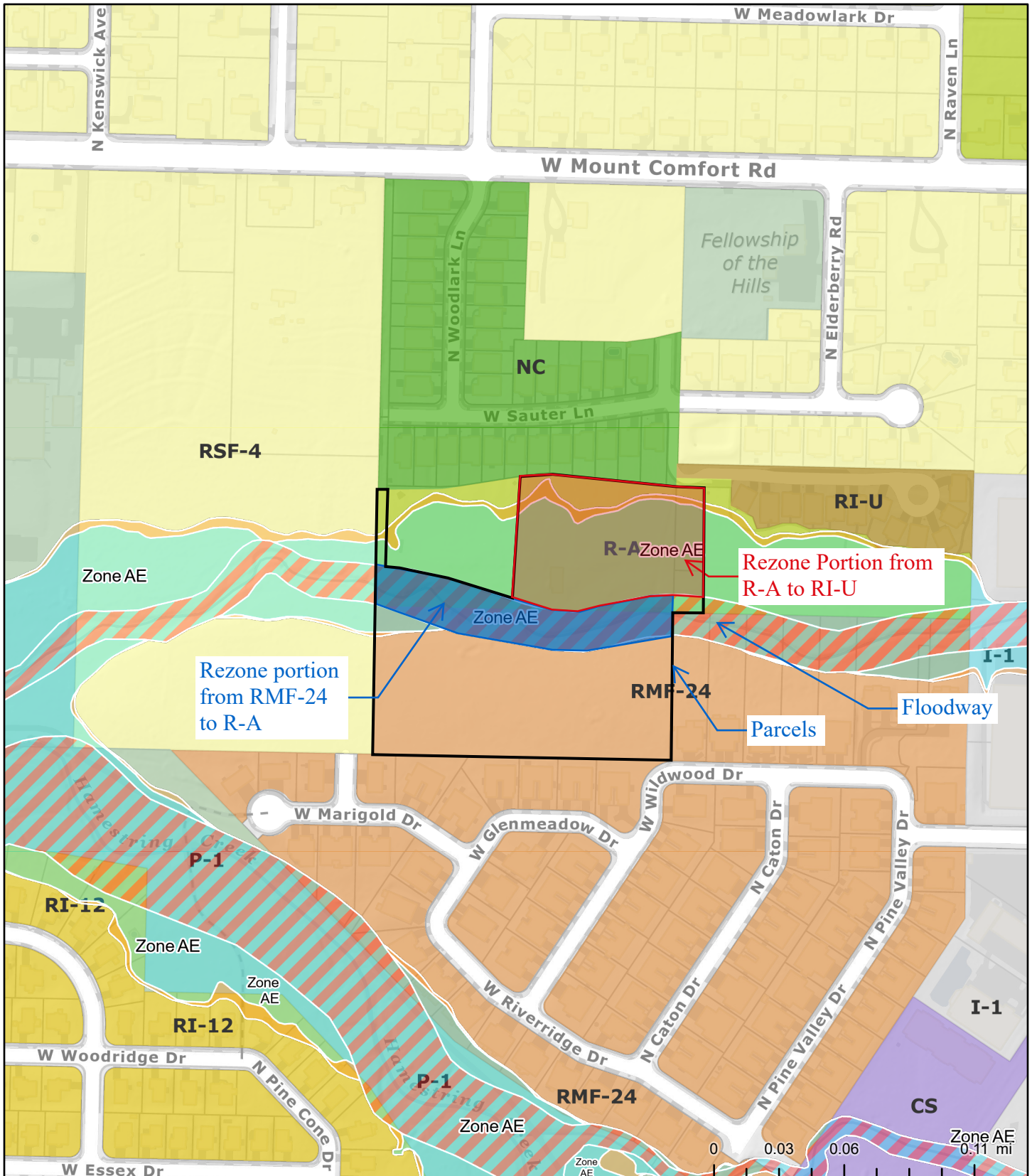
An exhibit on the following page illustrates the current zoning classifications of both the subject property and the surrounding parcels.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,
Bates & Associates, Inc.

A handwritten signature in blue ink that reads 'Geoffrey Bates'.

Geoffrey Bates
President of Engineering



- | | | | |
|--|---------------------------------|--|--------|
| | 1% Annual Chance Flood Hazard | | RI-12 |
| | Regulatory Floodway | | RI-U |
| | 0.2% Annual Chance Flood Hazard | | RMF-24 |
| | SFHA / Flood Zone Boundary | | I-1 |
| | NC | | CS |
| | R-A | | P-1 |
| | RSF-4 | | |

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: 9/17/2025
Credits: City of Fayetteville, AR
Map Author:

Public Comment

From: Todd Hays <haystodd1@gmail.com>

Sent: Thursday, October 9, 2025 8:54 AM

To: Masters, Jessica <jmasters@fayetteville-ar.gov>

Subject: Concern Regarding Proposed Rezoning and Development Behind Westview Meadows

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

Good morning,

It has come to our attention that there is an upcoming meeting regarding the potential rezoning and development of the property located directly behind the Westview Meadows subdivision. We are original homeowners in this neighborhood and were among the first residents to move in.

We are very concerned that development of the land behind our subdivision would have a detrimental impact on our community. Since Westview Meadows was completed, we've observed that a large portion of the homes have been purchased by investors and are now used as rental properties. One neighboring home operates as a VRBO, with transient occupants rotating through on a weekly basis. Other rental properties often house multiple unrelated tenants, resulting in significant congestion, excessive street parking, and overall safety concerns.

Despite multiple complaints to both the POA board and the Fayetteville Police Department, the situation has not improved. Introducing additional development in such a limited area will only worsen these issues—particularly with increased traffic, parking challenges, and neighborhood safety risks.

For these reasons, we are strongly opposed to any rezoning or new development in the area adjacent to Westview Meadows.

Thank you for your time and consideration.

Sincerely,

Todd and Kim Hays

2946 West Sauter Lane

Fayetteville, AR. 72701

Mobile: 479-236-6405

Home: 479-935-4214

haystodd1@gmail.com

October 8, 2025

Dear Ms. Masters and Members of the Fayetteville Planning Commission,

My name is Chesley Hart Whiteside, homeowner at 2959 W. Sauter Lane, within the Westview Meadows Property Owners Association (POA). I am writing to formally and respectfully oppose Rezoning Case RZN-2025-0046, proposed by Bates & Associates, Inc. on behalf of the Juanita & Jack Henbest Revocable Trust, concerning approximately 4.09 acres at 2097 N. Penelope Lane.

This request should be denied in its entirety. It fails to meet the Planning Commission's mandate that rezonings must be *"compatible and harmonious with surrounding land uses and future land uses."* It also undermines Fayetteville's environmental commitments, compromises neighborhood safety, and erodes the very character and trust that this city has long worked to preserve.

1. The Applicant's Basis for Its Rezoning Claim Is Inherently Against Public Policy

The proponents assert that the rezoning *"is consistent with adjacent land uses, supports the established urban development pattern, provides a compatible transition between existing zoning districts, ensures responsible land use management, aligns with the City's planning goals, and will not adversely impact neighboring properties."*

Each of those claims is contradicted by the record:

- **Not Consistent:** The parcel being up-zoned to RI-U lies within 1% and 0.2% Annual Chance Flood Hazard areas and the Regulatory Floodway, as shown in the applicant's own exhibit (City of Fayetteville GIS, Created 9/17/2025). No adjacent property within that corridor carries urban zoning. Urbanizing a floodway is not consistent — it's dangerous and out of step with City and FEMA policy.
- **Not a Transition:** A "compatible transition" requires a gradual scaling of densities. This proposal places high-density zoning directly against single-family homes and a protected creek corridor. That is not transition — it is encroachment.
- **Not Responsible Land Use Management:** The applicant's "down-zoning" of floodway land to R-A is misleading. Those areas are already undevelopable by law. The gesture is cosmetic and does not offset the intensity increase along the residential boundary.
- **Not Compatible and Harmonious:** The Planning Commission's goal is to ensure rezonings remain *"compatible and harmonious with surrounding and future land uses."* Introducing RI-U density, construction traffic, and lighting into a quiet single-family neighborhood violates that standard in every measurable way — use, scale, safety, and environmental integrity.
- **Not Environmentally Sensitive:** The claim that this rezoning "ensures sensitive environmental areas are preserved" is untrue. The developer's own map confirms that the area includes floodway and wetland designations. No hydrology or habitat assessments have been submitted to validate their statement (at least at this time).

2. Endangered Species and Federal Habitat Protections

According to the U.S. Fish & Wildlife Service IPaC Official Species List generated for the project area:

“The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of the proposed project and/or may be affected by the proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under Section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 et seq.).”

The IPaC list identifies the following species as potentially present or affected within the project boundary:

- **Gray Bat (*Myotis grisescens*) — Endangered**
- **Indiana Bat (*Myotis sodalis*) — Endangered**
- **Northern Long-eared Bat (*Myotis septentrionalis*) — Endangered**
- **Tricolored Bat (*Perimyotis subflavus*) — Proposed Endangered**
- **Eastern Black Rail (*Laterallus jamaicensis jamaicensis*) — Threatened**
- **Piping Plover (*Charadrius melodus*) — Threatened**
- **Rufa Red Knot (*Calidris canutus rufa*) — Threatened**
- **Alligator Snapping Turtle (*Macrochelys temminckii*) — Proposed Threatened**
- **Monarch Butterfly (*Danaus plexippus plexippus*) — Proposed for Listing**

The same report identifies that bald and golden eagles, seventeen species of migratory birds, and wetlands are also present or may be impacted by development within this boundary.

All of these species depend on forested riparian corridors, wetlands, and floodplain habitats identical to those behind Westview Meadows. Any alteration of canopy, light, noise, or hydrology within this corridor would degrade those habitats and risk violations of the Endangered Species Act and Migratory Bird Treaty Act.

To my knowledge, the applicant has not initiated Section 7 consultation with the U.S. Fish & Wildlife Service as possibly required under Federal law. Proceeding without that review would potentially place Fayetteville in procedural conflict with the ESA and expose both the City and the developer to legal risk.

3. Environmental, Floodplain, and Infrastructure Failures

The parcel’s location within a Regulatory Floodway and 1% Flood Hazard Zone makes it unfit for high-density development. Increasing impervious surfaces will heighten runoff, erode the creek, and overburden the Westview Meadows retention pond—infrastructure engineered only for current capacity. In addition, the Westview Meadows POA has stated that on our retention pond side, the land cannot be developed. On the side of the property with the Cottages, the POA owns that land nearly all the way to the creek and is partially protected as a nature reserve. Approving an urban development in between these two areas of land would destroy the current ecological

system, the aesthetics for the current residents, and place undue harm and an undue burden on the neighborhood.

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Replacing those natural views with dense units, pavement, and artificial lighting will permanently damage the visual harmony and ecological beauty of the area. The result will be an urbanized pocket wedged into a residential zone — fundamentally incompatible and disharmonious with the surrounding environment.

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9. Conclusion

Rezoning Case **RZN-2025-0046** fails every applicable criterion. It is not *compatible* with surrounding land uses, not *harmonious* with neighborhood character, not *safe* for residents and children, not *environmentally sound*, and not *truthfully represented*.

The applicant's claims of "logical growth" and "preserving sensitive areas" are contradicted by their own evidence — floodway encroachment, habitat destruction, traffic risk, and procedural omission.

For these reasons, and consistent with the **City of Fayetteville's Plan 2040** and the Planning Commission's duty to ensure growth remains **compatible, harmonious, and safe**, I respectfully urge the **Commission to deny Rezoning RZN-2025-0046 in full**.

Please confirm receipt of this letter and enter it into the official record for the **October 13, 2025**, hearing.

Sincerely,
Chesley Hart Whiteside
2959 W. Sauter Lane
Fayetteville, AR 72704
479-305-4360

October 9, 2025

To: Ms. Jessie Masters, Planning Staff, and Members of the Fayetteville Planning Commission
City of Fayetteville, Arkansas
113 W. Mountain Street
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Subject: Supplemental Letter of Opposition and Request for Clarification (Please include this supplemental letter with my original letter sent on October 8, 2025) – *Wildwood Townhomes Rezoning Proposal (W. Sauter Lane / N. Penelope Lane)*

Dear Planning Staff and Commissioners,

My name is Chesley Hart Whiteside, and I am a homeowner at 2959 W. Sauter Lane, immediately adjacent to the area proposed for rezoning under the Wildwood Townhomes Development. My property sits directly along the project's boundary, and my home would be among the most immediately affected by any change in use intensity. After reviewing the applicant's materials submitted by Bates & Associates on behalf of the Henbest Revocable Trust, I respectfully submit the following supplemental comments and questions for the Commission's consideration.

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This is not a compatible extension of the neighborhood—it is a dense, high-turnover enclave inserted into a corridor designed for small-scale, low-traffic, mixed-use living. The proposed two-story townhomes would hover over existing single-story homes, introducing privacy and visual intrusions and eliminating the green buffers that define the area today.

While the applicant asserts that RI-U provides a “compatible transition,” it does not. NC zoning already serves that transitional function; replacing it with RI-U would leapfrog the City's zoning hierarchy and erode the very compatibility that NC was designed to protect.

3. Rebuttal to Developer’s Comparisons

The applicant will likely point to the previously approved RI-U area nearby as precedent. However, this comparison is misleading and contextually inaccurate:

- The existing RI-U pocket is located off a main roadway in a contained cul-de-sac, not directly abutting homes.
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- The proposed site poses significant safety risks to current Westview Meadows residents due to increased traffic, construction activity, and other unknown factors.
- The existing RI-U development is buffered by topography and distance; this proposal shares property lines with existing homes and offers no transition zone.
- This parcel also borders a floodway, compounding storm-water and safety concerns.

Although both may bear an RI-U label, they differ dramatically in scale, infrastructure, and adjacency. This site is simply not appropriate for that level of density or traffic load.

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That designation reflects the City’s intent for this corridor to remain walkable, calm, and neighborhood-oriented, not to accommodate multi-unit rental clusters or the traffic volumes of RIU zoning. Allowing RI-U here would directly undermine the purpose of NC zoning and introduce urban density incompatible with the surrounding built environment.

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This level of activity would:

- Overburden the Sauter–Penelope intersection, which lacks turn lanes or signalization;
- Create unsafe conditions for pedestrians and children, particularly near driveways and mailboxes;
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Fayetteville’s transportation and planning goals emphasize *complete streets, safe access, and context-sensitive infill*. This proposal violates all three principles by placing urban-intensity traffic on a local neighborhood roadway that was never designed to sustain it.

6. Potential Short-Term Rentals and Turnover

RI-U zoning allows short-term rentals (STRs) through Conditional Use Permits. This opens the door for a high-turnover, transient lodging complex rather than stable, long-term housing. NC zoning restricts such use specifically to maintain neighborhood stability and safety. Replacing NC with RI-U would remove those safeguards and effectively convert a quiet residential corridor into a transient rental zone, undermining community trust, safety, and the property values of long-term residents.

7. Floodway and Drainage Concerns

While rezoning 1.51 acres to R-A preserves the floodway, the project’s proximity raises serious concerns about storm-water runoff, erosion, and drainage. Increased impervious surfaces from multi-unit construction would channel water toward existing homes. A comprehensive hydrologic and drainage study must be required prior to any rezoning consideration.

8. Comprehensive Plan Consistency

Fayetteville’s City Plan 2040 calls for *context-sensitive infill* and *responsible land-use management*. This rezoning does neither. The area already fulfills its transitional role through NC zoning. Increasing density without corresponding upgrades to street, drainage, or pedestrian infrastructure would contradict City Plan 2040’s goals for balanced, infrastructure-supported growth.

Requested Clarifications and Conditions

Before any approval, I respectfully ask the Commission and Planning Staff to clarify or condition the following:

1. What zoning remains for the unaddressed 4.3 acres?

2. Will the applicant be required to complete traffic-impact, drainage studies, and environmental impact studies?
3. Will there be height, setback, and screening requirements to protect the existing NC corridor?
4. Will short-term rental eligibility be limited or prohibited?
5. Does the City find this rezoning consistent with the true intent of the City Plan 2040?

Closing

The Wildwood Townhomes proposal represents a dramatic and incompatible increase in density, traffic, safety risks, and transient activity within a corridor intentionally zoned for low intensity, neighborhood-serving uses. RI-U zoning is not appropriate for this area and would set a harmful precedent for future infill development on streets unequipped for such demand.

I respectfully urge the Planning Commission to deny the requested rezoning, or at minimum, defer the case until comprehensive traffic, drainage impact studies, and environmental impacts are completed and publicly reviewed.

Thank you for your time and consideration, and for including this letter in the official public record for this rezoning case.

Respectfully,

Chesley Hart Whiteside

Homeowner, 2959 W. Sauter Lane Fayetteville,
AR 72704

Public Comment
RZN-2025-0046

From: Kendra Powers <kpowers50@gmail.com>
Sent: Thursday, October 9, 2025 4:26 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Formal Objection to Rezoning RZN-2025-0046

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Jessie, I am co-owner of the property located at 2959 W. Sauter Lane, Fayetteville, AR. Please find attached my formal objection to the rezoning of the above property at 2097 N Penelope Lane. Please advise if you need any clarification from me or additional information.

Thank you for your time and assistance.

Dr. Kendra Powers

October 9, 2025

To: Ms. Jessie Masters, Planning Staff, and Members of the Fayetteville Planning Commission
City of Fayetteville, Arkansas
113 W. Mountain Street
Fayetteville, AR 72701

Subject: *Letter of Opposition – Wildwood Townhomes Rezoning (W. Sauter Lane / N. Penelope Lane) Rezoning RZN-2025-0046*

Dear Planning Staff and Commissioners,

My name is Dr. Kendra Powers, and I am a co-owner of the property at 2959 W. Sauter Lane, located directly adjacent to the site proposed for the *Wildwood Townhomes* rezoning.

I moved to Fayetteville several years ago to establish roots, build my professional practice, and open a female-owned business serving families and individuals throughout Northwest Arkansas. I chose Fayetteville for its strong sense of community, environmental awareness, and commitment to balanced, responsible growth. Those same values guided my decision to invest in this neighborhood — both personally and professionally — because I believe thoughtful development and environmental stewardship are essential to Fayetteville's identity.

Our property represents a long-term investment in the stability, safety, and sustainability of this city. The surrounding area is zoned Neighborhood Commercial (NC) — a district designed for low-intensity uses, such as small offices or neighborhood-scale residential, that complement rather than overwhelm nearby homes. The proposed RI-U rezoning would contradict that intent, introducing high-density, two-story townhomes with reduced setbacks on lots directly behind existing single-family properties.

This type of development is not compatible with the character, infrastructure, or environmental realities of the area.

Traffic, Safety, and Environmental Impact

W. Sauter Lane and N. Penelope Lane are two-lane neighborhood streets with no sidewalks, no turn lanes, and limited sight lines. A 24-unit RI-U development would inject 150–200 new daily vehicle trips onto streets already strained by traffic from nearby projects along Mount Comfort Road. That level of activity would:

- Overburden the Sauter–Penelope intersection, which lacks traffic controls;
- Create unsafe conditions for pedestrians, children, and cyclists in a corridor without sidewalks;
- Restrict emergency vehicle access and increase congestion from parked cars and deliveries; and
- Accelerate wear on infrastructure not designed for multi-family density.

Equally important are the environmental consequences of this proposed upzoning. The site borders a designated floodway, and converting natural green space into impervious surfaces—rooftops, parking, and paved driveways—will increase stormwater runoff and erosion toward existing residential lots. Without a comprehensive hydrologic and environmental impact study, there is no assurance that drainage patterns, tree canopy, and groundwater quality will be protected.

Fayetteville’s own City Plan 2040 emphasizes *context-sensitive infill* and *environmental responsibility*. This project, as proposed, would do the opposite: it would intensify development at the expense of ecological balance, neighborhood safety, and sustainable infrastructure.

Preserving Community and Investment

As a local business owner and resident, I strongly believe in responsible growth—growth that supports Fayetteville’s economy while preserving the character and livability that make this city unique. My business success and personal investment are both tied to the

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city's reputation as a safe, sustainable, and community-driven place to live and work. Introducing high-density zoning in this location would erode that identity, replacing neighborhood cohesion with transient turnover and infrastructure strain.

For these reasons, I respectfully urge the Planning Commission to deny the rezoning request for the Wildwood Townhomes project, or at minimum defer the case until comprehensive traffic, drainage, and environmental impact studies are completed and publicly reviewed.

Thank you for your time, for your commitment to balanced growth, and for including this letter in the official public record.

Respectfully,

Dr. Kendra Powers

Co-Owner, 2959 W. Sauter Lane
Fayetteville, AR 72704

From: Swope, Heather <Heather.Swope@tyson.com>
Sent: Friday, October 10, 2025 12:01 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: RZN-2025-0046 (W MT COMFORT RD) rezoning

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

Good afternoon.

I live at 2947 W Sauter Lane in Fayetteville and I'm writing you to voice my concerns about rezoning part of my neighborhood. I will not be able to attend Monday's meeting because my son has a football game in Bentonville.

My house backs up to a beautiful piece of land that is the home to several deer families and multiple red foxes and this is the property that is being rezoned for rentals. Rezoning this property will push the wildlife out of their homes. I've lived in Fayetteville for 50 years. I was born at the old Washington Regional, and I have always been proud of Fayetteville being the "tree huggers" of the area. I can remember when a lady lived in a tree where Target and Kohl's now stand in protest because trees were being cut down. I love how much we love

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the earth and all the beautiful things we share with it. I would hate to see this area destroyed so someone can turn a profit.

Wildlife isn't my biggest concern. My biggest concern is safety. Currently with the rental property in our neighborhood there is so much traffic and cars parked up and down the street adding to this would create safety issues. There are so many families with small children, and it is not safe for them to ride bikes, take walks or play in the front yard because of the number of cars already present. This neighborhood was the perfect place for first time homeowners with small children and rezoning and adding additional traffic and cars will be detrimental to our little community. We have multiple wreck each year I've lived here of cars trying to turn into our neighborhood off Porter Road. There was even a fatality!!! A person died because he was hit from behind trying to turn into our neighborhood. We do not need to cram more people into this small area and create more traffic. It is a definite safety concern.

Please consider not rezoning the property adjacent to my house.

Thank you,

Heather Swope

Heather Swope, Poultry RGM



We feed the world like family.

Tyson Foods

2200 W. Don Tyson Parkway,
Springdale, AR 72762
Phone: 479-263-1983

heather.swope@tyson.com

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From: Jenny Rives <jpierce26@gmail.com>
Sent: Saturday, October 11, 2025 2:45 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Concern Regarding Proposed Development on Rural Land

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.

Dear Jessie,

I hope this message finds you well.

I am writing to express my concerns regarding the proposed housing development on rural land in the Westview Meadows subdivision currently under review by the City Development Review Board. As a resident who values both responsible growth and the preservation of our local environment, I believe this project warrants careful reconsideration.

The area in question is home to a wide variety of wildlife, including deer, foxes, armadillos, frogs, and many other species that rely on that habitat to survive. This land serves as a critical refuge for these animals, and developing it for housing could lead to the displacement—or worse, the loss—of native species that have lived there undisturbed for generations.

Just today I was driving down MLK and saw a buck dodging cars on the road and trying to reach safety. I would hate for that to happen in our area.

While I understand the need for new housing, I urge the board to consider the environmental cost of this development. Once these natural spaces are gone, they cannot be reclaimed. There may be alternative locations for housing that would have a lesser impact on local ecosystems and biodiversity.

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I appreciate the difficult balance your department must strike between development and preservation, and I hope that this concern will be taken into account as the project moves forward. I would welcome the opportunity to stay informed or be involved in any public discussions related to this decision.

Thank you for your time and attention.

Sincerely,
Jenny Rives
2973 West Sauter Lane, Fayetteville, AR 72704 918-269-4964

From: Derek Jackson <dljackson726@gmail.com>
Sent: Sunday, October 12, 2025 10:20 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Rezoning Request RZN-2025-0046 (2097 N. Penelope Lane – Henbest Trust Property)

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.

Dear Commissioner,

We are the owners of 2953 W. Sauter Lane, which directly abuts the subject property at 2097 N. Penelope Lane.

We respectfully oppose Rezoning Request RZN-2025-0046, submitted by Bates & Associates on behalf of the Henbest Trust, to upzone approximately 4.09 acres from R-A (Residential Agricultural) to RMF-24 (Residential Multi-Family, 24 units per acre).

Our opposition is based on substantial concerns regarding land use compatibility, infrastructure capacity, and environmental impacts. We urge the Commission to consider whether this proposal meets the city's standards and goals for safe, sustainable development.

Land Use Compatibility & Neighborhood Context

The proposed rezoning would allow a significant intensification of use immediately adjacent to an established single-family neighborhood. Our property and surrounding homes on W. Sauter Lane are low density and zoned for single-family use or R-A.

Introducing RMF-24 here effectively creates a high-density pocket beside lower-density homes. This raises concerns about buffering, privacy, and overall compatibility with the existing neighborhood character.

Fayetteville planning principles call for transitional zoning and adequate buffers between single-family and multi-family areas. No specific site plan or buffering measures have been provided at this stage.

If approved, a three-story apartment building at up to 24 units per acre could be built directly behind single-family backyards. That would fundamentally alter the character of our residential enclave.

City Plan 2040 promotes infill while emphasizing context sensitivity and avoiding disruptive spot zoning in established neighborhoods. In our view, this rezoning fails that test by not harmonizing with the surrounding residential fabric.

Traffic & Infrastructure Capacity

We have serious reservations about the capacity of the local street network and nearby arterials to accommodate traffic from a high-density development. Penelope Lane is a small local street that currently carries light residential volumes.

Adding potentially 80 or more multi-family units on this site could translate to several hundred additional vehicle trips per day. This would sharply increase loading on Penelope Lane and W. Sauter Lane, which connect directly to W. Mount Comfort Road.

Mount Comfort Road is already a bottleneck during peak hours. Residents, including us, routinely experience significant delays turning into the neighborhood from Mount Comfort.

Morning congestion is often severe enough that many of us must reroute via N. Ruppel Road to safely access our homes. The Master Street Plan identifies Ruppel Road as a needed north-south arterial relief route for west Fayetteville, which underscores that Mount Comfort already struggles.

No Traffic Impact Analysis has been made available for this rezoning. Before any upzoning is granted, a thorough review of traffic implications is warranted, including whether intersection improvements or street upgrades are required to maintain safe conditions.

Approving RMF-24 without a clear plan for infrastructure improvements risks hazardous conditions and conflicts with the city's goal of a livable transportation network that grows with development.

Floodplain & Drainage Concerns

Public Comment

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A substantial portion of the property lies within the Hamestring Creek floodplain and streamside area. Hamestring Creek and its tributaries in this vicinity include mapped Zone AE floodplain and active floodway.

A branch of Hamestring Creek runs along or through the site, and low-lying areas are subject to inundation during heavy rainfall. City planning documents show floodplain covers a significant portion of similar nearby properties.

City engineering standards strictly limit development in flood hazard areas. Any proposal would require a Floodplain Development Permit and compliance with the Drainage Criteria Manual and the Streamside Protection Ordinance.

Building in or near the flood zone triggers added scrutiny, including flood studies, elevation certificates, and possibly FEMA coordination if fill or alteration of the floodway is proposed. The Streamside Protection Zone also establishes buffers where no structures or parking may be built to preserve water quality and flood capacity.

No drainage report or hydrologic analysis has been provided to demonstrate how dense development would avoid exacerbating flood risks. Impervious surfaces from multi-family housing can greatly increase stormwater runoff.

Without proper detention design, this runoff could worsen flooding for downstream neighbors. Recent City Council action to remove a repeatedly flooded apartment complex in the Hamestring floodway is a cautionary example of what happens when dense housing is placed in flood-prone areas.

We urge a full engineering assessment of flood and drainage impacts before any rezoning is approved. As it stands, approving RMF-24 here would be premature and potentially in conflict with City Code Chapter 169 (Physical Alteration of Land) and stormwater policies intended to protect floodplain functions.

Environmental & Safety Impacts

Beyond flooding, the property's natural state provides ecological and community benefits that intense development would permanently diminish. The Hamestring Creek corridor contributes to a broader wildlife and green network.

The Streamside Protection Zone exists to maintain habitat and water quality. The site's undeveloped portion supports deer, birds of prey, and other wildlife that are increasingly squeezed by urban growth.

Fayetteville's adopted plans call for balancing growth with green infrastructure. City Plan 2040 calls to assemble an enduring green network for flood mitigation and quality of life.

Rezoning this floodplain-adjacent land for maximum residential density does not appear to align with that vision. Public safety for existing residents must also be considered.

Construction immediately behind our home raises concerns about noise, dust, and heavy-vehicle hazards on a small street. Once occupied, more vehicles and more transient activity would back up to family backyards.

Proper lighting, fencing, and long-term maintenance would be essential to protect neighborhood security, yet these details are unknown at the rezoning stage. Granting high-density entitlements on a constrained site without demonstrating how key infrastructure and safety issues will be addressed puts the cart before the horse.

Policy Alignment and Due Diligence

We ask the Commission to evaluate this request against core development policies. The comprehensive plan encourages infill and attainable housing, while emphasizing responsible growth that is sensitive to environment and context.

It is not evident that this rezoning meets those latter criteria. There is no publicly available analysis showing the site can feasibly support RMF-24 intensity given the floodplain and infrastructure limitations.

Granting the upzoning now, with so many unanswered questions, would not uphold the thoughtful, family-safe, environmentally conscious growth Fayetteville strives for. The prudent course is to deny or postpone this rezoning until robust studies are completed.

The applicant should demonstrate that flooding, drainage, traffic, and compatibility can be adequately mitigated before the base zoning is made more intensive. The burden of proof should rest with the applicant.

Conclusion

We respectfully ask that the Planning Commission recommend denial of RZN-2025-0046. In its current form, the request poses too many risks to our neighborhood and conflicts with sound planning practices.

Fayetteville values its neighborhoods, natural areas, and the safety of its citizens. Upholding those values here means declining a rezoning that is out of step with the site's realities and the community's interests.

Thank you for your time and consideration. Please contact us if further information or clarification would be helpful.

Public Comment

RZN-2025-0046

Sincerely,

Derek & Heather Jackson

Residents and Adjacent Property Owners

2953 W. Sauter Lane, Fayetteville, AR 72704

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director

MEETING DATE: October 13, 2025

SUBJECT: **RZN-2025-0046: Rezoning (2097 N. PENELOPE LN/HENBEST, 363):**
Submitted by BATES & ASSOCIATES for property located at 2097 N. PENELOPE LN. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE, and contains approximately 8.41 acres. The request is to rezone 2.58 acres of the property to R-A, RESIDENTIAL AGRICULTURAL and 1.51 acres to RI-U, RESIDENTIAL INTERMEDIATE, URBAN.

RECOMMENDATION:

Staff recommends denial of **RZN-2025-0046**.

This is a last-minute surprise to us.

RECOMMENDED MOTION:

*"I move to forward **RZN-2025-0046** to City Council with a recommendation of approval."*

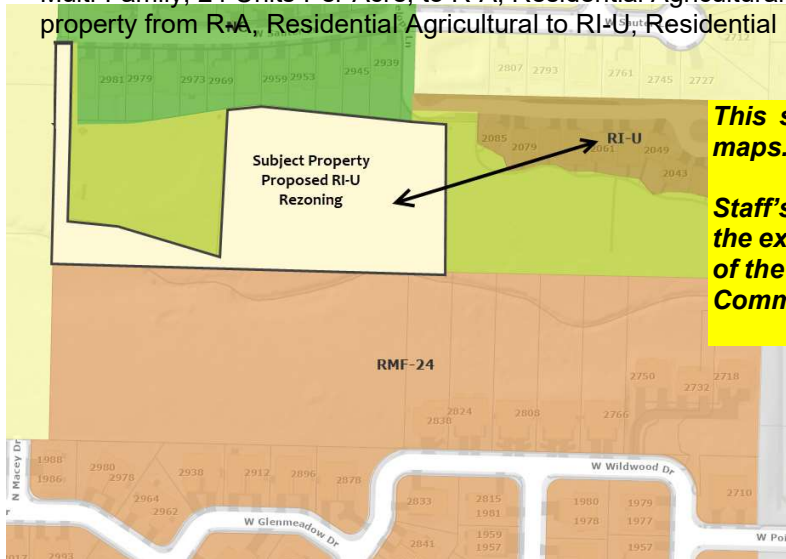
BACKGROUND:

The subject property is located approximately ½ mile west of I-49, just south of W. Mount Comfort Road. While the overall property contains approximately 8.41 acres, the applicant requests to rezone a portion of the property to R-A, Residential-Agricultural, and another portion of the property to RI-U, Residential-Intermediate, Urban. The property is located within the floodplain, floodway, and the streamside protection zone. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	NC, Neighborhood Conservation, RI-U
South	Mixed-Density Residential	RMF-24, Residential Multi-Family, 24 Units Per Acre
East	Single-Family Residential	R-A, Residential Agricultural; RMF-24, Residential Multi-Family, 24 Units Per Acre, RI-U
West	Undeveloped	RSF-4, Residential Single-Family, 4 Units Per Acre

Request: The request is to rezone a portion of the subject property from RMF-24, Residential Multi-Family, 24 Units Per Acre, to R-A, Residential Agricultural, and another portion of the property from R-A, Residential Agricultural to RI-U, Residential Intermediate, Urban.



This screenshot is from the City GIS online maps.

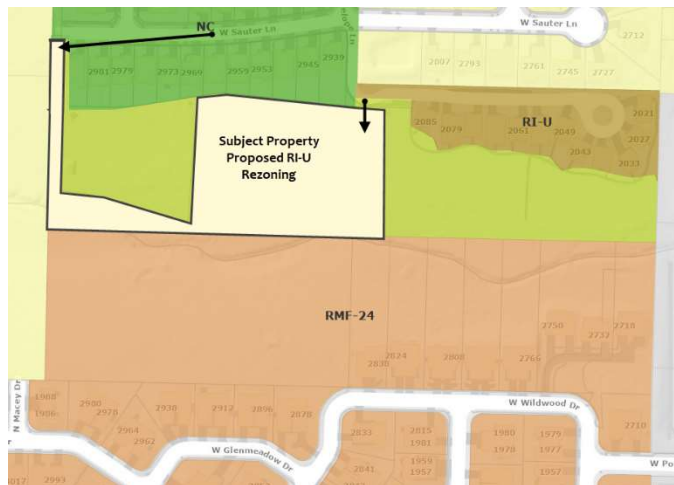
Staff's report is in error. Staff failed to include the existing RI-U property both north and east of the subject property. Staff should make the Commission aware of their mistake.

Public Comment: Staff has received public comment in opposition to this request, with primary concerns centered around traffic impacts, negative environmental impacts, and safety concerns for nearby families with children.

Out of multiple adjacent property owners, two have sent in written comments to Staff. Having been on the Commission myself for 7 years, I am fairly sure this (a copy-n-paste) comment by Staff, in some form, has been included in just about every application for any rezoning, subdivision, anything development-related ever requested. While contact information was made clear to all surrounding property owners, none have contacted us with any concerns as of 10/11/25.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The subject area has no street frontage.



Again, Staff has made an additional error. The property has access to both a public street (Sauter) and a private street (Penelope). Hence the address Staff used for their report, "2097 N Penelope Lane" - as depicted in the top left illustration. Further, Staff is fully aware that with future development comes future infrastructure improvements, including streets.

Water: Public water is available to the subject area. An existing 8-inch water main is present along N. Penelope Lane.

Sewer: Sanitary sewer is available to the subject area. An existing 8-inch sewer main is present along east side of the subject properties, and an existing 10-inch sewer main is present across the middle of the subject properties. There are known wet weather sewer capacity issues identified in the City's 2021 Sewer Master Plan that appear in the system adjacent to this property.

Since they are "known issues", maybe the tens of thousands of dollars of water and sewer impact fees generated by our development can be used to help the city seal their inlets from storm water intrusion. Or, since we are all being charged a stormwater utility fee now...

Drainage: A portion of the property lies within a FEMA Floodplain, there is a protected stream, and hydric soils are present in the area. A floodplain development review will be required at the time of permit or plan submittal. This will restrict the type of development and impact in flood zones; and may require additional documentation such as flood studies or elevation certificates depending on the type of

development. If a development impacts a floodplain, those impacts may require review and approval from FEMA. Streamside Protection Zones generally consists of a protected area on each side of a stream or creek. This “protected area” is meant to preserve woody vegetation and natural areas along stream corridors to improve/protect stream health. At a minimum, it will be 50ft wide as measured from the top of bank but depending on the shape and extents of the floodway, it could be substantially more. Certain construction activities such as trails and some utilities are allowed in these zones, but in general, improvements such as parking lots or buildings are prohibited. Hydric soils are a known indicator of wetlands. However, for an area to be classified as wetlands, it may also need other characteristics such as hydrophytes (plants that grow in water), and shallow water during parts of the year. Hydric soils can be found across many areas of Fayetteville, including valleys, floodplains, and open prairies. It’s important to identify these natural resources during development, so when these soils are identified on a property, further environmental studies will be required at the time of development. Before permits will be issued for the property a statement/report from an environmental professional must be provided summarizing the existence of wetlands on the property. If this statement/report indicates that wetlands may be present on site, a USACE Determination of Jurisdictional Wetlands will be required at the time of development submittal. No portion of the property lies within the Hillside-Hilltop Overlay District.

In summary, these are the same issues located all over west Fayetteville that we deal with on a regular basis, and are all issues that will need to be addressed at the time of development – standard operating procedure. These issues were thoroughly discussed with Staff and the Floodplain Administrator prior to submittal. In this request, as a first step, we are actually downzoning some of the RMF-24 property to R-A in effort to make sure sensitive areas won’t be impacted. Further, I sincerely doubt anyone involved in this rezoning has any more knowledge than I do in dealing with wetlands, environmentally sensitive ecosystems, hydric soils (which do not necessarily indicate the presence of wetlands), wetland remediation, FEMA requirements, etc. Certainly not the Staff. RE: Paradigm Development and Park West Wetlands remediation and restoration circa 2005.

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 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 districts, RI-U, Residential Intermediate, Urban and R-A, Residential Agricultural require **15% and 25% minimum canopy preservation, respectively**. The current zoning districts, RMF-24, Residential Multi-Family, 24 Units per Acre and R-A, Residential-Agricultural require **20% and 25% minimum canopy preservation**.

The area where we are requesting RI-U zoning has ZERO trees. With this zoning, development will ADD trees to the area. Under the current zoning, there is a much higher potential for losing existing trees.

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 and Natural Area**.

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

Natural Areas consist of lands approximating or reverting to wilderness conditions, including those with limited development potential due to topography, hydrology, vegetation or value as an environmental resource. These resources can include stream and wildlife corridors, as well as natural hubs and cores, many of which are identified in the generalized enduring green network. A Natural Area designation would encourage a development pattern that requires conservation and preservation, prevents degradation of these areas, and would utilize the principles of low impact development stormwater infrastructure for all developments. Natural Areas are prime candidates for conservation subdivision design and/or clustered development patterns.

This is PRECISELY why we are requesting the zoning adjustments that we are. The property CAN BE BUILT ON now under its current zoning. We are simply trying to acquire a zoning that will permit us to develop under the above-described principles; cannot be done under current zoning.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of **3-5** for this site with a weighted score of **4.5**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Insert fire information here)
- Near Sewer Main (8" and 10" adjacent to the property)
- Near Water Main (8" along Penelope Ln)
- Near City Park (Bryce Davis Park)
- Near Paved Trail (Hamestring Creek Park)

FINDINGS OF THE STAFF

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

Finding: ***Land Use Compatibility:*** Staff finds that the requested rezoning appears generally compatible with the surrounding area and existing land uses. The applicant proposes to rezone approximately 4 acres of an 8-acre parcel, which is currently split-zoned R-A (Residential-Agricultural) to the north and RMF-24 (Residential Multi-Family, 24 units/acre) to the south. Adjacent land uses include a recently developed single-family subdivision to the north, a cluster housing development zoned RI-U (Residential Intermediate–Urban) to the east, and a two-family residential development to the south. While the request could support a broader range of housing types consistent with nearby development patterns, staff notes concerns related to the environmental constraints of the site. A significant portion of the property lies within the floodplain, with some areas located in the floodway. These conditions, along with limited street access, already restrict development potential and present challenges for future infrastructure and site design.

The proposed upzoning to RI-U, which does not include a density cap, may allow the applicant to concentrate development in less environmentally sensitive portions of the site, potentially improving feasibility while aligning with broader housing goals. However, the lack of direct street frontage to the area proposed for rezoning could pose access and connectivity issues, which may impact future development outcomes. Overall, the request presents both opportunities and challenges. While the rezoning could provide flexibility for compatible residential development, the site's environmental constraints and access limitations will need to be carefully considered as part of any future development plan. The property also has a high level of zoning entitlement on the southern portion of the property. On the balance of considerations, staff recommends denial of this request.

Land Use Plan Analysis: Staff finds the proposed rezoning to be consistent with the goals in City Plan 2040 and the property's future land use designation as Residential Neighborhood area, though inconsistent with the portion of the property that is designated as a "Natural" area. The applicant's decision to downzone a portion of the RMF-24 area to R-A indicates an attempt to acknowledge some portion of the ecologically sensitive areas on the property, but leaving a portion of the property as R-A rather than rezoning to RI-U would be more in line with the intent of the "Natural Area" designation. Given the future land use classification of this portion of the site, staff would recommend denial of the request to stay in line with that plan.

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

Finding: Staff finds there is insufficient justification to rezone the property from R-A to RI-U, though recognizes the existing entitlement on the southern half of the property that is being downzoned from RMF-24 to R-A. This limited exchange in density and land use allowance may make for a project that is more reflective of the floodplain requirements by avoiding development in the floodway entirely.

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

Finding: A rezoning from R-A to RI-U has the potential to increase traffic to this location, and could be to an appreciable degree, though there are limiting factors to the property. The property has a very limited amount of public street frontage, so fire access in the future could be challenging, and could limit the number of overall units that are provided. Further, the property is within the floodplain, which carries a set of additional design standards that could also naturally limit the amount of development on the property.

I don't disagree with this finding at all. That's why we have the future process called "Preliminary Plat". And, Staff just said it themselves, "...carries a set of additional design standards that could also naturally limit the amount of development on the property". Correct! We will be addressing these EXACT SAME issues REGARDLESS of the zoning designation. So, why hold up the rezoning? There are PLENTY if things to be discussed that will prevent anything ridiculous for being constructed under the new zoning.

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

sewer facilities.

Finding: **The property has access to water and sewer, and any increase in density would have to be balanced with appropriate upsizing of those facilities to be borne by the developer. There are known wet-weather issues in the adjacent sewer line. 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.

a. It is indeed impractical to develop 120+ apartments on the south half of the property. If this request fails, it COULD BE more as we won't be down-zoning the sensitive areas. Of course we would never actually build on these areas, but we can use the acreage for calculating additional units. The RMF area to be downzoned currently would provide for AT LEAST 60 RMF units.

b. The extenuating circumstances are the RI-U zoning allows us to design a project where we can group a variety of single-family homes to the far north end of the property to avoid sensitive lower-lying areas. We need the RU-I designation before we are able to design the project. RI-U is already in the immediate area and provides regulations that allow for compact lots with smaller setbacks between our houses, and a front "build-to" zone as opposed to a 35ft front and rear setback.

Zoning is the FIRST step to ANY development. You must know FROM THE ONSET under what zoning regs to design the development. Otherwise, we are just wasting our time and money.

That's a pretty extenuating circumstance – one that's afforded every day to other developments, so why is this project not receiving the same, reasonable consideration?

Finding: **N/A**

RECOMMENDATION: Planning staff recommends denial of RZN-2024-0046.

Having met with Staff prior to submittal, and then altering the originally submitted plan to accommodate Staffs concerns, up until an 11th hour email from Staff, we assumed Staff was in full support of the zoning request.

"Good afternoon, Tracy and team,

I apologize for the late heads up on this, but I wanted to make you aware of staff's final recommendation on this item. Though I recognize that you took steps to take staff's advice after an early review, in its final stages, we will be recommending denial.

I do feel comfortable saying that this is an edge case, but given the existing zoning entitlement on the southern end of the property, the significant floodplain/floodway, limited access to the overall

property, and lack of compliance with the future land use map considerations for the area, we did not feel that we had enough information to support the request.

I can discuss this with you further if necessary. I will unfortunately be out of the office due to a family matter tomorrow, but will be back in time for Planning Commission on Monday. Further, I did want to give you the heads up that this is the last item on a very lengthy agenda, so plan to be there quite late. And finally, if you would like to request to table to discuss further, I would support that as well.

Thank you..."

Of course, since Staff's newfound position came to us at the last moment via the above email. Albeit we made several attempts, Staff was unable to speak to me (phone, in person, or even by email response about their sudden change of heart, and/or perspective apparently.

Per the above, we are unsure what Staff means by "final review". Again, we felt we had altered plans to what Staff claimed they would support. Staff had the plan, revised address their initial comments, for several weeks prior to just now notifying us they intended to recommend denial.

To address some of the public comment that might be considered relevant...

One Westview resident sent in public comment referencing "endangered species", environmental issues, "responsible, transparent growth", neighborhood character, lot compatibility, etc. The first question I would have to ask her is, did she share these same concerns with anyone when she moved into her newly built house (adjacent to the proposed rezoning) less than 4 years ago? Or, did all these issues come about right after she moved in?

"While the applicant asserts that RI-U provides a "compatible transition," it does not. NC zoning already serves that transitional function; replacing it with RI-U would leapfrog the City's zoning hierarchy and erode the very compatibility that NC was designed to protect."

What makes a better "transition from NC to RMF-24 than RI-U? Further, there is RI-U within Westview Meadows itself. "Leapfrog the city's zoning hierarchy"? There is RI-U zoning, within her very own neighborhood, adjacent to the property which we are requesting RI-U zoning! She could hit it with a rock thrown from her front yard!

The same person states, "The proposed two-story townhomes would hover over existing single-story homes, introducing privacy and visual intrusions and eliminating the green buffers that define the area today."

The very person who made this comment OWNS and LIVES in a "two-story" home. As inaccurate as it may be, the statement is still pretty darn hypocritical. I find this statement to be disingenuous considering we have not submitted or distributed ANY elevations of any kind and have not suggested any dwellings will be two-story or otherwise. So, I am unsure of from where the commentor gets her egregiously flawed information. This is an example of, "If you pile on enough complaints, something has gotta stick".

While we always consider everyone's concerns, this is easily summed up, honestly. The whole of her letter basically contains most of the "not in my back yard" arguments, talking points and buzz words ChatGPT could come up with. But I have to hand it to her for including what is likely nearly every "anti-" argument anyone has ever used.

There are statements made that include assumptions that don't exist, reference of development policies that are simply inaccurate and are not even applicable, uninformed assertions regarding

transect zoning, and proof that just because you can get AI to write it, it doesn't mean its accurate. However, I would be happy to debate each and every statement she made. I and my staff were very involved with and instrumental in the development of the City's initial Form-based Development Plan (including Transect Zoning, enduring green networks, wide range of housing, etc) with Dover Kohl and Partners, CityPlan 2020 (I think it was), back in 2008ish, I think it was?

In case anyone is under some misconception, the property CAN BE built on today under its current R-A zoning. And, it WILL BE built on, one way or the other. The only question is, do we want sprawl-type development, or do we want development designed to follow the City's growth plans? We could build big old three-story 6 bedroom and 6 bath barndominiums up next to the neighbor's houses, or we can develop something much more appealing that fits nicely into and will improve the built environment.

By voting against this rezoning, you WILL BE voting in favor of sprawl.

Developer



Summary –

This request is being discussed as something MUCH broader than what it really is. So, in effort to draw this back proposal back down to the level of what we are actually dealing with...

1. The entire parcel is approximately 8.4 acres, consisting of RMF-24 (apartments) zoning from the north side of Hamstring creek to the south property border. Of the 8.4 acres, 5.0 acres are zoned RMF-24. That translates to 120 apartment units, up to five stories tall – BY RIGHT. We are actually requesting to **DOWNZONE** a major portion of it from multifamily to R-A in effort to help insure potentially sensitive areas are protected long term. By doing this, we potentially lose ability to construct approximately 36 units.
2. The entire reason for the requested rezoning is an effort to concentrate homes within a compact area and avoid building in more sensitive areas; and place dwellings in higher elevation areas which are currently treeless, grassy areas that have been recontoured in recent years.

3. It is likely not practical (not welcome) to develop 300+ MF bedrooms on the south half of the property. If this request fails, it COULD BE even more as we won't be down-zoning the sensitive areas. Of course we would never actually build in sensitive areas, but we can use the acreage for calculating additional units.
4. "Extenuating circumstances" - The extenuating circumstances are the RI-U zoning allows us to design a project where we can group a variety of single-family homes to the far north end of the property to avoid sensitive lower-lying areas. We need the RU-I designation before we are able to design the project. RI-U is already in the immediate area and provides regulations that allow for compact lots with smaller setbacks between our houses, and a front "build-to" zone as opposed to a 35ft front and rear setback.

Zoning is the FIRST step to ANY development. You must know FROM THE ONSET under what zoning regs to design the development. Otherwise, we are just wasting our time and money.

That's a pretty extenuating circumstance – one that's afforded every day to other developments, so why is this project not receiving the same, reasonable consideration?

5. This is a "rezoning" request, this is not a "preliminary plat" request for development. Regardless of the zoning, any future development is subject to all conditions associated with the property, regardless of what those conditions are, and regardless of zoning classification. Staff has stated this time and time again throughout their report.
6. All Parties are fully aware that the city will have the opportunity and has the ability to put the brakes on any future development regardless of zoning.
7. Regarding Access – *****This is VERY IMPORTANT for the Planning Department, Engineering Department, and City Attorney to be aware of. The Commission needs to be aware of and understand this...**

We were trying to avoid bringing this up, as we thought we had Staff's support for our rezoning. Now that Staff has, effectively reversed, we feel we now have no choice. We wanted to just quietly fix the issue and let it be resolved, but that's now that's longer a possibility.

The fact is, the City (and quite possibly a developer) has some major culpability in this mess of an issue that we are trying to fix (as we so often have to do) with our project. With the previous development, the city did not require the dedication of public ROW and constructed stub-out from Penelope to the subject property – which is STANDARD CITY POLICY FOR ALL DEVELOPMENT, to insure no private property becomes landlocked or undevelopable in the future. The city FAILED the Henbest family who, of course did not know any better and trusted the city to behave in their best interest, or at the LEAST to the degree of implementing basic development regulations and requirements. We have identified several corners that were cut and other lack of consideration with the development of the adjacent neighborhood.

8. The zoning request is to lock down "WHAT" we can build, not "HOW MUCH" we can build. We can actually build A LOT more under the current zoning than we can under the proposed zoning.
9. All Parties are fully aware that the city will have the opportunity and has the ability to put the brakes on any future development regardless of zoning.

And remember...

The opposite of “bad development” is NOT “No development”.
The opposite of “bad development” is “Good development”.

Concept -





MEETING OF NOVEMBER 13, 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: **City Council to name a new city park.**

RECOMMENDATION:

City Council to name a new city park located at 700 West Colonel Leroy Pond Avenue as South Yard Park per the Naming Park Facilities Policy.

BACKGROUND:

In 2019, Specialized Real Estate Group (Specialized) approached Parks staff with plans to construct a multi-family development and commercial space on the SW intersection of Martin Luther King Jr. Blvd and S. School Ave. The development is located near valuable outdoor recreation resources, including Tanglewood Branch Creek and the intersection of two major paved trails, the Razorback Greenway and the Tsa-La-Gi Trail.

To meet Parkland Dedication Ordinance requirements, the Parks, Natural Resources and Cultural Affairs Advisory Board (PNRCAAB) approved Specialized's recommendation to dedicate 1.24 acres of land and pay \$150,416 in fees in-lieu. This was based on 220 units, which was later reduced to 128 units. Parks received 1.28 acres and \$61,144.14 in fees for the Southwest Quadrant.

PNRCAAB later approved a proposed cost-share agreement between Specialized and the City where the Parks Department would commit up to \$64,000.00 toward park construction and Specialized would provide the other funding to build the park estimated to cost about \$350,000.

In April 2025, Resolution 88-25 finalized a cost-share agreement detailing the park improvements and also recognizing that Specialized will also provide 10 years of park maintenance before the City assumes responsibility. Park construction is 75% complete.

At its September 3, 2025 meeting, PNRCAAB considered three naming options for the 1.28 acre park: Branchline Park and Junction Park (proposed by Parks staff) and South Yard Park (proposed by Specialized). During the presentation, Parks Staff shared details of its internal discussion and voting process, which resulted in a recommendation for Branchline Park. Ultimately, PNRCAAB cast a split vote of 5-4-0 in favor of South Yard Park, with four votes for Branchline Park.

DISCUSSION:

Per *Unified Development Code § 97.088 (B)(2)(d)*, the policy to name parks and park facilities requires a

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

recommendation from the PNRCAAB and approval by the City Council.

BUDGET/STAFF IMPACT:

None.

ATTACHMENTS: 3. Staff Review Form, 4. Cost Share Agreement, Signed 4.1.2025, 5. Code of Ordinances - Park Naming Policy, 6. PNRCAAB 9.3.2025 - Park Naming Near South Yard Development, 7. Park Rendering 1 - Site Plan, 8. Park Rendering 2 - Lighting Plan

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 #: 2025-1988

A RESOLUTION TO NAME 1.28 ACRES OF PARKLAND LOCATED AT 700 SOUTH LIEUTENANT COLONEL LEROY POND AVENUE AS “SOUTH YARD PARK”

WHEREAS, in 2019, Specialized Real Estate Group approached Parks staff with plans to construct a multi-family development and commercial space southwest of the intersection of Martin Luther King Jr. Blvd. and S. School Avenue; and

WHEREAS, to meet the parkland dedication ordinance requirements, Specialized dedicated 1.24 acres of land and paid \$61,144.00 in fees in-lieu based on 128 residential units; and

WHEREAS, on April 1, 2025, the City Council approved Resolution 88-25 authorizing a cost-share agreement with Specialized Real Estate Group detailing the park improvements and recognizing that Specialized will provide 10 years of park maintenance before the City assumes responsibility; and

WHEREAS, three naming options for the park were considered at the Parks, Natural Resources, and Cultural Affairs Advisory Board meeting on September 3, 2025, and South Yard Park was recommended by a vote of 5-4.

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 names the 1.28 acres of parkland located at 700 S. Lt. Col. Leroy Pond Avenue as “South Yard Park.”

City of Fayetteville Staff Review Form

2025-1988

Item ID

10/21/2025

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

Zach Foster

9/29/2025

PARKS & RECREATION (520)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

City Council to name a new city park located at 700 West Colonel Leroy Pond Avenue as "South Yard Park" per the Naming Park Facilities Policy.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item?

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost?

Item Cost

\$ -

Is a Budget Adjustment attached?

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

Previous Ordinance or Resolution # 88/25

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

CONTRACTUAL AGREEMENT FOR COST SHARE OF PARK DEVELOPMENT

This Agreement, made and entered into on this 1 day of April, 2025, by and between the City of Fayetteville, Arkansas (“City”) and Specialized Real Estate Group, Inc. (“Specialized”) witnesseth:

WHEREAS, a mixed use project consisting of multi-family housing and commercial spaces is being constructed on land owned by Tanglewood Owner, LLC, Tanglewood Owner II, LLC, and Tanglewood Owner III, LLC (the “Owner Entities”) near south west corner of the intersection of West Martin Luther King, Jr. Boulevard and South School Avenue; and

WHEREAS, Specialized is primarily responsible for development management related to the Owner Entities and the Owner Entities are affiliates of Specialized; and

WHEREAS, Specialized or one or more of the Owner Entities have previous dedicated parkland to the City of Fayetteville and agreed to pay for a portion of the costs to develop the parkland and the City has also agreed to provide additional funding for the park development; and.

WHEREAS, the parties wish to memorialize their respective obligations with respect to the development of this parkland (park).

WHEREAS, Specialized has estimated that the total cost of developing the park will exceed \$200,000.00 based on the 100% Construction Documents set, and that the City shall contribute up to \$64,000.00 for development of the park as shown in the attached design documents (Exhibit A) and made a part hereof.

1. **Term.** The development of the parkland is anticipated to be completed by the end of June or July 2025.
2. **The Project.** The project includes construction of a new park that meets recreational, environmental, and sustainable goals and all relevant codes, laws, and ordinances. Specialized, or its contractors, will construct the park based on the design documents (Exhibit A) and maintain the park for ten years after certificate of occupancy is issued for the Project.
3. **City of Fayetteville’s Rights and Responsibilities.**
 - A. The City shall provide the amount of \$64,000.00 in cash for the Project. Payments will be made commensurate with the percentage of constructed work completed for the park.
 - B. The City shall remit payment to Specialized up to the amount set forth in Section 3.A within thirty (30) days of receipt of valid invoices.

- C. The City shall work with Specialized on any modifications of the Project if needed and the city shall approve any change orders during construction of the park. Any major revisions to the park design shall be approved by the city.
- D. The City, through its Purchasing Division, will be available for consultation by Specialized to ensure City policies, as applicable, are followed correctly.

4. **Specialized's Rights and Responsibilities.**

- A. Specialized shall pay (or cause the Owner Entities to pay) the costs to develop the Park. (with up to \$64,000.00 in reimbursement by the City for its portion of the Project). Specialized shall submit invoices to the city indicating percent completion of the park.
- B. Provide the necessary and normal project management, inspection, and testing as necessary for the complete and acceptable construction of the park. Specialized shall ensure compliance with the City's Unified Development Code (including, specifically, the Streamside Protection Ordinance), other City ordinances, and any applicable state and federal laws. Specialized is responsible for ensuring the park is constructed meeting applicable codes.
- C. To begin construction of the project Specialized shall issue a notice to proceed to its contractor or contractors. Specialized agrees that Specialized will use commercially reasonable efforts to substantially complete the Project within 6 months after the notice to proceed has been issued.
- D. Specialized shall maintain the Project for a period of ten (10) years from the date a Certificate of Occupancy is issued for the. Specialized may include a reasonable estimate of ongoing maintenance costs as part of its contribution for the Project. Specialized shall not substantially alter the Project without written approval from the City. Substantial alterations shall include any activities unrelated to the general maintenance of the project including, but not limited to, grading, installation or removal of permanent fixtures, installation or removal of signage, and alteration of the stream or streambank. Specialized shall at a minimum maintain the park to Level Three maintenance as defined by park standards, as attached hereto as Exhibit B.
- E. Specialized agrees that it will require all of its contractors to indemnify, defend, and hold harmless the City 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.
- F. Specialized agrees that it will build the park to meet or exceed typical park standards so that a long lasting, reasonably maintainable park will be constructed.

A primary function of the park is to serve as an exciting stop on the Razorback Greenway offering places for people to sit and enjoy the small greenspace with food opportunities close by.

- G. Specialized may add low voltage lighting to the park powered from the existing trail lights. The city will pay for the electrical use and Specialized shall maintain the lights.
- 5. **Railroad Trestle.** The city will not accept the Railroad Trestle in its current state. The parties may determine that improvements to the railroad trestle are warranted. The City may, but is not required, to accept the railroad trestle as additional parkland dedication or donation. Any provisions related to the railroad trestle shall be addressed in a written change order or contract amendment.
- 6. **Contract Amendments.** Changes, modifications or amendments to the scope, price or fees dictated by this Contract shall not be allowed without a prior formal Contract amendment approved by the City and by the authorized agent of Specialized in advance of the change.
- 7. **Contractor.** It is further understood that the contract for construction of these improvements is between Specialized (or the Owner Entities) and their Contractor and that the City has no contractual obligation with either the Contractor or any agent of Specialized. The City's only obligation shall be to participate in a contractual agreement with a not-to-exceed amount of \$64,000.00 for the construction of the park.

IN WITNESS WHEREOF, the parties hereto have caused their signatures to be set by their authorized representative effective the date set forth below.

CITY OF FAYETTEVILLE, ARKANSAS

Molly Rawn

Molly Rawn, Mayor

Date: April 1, 2025

ATTEST:

Kara Paxton 

Kara Paxton, City Clerk-Treasurer

SPECIALIZED REAL ESTATE GROUP, INC.

DocuSigned by:

Jeremy Hudson

85501D0A4AF2428...

Jeremy Hudson, President

Date: _____

Exhibit A - South Yard Park - Project Cost Estimate
Pricing Reflects Bids from the EDG 100% CD Set

17-Feb-25

		Quantity		Unit Cost		Total
1	General Requirement - Misc.					\$16,000.00
	Survey/Layout					
	Tressle Closure - Fencing Only					
	Straw Waddle					
	4' Orange Tree Protection Fencing					
	Cut Down & Remove Tree					
	Scalp & Remove Topsoil - 18" Depth Max					
2	Concrete					\$82,536.00
	Piers - 12" x 3'-0"					
	Cheek Walls					
	Ribbon Curb					
	Sidewalk					
	Construction Entrance w/6" Clean Stone					
	Concrete Washout					
	Concrete Pier - Pole Fixture					
3	Electrical					\$22,900.00
	Pole Fixture					
	Recessed Fixture					
	Install/Conduit					
4	Decks, Boardwalk, & Railing					\$46,758.75
	Wood Deck A					
	Boardwalk & Wood Deck B					
	Built in Benches					
	Wire Mesh w/Wood Frame Rail					
5	Landscape					\$50,323.00
	Trees - 3.5" Caliper - River Birch - Single Trunk					
	Trees - 3" Caliper Fruitless Gum					
	1 gallon - Fox Sedge					
	2" Plugs - Blue Wood Sedge					
	2" Plugs - Northern Sea Oats					
	2" Plugs - White Wood Aster					
	Bermuda Sod					
	Crushed Limestone 1/4" Minus w/Fines					
	Planting Mix					
	Hardwood Mulch					
	Boulder Installation					
6	Irrigation <i>*dependant on water supply</i>					\$8,000.00
7	Signage/Wayfinding - Placeholder					\$6,000.00
8	Site Furniture/Bike Racks - Placeholder					\$12,000.00
				Sub-Total		\$244,518
	Soft Cost/Design					\$10,500
	Project Management	0.100	%	\$244,518	%	\$24,452
	10% Contingency	0.100	%	\$244,518	%	\$24,452
						\$303,921

Exhibit B-

Level 3 Maintenance Standards

Fayetteville Park and Recreation System Master Plan (2023)

Level 3 - Consistent, moderate care maintenance for regularly attended but lower use areas of high use parks. Maintenance should ensure a safe, attractive, and functional site and accommodate this steady and medium levels of visitors. Maintenance is typically performed once to twice per week.

Park areas in this category include: lower but still actively used areas of regional and Community Parks, and high use areas of the most popular neighborhood parks such as Gordon Long west of creek.

- **INSPECTIONS** Quality inspections done every other month.
- **TURF CARE** Mowed at least once every seven working days in growing season. Little effort is used to keep a weed free turf.
- **LITTER CONTROL** Trash cans emptied minimum three days per week.
- **RESTROOMS** Open minimum 12 hours per day, seven days per week. Cleaned minimum of once every other day.
- **PLAYGROUNDS** Inspected for safety routinely based on usage. Loose surfaces groomed monthly, solid surfaces cleaned once per week.
- **FACILITIES** Kept tidy and clear of debris and are cleaned prior to and after reservations.
- **SURFACES** Cleaned regularly. Repaired, repainted, or replaced when appearances have noticeably deteriorated.
- **FURNISHINGS** Kept clean and functional. Tolerance of wear and tear that does not impede use and safety.
- **IRRIGATION** Frequency of use follows rainfall, temperature, etc. Inspected once per month during growing season. In times of drought these are medium priority areas.
- **LANDSCAPE PLANTINGS** Minimal care. Floral plantings are limited in size and complexity. Minimal care (water, fertilizing, pruning, weeding, etc.) is done once every three weeks in growing season.
- **REPAIRS** performed whenever safety, function, or appearance is in question.

NOTE FOR COST SHARE AGREEMENT BETWEEN SPECIALIZED AND CITY:

Maintenance on “SURFACES” category includes the inspection and removal of any mold, mildew, or other agents that generate a slipping hazard on wooden boardwalks and decking.

97.088 - Signs Prohibited

(A) No person in a park shall paste, glue, tack, or otherwise post any sign, placard, advertisement, or inscription whatsoever, nor shall any person erect or cause to be erected any sign whatsoever on any public lands or highways or roads adjacent to a park, except as set forth herein below.

(B) *Exceptions.*

- (1) *Athletic Field Signage.* Signs shall be permitted on the perimeter fences, outfield fences and scoreboards at locations and in sizes designated by the Director. Uniform fees shall be charged dependent upon placement and size of the permitted signs. The content of the sign and whether it is commercial or non-commercial may not be considered. Designated spaces shall be sold at the established price on a first-come basis. The owner of a sign at a designated location shall have first right to renew before others can purchase the size/location for a new or replacement sign.
- (2) *Recognition Signs.* Signs located in city parks or on city trails that are used for the purpose of memorializing a person or family through naming, recognition of significant donors, or recognition of contributions to the facility or amenity on which the sign is installed shall meet the following conditions:
 - (a) *Maximum Number of Recognition Signs.* Most donor or honoree recognition signs shall be limited to one (1) for the facility financed by the donor or memorializing the honoree. For a park or a major facility with more than one (1) major entrance, a second recognition sign may be recommended by the Parks, Natural Resources and Cultural Affairs Advisory Board and approved by the City Council.
 - (b) *Minimum Donation for Recognition Sign.* Donor recognition signs may be approved under the following criteria. There must be a minimum donation of \$25,000.00 to be considered for donor recognition. If the cost of capital improvement exceeds \$50,000.00, the minimum donation would be 50% of the capital cost, unless otherwise determined by City Council resolution.
 - (c) *Design Requirements.* All recognition signs must comply with the following requirements and shall adhere to the aesthetic values and design of the park or trail:
 - (i) The recognition sign shall include only the name of the person memorialized or the name of the organization, person or business which has donated significant funds to the park facility. A company or organization logo (without company colors, any advertising or slogans) may be used on the sign.
 - (ii) The design of the sign shall be incorporated into the park facility and shall be approved by the Director who shall ensure the signs' high quality and durable construction and its consistency with other recognition signs within the park.
 - (iii)

Recognition signs shall comply with the Donor Operational Policy unless exempted by the City Council.

- (iv) Trail Recognition Signs shall not exceed four square feet for trailhead facilities.

Recognition signs along the trail for park benches, etc., shall not exceed 1.5 square feet and should be incorporated within or attached to the bench or amenity sponsored by the donor.

- (d) *Facility Naming.* The naming of facilities is permitted so long as the donor or honoree has made a significant contribution to the city, in terms of financial donations, volunteerism or dedicated public service. Final naming of facility may be as recommended by the Parks, Natural Resources and Cultural Affairs Advisory Board with final selection and approval by the City Council. Naming of the facilities should meet the Naming Park Facilities Policy attached as Exhibit "B", unless otherwise determined by City Council resolution.
- (e) Adopt-a-park or trail groups may post a sign while they are actively working on a park project that provides information about their organization or group. The sign must be approved in advance by the city.

DONOR RECOGNITION POLICY

PURPOSE

The purpose of this policy is to govern the recognition of donors and donations for park facilities currently owned or acquired by the City of Fayetteville. This policy takes precedence over any previous policies and guidelines which may have governed the naming of these facilities.

POLICY

To support the development of key capital facilities in Fayetteville Parks, seeking outside funding is essential, especially in times of limited public resources. Clear boundaries and criteria are necessary to ensure fair and appropriate recognition of significant facility donations.

This policy establishes guidelines for recognizing donations within parks and along trails. All donor recognition signs and plaques must be integrated into the facility's design and align with the park's aesthetic values.

Donor recognition in parks is based on the type of facility donated. On trails, recognition is limited to trailheads unless incorporated into an educational or artistic feature. In such cases, recognition signs must remain a secondary element within the educational or artistic display.

Recognition for each donation will be determined pursuant to the Donor Recognition Policy. Any exceptions to this policy must be approved by City Council. A Naming of facilities donated must meet the Naming Park Facilities Operational Policy unless accepted under City Council resolution. The naming proposal will be presented to the Parks, Natural Resources and Cultural Affairs

Advisory Board for their recommendation to City Council. City Council has final approval of the park facility name, including the right to approve a different name. Minor items such as trash receptacles and flower beds cannot be named.

Donor recognition requires a minimum donation \$25,000 or 50% of the cost of an amenity valued over \$50,000. Recognition signage may be displayed for the useful life of the amenity. When the Director determines the amenity has outlived its useful like and needs replacement; donor recognition will be removed.

Amenities funded through multiple donations may be recognized via a donor wall displaying names of all donors. The donor wall shall be designed in accordance with the general park aesthetic. Individual donor names shall be no larger than 4" tall.

Donations for 100% of the cost of an amenity valued under \$150,000 may be recognized in the form of a small plaque no larger than 8" x 16".

Recognition signage excluding naming a park or facility, for donations up to \$500,000 may be approved by the Director.

Donations over \$500,000 are eligible for naming park facilities and shall be approved by the Parks, Natural Resources and Cultural Affairs Advisory Board and City Council per the Naming Park Facilities Policy.

Recognition signage shall be designed in accordance with the general park aesthetic, shall not contain corporate colors or fonts. Signage may include a corporate name, slogan, mark, or tagline.

Donations will be considered and prioritized for amenities within an approved master plan or projects currently being designed or constructed.

Process

1. Parks, Natural Resources and Cultural Affairs staff or the Friends of Fayetteville Parks meets with donor to discuss donation including amount of donation, development of facility/amenity, recognition operational policy, naming rights (if applicable), sign appearance/style/construction, time requirements and other pertinent topics. Donor must meet the Operational Policy for Donor Recognition Signs.
2. Donations over \$500,000 are presented to the Parks, Natural Resources and Cultural Affairs Advisory Board. If the facility donated is granted the option to name the facility, the name must meet Park Naming Facility Operational Policy.
3. Request is presented to City Council for final park name selection and approval.
- 4.

Upon the Director's determination to remove a donated facility due to it coming to the end of its useful like, the initial donor will have first right to renew their naming rights via additional donation.

5. The City will reserve the right to remove a donor's name from the facility if the City Council determines by resolution that a donor would otherwise cause undue embarrassment or other issues for the City or its citizens.

Exhibit "B"

	Parks and Recreation Department Policies and Procedures Manual		SUBJECT: OPERATIONS POLICY FOR NAMING PARK FACILITIES	
	NUMBER: PRK-	REVISIONS:	EFFECTIVE DATE:	PAGE: 1 OF 1
	SUPERSEDES: APPROVED BY:			

NAMING PARK FACILITIES

PURPOSE

The purpose of this directive is to provide policies which will govern the naming of park facilities currently owned or acquired by the City of Fayetteville. This policy statement takes precedence over any previous policies and guidelines which may have governed the naming of these facilities.

POLICY

Upon acquisition of a new park, the Director of Parks and Recreation will assign a nondescript temporary working name or subdivision name for the park facility to be used until park development begins.

Once park development begins, the Parks and Recreation Department will receive and forward park facility name suggestions to the Parks and Recreation Advisory Board for review. The Parks and Recreation Advisory Board will discuss and approve the recommendations at their monthly meeting. Once a recommended name has been selected, the Parks and Recreation staff will forward the name to the City Council for its final park name selection including a potentially different name.

The following items should be considered when proposing names for any park facilities:

- Geographic location of the facility
- Outstanding features of the facility
- Commonly recognized historical event, group, or individual
- Individual or group who contributed significantly to the acquisition or development of a facility

- Individual who provided an exceptional service in the interest of the park system

For an individual to be considered, the recommended name must be accompanied by a biographical sketch which provides evidence of historical significance or contributions to the Parks and Recreation Department or City of Fayetteville.

The naming of plaques, markers, and memorials within park facilities must follow the policies as stated above.

Note: A name recommendation from the Active Transportation Committee for trail facilities will be required prior to forwarding to the Parks and Recreation Advisory Board.

(Code 1965, §17A-31; Ord. No. 3677, §2, 3-2-93; Code 1991, §97.088; Ord. No. 5335, 7-20-10; Ord. No. 5778, 6-16-15; >Ord. No. 5828, §1(Exh. A), 12-15-15; Ord. No. 6701, §1(Exh. A), 11-7-23; Ord. No. 6880, §1(Exh. A), 6-3-25)



Park Naming

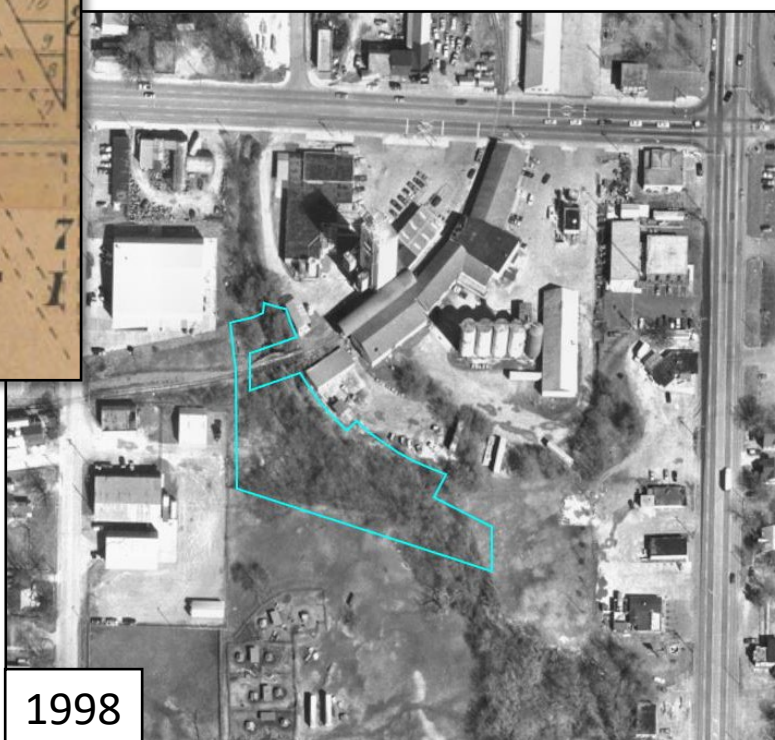
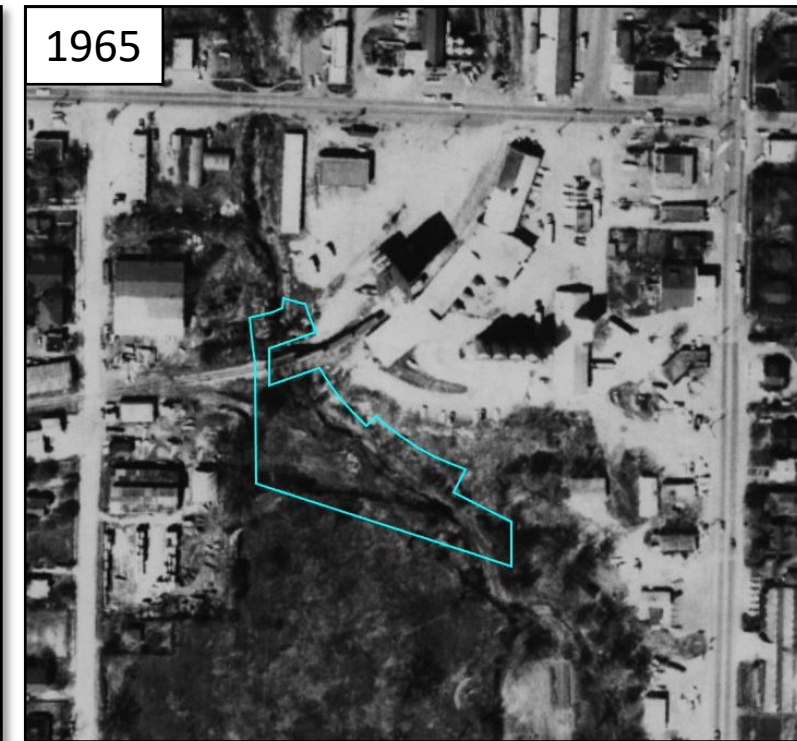
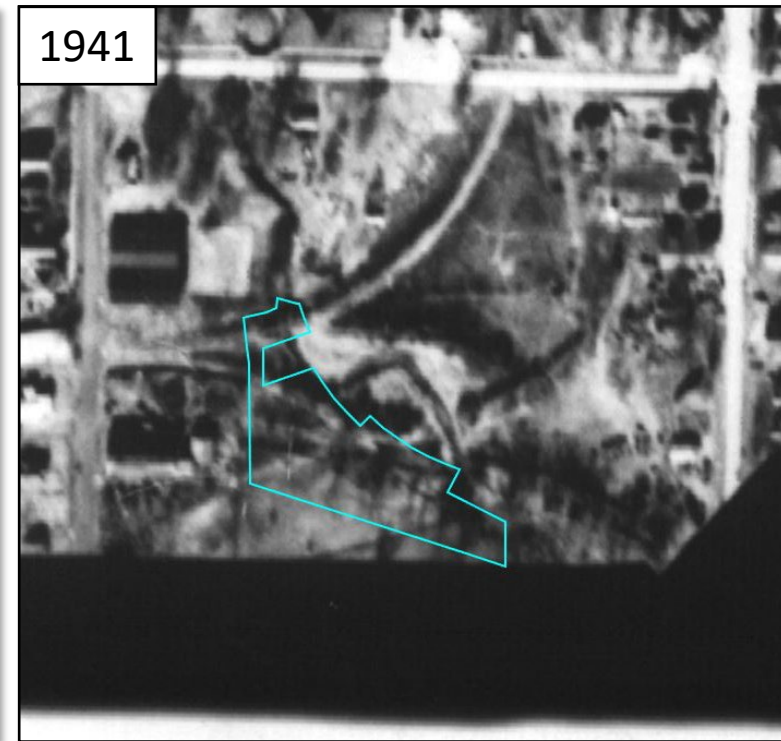
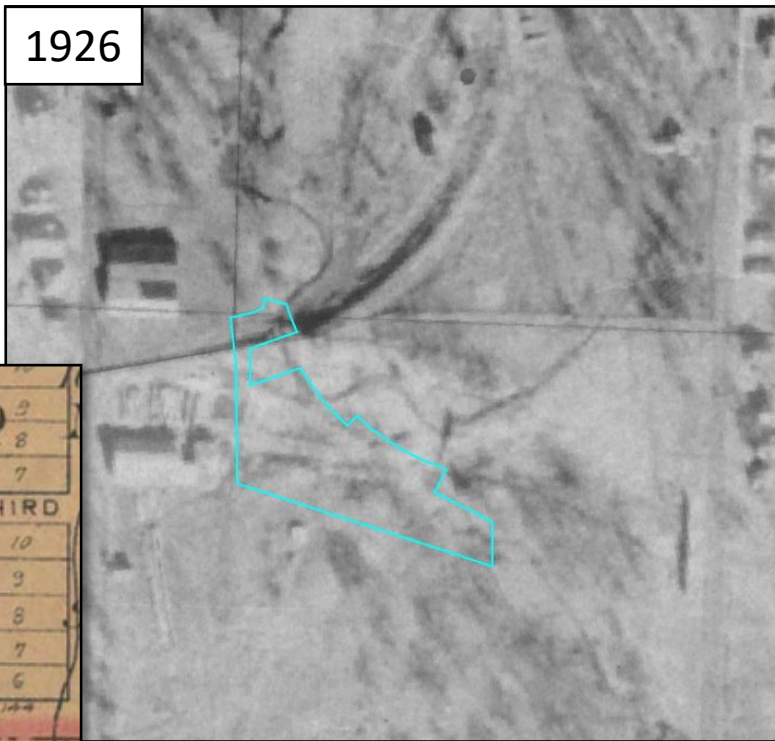
Property near South Yard Development
Parcel# 765-05509-003

PNRCAAB

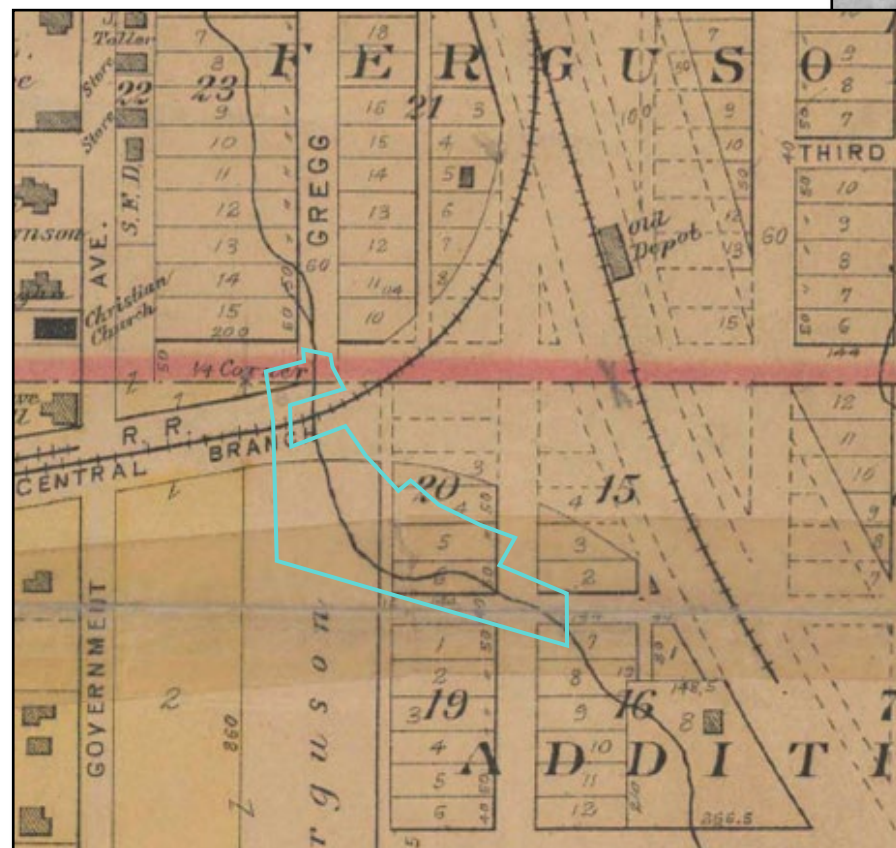
September 3, 2025

Property History

Aerial Maps through the years:



1908 Plat Map



Property History

This site was primarily used for railroad traffic. The trestle that spans Tanglewood Branch Creek carried two main railway companies:

- Ozark & Cherokee Central Railway
- Kansas City & Memphis Railway

These railways focused on fruit and freight transport but occasionally had passenger cars.

Ozark & Cherokee Central Ry.						
H. W. SEAMAN, President,			Clinton, Ia.			
E. E. HUGHES, Vice-President and Gen. Mgr.,			Fayetteville, Ark.			
A. W. COOPER, Secretary and Treasurer,			Clinton, Ia.			
E. W. BOYNTON, Chief Engineer,			Fayetteville, Ark.			
W. P. DEWAR, Auditor and Local Treasurer,			"			
No. 3	No. 1	Ms.	August 11, 1902.	No. 2	No. 4	.....
7 20 P M	9 15 A M	0	lve.. Fayetteville..arr.	8 35 A M	6 30 P M	.....
7 33 "	9 30 "	5	Farmington.....	8 22 "	6 15 "	.....
7 45 "	10 15 "	12	Prairie Grove.....	8 10 "	6 00 "	.....
7 49 "	10 20 "	14	Stanbro Siding.....	8 00 "	5 35 "	.....
8 04 "	10 55 "	21	Lincoln.....	7 50 "	5 20 "	.....
8 16 "	11 15 A M	27	Summers.....	7 35 "	4 55 "	.....
8 30 "	12 05 Noon	32	Westville.....	7 25 "	4 40 "	.....
8 47 "	12 30 "	42	Christie.....	6 50 "	3 45 "	.....
8 55 "	12 45 Noon	47	Proctor.....	6 50 "	3 30 "	.....
9 13 "	1 15 P M	58	Welling.....	6 32 "	3 00 "	.....
9 30 P M	1 45 P M	68	arr...Tahlequah...lve.	6 15 A M	2 30 P M	.....

Under construction from Tahlequah, I. T., to Okmulgee, I. T. (71 miles).
† Daily, except Sunday.
Connections.—At Fayetteville with Frisco System. At Westville with Kansas City So. Ry.

TIME TABLE. OZARK & CHEROKEE CENT. RY.,		
OZARK ROUTE		
In effect May 6, 1903. Subject to change without notice. All trains daily.		
west bound	STATION	east bound
9 00 a m lv.	Fayetteville, Ark.	ar. 7 00 p m
9 05 a m ar	O. & C. C. Junction.	6 55 p m
9 15 a m...	Farmington.....	6 40 p m
9 35 a m...	Prairie Grove.....	6 25 p m
9 55 a m...	Lincoln.....	6 05 p m
10 10 a m...	Summers.....	5 50 p m
10 25 a m...	Westville, I. T.	5 35 p m
10 45 a m...	Christie.....	5 12 p m
10 57 a m...	Proctor.....	5 00 p m
11 20 a m...	Welling.....	4 35 p m
11 45 a m...	TAHLEQUAH.....	4 15 p m
11 55 a m...	Dewar Siding.....	4 00 p m
12 17 p m...	Melvin.....	3 40 p m
12 45 p m...	Fort Gibson.....	3 15 p m
1 05 p m...	Muskogee.....	2 55 p m
1 40 p m...	Chase.....	2 30 p m
2 00 p m...	Boynton.....	2 00 p m
2 30 p m...	Morris.....	1 35 p m
2 50 p m...	Okmulgee.....	lv. 1 15 p m

Eastbound train makes good connection with Kansas City Southern railway at Westville for Neosho, Joplin, Pittsburg, Kansas City and all points north and west; also Texarkana, Shreveport and all points south.

Close connection is made at Fayetteville with Frisco train No. 6 for Monett, Springfield, Kansas City, St. Louis and all points east; also with No. 1 for Fort Smith, Paris and all points in Texas.

Through tickets to all points For further information apply to or address

J. T. STATHEM, Agent, Tahlequah, I. T. PERCY TALBOT, G. F. & P. A., Fayetteville, Ark.

Source:

<https://condrenrails.com/Frisco/O&CC%20Ry/O&CC-History.html>
<https://condrenrails.com/Frisco/O&CC%20Ry/O&CC-Timetables.html>

A BRIEF HISTORY OF FAYETTEVILLE, ARKANSAS



The Frisco Cut, with an early wooden Lafayette Street bridge in the foreground and the Maple Street bridge in the background, in about 1909. The two bridges were replaced with concrete bridges that are now in the National Register of Historic Places. Photo by Speece & Aaron. Courtesy Shiloh Museum of Ozark History, Mrs. Kenneth Tillotson Collection, S-90-91-1.

In 1903, the O&CC received permission to extend its line another four hundred miles, purchasing the Shawnee, Oklahoma and Missouri line in the Indian Territory, adding a connection from Okmulgee to Muskogee. The railroad also made plans to build east in Arkansas to Jasper, Newton County, although this latter project never came to fruition.⁹²

The short-lived Kansas City & Memphis—the track of which never left Washington and Benton Counties in Arkansas—was the last line built out of Fayetteville, connecting the town with Mount Comfort, the Steele community, Litteral, Tontitown, Elm Springs and Cave Springs. Promoted as the “Fruit Belt Line,” the KC&M intended to gather produce such as strawberries at each community for shipping at either end of the line. It was not uncommon for the train to stop and wait for its cargo if pickers were still in the field gathering the freshest fruit. The line went into receivership two years later but continued operation until World War I, when it was abandoned.

Over the course of the early part of the twentieth century, these additional lines played out their financial usefulness and were closed one by one. In 1965, Frisco announced it would curtail its passenger service to Fayetteville. On the evening of September 17, 1865, the last northbound

Source:

Charles, Alison (2017). [A Brief History of Fayetteville Arkansas](#). The History Press. p. 80

Park History

- **2019** Parks Board approves South Yard Development request to meet PLD requirements through a combination of land dedication and fees-in-lieu
- **2020** Dedication of 1.3 acres to City of Fayetteville
 - Does not include railroad trestle
- **2020-25** Development construction and park planning
- **2025** City Council approved cost share agreement
Resolution 88-25

Park Design





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

Resolution: 88-25

File Number: 2025-306

SPECIALIZED REAL ESTATE GROUP, INC. (COST SHARE AGREEMENT):

A RESOLUTION TO APPROVE A COST SHARE AGREEMENT WITH SPECIALIZED REAL ESTATE GROUP, INC. IN AN AMOUNT NOT TO EXCEED \$64,000.00 FOR PARK IMPROVEMENTS NEAR THE SOUTHYARD DEVELOPMENT, AND TO APPROVE A BUDGET ADJUSTMENT

WHEREAS, in 2019, Specialized Real Estate Group approached Parks staff with plans to construct a multi-family development and commercial space southwest of Martin Luther King Jr. Boulevard and South School Avenue near valuable outdoor recreation resources; and

WHEREAS, the Parks Board recommended approval of the developer's request for a combination of parkland dedication and fees in-lieu, totaling 1.24 acres and \$150,416.00 respectively, based on 220 multi-family units; and

WHEREAS, after the project scope was reduced to 128 units, the City received 1.28 acres and \$61,144.14 in fees for the Southwest Quadrant; and

WHEREAS, in the cost share agreement, Specialized Real Estate Group, Inc. has agreed to provide design documents, construction administration services, all additional funds beyond the \$64,000.00 provided by the city, and maintenance for the park for 10 years.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby authorizes Mayor Rawn to sign a cost share agreement with Specialized Real Estate Group, Inc., with the City's portion of the cost not to exceed \$64,000.00, for improvements to the park adjacent to the Southyard Development.

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 recognize Park Land Dedication funds from the Southwest Quadrant.

PASSED and APPROVED on April 1, 2025

Approved:

Attest:

Molly Rawn, Mayor

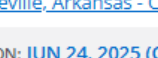
Kara Paxton, City Clerk Treasurer



Park Naming Policy

Unified Development Code § 97.088 (B)(2)(d)

Facility Naming. The naming of facilities is permitted so long as the donor or honoree has made a significant contribution to the city, in terms of financial donations, volunteerism or dedicated public service. Final naming of facility may be as recommended by the Parks and Recreation Advisory Board with final selection and approval by the City Council. Naming of the facilities should meet the Naming Park Facilities Policy attached as Exhibit "B", unless otherwise determined by City Council resolution.



**CITY OF
FAYETTEVILLE
ARKANSAS**

[NOTIFICATIONS](#)
[SIGN IN](#)
[HELP](#)

Select Language ▼

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Fayetteville, Arkansas - Code of Ordinances / TITLE IX - GENERAL REGULATIONS / CHAPTER 97: - PARKS, NATURAL RESOURCES, AND CULTURAL ...
SHOW CHANGES Q MORE ▼

VERSION: JUN 24, 2025 (CURRENT) ↕

- CHAPTER 95: - HEALTH AND SANITATION
- > ARTICLE I - GENERAL PROVISIONS
- > CHAPTER 96: - NOISE CONTROL
- ▼ **CHAPTER 97: - PARKS, NATURAL RESOURCES, AND CULTURAL AFFAIRS**
 - > ARTICLE I - GENERAL PROVISIONS
 - > ARTICLE II - PARK OPERATIONS;
ADMINISTRATION AND ENFORCEMENT
 - > ARTICLE III - CARE OF PARK PROPERTY
 - > ARTICLE IV - TRAFFIC RULES
 - > ARTICLE V - RECREATIONAL ACTIVITIES
 - > ARTICLE VI - CONDUCT IN PARKS
- ▼ CHAPTER 98: - STREETS AND SIDEWALKS
 - ▼ ARTICLE I - GENERAL PROVISIONS
 - 98.01 - Obstructions Prohibited
 - 98.02 - Duty Of Property Owner And Occupant To Keep Sidewalks Free From Obstructions
 - 98.03 - Obstruction Of Crossings By Railroad Trains
 - 98.04 - Growing Trees And Other Vegetation Near Intersections;

Exhibit "B"

	Parks and Recreation Department Policies and Procedures Manual		SUBJECT: OPERATIONS POLICY FOR NAMING PARK FACILITIES	
	NUMBER: PRK-	REVISIONS:	EFFECTIVE DATE:	PAGE: 1 OF 1
	SUPERSEDES: APPROVED BY:			

NAMING PARK FACILITIES

PURPOSE

The purpose of this directive is to provide policies which will govern the naming of park facilities currently owned or acquired by the City of Fayetteville. This policy statement takes precedence over any previous policies and guidelines which may have governed the naming of these facilities.

POLICY

Upon acquisition of a new park, the Director of Parks and Recreation will assign a nondescript temporary working name or subdivision name for the park facility to be used until park development begins.

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97.089—97.998 - Reserved

Proposed Park Names

- **Branchline Park**

References the two railway branch lines that passed through this park (the O&CC and the KC&M) and the Tanglewood Branch Creek on site. A “branchline” or “branch line” is a railway term for a secondary rail line. The primary railroad in Fayetteville was the Frisco Railway.

- **Junction Park**

References the literal “junction” of the Razorback Greenway and the Tsa-La-Gi Trail with a nod to the site’s railroad history.

- **South Yard Park**

References the nearby South Yard commercial and residential development who utilized the Parkland Dedication Ordinance to dedicate park land and build park infrastructure.

Parks Board Discussion:

Specialized Real Estate Proposal:

We request the new public park adjacent to South Yard be officially named *South Yard Park*, uniting park, trail, and district signage while honoring the site's agricultural, rail, and industrial heritage. The name reinforces the adaptive-reuse story and supports ongoing investment in a walkable, mixed-use south Fayetteville corridor.

Specialize Real Estate Proposal, cont.:

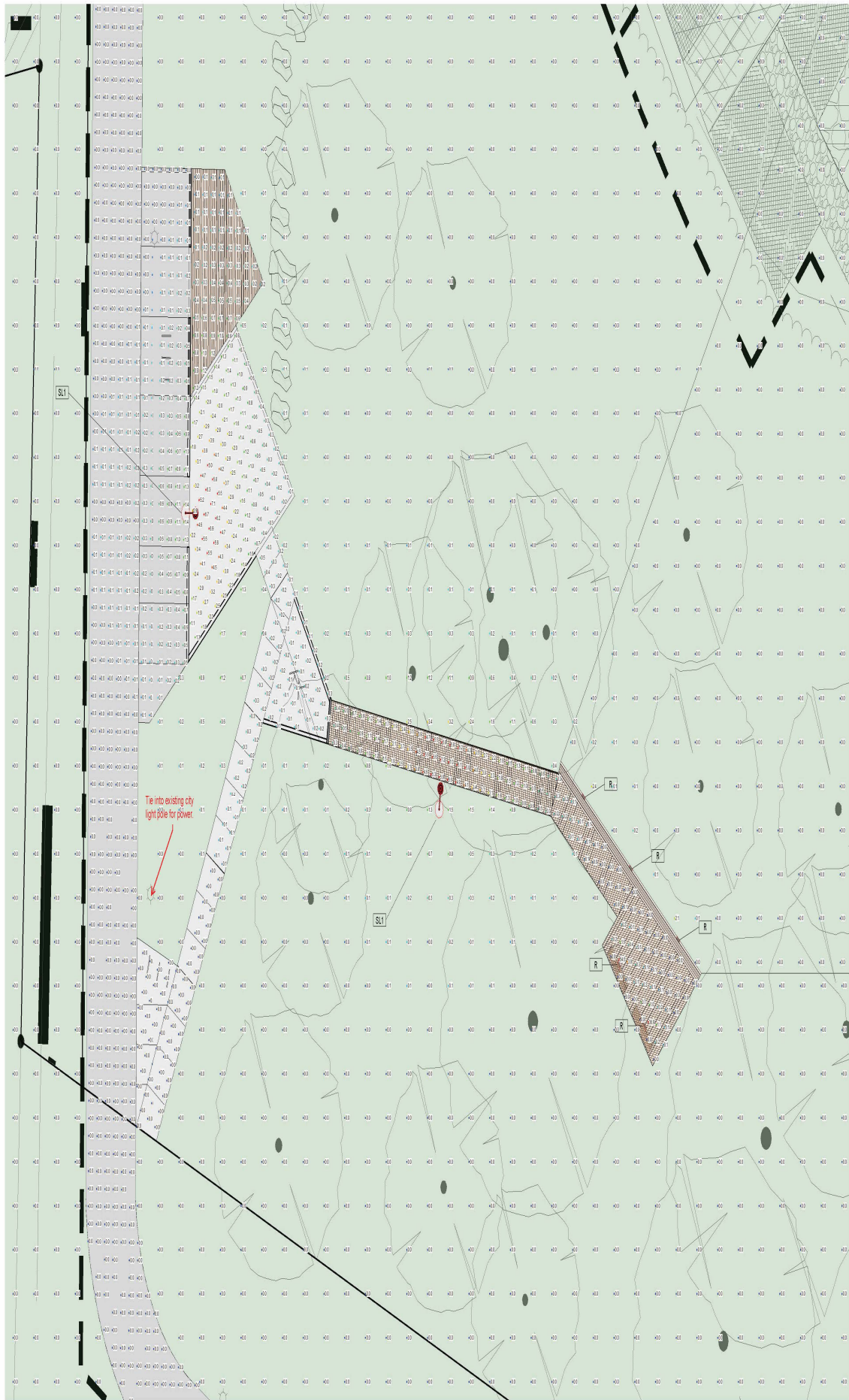
Site History & Context

- Former home to the Farmers Cooperative, a hub for the region's poultry and agriculture industries.
- Architecture by Belle Dinwiddie (one of Arkansas' first female architects), Warren Segraves, and Paul Young.
- Located along a former rail line serving timber, produce, and poultry industries.
- Specialized Real Estate Group acquired in 2019; \$63M adaptive-reuse project retains four mid-century buildings.
- Development includes 128 apartments, restaurants, and a Moxy Hotel.
- The 1.24-acre park, deeded to the City in 2020, features boardwalks, platforms, benches, shaded seating, and bike racks.

Why "South Yard Park"

- **Identity & Wayfinding** – Connects directly to the recognized South Yard district, improving navigation and signage.
- **Brand Cohesion** – Extends an established name across residential, hospitality, retail, and park spaces.
- **Historical Resonance** – References the site's industrial and rail history and location in south Fayetteville.
- **Supports Corridor Goals** – Enhances wayfinding, tourism, and programming for the MLK Jr. Blvd. corridor.

Clarity for a Civic Asset – Straightforward, district-based name aligns with municipal naming practices.



1/8" = 1'-0"

LIGHTING FIXTURE SCHEDULE

Type Mark	Manufacturer	Model	Description	Wattage	URL
R	WE-EF	190-9008	RECESSED 3" X 11" WIDE STEPLIGHT WITH CONCEALED LIGHT SOURCE, 170LM, 3000K	5 W	https://we-ef.com/us/products/family/slt134-led
SL1	LUMICA	LIC-S-SM-A-05-01-18LED03 20W-(VOLTAGE)-L3-30KCB0-SB-LV-SB/ PMA-CF80-24-SB + AP04-12-WB24-4-SB-ANCHOR BOLTS	CONTEMPORARY LANTERN AREA LIGHT WITH 24" ARM ON 12 POLE WITH TAPERED BASE 2000LM, 3000K	20 W	https://www.lumica.com/wp-content/uploads/202207/TDS_LIC-S_EN_UL.pdf https://www.lumica.com/wp-content/uploads/2018/01/TDS_AP04-AP04H_EN.pdf

NOTE: FIXTURES USED IN CALCULATIONS CONTAIN TOTAL LIGHT LOSS FACTOR OF 1.0.

LIGHTING ANALYSIS

Calculation Points Name	Average	Maximum	Minimum	Avg/Min	Max/Min
WOOD DECK + GRANITE + SIDEWALK	0.37 fc	1.25 fc	0.06 fc	7.4	25.4
WOOD DECK + GRANITE + SIDEWALK	1.73 fc	7.06 fc	0.13 fc	13.0	55.7
WOOD DECK + GRANITE + SIDEWALK	1.91 fc	54.52 fc	0.01 fc	8892.8	256955.0
SURROUNDING SITE - LOW	0.04 fc	2.43 fc	0.00 fc	1086.1	75396.7
SURROUNDING SITE	0.04 fc	3.44 fc	0.00 fc	1060.2	84198.2
GREENWAY + BIKE RACKS	0.07 fc	1.41 fc	0.00 fc	811.1	12842.4
ENTRY SIDEWALK	0.08 fc	0.33 fc	0.00 fc	41.3	167.5

SOUTH YARD PARK

LIGHTING DESIGN AND RESULTS

LDR1.01



MEETING OF NOVEMBER 13, 2025

TO: Mayor Rawn and City Council

THRU: Chris Brown, Public Works Director

FROM: Alan Pugh, Staff Engineer

SUBJECT: **Approval of a contract in the amount of \$_____ with _____ for the restoration of Scull Creek downstream of Fulbright Expressway, pursuant to Bid _____, and approval of a project contingency of \$_____ (____%) and approval of a budget adjustment. Contractor and bid amount to be determined on November 12, 2025.**

RECOMMENDATION:

Staff recommends approval of a contract in the amount of \$_____ with _____ for the restoration of Scull Creek downstream of Fulbright Expressway, pursuant to Bid 25-52, and approval of a project contingency of \$_____ (____%) and approval of a budget adjustment. Contractor and bid amount to be determined on November 12, 2025.

BACKGROUND:

On December 15, 2020, the City council approved resolution number 308-20 authorizing the acceptance of a Wetland Program Development Grant in the amount of \$300,000. The city matched this grant with \$100,000 from the 2019 Bond Program and the Illinois River Watershed Partnership provided \$30,000 for a total project amount of \$430,000. The potential stream restoration projects identified within the grant were as follows:

- Scull Creek just south 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, commonly called Rocky Branch, which also includes damage to private property
- Clear Creek directly downstream of Lake Fayetteville: includes damage to both public and private property

The City recently completed the restoration of Niokaska Creek and the tributary to Flynn Creek. Rocky Branch was also recently completed outside of this grant through a partnership with the Illinois River Watershed Partnership (IRWP)

DISCUSSION:

The last project included within this grant is the restoration of a section of Scull Creek between Fulbright Expressway and Van Asche Dr. A bid opening was held on October 16th; however, no bids were received. In order to complete this project within the grant deadline, expedited approval by the City Council is requested.

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

The City received bids for Bid 25-52 on November 12, 2025 for the proposed project. The bid identified _____ as the lowest responsive bidder on the project with a total bid of \$_____ and staff is recommending the award of this contract. Due to the timing of the grant and the anticipated construction contract length, it was necessary to get this on the Council agenda just after bids were opened. The contractor considered for contract award and the low bid amount will be completed when the bid is opened on November 12, 2025.

BUDGET/STAFF IMPACT:

Funding for this construction project will be taken from 2022 Bond Funds.

ATTACHMENTS: 3. Staff Review Form, 4. Scull Creek Restoration Agreement



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-2168

PLACEHOLDER: RESOLUTION TO AWARD BID #25-52 AND AUTHORIZE A CONTRACT WITH _____ IN THE AMOUNT OF \$_____ FOR THE RESTORATION OF SCULL CREEK, TO APPROVE A PROJECT CONTINGENCY IN THE AMOUNT OF \$_____, AND TO APPROVE A BUDGET ADJUSTMENT

WHEREAS, on December 15, 2020, the City Council approved Resolution 308-20 authorizing the acceptance of a Wetland Program Development Grant in the amount of \$300,000.00; and

WHEREAS, the City matched the grant with \$100,000.00 from the 2019 Bond Program and the Illinois River Watershed Partnership provided \$30,000.00 for a total project budget of \$430,000.00.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby awards Bid #25-52 and authorizes a contract with _____ in the amount of \$_____ for the restoration of Scull Creek, and further approves a project contingency in the amount of \$_____.

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

2025-2168

Item ID

11/18/2025

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

Chris Brown

10/22/2025

STORMWATER MANAGEMENT (740)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Placeholder Item: Staff recommends approval of a contract in the amount of \$_____ with _____ for the restoration of Scull Creek downstream of Fulbright Expressway, pursuant to Bid 25-52, and approval of a project contingency of \$_____ (___%) and approval of a budget adjustment. Contractor and bid amount to be determined on November 12, 2025.

Budget Impact:

4704.860.7426-5817.00

Improvements Bridge and Drainage

Account Number

Fund

46040.7426

2022 Drainage Bond - Stream Restoration

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 674,827.00

Expenses (Actual+Encum)

\$ 315,865.95

Available Budget

\$ 358,961.05

Does item have a direct cost? Yes

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ 358,961.05

V20221130

Purchase Order Number: _____

Previous Ordinance or Resolution # _____

Change Order Number: _____

Approval Date: _____

Original Contract Number: _____

Comments: Item Cost will be updated when bids have been tabulated.

THIS AGREEMENT is by and between City of Fayetteville ("Owner") and
("Contractor").

A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial and other losses if the Work is not completed and Milestones not achieved within the times specified in Paragraph 4.02 above, plus any extensions thereof allowed in accordance with the Contract. The parties also recognize the

delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty):

1. Substantial Completion: Contractor shall pay Owner \$ 300 for each day that expires after the time (as duly adjusted pursuant to the Contract) specified in Paragraph 3.02.A above for Substantial Completion until the Work is substantially complete.

ARTICLE 5 – CONTRACT PRICE

5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents the amounts that follow, subject to adjustment under the Contract:

- A. For all Unit Price Work, an amount equal to the sum of the extended prices (established for each separately identified item of Unit Price Work by multiplying the unit price times the actual quantity of that item) as shown in the Bid Form, a sum of:

Total of all Extended Prices for Unit Price Work (subject to final adjustment based on actual quantities)	\$
---	----

The extended prices for Unit Price Work set forth as of the Effective Date of the Contract are based on estimated quantities. As provided in Paragraph 13.03 of the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by Engineer.

ARTICLE 6 – PAYMENT PROCEDURES

6.01 *Submittal and Processing of Payments*

- A. Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 *Progress Payments; Retainage*

- A. Owner shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment on or about the 15th day of each month during performance of the Work as provided in Paragraph 6.02.A.1 below, provided that such Applications for Payment have been submitted in a timely manner and otherwise meet the requirements of the Contract. All such payments will be measured by the Schedule of Values established as provided in the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no Schedule of Values, as provided elsewhere in the Contract.
 1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Owner may withhold, including but not limited to liquidated damages, in accordance with the Contract
 - a. 95 percent of Work completed (with the balance being retainage).; and

- b. 100 percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).
 - c. Retainage shall be 5% of the earned progress payments per Arkansas Code 22-9-604.
- B. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to 95 percent of the Work completed, less such amounts set off by Owner pursuant to Paragraph 15.01.E of the General Conditions, and less 100 percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the punch list of items to be completed or corrected prior to final payment.

6.03 *Final Payment*

- A. Upon final completion and acceptance of the Work in accordance with Paragraph 15.06 of the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said Paragraph 15.06.

ARTICLE 7 – INTEREST

7.01 All amounts not paid when due shall bear interest at the rate of 0 percent per annum.

ARTICLE 8 – CONTRACTOR'S REPRESENTATIONS

- 8.01 In order to induce Owner to enter into this Contract, Contractor makes the following representations:
- A. Contractor has examined and carefully studied the Contract Documents, and any data and reference items identified in the Contract Documents.
 - B. Contractor has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
 - C. Contractor is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, and performance of the Work.
 - D. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Site-related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and (3) Contractor's safety precautions and programs.
 - E. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.
 - F. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.
 - G. Contractor has given the Purchasing Division written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by the Purchasing Division is acceptable to Contractor.

- H. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
- I. Contractor's entry into this Contract constitutes an incontrovertible representation by Contractor that without exception all prices in the Agreement are premised upon performing and furnishing the Work required by the Contract Documents.

ARTICLE 9 – CONTRACT DOCUMENTS

9.01 *Contents*

- A. The Contract Documents consist of the following:
 - 1. This Agreement (Current Section, inclusive).
 - 2. Performance bond (Section: Performance Bond, inclusive).
 - 3. Payment bond (Section: Payment Bond, inclusive).
 - 4. Other bonds.
 - a. Maintenance and Warranty Bond (to be provided following Substantial Completion) (If required).
 - 5. General Conditions (Section: General Conditions, inclusive).
 - 6. Specifications as listed in the table of contents of the Project Manual.
 - 7. Drawings (not attached but incorporated by reference) consisting of 10 sheets with each sheet bearing the following general title: Restoration of Niokaska Creek near Magnolia Drive
 - 8. Addenda (numbers to , inclusive).
 - 9. Exhibits to this Agreement (enumerated as follows):
 - a. Contractor's Bid (pages to , inclusive).
 - 10. The following which may be delivered or issued on or after the Effective Date of the Contract and are not attached hereto:
 - a. Notice to Proceed.
 - b. Work Change Directives.
 - c. Change Orders.
 - d. Field Orders.
- B. The documents listed in Paragraph 9.01.A are attached to this Agreement (except as expressly noted otherwise above).
- C. There are no Contract Documents other than those listed above in this Article 9.
- D. The Contract Documents may only be amended, modified, or supplemented as provided in the General Conditions.

ARTICLE 10 – MISCELLANEOUS

10.01 *Terms*

- A. Terms used in this Agreement will have the meanings stated in the General Conditions and the Supplementary Conditions.

10.02 *Assignment of Contract*

- A. Unless expressly agreed to elsewhere in the Contract, no assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, money that may become due and money that is due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.03 *Successors and Assigns*

- A. Owner and Contractor each binds itself, its successors, assigns, and legal representatives to the other party hereto, its successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.04 *Severability*

- A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.05 *Contractor's Certifications*

- A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 10.05:
 - 1. “corrupt practice” means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process or in the Contract execution;
 - 2. “fraudulent practice” means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
 - 3. “collusive practice” means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and
 - 4. “coercive practice” means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

10.06 *Other Provisions*

- A. The contractor shall not discriminate on the basis of race, color, national origin or sex in the performance of this contract. The contractor shall carry out applicable requirements of 40 CFR part 33 in the award and administration of contracts awarded under EPA financial assistance agreements. Failure by the contractor to carry out these requirements is a material breach of this contract which may result in the termination of this contract or other legally available remedies.”
- B. This contract is subject to applicable labor laws, non-discrimination provisions, wage rate laws and other federal laws including the Fair Labor Standards Acts of 1938. The Work Hours Act of 1962, Title VI of the Civil Rights Act of 1964, and The Clean Water Act also apply.
- C. Build America, Buy America provisions apply to this project.
- D. This project is a Federal-Aid contract. This project requires wage rates to be paid according to Davis-Bacon Federal Wage Rates. The percentage goal for Disadvantaged Business Enterprise (DBE) Participation in the project is 11.0%.

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement.

This Agreement will be effective on _____ (which is the Effective Date of the Contract).

OWNER:

CONTRACTOR:

City of Fayetteville

By: _____

By: _____

Title: _____

Title: _____

(If Contractor is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: _____

Attest: _____

Title: _____

Title: _____

Address for giving notices:

Address for giving notices:

113 W Mountain St

Fayetteville, Arkansas 72702

License No.: _____
(where applicable)

(If Owner is a corporation, attach evidence of authority to sign. If Owner is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of this Agreement.)

NOTE TO USER: Use in those states or other jurisdictions where applicable or required.



MEETING OF NOVEMBER 13, 2025

TO: Mayor Rawn and City Council
THRU: Kit Williams, City Attorney
FROM: Scott Berna, City Council Member - Ward 3 Position 1
SUBJECT: **An Ordinance to amend Ordinance 6888 to extend the Sunset Clause effective date to December 30, 2025 and to declare an emergency.**

RECOMMENDATION:

Extend the Sunset Clause effective date to December 30, 2025.

BACKGROUND:

Ordinance 6888 passed on June 17, 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 November 30, 2025, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset repeal and termination section.

DISCUSSION:

The Ordinance Review Committee would like an additional month in order to conduct one final meeting to review of the proposed changes to the Short-term Rental code regulations prior to their recommendation being presented to the full City Council.

BUDGET/STAFF IMPACT:

N/A

ATTACHMENTS: 3. Agenda Request - Scott Berna - Extend Sunset Clause, 4. Mayor Signed Agenda Request



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-2274

AN ORDINANCE TO AMEND ORDINANCE 6888 PASSED ON JUNE 17, 2025 TO EXTEND THE SUNSET CLAUSE EFFECTIVE DATE TO DECEMBER 30, 2025 AND TO DECLARE AN EMERGENCY

WHEREAS, Ordinance 6888 passed on June 17, 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 November 30, 2025, 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 would like an additional month in order to conduct one final meeting to review the proposed changes to the Short-term Rental code regulations prior to their recommendation being presented to the full City Council.

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 6888 (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 December 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 regulations to sunset and expire could lead to unregulated and illegal operation of Short-term Rentals not subject to the City's life, health, and safety inspection standards as well as insurance issues and the disruption of neighborhoods, such that an extension of the sunset clause is necessary for the public peace, health, welfare, 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 November 18, 2025

FROM: Council Member Scott Berna

ORDINANCE OR RESOLUTION TITLE AND SUBJECT:

AN ORDINANCE TO AMEND ORDINANCE 6888 PASSED ON JUNE 17, 2025 TO
EXTEND THE SUNSET CLAUSE EFFECTIVE DATE TO DECEMBER 30, 2025 AND TO
DECLARE AN EMERGENCY

APPROVED FOR AGENDA:

<u>Scott Berna</u> via phone call	<u>10/30/25</u>
Council Member Scott Berna	Date

<u>/s/ Kit Williams</u>	<u>10/30/25</u>
Kit Williams	Date
Approved as to form	

<u>Mayor Molly Rawn</u>	<u> </u>
Acknowledgement	Date

AGENDA REQUEST FORM

FOR: Council Meeting of November 18, 2025

FROM: Council Member Scott Berna

ORDINANCE OR RESOLUTION TITLE AND SUBJECT:

AN ORDINANCE TO AMEND ORDINANCE 6888 PASSED ON JUNE 17, 2025 TO
EXTEND THE SUNSET CLAUSE EFFECTIVE DATE TO DECEMBER 30, 2025 AND TO
DECLARE AN EMERGENCY

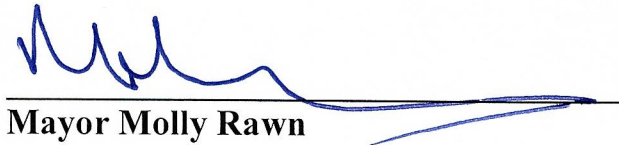
APPROVED FOR AGENDA:

Scott Berna via phone call
Council Member Scott Berna

10/30/25
Date

/s/ Kit Williams
Kit Williams
Approved as to form

10/30/25
Date


Mayor Molly Rawn
Acknowledgement

Date



MEETING OF NOVEMBER 13, 2025

TO: Mayor Rawn and City Council

THRU:

FROM:

SUBJECT: **ADM-2025-0040: Administrative Item (W. ELM ST & N. LEVERETT AVE/RAZORBACK HOUSING LLC, 366): Submitted by CRAFTON TULL for property located at W. ELM ST & N. LEVERETT AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 14.40 acres. The request is to amend the master street plan.**

RECOMMENDATION:

City staff and Planning Commission recommend approval of a request to remove a section of the Master Street Plan.

BACKGROUND:

The subject property is in north Fayetteville, immediately south of the University of Arkansas Agri Farm. The property is largely undeveloped, though previously had a single-family home and agricultural outbuildings which have since been demolished. In total, the property contains about 14.40 acres and is currently zoned RMF-24, Residential Multi-Family, 24 Units per Acre. In July 2025, a conditional use permit for a student housing development was approved by the Fayetteville Planning Commission (CUP-2025-0032). No overlay districts currently encumber the site.

Proposal: The applicant is requesting an amendment to the 2040 Master Street Plan to remove a small portion of a planned Residential Link Street connection that appears at the northwest corner of the overall property. Planned connections adopted with the Master Street Plan are intended to be developed as public streets with associated assurances of public access and maintenance. A simultaneous submission has been made to vacate a portion of right-of-way that partially bisects the property (VAC-2025-0022).

Public Comment: Staff did not receive any public comment on this item.

DISCUSSION:

Staff is supportive of the applicant's request, finding development of the planned connection to be infeasible, and that other alternatives for east/west connectivity in this location are in place. The planned connection has been on the Master Street Plan since at least 2007 (Resolution 161-07) where it was originally classified as a Collector Street. A Collector Street is the equivalent of a Neighborhood Link Street under 2040 Master Street Plan standards. The connection was reaffirmed but downgraded to a Residential Link Street with the adoption of the 2040 Master Street Plan in 2019 (Resolution 15-20). In the intervening time, the Meadow Valley Trail was constructed (around 2012) along the subject property's northern property line, in roughly the same arrangement as was indicated on the Master Street Plan for the proposed Residential Link.

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

The Master Street Plan is intended to serve as a policy document to help guide decisions regarding location, form, function, design, and classifications of streets. The Plan considers infrastructure and anticipates where new building developments might occur to plan for possible street connections and capital expenditures. The Master Street Plan is not intended to serve as a formal land acquisition, an allocation of funding, or a construction document, nor does it establish a final alignment.

For the subject connection, its inclusion in the Master Street Plan in 2007 reflected the projected need for additional east-west connectivity in the area alongside new development. With the development of the trail that provides alternative connectivity to the Razorback Greenway, and the applicant's associated request to provide a full connection of Elm Street from N. Garland Avenue to N. Leverett Avenue, staff finds that the intent of the master street plan is met and its removal is warranted.

At the October 13, 2025 Planning Commission, a motion to forward with a recommendation of approval passed with a vote of 8-0-1 (Commissioner Cabe recused). Commissioners found that the overall intent of connectivity was met in this location with the construction of the Meadow Valley Trail, and that future right-of-way acquisition would be infeasible. No members of the public spoke at the meeting.

More recently, at the October 28, 2025 City Council Transportation Committee, committee members unanimously forwarded the request to the full Council, recommending approval.

BUDGET/STAFF IMPACT:

ATTACHMENTS: 3. Staff Review From, 4. Exhibit A, 5. Staff Report



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-2275

AN ORDINANCE TO APPROVE ADM-2025-40 AND AMEND THE MASTER STREET PLAN TO REMOVE A PORTION OF PLANNED NEIGHBORHOOD LINK STREET FROM PROPERTY LOCATED AT WEST ELM STREET AND NORTH LEVERETT AVENUE IN WARD 2

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby approves administrative item ADM-2025-40 and amends the Master Street Plan by removing a portion of planned Neighborhood Link Street from the northwest corner of property located at West Elm Street and North Leverett Avenue as shown on the map (Exhibit A) attached to the Planning Department's Agenda Memo.

City of Fayetteville Staff Review Form

2025-2275

Item ID

11/18/2025

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

Jessie Masters

10/30/2025

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

ADM-2025-0040: Administrative Item (W. ELM ST & N. LEVERETT AVE/RAZORBACK HOUSING LLC, 366): Submitted by CRAFTON TULL for property located at W. ELM ST & N. LEVERETT AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 14.40 acres. The request is to amend the master street plan.

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:

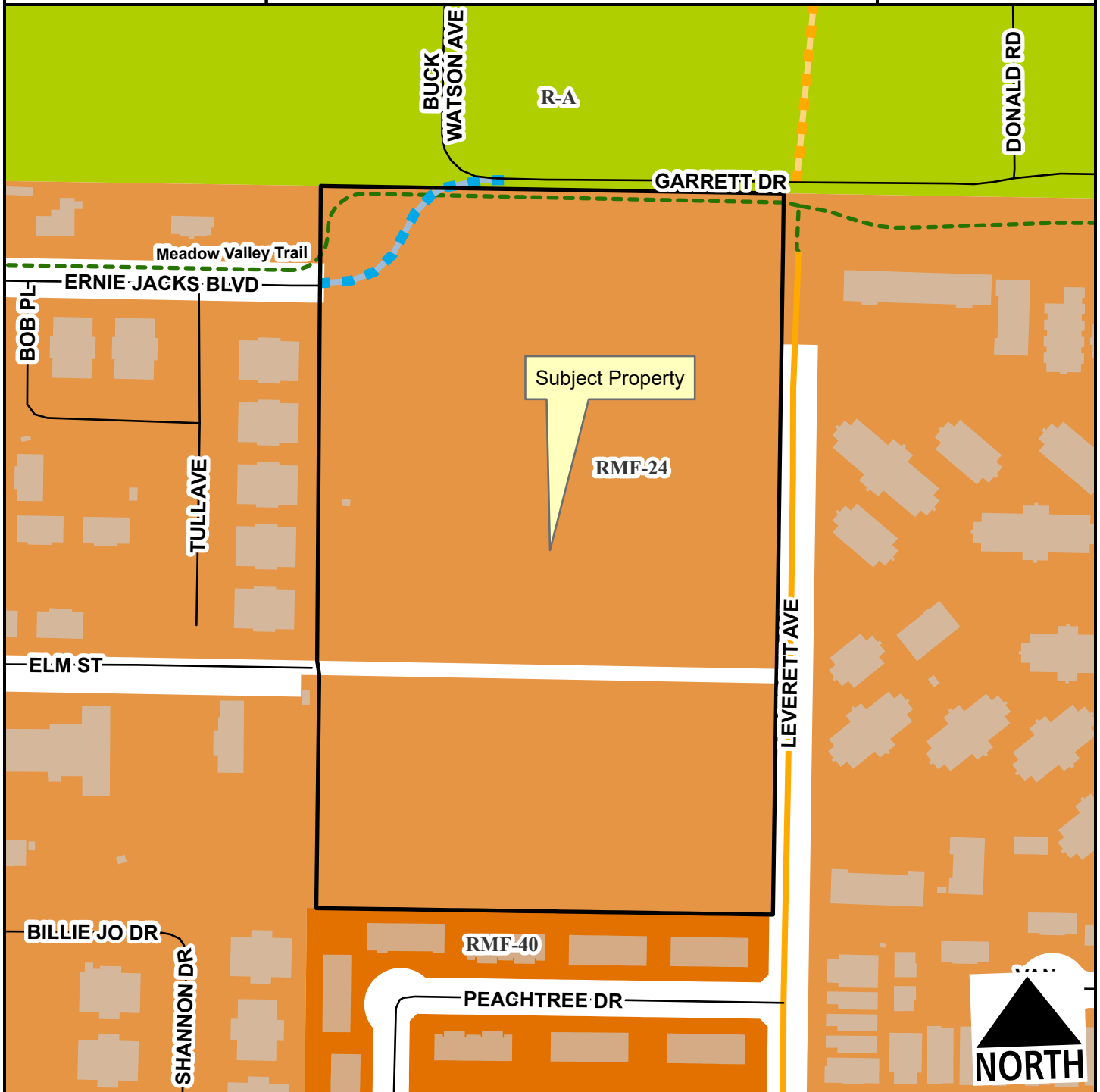
Comments:

ADM-2025-0040

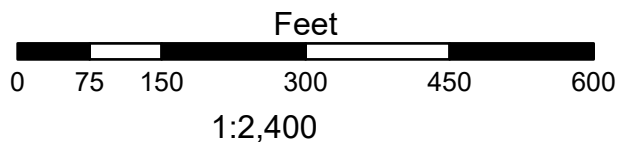
Close Up View

W. ELM ST & N. LEVERETT AVE

EXHIBIT A



- Neighborhood Link
- Unclassified
- Residential Link
- Planned Neighborhood Link
- Planned Residential Link
- Planning Area
- Fayetteville City Limits
- Shared-Use Paved Trail





TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director

MEETING DATE: October 13, 2025 **Updated with final results**

SUBJECT: **ADM-2025-0040: Administrative Item (W. ELM ST & N. LEVERETT AVE/RAZORBACK HOUSING LLC, 366):** Submitted by CRAFTON TULL for property located at W. ELM ST & N. LEVERETT AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 14.40 acres. The request is to amend the master street plan.

RECOMMENDATION:

Staff recommends approval of **ADM-2025-0040**.

RECOMMENDED MOTION:

*"I move to forward **ADM-2025-0040** to City Council with a recommendation of approval."*

BACKGROUND:

The subject property is in north Fayetteville, immediately south of the University of Arkansas Agri Farm. The property is largely undeveloped, though previously had a single-family home and agricultural outbuildings which have since been demolished. In total, the property contains about 14.40 acres and is currently RMF-24, Residential Multi-Family, 24 Units per Acre. In July 2025, a conditional use permit for a student housing development was approved by the Fayetteville Planning Commission (CUP-2025-0032). A simultaneous submission has been made to vacate a portion of right-of-way that bisects the property on this site as well, a request that will also need City Council approval (VAC-2025-0022). No overlay districts currently encumber the site. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Agricultural	R-A, Residential Agricultural
South	Multifamily Residential	RMF-40, Residential Multi-Family, 40 Units per Acre
East	Multifamily Residential	RMF-24, Residential Multi-Family, 24 Units per Acre
West	Multifamily Residential	RMF-24, Residential Multi-Family, 24 Units per Acre

Proposal: The applicant is requesting an amendment to the 2040 Master Street Plan to remove a small portion of a planned Residential Link Street connection that appears at the northwest corner of the overall property. Planned connections adopted with the Master Street Plan are intended to be developed as public streets with associated assurances of public access and maintenance.

DISCUSSION:

Staff is supportive of the applicant's request, finding development of the planned connection to be infeasible, and that other alternatives for east/west connectivity in this location are in place.

The planned connection has been on the Master Street Plan since at least 2007 (Resolution 161-07) where it was originally classified as a Collector Street. A Collector Street is the equivalent of a Neighborhood Link Street under 2040 Master Street Plan standards. The connection was reaffirmed but downgraded to a Residential Link Street with the adoption of the 2040 Master Street Plan in 2019 (Resolution 15-20). In the intervening time, the Meadow Valley Trail was constructed (around 2012) along the subject property's northern property line, in roughly the same arrangement as was indicated on the Master Street Plan for the proposed Residential Link.

The Master Street Plan is intended to serve as a policy document to help guide decisions regarding location, form, function, design, and classifications of streets. The Plan considers infrastructure and anticipates where new building developments might occur to plan for possible street connections and capital expenditures. The Master Street Plan is not intended to serve as a formal land acquisition, an allocation of funding, or a construction document, nor does it establish a final alignment.

For the subject connection, its inclusion in the Master Street Plan in 2007 reflected the projected need for additional east-west connectivity in the area alongside new development. With the development of the trail that provides alternative connectivity to the Razorback Greenway, and the applicant's associated request to provide a full connection of Elm Street from N. Garland Avenue to N. Leverett Avenue, staff finds that the intent of the master street plan is met and its removal is warranted.

Public Comment: To date, staff has not received any public comment regarding this request.

RECOMMENDATION: Staff recommends approval.

Should the Planning Commission forward this item to the City Council's Transportation Committee with a recommendation of approval, staff recommends the following conditions:

Conditions of Approval:

1. Approval of the removal of this segment of the Master Street Plan connection does not reflect approval of any planned development; any planned developments must be submitted according to the allowances in relevant city code.

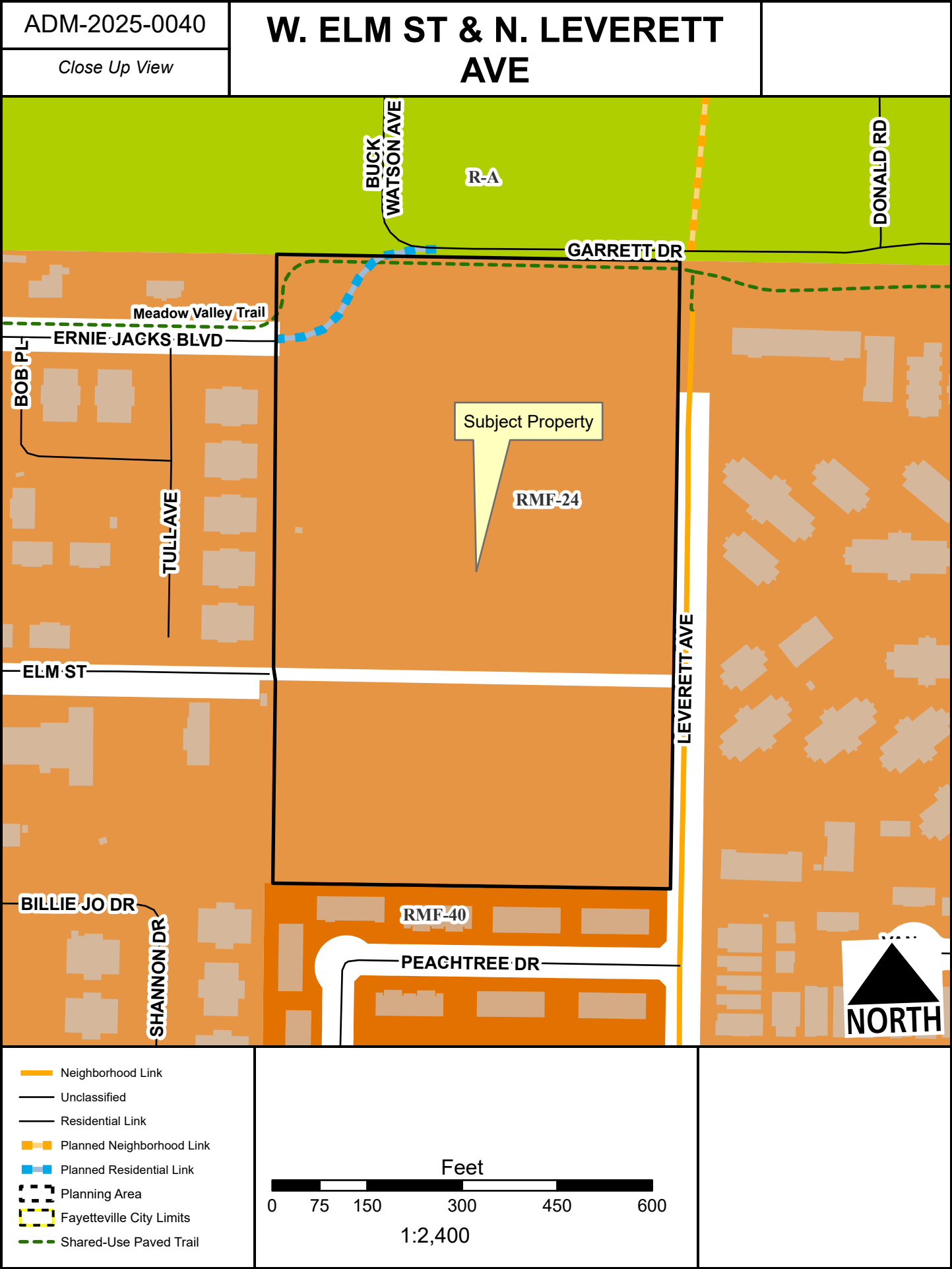
PLANNING COMMISSION ACTION:				Required	<u>YES</u>
Date: <u>October 13, 2025</u>	☐ Tabled	☒ Approved	☐ Denied		
Motion: Werner	Forwarded, with a recommendation of approval.				
Second: Payne					
Vote: 8-0-1 (Cabe recused)					

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Current Land Use Map
- 2007 Master Street Plan Exhibit
- 2040 Master Street Plan Exhibit
- Applicant Request Letter



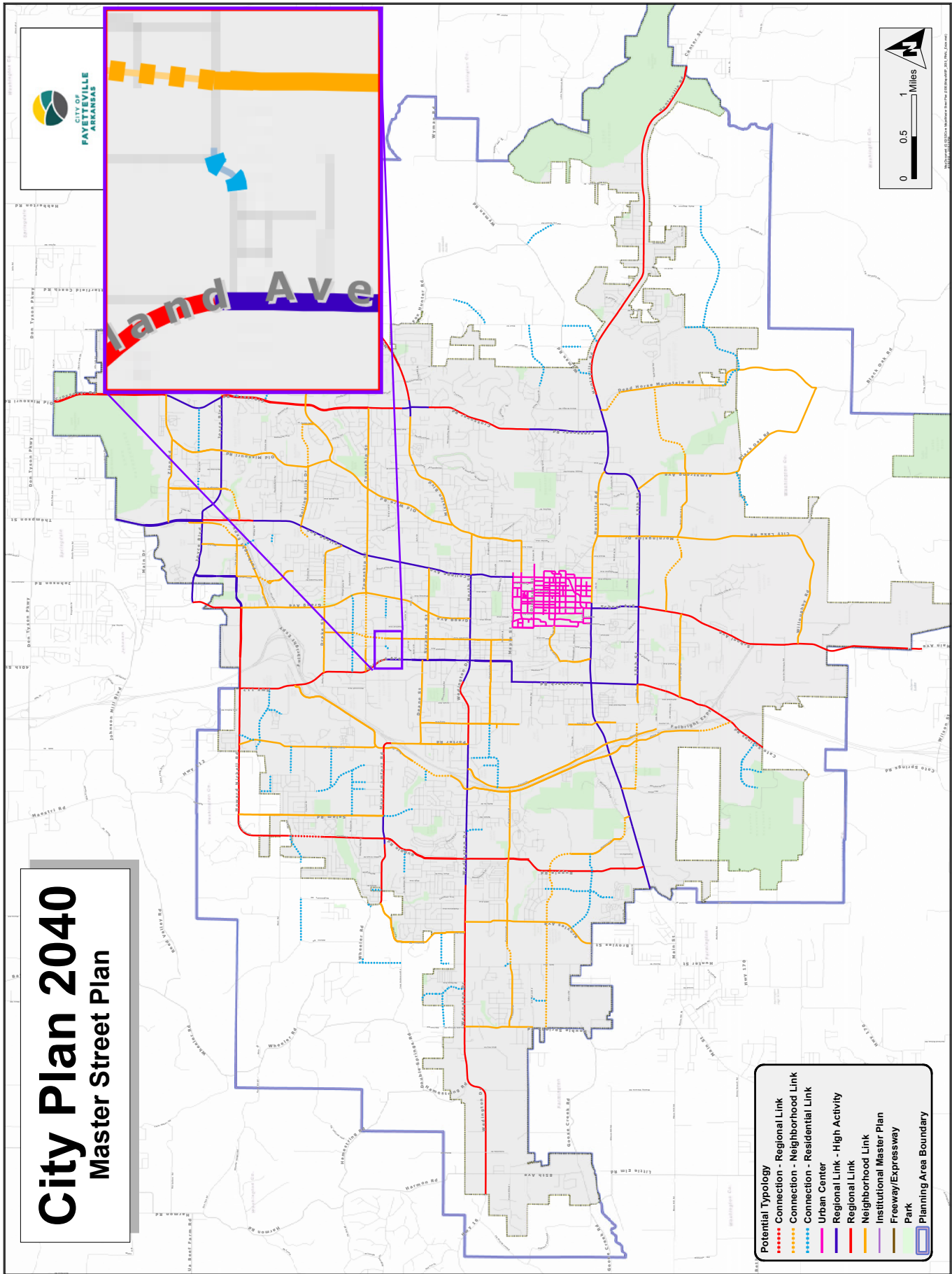
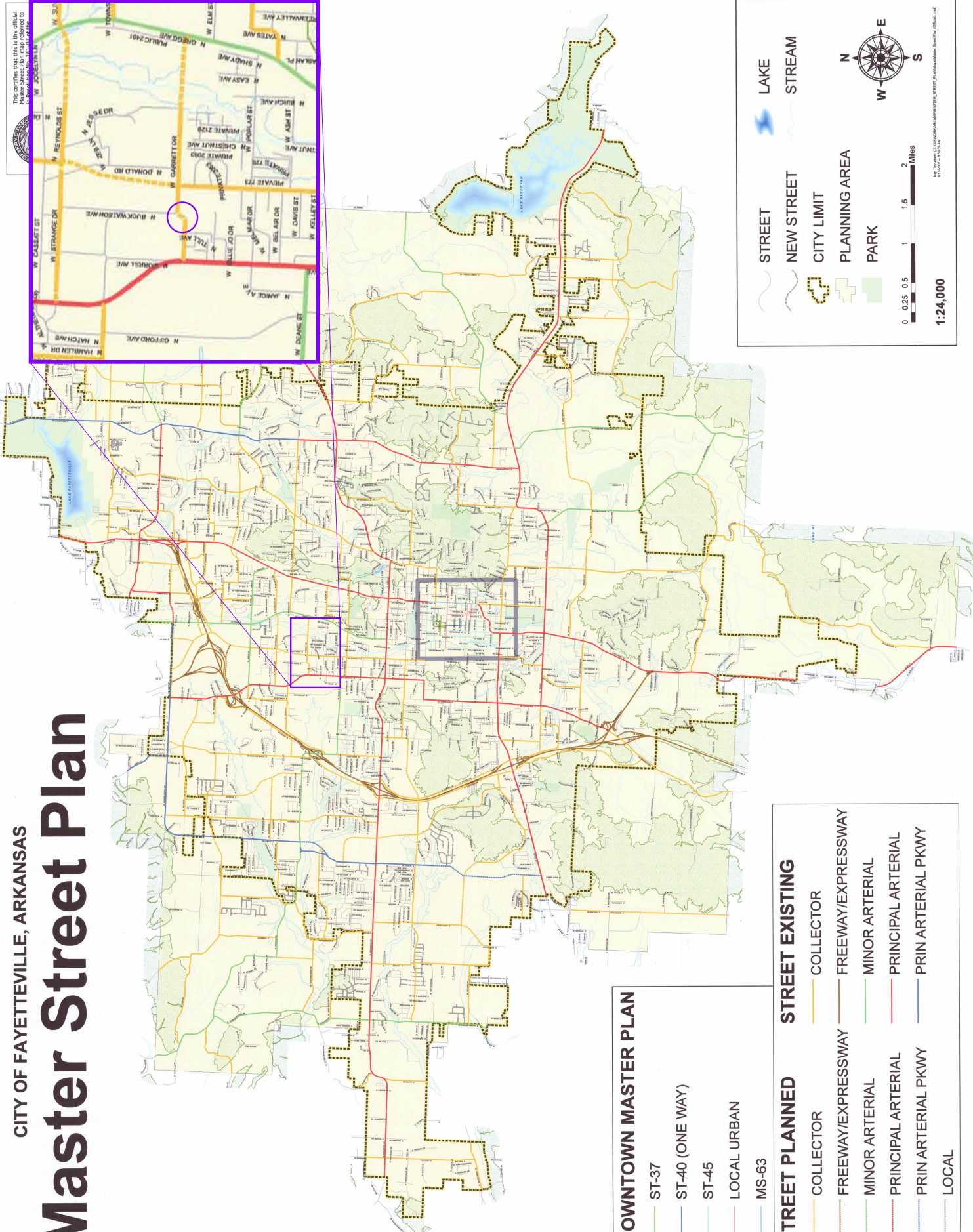


Figure 12.7 - Master Street Plan Map



Master Street Plan



DOWNTOWN MASTER PLAN

- ST-37
- ST-40 (ONE WAY)
- ST-45
- LOCAL URBAN
- MS-63

STREET PLANNED

- COLLECTOR
- FREEWAY/EXPRESSWAY
- MINOR ARTERIAL
- PRINCIPAL ARTERIAL
- PRIN ARTERIAL PKWY
- LOCAL

STREET EXISTING

- COLLECTOR
- FREEWAY/EXPRESSWAY
- MINOR ARTERIAL
- PRINCIPAL ARTERIAL
- PRIN ARTERIAL PKWY

STREET

NEW STREET

CITY LIMIT

PLANNING AREA

PARK

LAKE

STREAM

0 0.25 0.5 1 1.5 2 Miles

1:24,000

Planning Commission
October 13, 2025
ADM-2025-0040 (RAZORBACK HOUSING LLC)
Page 6 of 9



August 29, 2025
Planning Department
City of Fayetteville
125 W Mountain Street
Fayetteville, AR 72701

RE: Elm Street Apartments- Master Street Plan Amendment

On behalf of the applicant, I respectfully submit this request for an amendment to the City of Fayetteville's Future Master Street Plan (MSP) for Elm Street Apartments, Parcel ID 765-05140-000.

This request proposes deleting the Future Master Street Plan connection from Ernie Jacks Road to the University of Arkansas Agriculture Farm, as currently illustrated in the adopted Master Street Plan. This future connection is not feasible due to existing institutional and agricultural land uses and is also redundant, since Leverett Avenue is already designated to provide a future connection to the University's Agriculture Farm. With the proposed Elm Street Apartments development, connectivity will instead be achieved through Elm Street improvements, which will provide a new connection between Garland Avenue and Leverett Avenue, and ultimately to the Agriculture Farm.

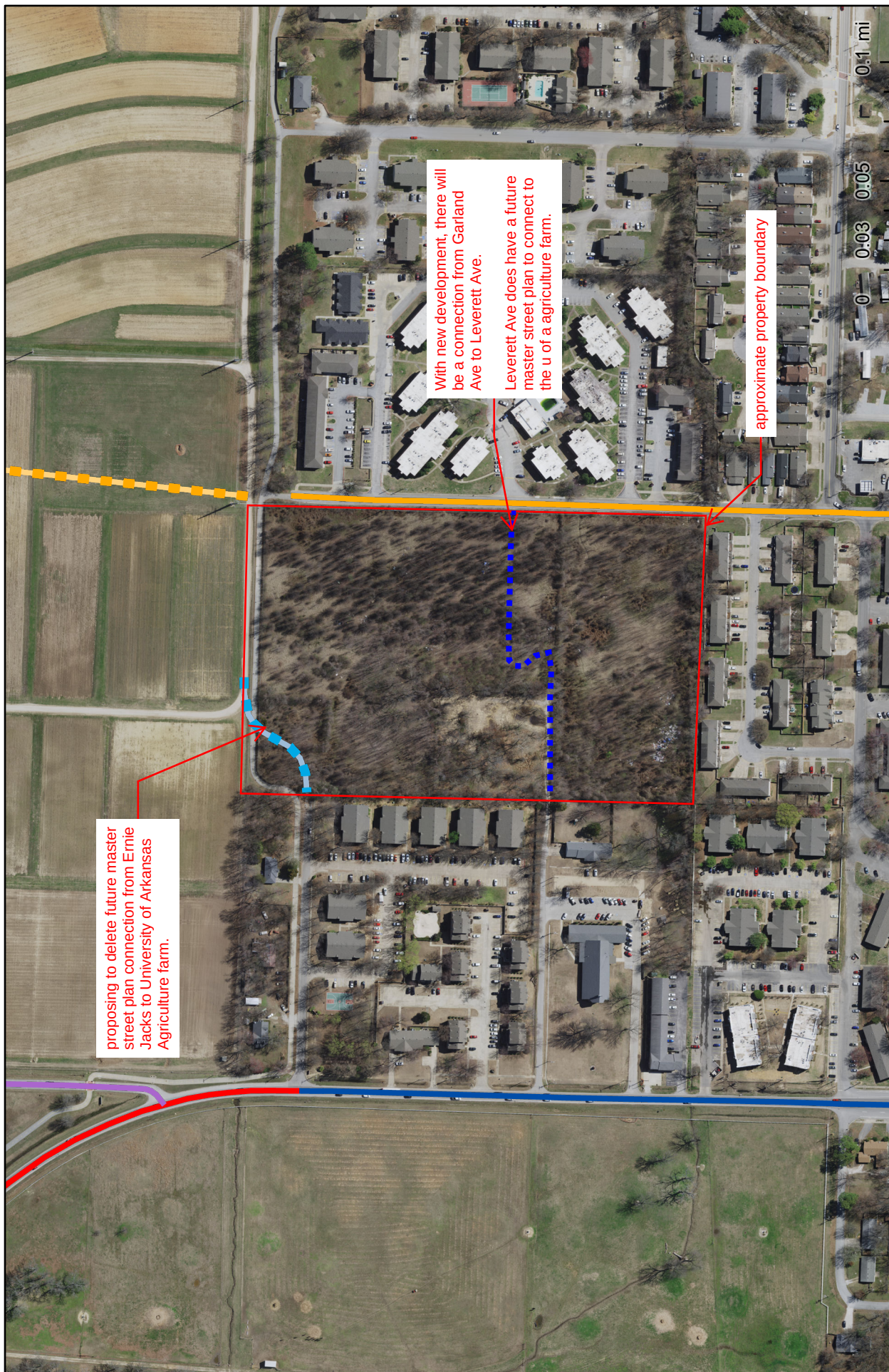
In accordance with Unified Development Code, Chapter 156 (Variances), the following criteria are addressed to demonstrate justification for this amendment:

- **Undue Hardship:** Requiring the connection from Ernie Jacks to the Agriculture Farm would create an undue hardship due to existing University property constraints, conflicts with established institutional and agricultural land uses, and duplication of connectivity already provided by Leverett Avenue.
- **Public Interest and Intent of Code:** The amendment continues to advance the purpose of the Master Street Plan by ensuring network connectivity, multimodal access, and orderly development patterns. The Garland-to-Leverett link satisfies the functional role of the deleted segment, ensuring no loss of access or circulation capacity.
- **Consistency with Surrounding Development:** The proposed change aligns with current and planned development patterns, ensuring compatibility with both residential uses and the University's institutional lands.

We appreciate your consideration of our request.

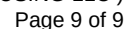
Sincerely,

Caroline Gardner, P.E.
Project Manager
Crafton Tull



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.

Exhibit
Fayetteville, AR





MEETING OF NOVEMBER 13, 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-2025-0047: Rezoning (2411 W. MEGAN DR./WEAVER, 402): Submitted by GUANGYU ZHU-WEAVER for property located at 2411 W. MEGAN DR in WARD 2. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.33 acres. The request is to rezone all the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 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 corner lot located in west Fayetteville at the intersection of W. Megan Drive and N. Porter Road, approximately 0.3 of a mile south of the City's Public Safety Campus. The property is zoned RSF-4, Residential Single-Family, 4 Units per Acre and is developed with one single-family dwelling which Washington County records indicate was built in 1995. The subject property is located in the Quail Ridge subdivision which was originally platted in 1988. It does not lie within any of the City's overlay districts.

Request: The request is to rezone the subject property from RSF-4, Residential Single-Family, 4 Units per Acre to RSF-8, Residential Single-Family, 8 Units per Acre.

Public Comment: Staff and the Planning Commission received public comment on this request, primarily in opposition. Members of the public had inquiries prior to the Planning Commission hearing, and six neighbors spoke in opposition, citing concerns with development in the area, the impact on the nearby water main, and the potential for an increase in traffic due to the density change.

Land Use Compatibility: Staff finds the proposed zoning of RSF-8, Residential Single-Family, 8 Units per Acre to be compatible with the surrounding mix of residential. All nearby properties located in this subdivision appear to adhere to the current lot width (70 feet) and setback standards of RSF-4. With the introduction of RSF-8 on the subject property, the neighborhood fabric would change, but not significantly. RSF-4 and RSF-8 have an identical use schedule, keeping with the dwelling character. There would be an increase to the maximum permitted density as RSF-8 has a reduced required lot width standards from 70 feet to 50 feet for single-family structures. Additionally, the minimum lot size would be reduced from 8,000 square feet to 5,000 square feet for single-family structures. The maximum percentage of lots that may be covered by a building would increase from 40% to 50% with no change in the permitted building height. As this is a corner lot with no

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

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rear property line, the side setbacks would remain the same at five feet; other setbacks would remain the same. Given recent development to the east, a rezoning to RSF-8 would allow for additional development that keeps with the single-family allowances and setbacks of the neighborhood to the west and north. Staff finds that the proposed rezoning is a modest increase in density and that this increase would not be out-of-character with the area.

Land Use Plan Analysis: Staff finds that a rezoning to RSF-8 for the subject property would be consistent with the City's adopted land use plans. City Plan 2040's Future Land Use Map designates the property as Residential Neighborhood. These areas are intended to support a wide variety of housing types in walkable urban neighborhoods. The by-right allowances of RSF-8 allow for housing with light commercial conditional uses. A rezoning to RSF-8 would align with City Plan 2040 goals 1 (infill), 3 (compact development), 6 (opportunities for attainable housing) while potentially placing an additional home within a ¼ mile distance of an existing school, as well as parks and trails. Additionally, the property has a moderate infill score of 7 which indicates that it is a suitable location for a slight increase of scale of development.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of 7 for this site. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 8, 2266 W. Deane St.)
- Near Water Main (6-inch main, W. Megan Drive; 4-inch main N. Porter Road)
- Near Sewer Main (6-inch main, W. Megan Drive; 6-inch main N. Porter Road)
- Near Public School (Asbell Elementary School)
- Near City Park (Friendship Park)
- Near Paved Trail (Porter Road and W. Lawson Shared Roadway)
- Near Razorback Bus Stop (Porter & Skyler; Porter & Lawson)

DISCUSSION:

At the October 27, 2025, Planning Commission meeting, a vote of 6-3-0 forwarded the request. Commissioner Werner made the motion with Commissioner Castin seconding. Commissioners Payne, Brink, and McGetrick were opposed. Commissioners against the rezoning noted concerns with access and curb cut separation onto Porter Road and how the applicant could instead develop an accessory dwelling unit (ADU) without rezoning the property to potentially build another single-family home. The applicant noted the compatibility of the requested zoning district to the area. Public comment is summarized above.

BUDGET/STAFF IMPACT:

ATTACHMENTS: 3. Staff Review Form, 4. Exhibit A, 5. Exhibit B, 6. Staff Report

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Fayetteville, AR 72701

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City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-2255

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2025-47 FOR APPROXIMATELY 0.33 ACRES LOCATED AT 2411 WEST MEGAN DRIVE IN WARD 2 FROM RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE TO RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 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 RSF-4, Residential Single-Family, 4 Units Per Acre to RSF-8, Residential Single-Family, 8 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

2025-2255

Item ID

11/18/2025

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

Jonathan Curth

10/31/2025

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN-2025-0047: Rezoning (2411 W. MEGAN DR./WEAVER, 402): Submitted by GUANGYU ZHU-WEAVER for property located at 2411 W. MEGAN DR in WARD 2. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.33 acres. The request is to rezone all the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

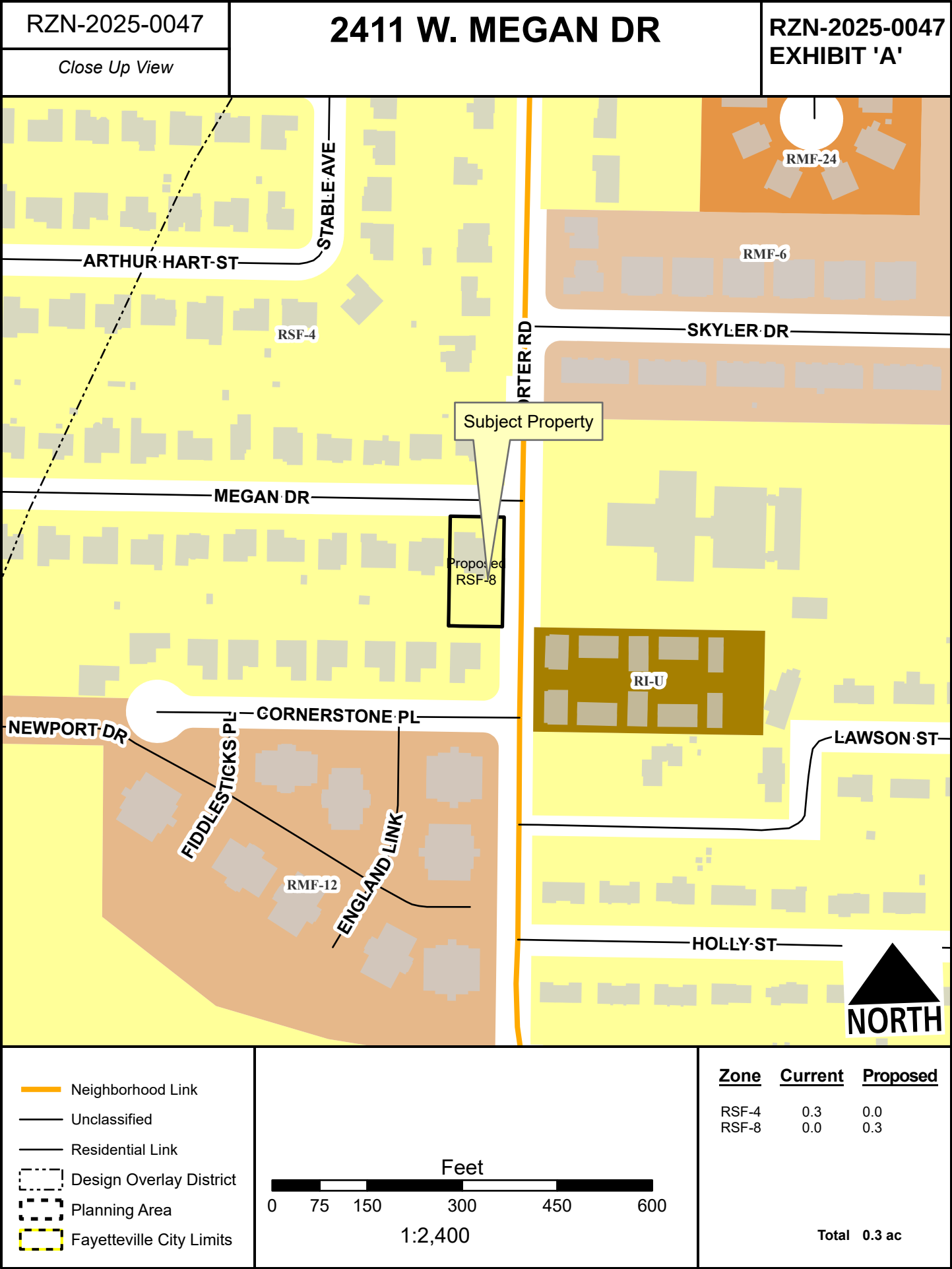
Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



Zone	Current	Proposed
RSF-4	0.3	0.0
RSF-8	0.0	0.3
Total		0.3 ac

2411

**411 W Megan Dr,
Fayetteville, AR 72703**

PROPERTY DESCRIPTION

LOT NUMBERED ONE (1) OF QUAIL RIDGE SUBDIVISION, A SUBDIVISION TO THE CITY OF FAYETTEVILLE, ARKANSAS, AS PER PLAT OF SAID SUBDIVISION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.



TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Wesley Frank, Planner

MEETING DATE: October 27, 2025 **Updated w/ meeting results**

SUBJECT: **RZN-2025-0047: Rezoning (2411 W. MEGAN DR./WEAVER, 402):**
Submitted by GUANGYU ZHU-WEAVER for property located at 2411 W. MEGAN DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.33 acres. The request is to rezone all the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE.

RECOMMENDATION:

Staff recommends forwarding **RZN-2025-0047** to the City Council with a recommendation of approval.

RECOMMENDED MOTION:

*"I move to forward **RZN-2025-0047** to the City Council with a recommendation of approval."*

BACKGROUND:

The subject property is a corner lot located in central Fayetteville at the intersection of W. Megan Drive and N. Porter Road, approximately 0.3 of a mile south of the City's Public Safety Campus. The property is zoned RSF-4, Residential Single-Family, 4 Units per Acre and is developed with one single-family dwelling which Washington County records indicate was built in 1995. The subject property is located in the Qual Ridge subdivision which was originally platted in 1988. It does not lie within any of the City's overlay districts. Surrounding land uses and zoning are depicted below in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
South	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
East	Church – Calvary Baptist Church & Multi-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre; RI-U, Residential Intermediate - Urban
West	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre

Request: The request is to rezone the subject property from RSF-4, Residential Single-Family, 4 Units per Acre to RSF-8, Residential Single-Family, 8 Units per Acre.

Public Comment: Staff has received some inquiries about this request and a comment in opposition for the rezoning citing issues with local development.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

- Streets:** The subject area has a road frontage along W. Megan Drive. W. Megan Drive is a fully improved Residential Link Street with asphalt paving, Sidewalk, Curb and Gutter. The subject area has a road frontage along North Porter Road. North Porter Road is a partially improved Residential Link Street with asphalt paving, open ditches and Sidewalk. Any street improvements required in these areas would be determined at the time of the development proposal.
- Water:** Public water is available to the subject area. An existing 6-inch water main is present along W. Megan Drive. An existing 4-inch water main is present along N. Porter Road.
- Sewer:** Sanitary sewer is available to the subject area. An existing 6-inch sewer main is present along W. Megan Drive. An existing 6-inch sewer main is present along N. Porter Road. There are known wet weather sewer capacity issues identified in the City's 2021 Sewer Master Plan that appear in the system approximately 600 linear feet downstream of this property.
- Drainage:** No portion of the property lies within the Hillside Hilltop Overlay District or FEMA floodplain. Additionally, no protected streams or hydric soils are present on the subject property. Any improvements or requirements for drainage will be determined at the time of development submittal.
- Fire:** Station 8, located at 2266 W. Deane St., protects this site. The property is located approximately 0.4 miles from the fire station with an anticipated drive time of approximately 1.0 minutes using existing streets. The anticipated response time would be approximately 3.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the City Limits, the Fayetteville Fire Department has a response time goal of 6 minutes for an engine and 8 minutes for a ladder truck.
- Police:** The Police Department did not comment on this request.
- Tree Preservation:** The proposed zoning district, RSF-8, Residential Single-Family, 8 Units per Acre, requires **20% minimum canopy preservation**. The current zoning district, 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. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods. This designation recognizes the existing conventional subdivision developments that may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of 7 for this site with a weighted score of 8. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 8, 2266 W. Deane St.)
- Near Water Main (6-inch main, W. Megan Drive; 4-inch main N. Porter Road)
- Near Sewer Main (6-inch main, W. Megan Drive; 6-inch main N. Porter Road)
- Near Public School (Asbell Elementary School)
- Near City Park (Friendship Park)
- Near Paved Trail (Porter Road and W. Lawson Shared Roadway)
- Near Razorback Bus Stop (Porter & Skyler; Porter & Lawson)

FINDINGS OF THE STAFF

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

Finding: ***Land Use Compatibility:*** Staff finds the proposed zoning of RSF-8, Residential Single-Family, 8 Units per Acre to be compatible with the surrounding mix of residential. All nearby properties located in this subdivision appear to adhere to the current lot width (70 feet) and setback standards of RSF-4. With the introduction of RSF-8 on the subject property, the neighborhood fabric would change, but not significantly. RSF-4 and RSF-8 have an identical use schedule, keeping with the dwelling character. There would be an increase to the maximum permitted density as RSF-8 has a reduced required lot width standards from 70 feet to 50 feet for single-family structures. Additionally, the minimum lot size would be reduced from 8,000 square feet to 5,000 square feet for single-family structures. The maximum percentage of lots that may be covered by a building would increase from 40% to 50% with no change in the permitted building height. As this is a corner lot with no rear property line, the side setbacks would remain the same at five feet; other setbacks would remain the same. A nearby property to the east across N. Porter Road has undergone development following up-zoning to allow for additional density. With this trend, a rezoning to RSF-8 would allow for additional development with lower requirements but while keeping with the single-family allowances and setbacks. Staff finds that the proposed rezoning is a modest increase in density and that this increase would not be out-of-character with the area.

Land Use Plan Analysis: Staff finds that a rezoning to RSF-8 for the subject property would be consistent with the City's adopted land use plans. City Plan 2040's Future Land Use Map designates the property as Residential Neighborhood. These areas are intended to support a wide variety of housing types in walkable urban neighborhoods. The by-right allowances of RSF-8 allow for housing with light commercial conditional uses. A rezoning to RSF-8 would align with City Plan 2040 goals 1 (infill), 3 (compact development), 6 (opportunities for attainable housing) while potentially placing an additional home within a ¼ mile distance of an existing school, as well as parks and trails. Additionally, the property has a moderate infill score of 7 which indicates that it is a suitable location for a slight increase of scale of development.

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

Finding: Staff finds that the proposed rezoning from RSF-4 to RSF-8 is justified. Rezoning to RSF-8 would allow for housing densities that are comparable to the existing development pattern in the area and which are consistent with the City's planning objectives and policies.

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

Finding: Staff finds that rezoning the property to RSF-8 has the potential to increase the traffic along W. Megan Drive and N. Porter Road. However, the size of the property and the modest scale of the increase density request will naturally limit the scale of any future development, thus capping that increase in traffic due to the rezoning.

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

Finding: Rezoning the property from RSF-4 to RSF-8 has the potential to increase population density, though it is not likely to undesirably increase the load on public services. The property has access to existing water and sanitary sewer infrastructure and is close to public services. Fayetteville Public Schools did not comment on this request.

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

Finding: N/A

RECOMMENDATION: Planning staff recommends forwarding RZN-2025-0047 to the City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:		Required	<u>YES</u>
Date: <u>October 27, 2025</u>	☐ Tabled	☒ Forwarded	☐ Denied
Motion: Werner			
Second: Castin			
Vote: 6-3-0 (Brink, Payne, and McGetrick dissented)			

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Unified Development Code
 - §161.07 District RSF-4, Residential Single-Family - Four (4) Units Per Acre
 - §161.09 District RSF-8, Residential Single-Family - Eight (8) Units Per Acre
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map
- Request Letter

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. 6710, §1, adopted November 21, 2023, determines that Ordinance 6427 (Sunset Clause) and Ord. No. 6625 (extending Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code Sections ordained or enacted by Ordinance 6427 shall automatically sunset, be repealed and become void on December 31, 2024, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section.

161.09 District RSF-8, Residential Single-Family - Eight (8) Units Per Acre

(A) *Purpose.* The RSF-8 Residential District is designed to bring historic platted development into conformity and to allow for the development of new single family residential areas with similar lot size, density, and land use as the historical neighborhoods in the downtown area.

(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.*

	By Right
Single-family dwelling units per acre	8 or less

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Single-family	50 feet
Two (2) family	50 feet
Townhouse, no more than two (2) attached	25 feet

(2) *Lot Area Minimum.*

Single-family	5,000 square feet
Two-family	5,000 square feet

(3) *Land Area Per Dwelling Unit.*

Single-family	5,000 square feet
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Two-family	5,000 square feet
Townhouse, no more than two (2) attached	2,500 square feet

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	5 feet

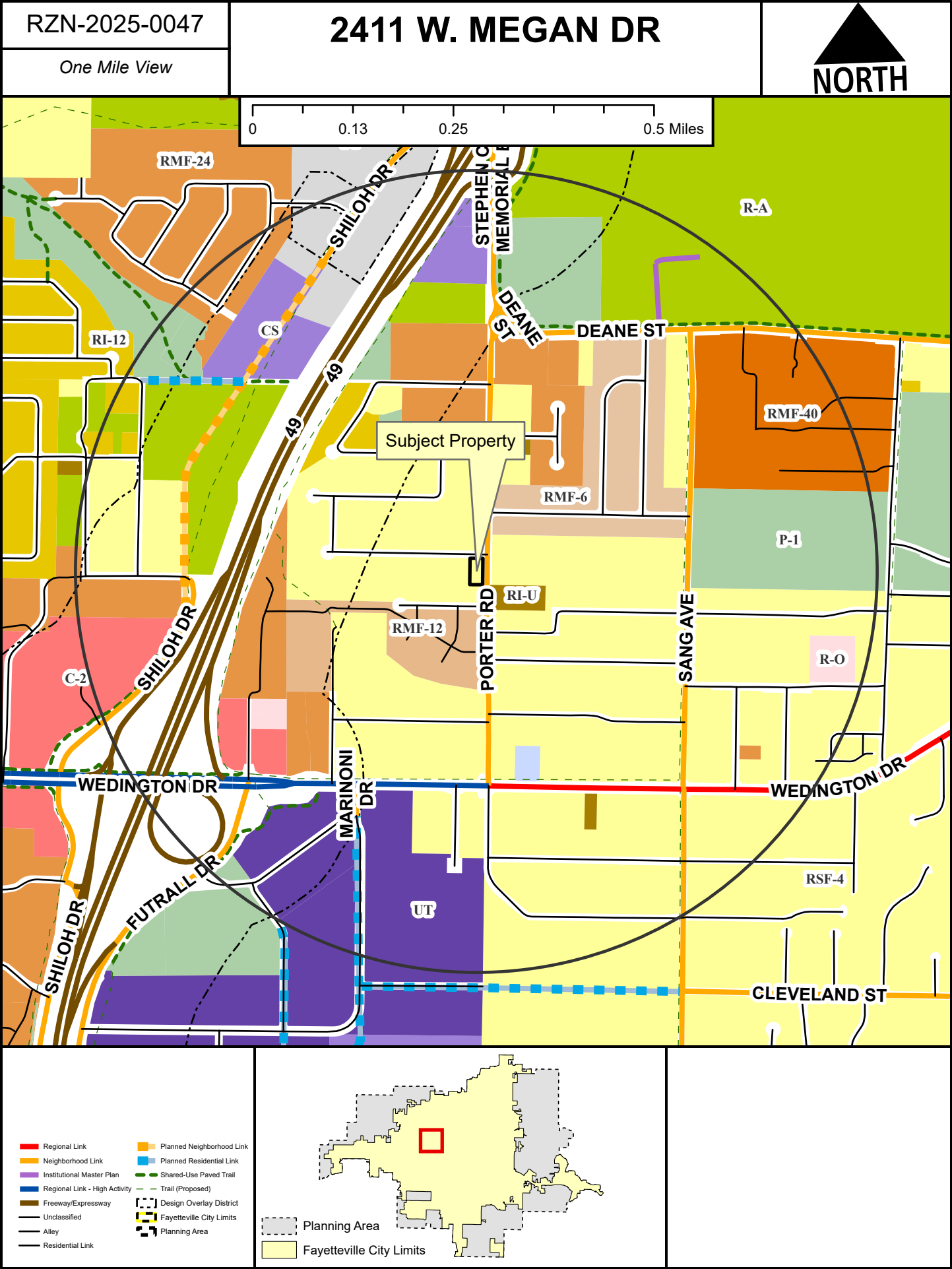
(F) *Height Regulations.*

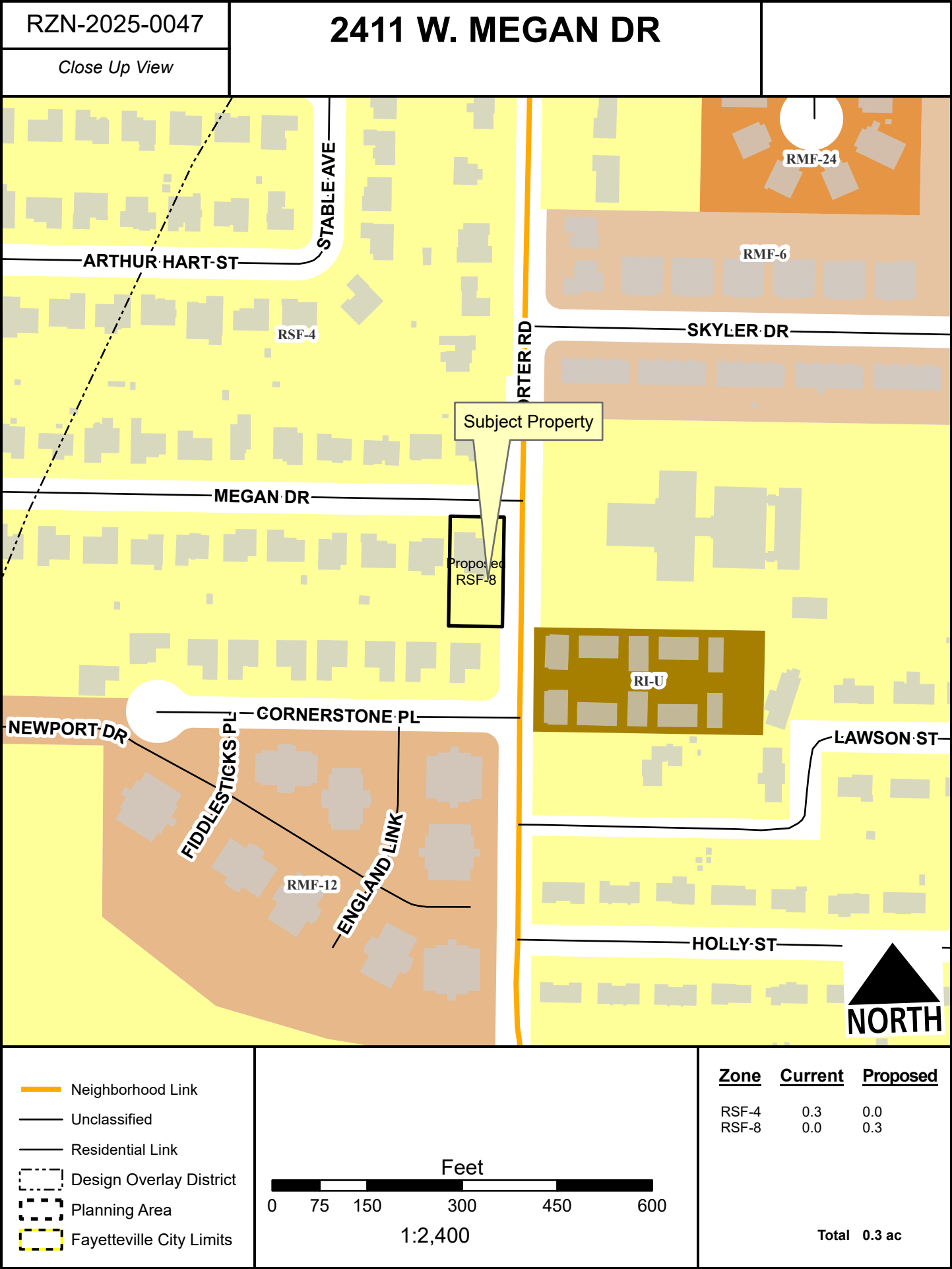
Building Height Maximum	3 stories
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- (G) *Building Area.* The area occupied by all buildings shall not exceed 50% of the total lot area, except when a detached garage exists or is proposed; then the area occupied by all buildings shall not exceed 60% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

(Ord. No. 4783, 10-18-05; 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.





Zone Current Proposed

RSF-4 0.3 0.0
RSF-8 0.0 0.3

Total 0.3 ac

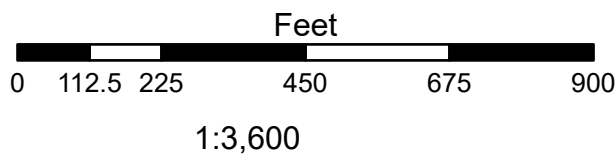
RZN-2025-0047

2411 W. MEGAN DR

Current Land Use



- Neighborhood Link
- Freeway/Expressway
- Unclassified
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits
- Design Overlay District



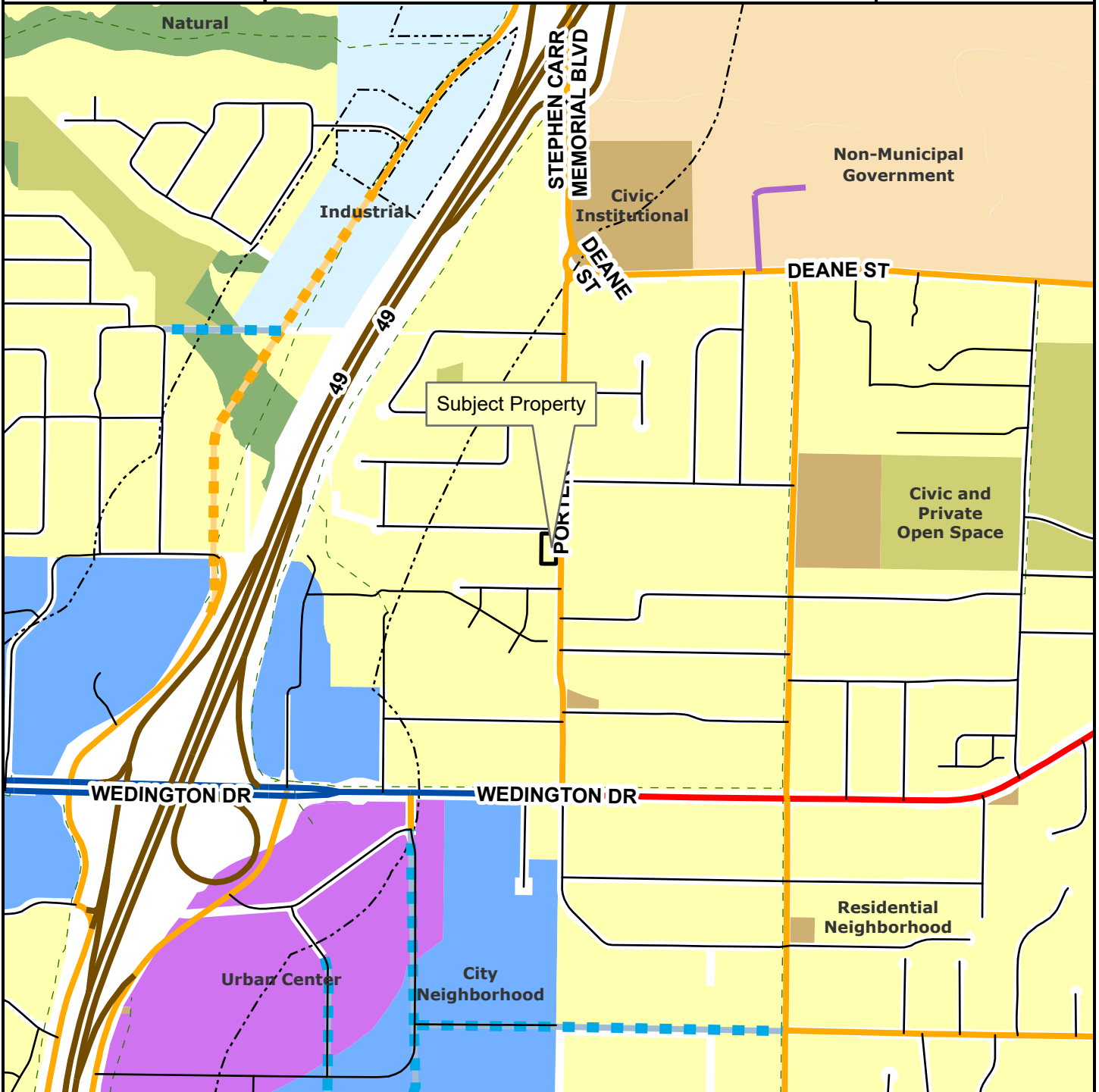
FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

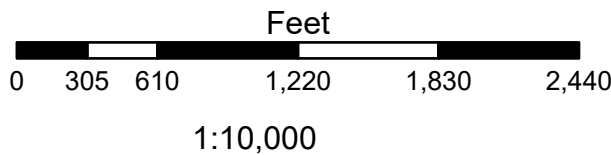
RZN-2025-0047

2411 W. MEGAN DR

Future Land Use



- Regional Link
- Neighborhood Link
- Institutional Master Plan
- Regional Link - High Activity
- Freeway/Expressway
- Unclassified
- Alley
- Residential Link
- Planned Neighborhood Link
- Planned Residential Link
- Planning Area
- Fayetteville City Limits
- Trail (Proposed)
- Design Overlay District



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

2411 W Megan Dr
Fayetteville, AR 72703

Subject: Rezoning Request for 2411 W Megan Dr – From RSF-4 to RSF-8

Dear Commissioners,

I respectfully request the rezoning of **2411 W Megan Dr, Fayetteville, AR 72703**, from RSF-4 (Residential Single-Family, 4 units/acre) to RSF-8 (Residential Single-Family - Eight (8) Units Per Acre). This rezoning supports the City's housing, transportation, and sustainability goals while aligning with City Plan 2040.

Key Reasons for Rezoning

Established Precedent

The subject property is located directly across from an RI-U zoning district (frontage along Porter Rd). In addition, RMF-12 zoning lies immediately southwest, and RMF-6 zoning lies just north along Skyler Dr. These nearby districts demonstrate a consistent development pattern that supports higher-density urban housing along Porter Road.

Appropriate Frontage & Access

The property has frontage with direct access to Porter Road, a designated collector street designed for higher-capacity, multimodal urban development.

Transportation & Compatibility

Porter Road is classified as a Neighborhood Link Street, intended to connect neighborhoods with arterials, support bicycle/pedestrian facilities, and accommodate urban-scaled housing. RSF-8 zoning is consistent with this classification and promotes walkable, connected neighborhoods.

Alignment with City Plan 2040

The request advances City Plan 2040's guiding principles by encouraging infill, supporting walkability, making efficient use of existing infrastructure, and reducing sprawl.

No Adverse Impacts

Infrastructure is in place, access is directly from collector street, and the building scale permitted under RSF-8 is compatible with nearby developments.

Housing Needs

Rezoning contributes to Fayetteville's housing diversity and affordability goals by enabling centrally located, attainable housing options in a growing corridor.

Conclusion

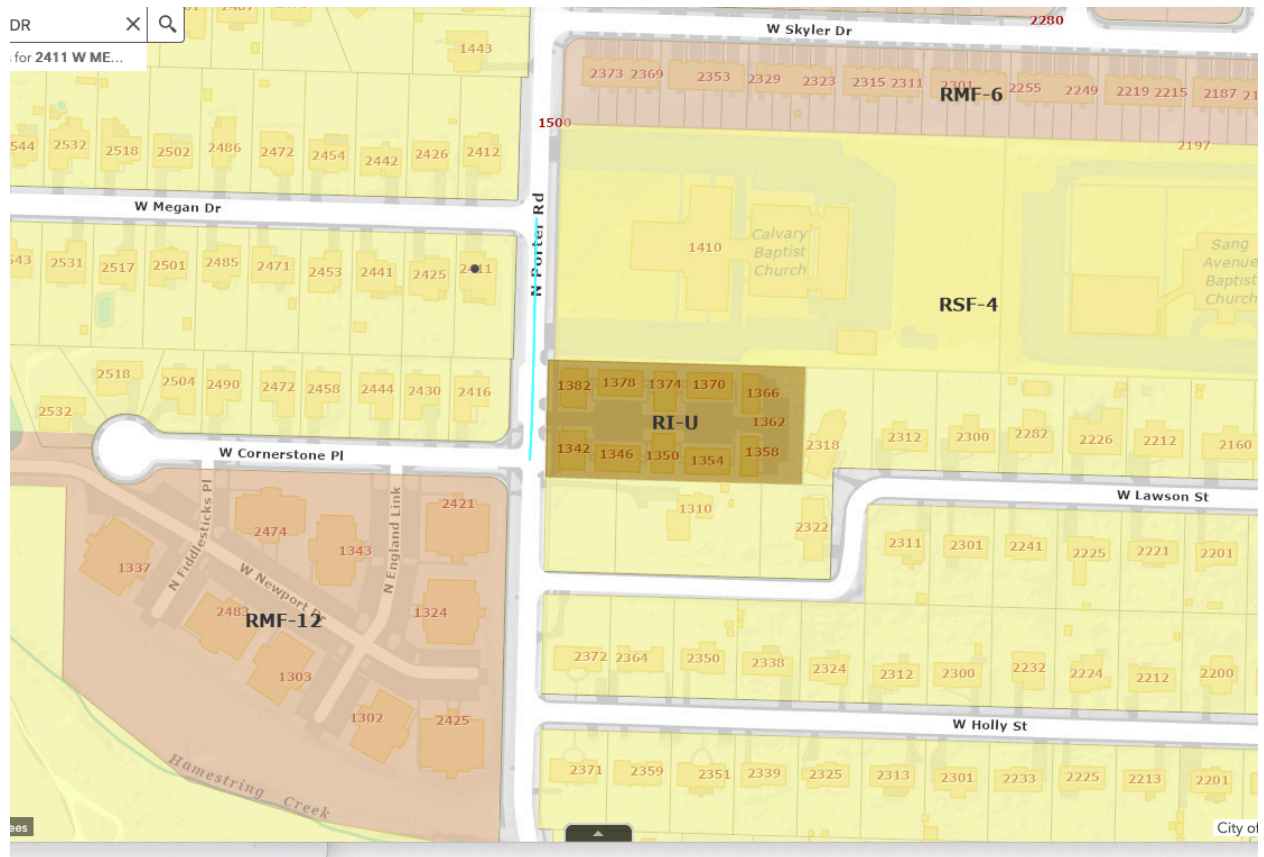
The proposed rezoning is consistent with adopted policy, corridor planning efforts, and nearby precedent. It introduces no adverse impacts, strengthens housing supply, and provides a compatible transition that supports Fayetteville's long-term growth vision.

I respectfully urge the Planning Commission to approve this request. Please let me know if any additional information or exhibits are needed.

Thank you for your time and consideration.

Sincerely,

Guangyu Zhu-Weaver





MEETING OF NOVEMBER 13, 2025

TO: Mayor Rawn and City Council
THRU: Steven Dotson, Chief Financial Officer
FROM: Kevin Springer, Budget Director
SUBJECT: **2026 Annual Budget and Work Program**

RECOMMENDATION:

Staff recommends adoption of the 2026 Annual Budget and Work Program

BACKGROUND:

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

DISCUSSION:

The Proposed 2026 Annual Budget and Work Program will be distributed to City Council on Friday, October 31, 2025. Listed below is a schedule of hearing dates for the Proposed 2026 Annual Budget and Work Program.

Date	Budget Meeting / Location
Thursday, November 6, 2025 - 4:30pm	Budget Discussion Meeting, Room 101 / Zoom
Thursday, November 13, 2025 - 4:30pm	City Council Agenda Session, Room 219 / Zoom
Tuesday, November 18, 2025 - 5:30pm	City Council Meeting, Room 219 / Zoom
<i>*Additional meetings to be scheduled if needed.</i>	

BUDGET/STAFF IMPACT:

ATTACHMENTS: 3. Staff Review Form, 4. 2026 Proposed Annual Budget Work Program



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-2195

A RESOLUTION TO ADOPT THE 2026 ANNUAL BUDGET AND WORK PROGRAM

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby adopts the 2026 Annual Budget and Work Program. A copy of the Budget is attached to this Resolution and made a part hereof.

City of Fayetteville Staff Review Form

2025-2195

Item ID

11/18/2025

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

Kevin Springer

10/28/2025

BUDGET & INFORMATION MGMT (133)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

A RESOLUTION TO ADOPT THE 2026 ANNUAL BUDGET AND WORK PROGRAM

Budget Impact:

Citywide

Citywide

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

Previous Ordinance or Resolution # 300-24

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

**2026
Proposed
Annual Budget
& Work Program**



CITY OF
FAYETTEVILLE
ARKANSAS

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City of Fayetteville, Arkansas

2026 Annual Budget and Work Program

City Council and Other Elected Officials

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

Submitted by

Molly Rawn	Mayor
Keith Macedo	Chief of Staff
Steven Dotson	Chief Financial Officer
Michael Reynolds	Police Chief
Brad Hardin	Fire Chief

Prepared by

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



CITY OF
FAYETTEVILLE
ARKANSAS

VISION STATEMENT

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

City of Fayetteville, Arkansas
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November 18, 2025

Members of the City Council and Citizens of Fayetteville:

I am pleased to present the Fiscal Year 2026 Annual Budget and Work Program for the City of Fayetteville. Prepared in accordance with City and state requirements, this budget represents careful, deliberate choices when balancing today's needs with tomorrow's opportunities.

The City's budget should always reflect our shared priorities and values. This is our opportunity to express our commitment to stewardship, transparency, and equity in how we invest in the community's future.

Each decision represented in this budget is guided by the principles outlined in the Fayetteville Vision 2050 Strategic Plan, which states goals to build a city that is sustainable, safe, and connected; one that provides opportunity for every resident and strengthens our sense of place. Departments across the City have aligned their goals and work plans to advance these principles, ensuring that every dollar serves Fayetteville's long-term well-being.

In the 2026 Proposed Budget the City's General Fund is balanced with projected expenditures matching projected revenues. Achieving this was no small task, given last year's deficit of \$3 million.

The process of developing this year's budget brought departments together to take a citywide view. By aligning priorities, identifying shared opportunities, and ensuring that new ideas are considered alongside ongoing needs, your City leadership has cemented a strong, strategic path forward. This more coordinated and intentional approach ensures each investment is considered in the context of our shared priorities for Fayetteville's future.

The 2026 budget continues investments in infrastructure, public safety, environmental stewardship, and community service and enrichment. These are core values that keep Fayetteville vibrant and livable. It also prioritizes our citywide workforce, recognizing that the people who serve our residents every day are central to our success.

I want to thank the City Council, Chief Financial Officer Steven Dotson, Budget Director Kevin Springer, Chief of Staff Keith Macedo, and every member of our City staff for their work in developing this budget. Their dedication to excellence and public service makes it possible for us to plan confidently and continue delivering for our residents.

Respectfully submitted,

A handwritten signature in blue ink that reads "Molly Rawns". The signature is fluid and cursive, with a long, sweeping underline.

Molly Rawns
Mayor, City of Fayetteville



November 18, 2025

Mayor Molly Rawn, Members of the City Council and Citizens of Fayetteville:

The budget being presented is the 2026 operating budget. It does not include re-budgets that represent programs approved and appropriated in prior years which, as of the end of fiscal 2025, remain uncompleted. Re-budgets also include amounts generated by previous bond issues in the Capital Project Funds which remain unspent as of December 31, 2025. Total re-budgets could be up to \$200,000,000. These re-budgets will be presented for addition to the 2026 operating budget early in the first quarter of 2026.

The economy in Fayetteville continues to face challenges from inflationary pressures and supply chain disruptions. Despite these headwinds, the City has maintained strong financial performance. General Fund revenues for 2025 are estimated to exceed 2024 actuals, driven by increases in sales tax collections, property taxes, franchise fees, and building permits.

Sales tax revenues for 2026 are forecasted to increase by approximately 3% over 2025 estimated levels. Property tax revenues are also expected to rise, with 2026 property taxes projected at \$6.4 million, up from \$6 million in 2025. Franchise fees show mixed trends, with some utilities projecting modest declines while others, such as Ozarks Electric and Water & Sewer, are expected to increase.

Building permits and planning fees have seen significant growth in 2025, and this trend is expected to continue into 2026, reflecting the fee increase adopted in 2025 and ongoing residential and commercial development. Alcohol taxes and licenses are projected to have a slight increase in 2026, and court fines and fees are projected to be flat compared to 2025 estimates.

Parking revenues continue to increase year over year, and HMR tax collections are projected to grow by 2% in 2026. Water and Sewer and Recycling and Trash revenues have continued to grow in 2025 and are expected to increase further in 2026.

The 2026 General Fund budget represents a net expenditure increase of approximately \$3.6 million from the 2025 adopted budget. The majority of this increase is attributed to personnel expenses, including salaries, health insurance, and pension contributions.

We remain committed to fiscal responsibility while ensuring that essential services are maintained and strategic investments are made to support the City's growth and resilience.

2026 ANNUAL BUDGET & WORK PROGRAM EXECUTIVE SUMMARY

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

Governmental funds are budgeted on a modified accrual basis.

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

Summary of Fund Expenditures by Category (In Dollars)

Category	Adopted 2025	Proposed 2026	Change In Dollars	2026 % of Total Budget
Personnel Services	\$ 90,554,018	\$ 95,789,363	\$ 5,235,345	34.9%
Services & Charges	35,191,977	37,714,037	2,522,060	13.8%
Purchased Water	16,096,900	18,422,000	2,325,100	6.7%
WWTP Operations	14,110,846	14,194,612	83,766	5.2%
Internal Charges	10,741,191	11,504,064	762,873	4.2%
Materials & Supplies	8,840,607	10,496,485	1,655,878	3.8%
Fuel	8,059,595	7,986,862	(72,733)	2.9%
Maintenance	7,034,460	7,327,937	293,477	2.7%
Total Operating Expenses	<u>190,629,594</u>	<u>203,435,360</u>	<u>12,805,766</u>	<u>74.2%</u>
Debt Service	38,021,096	39,633,100	1,612,004	14.5%
Capital	21,535,659	27,904,659	6,369,000	10.2%
Transfers Out	4,129,651	2,889,881	(1,239,770)	1.1%
Total Expenses	<u>\$ 254,316,000</u>	<u>\$ 273,863,000</u>	<u>\$ 19,547,000</u>	<u>100.0%</u>

The 2026 Budget is \$273,863,000. This is an increase of 7.7% when compared to 2025, or approximately \$19.5 million. The largest component of this increase is \$5.2 million in Personnel Services, which is due to salary increases given in 2025 and new personnel added in 2025 and 2026.

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

Fund Totals as Percent of Total Operating Budget

Funding Source	Adopted 2025		Proposed 2026		Difference
	Budget	% of Total	Budget	% of Total	
General	\$ 77,360,000	30.4%	\$ 80,989,000	29.7%	\$ 3,629,000
Water & Sewer	61,778,000	24.3%	69,396,000	25.3%	7,618,000
Sales Tax Bond	33,077,000	13.0%	34,575,000	12.6%	1,498,000
Recycling & Trash Collections	18,728,000	7.4%	19,669,000	7.2%	941,000
Sales Tax Capital Improvements	14,237,000	5.6%	14,581,000	5.3%	344,000
Shop	12,807,000	5.0%	14,510,000	5.3%	1,703,000
Street	11,862,000	4.7%	11,380,000	4.2%	(482,000)
Parks Development	5,557,000	2.2%	6,022,000	2.2%	465,000
Airport	5,763,000	2.3%	5,775,000	2.1%	12,000
Stormwater	0	0.0%	3,239,000	1.2%	3,239,000
Library Bonds 2017	2,887,000	1.1%	3,000,000	1.1%	113,000
Parking	2,333,000	0.9%	2,709,000	1.0%	376,000
Community Development Block Grant	1,493,000	0.6%	1,538,000	0.6%	45,000
Police Pension	1,470,000	0.6%	1,470,000	0.5%	0
Fire Pension Special	1,462,000	0.6%	1,462,000	0.5%	0
Drug Law Enforcement	837,000	0.3%	870,000	0.3%	33,000
Impact Fee	922,000	0.4%	865,000	0.3%	(57,000)
HMR Tax Bonds 2014	706,000	0.3%	706,000	0.3%	0
TIF Bond	606,000	0.2%	620,000	0.2%	14,000
Parking Deck Bonds	381,000	0.1%	384,000	0.1%	3,000
Replacement & Disaster Recovery	38,000	0.0%	41,000	0.0%	3,000
Residential District Parking	12,000	0.0%	62,000	0.0%	50,000
	<u>\$ 254,316,000</u>	<u>100.0%</u>	<u>\$ 273,863,000</u>	<u>100.0%</u>	<u>\$ 19,547,000</u>

An examination of the overall budget indicates that the General Fund is the largest fund being 29.7% of the total. The Water & Sewer Fund is second at 25.3% of the total. The combination of these funds is 55% of the total budget. The Sales Tax Bond Fund (budget to repay outstanding bonds) is 12.6% of the budget. Thus, the three largest funds represent over two-thirds of the total operating budget for the City.

An important part of this budget document is the City's Financial Policies, which are incorporated as a part of the budget. These policies include the following:

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

Overview of City's Major Funds:

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

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

General Fund Revenue:

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

- County Sales Tax is projected to increase at a rate of 3% over 2025 estimates.
- City Sales Tax is projected to increase at a rate of 3% over 2025 estimates.
- Property Taxes are projected to increase 6% over 2025 estimates based on current assessed valuation forecasted.
- Franchise Fees are projected to increase 1.8% over 2025 estimates.
- The All Other Revenues category is projected to decrease 25.8% compared to 2025 estimated collections. This is primarily because grant revenue is not budgeted until the grant is awarded, which typically occurs mid-year.
- The revenue split for City Sales Tax remains at approximately 60% to General Fund operations and 40% to the Sales Tax Capital Fund.

Based on these revenue assumptions, the major revenue sources for the General Fund in 2026 are projected to be as follows:

City's Share of County Sales Tax	\$27.78	million
City Sales Tax	20.86	million
Franchise Fees	7.50	million
Property Tax Millage	6.41	million
Licenses & Permits	4.64	million
Charges for Services	4.36	million
Intergovernmental Income	4.16	million
Alcoholic Beverage Taxes	1.40	million
Fines & Forfeitures	1.30	million
Investment Earnings	1.22	million
Transfer from Sales Tax Capital Fund	0.87	million
Other	0.49	million
Total	<u>\$80.99</u>	<u>million</u>

General Fund Expenditures:

The General Fund will increase by \$3.6 million in 2026, which is primarily due to salary, pension and insurance increases. Potential salary increases have been estimated and included in salary contingencies and will be reassessed in the second half of fiscal 2026 following the completion of a new compensation study. The administration is proposing the addition of 2.70 full-time equivalent (FTE) positions and the elimination of 1.90 FTEs, resulting in a net increase of 0.80 FTEs within this fund for 2026.

The significant changes in General Fund are as follows:

2025 General Fund Budget - Adopted	\$ 77,360,000
Additions:	
Personnel & Personnel Benefits	3,140,641
Community Partners	228,948
Services & Charges	124,961
Motorpool	130,393
Professional/Contract Services	122,064
Utilities & Telephone	113,698
Software Maintenance/Lease	109,296
Election	30,000
Equipment Maintenance/Fixed Assets	22,011
Building & Grounds Maintenance	6,897
Travel & Training	2,663
	<u>4,031,572</u>
Reductions:	
Insurance - Vehicles & Property	(7,364)
Materials & Supplies	(36,070)
Uniforms/Personal Equipment	(36,868)
Transfers	(144,270)
Fayetteville Public Library - 2025 one-time expense	(178,000)
	<u>(402,572)</u>
2026 General Fund Budget - Proposed	\$ 80,989,000

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

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

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

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

The **Parks Development Fund** accounts for the revenue and expenditures of the Parks HMR tax approved by the voters in 1995 as modified by the 2010 referendum.

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

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

The **Water & Sewer Fund** accounts for the revenue sources as well as the operation and maintenance expenses of the City's water and sewer system. This includes water purchases from Beaver Water District, all water and sewer functions, the operation of the wastewater treatment plants, meter and backflow operations, and utilities financial services.

The **Recycling & Trash Collection Fund** is responsible for the operation of the City's solid waste collection and disposal, recycling program, and composting program. Revenues for the fund are obtained from fees levied for trash collection, recycling revenue, and container sales or leases. Recycled items also generate revenue for the system.

The **Airport Fund** provides for the operation and maintenance of the City's municipal airport. The Airport Fund's revenue is generated from fuel sales and rents and leases. Major capital improvements have traditionally been funded by state and federal grant programs.

The **Shop Fund** is an internal service fund that provides for the acquisition, maintenance, and replacement of equipment and vehicles utilized by the City's operating divisions. The Shop Fund's source of revenue is from charges to other City operating funds based on usage and replacement needs.

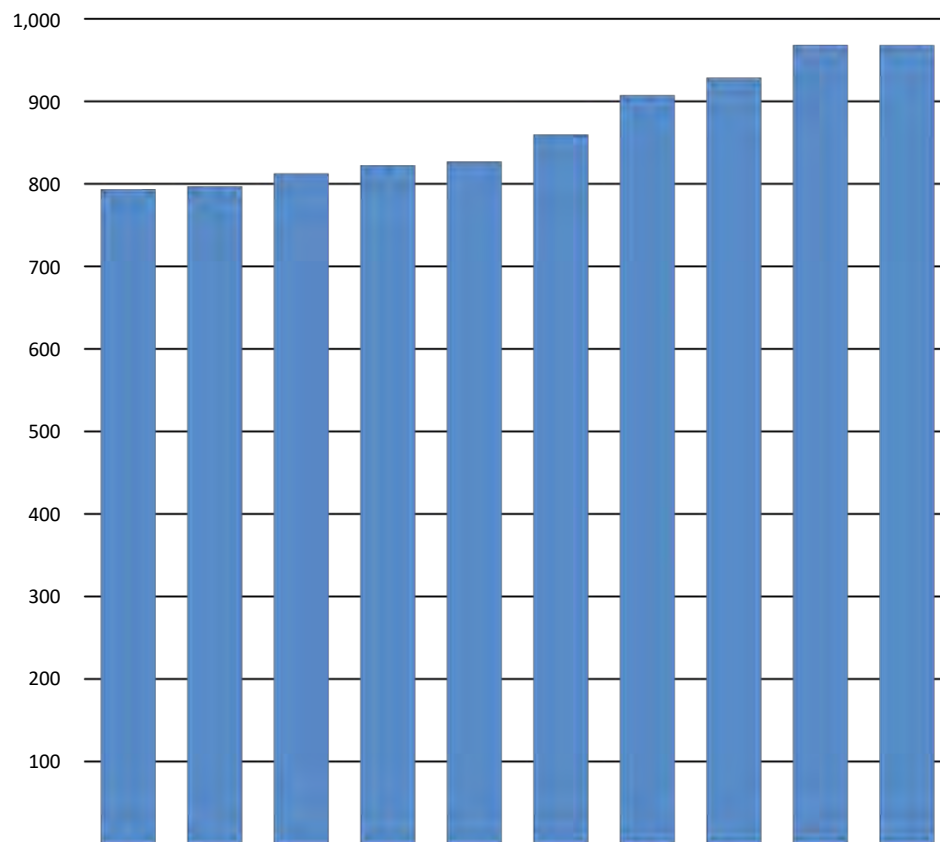
2026 Capital Budget

This plan contains a total of \$38,609,000 for capital projects and capital related expenditures in 2026. A detailed listing of the projects planned for 2026 is included under the Capital and Debt section.

Position Control

During the 2025 fiscal year, 18.0 FTEs were added. For the 2026 budget, 2.70 FTEs are being added, while 2.90 FTEs are being inactivated, for a total decrease of 0.20 FTEs.

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



Fund	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Change Prior Year
General	486.40	489.50	495.25	498.25	501.25	524.55	568.25	579.45	594.05	594.65	0.60
Street	69.50	69.50	69.50	70.50	70.50	73.50	73.50	73.50	78.50	77.00	(1.50)
Parking	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	-
Community Development	6.60	6.85	6.85	6.85	6.85	6.85	6.85	6.85	6.85	6.55	(0.30)
Safe Streets and Roads Grant	-	-	-	-	-	-	-	-	2.00	2.00	-
Parks Development	31.40	31.55	31.40	32.40	34.40	36.40	37.40	40.90	40.90	40.90	-
Drug Law Enforcement	5.00	5.00	5.00	3.00	3.00	3.00	3.00	4.00	4.00	4.00	-
Water & Sewer	94.50	94.50	98.50	103.50	103.00	105.00	107.00	109.00	118.00	118.00	-
Stormwater Management	-	-	-	-	-	-	-	-	7.00	8.00	1.00
Recycling & Trash Collection	59.00	59.00	64.00	66.00	66.00	67.00	68.00	69.50	70.50	70.50	-
Airport	11.60	11.60	11.60	11.60	11.60	13.00	13.00	13.00	14.00	14.00	-
Shop	18.50	18.50	19.50	19.50	19.50	19.50	19.50	21.50	21.50	21.50	-
Total	793.50	797.00	812.60	822.60	827.10	859.80	907.50	928.70	968.30	968.10	(0.20)
Change from Prior Year	13.95	3.50	15.60	10.00	4.50	32.70	47.70	21.20	39.60	(0.20)	

CLOSING

The appropriations requested in this budget are the result of a collaborative effort among all City Division Heads, Department Directors, and City Budget Staff members. It is built on the policies, goals, and objectives outlined by the Mayor and City Council. It represents the financial and operational plan for the City of Fayetteville for 2026. The appropriations contained in this budget will provide for quality municipal services that meet the needs of the Citizens of Fayetteville and it is, hereby, submitted by the Mayor to the City Council for consideration and adoption.

Respectfully submitted,



Steven Dotson
Chief Financial Officer

Respectfully submitted,



Kevin Springer
Budget Director



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**City of Fayetteville
Arkansas**

For the Fiscal Year Beginning

January 01, 2025

Christopher P. Morrell

Executive Director



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

Resolution: xxx-25

File Number: 2025-2195

PROPOSED 2026 ANNUAL BUDGET & WORK PROGRAM (RESOLUTION):

A RESOLUTION TO ADOPT THE 2026 ANNUAL BUDGET AND WORK PROGRAM

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby adopts the 2026 Annual Budget and Work Program. A copy of the Budget is attached to this Resolution and made a part hereof.

PASSED and APPROVED on

Approved:

Attest:

Molly Rawn, Mayor

Kara Paxton, City Clerk Treasurer

FAYETTEVILLE, ARKANSAS



Photo: NBWLA/Nick Hubbard

Located in one of the fastest growing regions in the country, the City of Fayetteville is focused on progress, innovation and quality of life. Fayetteville is home to over 100,000 people and the second largest city in Arkansas.

A median age of 27.6 reflects Fayetteville's balance of youthful energy and long-time residents invested in our future.

These factors shape our city's growth potential, service demands and revenue base, informing annual priorities in this budget.



**CITY OF
FAYETTEVILLE
ARKANSAS**

Awards and Recognition

- No. 20, Best Medium-Sized Cities to Live, *U.S. News & World Report*, 2025-26
- 3rd in U.S., Most Bike-friendly Businesses, League of American Bicyclists, 2025
- Lower Ramble, Architizer A+Awards: Popular Choice, 2025
- Tree City USA (30 years in a row), Arbor Day Foundation, 2024
- Volunteer Community of the Year, Engage Arkansas, 2024
- 10 Best Bike Towns in America, *Outside Magazine*, 2024
- UCI Bike City (1st U.S. city to receive this designation), Union Cycliste Internationale, 2023



The University of Arkansas

Established in 1871, the University of Arkansas at Fayetteville is the flagship campus of the University of Arkansas system. With **over 34,000 students** enrolled, the university attracts a diverse student population.

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



CENTRAL U.S. LOCATION IN A DYNAMIC BUSINESS REGION

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

#20: BEST MEDIUM-SIZED CITIES TO LIVE IN THE U.S.



U.S. News and World Report, 2025



60+ PARKS

FEATURING MORE THAN 4,300 ACRES OF PARK LAND AND LAKES, & MORE THAN 115 MILES OF PAVED AND NATURAL-SURFACE TRAILS



49.5%

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

\$77,695

MSA MEDIAN
HOUSEHOLD INCOME



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

City of Fayetteville

Community Overview and Statistics

HISTORY

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

LOCATION

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

POPULATION / SIZE

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

REGIONAL MSA STATISTICS

- Population: 605,615 (2024)³
- Average Annual Unemployment Rate (Washington County): 2.4% (December 2024)⁴
- Average annual wages: \$56,540 (2023)⁵
- Median Household income: \$77,695 (2023)⁵
- Poverty Rate: 10.4% (2023)⁵
- Business Establishments: 15,654 (2023)⁵

ECONOMIC OVERVIEW AND QUALITY OF LIFE

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

PARKS, NATURAL RESOURCES AND CULTURAL AFFAIRS

- There are 78 Park properties maintained and 4,308 acres of park land and lakes.
- 121 miles of trails (numbers are rounded):
 - Hard-surface trails – 61 miles
 - Natural trails – 60 miles
- The Lower Ramble won the Popular Choice Award in the 2025 Architizer A+Awards. The Lower Ramble, designed by Nelson Byrd Woltz Landscape Architects, received more votes than six other international entries in the Architecture + Landscape category.

City of Fayetteville

Community Overview and Statistics

INFRASTRUCTURE, TRANSPORTATION, and GROWTH

- Fayetteville is conveniently located for travel north and south by Interstate 49, which connects to Interstate 40 in Fort Smith to the south and Highway 412 to the north, which connects to Interstate 44 in Joplin. Both Interstate 40 and Interstate 44 are major east/west interstate highways.
- Fayetteville has an airport used primarily by private airplane owners. The City also offers an easy commute to NWA Regional Airport, providing access to nationwide commercial transportation.
- Through June 30, 2025, the City constructed two miles of paving and 1,044 feet of sidewalk.
- The Utilities Department installed 1,410 new meters from July 2024 to July 2025.
- Through the second quarter of 2025, the City installed or acquired eight miles of water and sewer pipe.

MEDICAL RESOURCES

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

CONCLUSION

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

2025 ADDITIONAL STATISTICAL DATA

Date of Incorporation – August 23, 1870

Form of Government – Mayor/Council

Area (Sq. Miles) – 56.13

Fire Protection

Stations	9
Uniformed Employees	133
Civilian Employees	9

Police Protection

Station	1
Sworn Full-time Employees	160
Civilian Employees	55

Parks, Natural Resources and Cultural Affairs

Park properties maintained	78
Parks	61
Trails	17
Playgrounds	25
Tennis courts	6
Pickleball courts	8
Basketball goals	24
Baseball fields	18
Softball fields	8
Community centers	1
Swimming pools	1
Soccer fields	15
Volleyball courts	6
Acres: Parks, Natural Area, Trails	4,308
Trails (miles)	121.3
Paved	61.14
Unpaved	60.16

Streets

Surface Type Maintained by City:	
Miles Unpaved	3
Miles Paved	430.8

Water

Water Meters	50,817
Miles of Water Pipe	855
Beaver Water District Pumping Capacity (Gallons)	140,000,000
Pumping Capacity to Fayetteville (Gallons per Day)	41,000,000
Average Daily Consumption (Gallons)	24,860,000
Fire Hydrants	5,579

Sewer

Miles of Sanitary Sewers	596
Average Daily Treatment (Gallons)	14,800,000

Public Education

Elementary School	9
Middle School	3
Jr. High School	2
High School	1
Certified Employees ⁶	752
Registered Students (2024-25) ⁶	10,154

Building Permits

Year	Number	Value (\$)
2013	871	192,963,129
2014	1,006	267,935,074
2015	895	318,777,132
2016	1,107	342,983,693
2017	958	254,429,313
2018	914	357,787,294
2019	1,248	405,668,134
2020	1,294	364,449,414
2021	1,557	569,571,262
2022	1,827	595,529,288
2023	1,443	428,601,102
2024	1,602	812,949,229

Unemployment Rate (%)

Year	Rate
2015	3.7
2016	2.9
2017	2.8
2018	2.8
2019	2.6
2020*	4.6
2021	2.9
2022	2.3
2023	2.4
2024	2.6
2025 (as of 6/2025)	3.0

*Unemployment increase due to COVID-19 pandemic

US Census 2023 QuickFacts – General Demographic Characteristics

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

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

Table Value Notes¹

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

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

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

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

Table Fact Notes

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

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

Citations

¹<https://www.census.gov/quickfacts/fact/table/fayettevillecityarkansas/PST045222> (Note: 2024 data unavailable at time of publication as data was inaccessible due to Federal Government shutdown.)

²<https://data.census.gov/table/ACSST5Y2022.S0101?g=160XX00US0523290> (Note: 2024 data unavailable at time of publication as data was inaccessible due to Federal Government shutdown.)

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

⁴https://www.bls.gov/regions/southwest/summary/blsummary_fayetteville_ar_mo.pdf (Updated March 14, 2025)

⁵<https://scholarworks.uark.edu/cgi/viewcontent.cgi?article=1014&context=nwaregion>

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

City of Fayetteville
Management Agenda Based on City Council Strategic Goals

A DIVERSE, GROWING LOCAL ECONOMY

Building prosperity from the ground up

Fayetteville's economy is not defined by a single industry or skyline. Creativity and community make us who we are. Small business owners, artists and makers, restauranteurs, bar owners, research innovators, and major employers - Fayetteville's strength lies in diversity. As our population grows and the region evolves, we're reaching higher for the fundamentals that sustain that strength: job creation, workforce readiness, and a thriving business environment at every scale.

The Economic Development division is expanding Fayetteville's employment base through proactive industry recruitment. Support for small businesses is critical. Building relationships with leaders in healthcare, research, and technology will improve access to innovation in Arkansas. We know that sustaining our workforce and encouraging safe work environments, thriving wages, and on-the-job training define our culture.

The new Airport Business Plan and implementation of the Drake Field Master Plan will unlock new economic opportunities, connecting Fayetteville to regional and national markets.

Housing and Community Services continues to close economic gaps through programs that expand affordable housing options and down-payment assistance, ensuring residents can live where they work.

Long Range Planning's Downtown Plan brings density and vitality to the City's core. At the same time, the Procurement Division's new cooperative purchasing initiative puts Fayetteville's name on the national map for municipal innovation.

Our economy is growing as fast as our population. The investments we make in 2026 build a foundation for a resilient, inclusive economy where opportunity can be found in every neighborhood.

ECOSYSTEM PRESERVATION

Protecting what protects us

The health of Fayetteville's natural ecosystem should nurture every single goal we work toward. Clean water and air, shaded streets and sidewalks, and flourishing habitats and green space are more than amenities; they are what makes Fayetteville unique. In 2026, we will continue to restore, replant, and rethink how our developed environment coexists with the natural one.

Water and Sewer's infrastructure upgrades include pipeline rehabilitation and much-needed improvements to the Noland Wastewater Facility to guard against future strain, while protecting water quality for decades to come. Fayetteville has the opportunity to be a model for how ecological health and urban development can and must advance together.

Parks Operations continues to plan and implement ecosystem improvements across the City to improve native habitat and manage our natural resources.

Parks Operations projects for 2026 include:

- Coordinating with Osprey Initiative, LLC to perform stream cleanups and monitoring on 10 stream segments in town affected by unsanctioned camps and other waste and debris
- Restoring and improving natural habitat at properties located at Mt. Sequoyah Woods, Lake Fayetteville (Veteran's Park and Callie's Prairie), Scull Creek Trail, Ridgeway Park, Madison

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

Avenue Natural Area, Gregory Park, and Lower Ramble to include invasive plant removal and control, prescribed burns, and native plant establishment

- Conduct annual volunteer cleanups at Lake Fayetteville, Lake Sequoyah, and Lake Wilson, and along the Razorback Greenway
- Continue to support the Mayor's Monarch Pledge by creating give-away Milkweed seed packets, educating the public through social media posts, and expanding the distribution of Milkweed plantings in City Gardens.

Sustainability's work to establish a permanent curbside food waste program and expand recycling access reinforces Fayetteville's circular economy approach.

The Airport has committed funds to replace all airport facilities with 100% LED lighting in 2026 and will continue to support alternative aviation fuels and aircraft electrification.

Long Range Planning's upcoming City Plan 2040 and the Environmental Action Plan updates will codify this into the City's growth strategy. Preserving our ecosystems means preserving our future.

The work we fund in 2026 ensures that Fayetteville's growth never comes at the cost of the natural systems that sustain it.

WELL-MAINTAINED INFRASTRUCTURE AND FACILITIES

Strong foundations for a growing city

Below every thriving community is an infrastructure maze that few notice but everyone relies on. Fayetteville's infrastructure maze is no different; it depends on maintaining what works today, upgrading what's aging, and expanding capacity for the future. The 2026 budget reflects a city that takes care of its assets, with a focus on the next 10, 20, and 50 years.

Water and Sewer will complete design and construction on several cornerstone projects, including the 11.5-mile West Transmission Main, upgrades to the Noland Water Resource Recovery Facility, and the system-wide replacement of aging service lines.

Water and Sewer Maintenance and Wastewater Treatment projects in 2026 include:

- Water and Sewer Impact Fee and Rate Study
- Design of the Noland WRRF Upgrades, Phase I
- 24-inch diameter Water Transmission Line repairs from South Futrall Drive to South School Avenue
- Gulley Road and Goshen Pressure Plane Projects (pump station and several miles of piping)
- Scheduled completion of the 11.5-mile, 48-inch diameter West Transmission Main
- Water and Sewer Relocations for ARDOT Highway Improvements (Hwy 112, Hwy 16 and MLK Interchange)
- Greenland Lift station- Force Main /Gravity Sewer partnership
- Van Hoose Water Pump Station (in-house construction)
- Noland Primary Electrical Switchgear Project
- South School Avenue waterline bottleneck correction project
- Design of the Hwy 612-East Bypass Utility Relocations
- Water Master Plan Update

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

- Replacing inferior plastic service lines throughout the service area, approximately 10,000 individual connections
- Large Diameter Waterline Condition Assessments on approximately 20 miles of pipeline
- Inspecting large diameter sewer lines in our system (in-house initiative)
- Working on the Wastewater Collection System Master Plan Update
- Smoke Testing of sewer lines to identify sources of infiltration
- Advanced Metering Infrastructure program, an in-house initiative to change-out all 50,000 customer meters - we have installed over 25,000 meters since the project's inception in 2021.
- Performing in-house replacement of the Crestwood/Ridgeway area waterlines
- Upgrades to the Mally Wagnon Sewer Lift Station in response to Elkins' increased flow

Facilities Management will launch an HVAC preventive maintenance program and complete accessibility audits across city-owned buildings.

2026 City Facilities Maintenance/Renovations/Improvements include:

- Replace HVAC system at the YRCC
- Continue an accessibility survey project across City-owned buildings, with analysis of Rock Street Annex, Yvonne Richardson Community Center, Animal Services, Courts Building, and Sustainability and Parking Division offices
- Continue to evaluate opportunities to include the White Hangar on the National List of Historic Places
- Renovate and organize the Storm Water Management offices in the old city gym office area
- Complete wayfinding signs within and around City Hall and the Rock Street Annex
- Renovate Fire Station #2
- Develop an HVAC preventative maintenance program across all City-owned buildings
- Renovate and add office spaces at Water and Sewer

Transportation and Engineering will continue to leverage the City's pavement condition system to strategically guide priorities, upgrade traffic signals citywide, and advance drainage system improvements funded through the stormwater utility program. City assets, such as buildings, roads, sidewalks, parks, trails and digital infrastructure are essential for well-maintained infrastructure and facilities. Several ongoing projects throughout 2026 will continue a focus on maintaining current infrastructure, including: building renovations, public meeting room technology, street repair (rehabilitation and construction), improved sidewalks for overall city walkability, improved parks and trail infrastructure, and long-term planning to improve efficiency and upkeep of all City facilities.

2026 Infrastructure Maintenance for Streets, Trails and Sidewalk Development include:

- Coordinated deployment of smart city infrastructure in conjunction with ongoing City capital improvement projects
- Continue the pavement and sidewalk condition inventory assessment to develop multi-year pavement preservation and sidewalk improvement programs
- Design and construction of several major drainage projects in the Drainage Improvement bond
- Use of ultra-thin asphalt overlays where appropriate to extend pavement life and reduce lane-mile costs

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

- Recycling asphalt milling to reduce the overall cost of asphalt purchased and the need for new materials
- Enhanced sidewalks and crosswalk safety improvements near schools as part of the Safe Routes to Schools Plan implementation
- Electric vehicle charging station installation in various parking facilities
- Completion of the master plan update for the Fayetteville Executive Airport

The stormwater utility program was implemented in 2025 and will provide a critical source of revenue to address high priority storm drainage improvements. A program of proactive inspection and maintenance of the City's drainage system will be fully implemented in 2026. Over 5 years, the entire system will be inspected, cleaned, and prioritized for maintenance and repairs. In addition, a capital program for drainage improvements, focusing on reducing or eliminating flooding in structures, will be developed and available for public review. Processes to improve customer service, communications, and responsiveness to drainage complaints will also be developed.

2025 Drainage Maintenance projects to be funded from the drainage improvement bond and stormwater utility fund include:

- Skyline Drive and North Charlee Avenue Projects to upsize, re-route, and replace existing storm drains will go out for bid early in 2026. This will eliminate flooding to two structures
- Removal of the slabs and pavement in the area around the West End Apartments to create floodplain storage and to maintain it as open space
- Preliminary design work has begun on several projects in Fayetteville - North Leverett Avenue, East Cydnee Street, North Pollard Avenue, South Happy Hollow Road, and South Dockery Lane
- Analysis and restoration of stream banks within the Clear Creek/Illinois River Watershed along with Skull Creek
- Construction is already underway on Sunbridge Drive/College Avenue from the outlet near North Sawgrass Drive to just upstream of North Villa Boulevard

The Airport is planning to use grants and committed funds for the following projects in 2026:

- Pavement repair and maintenance, including the East T-Hangar ramp and the North GA Apron
- Extension of Taxiway E for the safety of operations and future hangar expansion
- T-Hangar rehabilitation

Parks Operations will replace playgrounds, renovate courts, and maintain amenities citywide, while IT and Procurement work together to modernize city systems and streamline processes for staff and residents alike. When we invest in maintenance, we invest in confidence.

Parks Operations Maintenance/Renovations/Improvements in 2026 include:

- Replace the playground at Veterans Park, fall surfacing at Wilson Park Playground and swings, and worn-out park amenities, including park benches, picnic tables, trash and recycling receptacles, and grills
- Renovate the fencing and surfacing at the tennis courts at Walker Park
- Install new drinking fountains at Wilson Park and Centennial Park

Every upgraded street, pump, and playground is proof that Fayetteville will continue to plan for tomorrow while delivering excellence today.

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

GREATER EASE OF MOBILITY THROUGH TRANSPORTATION

Moving people, not just cars

Mobility connects modern cities. Fayetteville's transportation system reflects our belief that safe, sustainable movement by foot, bike, bus, or car defines how our residents experience the City. Our 2026 mobility investments strengthen connections between people, neighborhoods, and opportunity.

The Transportation Division will implement major components of the Mobility Plan, including completing portions of the 71B Corridor improvements, implementing Safe Streets and Roads for All improvements, and installing new protected bike lanes connecting to the Razorback Greenway.

Implementation of the Mobility Plan will include the following in 2026:

- Funding of Ozark Regional Transit and the University of Arkansas bus systems
- Improving intersections to increase the capacity and movement of vehicles
- Implementing traffic-calming projects and evaluating implementations for effectiveness
- Upgrading signals and standardizing to the latest technologies to allow more flexibility and functionality
- Exploring the feasibility of additional parking districts near the University of Arkansas campus and the existing downtown border
- Updating lighting in and around surface parking lots
- Continuing to improve the balance of parking supply and demand by adjusting rates and regulations, where warranted
- Pursuing shared parking agreements with private parking facility owners
- Participating in the Downtown Fayetteville Coalition Board

Work will continue in 2026 on several transportation and mobility initiatives from the 2019 Street Improvement Bond and other transportation funding, including:

- Completion of construction on the 71B Corridor – North Street to Sycamore Street
- Improvements to Millsap Road/North College Avenue
- Construction of Plainview Drive and connection to Rolling Hills Drive
- Installation of railroad crossings at Futrall Drive
- Study and design work for the Stephen Carr Memorial Boulevard interchange
- Safe Streets and Roads for All Grant Projects:
 - Maple Street Cycle Track
 - College Avenue – Sycamore to Township
 - School Avenue – MLK to 15th Street
 - Gregg Avenue – North Street to Fulbright Expressway
 - Joyce Boulevard – College Avenue to Crossover Road
- Improvements to approximately 40 transit stop locations throughout the City using private and federal aid grants and city matching funds
- Initiation of additional projects if voters authorize the issuance of additional bonds in 2026

Trail improvements planned for 2026 include:

- Completion of Drake Street (0.8 miles) – Protected bike lane and trail connection to the Razorback Greenway at Gordon Long Park – \$1 million in federal funding for this project

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

- St. Paul Trail Improvements design to connect to the planned paddle park and areas east of the White River to the Razorback Greenway, partially funded by the multi-agency CPRG Grant through the EPA
- Trail reconstruction/rehab on the Razorback Greenway
- Persimmon Road Trail – Betty Jo to Ruppel Road
- Wedington Trail – Futrell to West End
- South of Huntsville Connection – Teal to Fairlane and Swift to Jaybird

Partnerships with Ozark Regional Transit and the University of Arkansas expand public transit reach, while new traffic-calming and signal upgrades improve safety for all users.

The Airport will continue outreach and support for alternative air transportation technologies, including emerging eVTOL capabilities and close monitoring of changing FAA rules regarding UAV operations scheduled for adoption in 2026.

Long Range Planning's College Avenue coordination ensures new street designs serve both property owners and pedestrians.

Parking's modernization efforts mean lighting upgrades and shared-parking agreements that enhance downtown accessibility and safety.

By making it easier for people to move safely and efficiently, Fayetteville moves closer to its vision of a connected, accessible, and future-ready City.

A FINANCIALLY SUSTAINABLE CITY GOVERNMENT

Stewardship you can see

Credibility is built on how we handle the public's trust and their money. Fayetteville's financial health is the product of disciplined planning, transparent budgeting, and a staff that understands that every dollar must do more than one job. The 2026 budget continues the path of sound stewardship while investing in the innovation needed to meet tomorrow's challenges.

Led by the Finance and Budget teams under Chief Financial Officer Steven Dotson, Fayetteville has worked diligently to balance ambition with responsibility. Attentive revenue forecasting and disciplined reserves have allowed the City to invest confidently in infrastructure, housing, and our workforce without risking stability.

Procurement's work to establish Fayetteville as a lead agency in a national cooperative purchasing program demonstrates how strategic partnerships can stretch public dollars.

Economic Development's approach to business recruitment and expansion drives new revenue streams, while the Airport's forthcoming Business Plan and updated rates and charges ensure the Enterprise Fund's long-term strength.

In 2026, Human Resources (HR) will coordinate a City-wide Compensation and Classification project with consultants, anticipated to last seven months. The scope of work includes:

- Review and update of the City's compensation philosophy
- Classification and compensation analysis for approximately 350 positions

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

- External market comparison using data from peer municipalities
- Compression analysis, internal equity review, and benefit benchmarking
- Development of updated compensation structures and implementation cost modeling
- Training and support for HR staff to sustain the system long-term
- Final reports and presentations to City leadership, employees, and elected officials

Additionally, HR will launch a new Learning Management System in NeoGov to support ongoing employee training and development in compliance, customer service and supervisory skills.

Across the organization, departments are leveraging grants at the federal, state, and local levels to amplify local impact without increasing the tax burden. Fiscal sustainability is not about spending less; it's about spending smart. The 2026 Budget delivers a city that invests wisely, plans boldly, and remains financially strong for future generations.

PATHWAYS TO PROSPERITY
Opportunity belongs to everyone

Fayetteville's success is measured by whom it reaches. As the region's economy expands, the City is focused on ensuring that prosperity uplifts every resident through housing, workforce development, and equitable access to essential services. In 2026, this principle guides some of the City's most transformative work.

Housing and Community Services will expand existing partnerships with New Beginnings, 7Hills, the Salvation Army, and the Fayetteville Housing Authority to create bridge housing, permanent supportive housing, and new mixed-income developments on City-owned land.

Economic Development's small business initiatives, coupled with the childcare needs assessment and workforce development programs, strengthen the infrastructure that allows working families to thrive.

Long Range Planning's integration of housing and historic preservation connects affordability with revitalization, ensuring no neighborhood is left behind. Pathways to prosperity are built, not promised.

Fayetteville's 2026 investments create a city where every person, regardless of income, age, or background, has a place on our path forward.

REPUTATION AS A SAFE COMMUNITY
Protecting our City through partnership, prevention, and preparation

Safety in Fayetteville is more than emergency response. Every day, residents expect to feel safe walking in their neighborhoods, visiting our parks, or attending a community event. The City's approach blends strong public safety infrastructure with transparent communication, proactive policies, and community relationships built on respect.

The Fayetteville Police Department continues its commitment to proactive, data-driven service, with crime down 7% and vehicle collisions down 6% in 2025. The 2026 budget funds new school resource officers in Fayetteville Public Schools. Upgraded first responder radios ensure seamless coordination between departments, while expanded officer wellness and leadership training support both our current officers and the next generation of public safety leaders.

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

Fire & safety investments, including equipment replacement and station upgrade, further strengthen the City's ability to respond quickly and effectively.

Our Public Works teams support this safety network by ensuring critical infrastructure, from fueling stations to emergency power systems.

Fayetteville's reputation as a safe community is built daily through compassion, competence, and connection. In 2026, we will continue earning that trust.

A FUN CITY IN WHICH TO LIVE

Celebrating creativity, culture, and connection in every neighborhood

A fun city is a city where people celebrate the little things. Fayetteville's unique blend of culture, art, and outdoor adventure continues to define our spirit. In 2026, the City is prepared to invest in the spaces and programs that make life here joyful and unmistakably Fayetteville.

Our Parks team will celebrate the 30th anniversary of the Gulley Park Concert Series and continue expanding citywide recreation, sports, and wellness programs. The Lower Ramble's creative horticulture gardens, citywide art installations, and events like Lights of the Ozarks showcase how public spaces can become shared stages for community.

The Arts and Culture division will advance Fayetteville's first Public Art Plan and partner with local creatives to bring new energy to parks and plazas.

The Animal Services team continues to provide services for pets and animals throughout our community, including free and low-cost services to residents, adoption services, and volunteer opportunities.

The 2026 budget keeps our Fayetteville lively, creative, and connected - a place we can continue to celebrate.

A NATURALLY BEAUTIFUL CITY

Beauty that works as hard as it inspires

Our City's beauty invites tourism, attracts talent, and sustains a high quality of life. In 2026, we are investing in the natural beauty that protects us from heat, flooding, and pollution while creating the public spaces that make Fayetteville feel like home.

Parks Operations will restore native habitats across the City, removing invasive plants and planting native species to sustain biodiversity from Lake Wilson and Mt. Sequoyah Woods to the Lower Ramble. The Parks Operations division continues to provide operations to beautify our parks and trails.

Parks Operations projects in 2026 include:

- Implementing and maintaining creative horticulture gardens at the Lower Ramble, as well as maintaining historic gardens at the downtown Square Gardens and Wilson Park
- Coordinating new tree plantings and tree replacements with Urban Forestry, Transportation, and Parks Operations
- Oversee the soccer fields at Kessler with cool season grass to beautify and improve play during the Bermuda dormant season

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

- Continue to support the Lights of the Ozarks display, which draws thousands of visitors to the square annually

The Urban Forestry Program continues to expand Fayetteville's canopy through the Celebration of Trees and Community Forester programs.

Long Range Planning is embedding natural design principles into the forthcoming City Plan 2050, linking ecosystem stewardship directly to future land use decisions.

At Drake Field, the Airport Division will replace all lighting with LED fixtures and enhance streetside landscaping, showing that sustainability and aesthetics can coexist. And the Sustainability Department's work to expand recycling innovation, launch permanent food-waste collection, and remediate legacy sites transforms our environmental ethic into action.

In Fayetteville, we can use our natural beauty as a blueprint ... or greenprint for long-lasting impact. Every tree planted and creek restored in 2026 carries us closer to a city that's as resilient as it is remarkable.

QUALITY PUBLIC SCHOOLS

Partnering beyond the classroom to create citywide learning environments

Education is the cornerstone of a resilient, forward-looking city. Fayetteville's partnership with its schools goes beyond classrooms. We're here to help create and maintain safe routes, healthy environments, and a supportive community for every student. In 2026, the City continues to work hand in hand with Fayetteville Public Schools to ensure that every child has access to the opportunities they deserve.

Transportation and Engineering will continue implementing Safe Routes to Schools projects, adding sidewalks, crosswalks, and improved lighting along key corridors. Two new School Resource Officers, jointly funded with Fayetteville Public Schools, extend safety and mentorship to every campus.

Parks and Recreation's partnerships with FPS provide access to athletic facilities and after-school programs that encourage wellness and belonging. The Yvonne Richardson Community Center teaching kitchen will host new programming focused on cooking and healthy eating.

Housing and Community Services' childcare needs assessment will help working families bridge the gap between school and employment.

When we invest in education beyond the classroom, we invest in Fayetteville's future. Our 2026 efforts make sure every student knows their community believes in them.

EDUCATIONAL, RESEARCH, AND HEALTHCARE EXCELLENCE

Where knowledge and innovation meet community

Few cities combine the energy of a major university with the closeness of a small community like Fayetteville does. Our role as home to the University of Arkansas and a growing regional healthcare network shapes every part of our local economy and culture.

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

Economic Development's partnerships with the University of Arkansas and the Arkansas Research and Technology Park support technology transfer and commercialization, strengthening Fayetteville's innovation economy.

Housing and Community Services continues to align with campus and healthcare partners to provide affordable housing for students, faculty, and essential workers.

The Airport's coordination with the Arkansas Air & Military Museum expands STEM and aviation programming for students.

Fire and Police Departments host training programs that draw professionals from across the state.

Animal Services will continue to encourage volunteer opportunities and information on how to access affordable routine vet care options available from various sources in NWA.

Sustainability's education initiatives and Public Works internships connect students to real-world municipal problem-solving. Fayetteville's partnerships in education, research, and healthcare create a living laboratory for progress by preparing the region for the challenges and opportunities ahead.

In 2026, the City continues to invest in infrastructure and in collaboration that connects learning, research, and public service. Fayetteville's partnerships in education, research, and healthcare create a living laboratory for progress by preparing the region for the challenges and opportunities ahead.

LOOKING AHEAD TO 2027 AND BEYOND

The road to 2050 continues with all of us

Each section of this budget tells the story of a city that works as a team, is responsible with the resources we have, and unites people through purpose. The 2026 Budget continues moving Fayetteville forward, implementing Vision 2050 and proving that Fayetteville's growth can be responsible, inclusive, and inspired all at once.

The projects funded this year are more than line items; they are investments in the kind of City Fayetteville will be when the children walking its trails today are leading it tomorrow. By caring for what we build and who we serve, we ensure that the City we pass forward is not just bigger but better.

CITY OF FAYETTEVILLE, ARKANSAS
THE BUDGET PROCESS

The budgets of governmental funds (for example General Fund, Street Fund, and Parks Development Fund) are prepared on the modified accrual basis for revenues and expenditures. Under the modified accrual basis of accounting, revenues are recognized when they become both measurable and available. Expenditures are recorded when the related fund liability is incurred. The proprietary and trust fund types (Water & Sewer Fund, Recycling & Trash Collection Fund, and Airport Fund) are budgeted on a full accrual basis except for depreciation which is excluded and both capital purchases and bond principal payments which are included as expenditures. Not only are expenditures recognized when the liability is incurred but revenues are recognized when they are due and owing to the City (for example, water user fees are recognized as revenue when bills are produced). Agency funds are not budgeted since they are custodial in nature and do not involve measurement of results of operations.

The Annual Comprehensive Financial Report shows the status of the City's finances on the basis of "Generally Accepted Accounting Principles" (GAAP). This conforms to the way the City prepares its budget. Formal budgets exist for all funds and fund types, except agency funds, but the budget-to-actual comparison reports are prepared only for the governmental fund types (General, Special Revenue, and Capital Projects).

The Annual Budget and Work Program is a fiscal plan which presents the services which will be provided to the community and the funds needed to perform these services. The type and level of service is defined by the use of program objectives, which are further defined by performance measures. The Mayor is responsible for formulating the fiscal plan and presenting it to the City Council for approval and adoption. The key steps and dates in this process are described below:

1. Budget Preparation, July

The budget is prepared using the City's financial software. Staff from the departments and divisions attend training for security access and instructions for the budget maintenance module. Target budgets are set for each fund and/or program. The target budget excludes service expansion requests and new personnel requests. These items are considered separately.

2. Capital Requests, April - August

Five Year Capital Improvements modification requests are submitted for review and prioritization. Approval of the requests are based on a review of prioritized lists by the Chief Financial Officer and Budget staff to see if original cost and continuing costs are within the available funding range. Capital items with a cost greater than \$5,000 should appear in the Five-Year Capital Improvements Programs.

3. Budget Requests Submitted by Department/Division Heads, August

The Department/Division heads email notification to the budget staff after completing budget submissions requesting funding for their divisions. The budget staff then verifies that budget submissions are correct and within specified targets.

4. Analysis of Each Proposed Program Budget, August to September

During this period, meetings, as needed, are conducted with each Department Director. At these meetings, the submitted program budgets are evaluated in their entirety and additions and cuts are made to balance the funds with the service requirements. The Proposed Budget and Work Program is the result of this process.

5. **Consideration and Approval of the Budget, November - December**

The proposed budget is discussed with the Mayor beginning in August and through November. The Mayor presents the comprehensive Proposed Annual Budget and Work Program to the City Council in November. Public discussions on the budget are conducted at agenda sessions and City Council meetings beginning in November, and a special meeting is held before the second City Council meeting in November.

6. **Implementing the Budget, January**

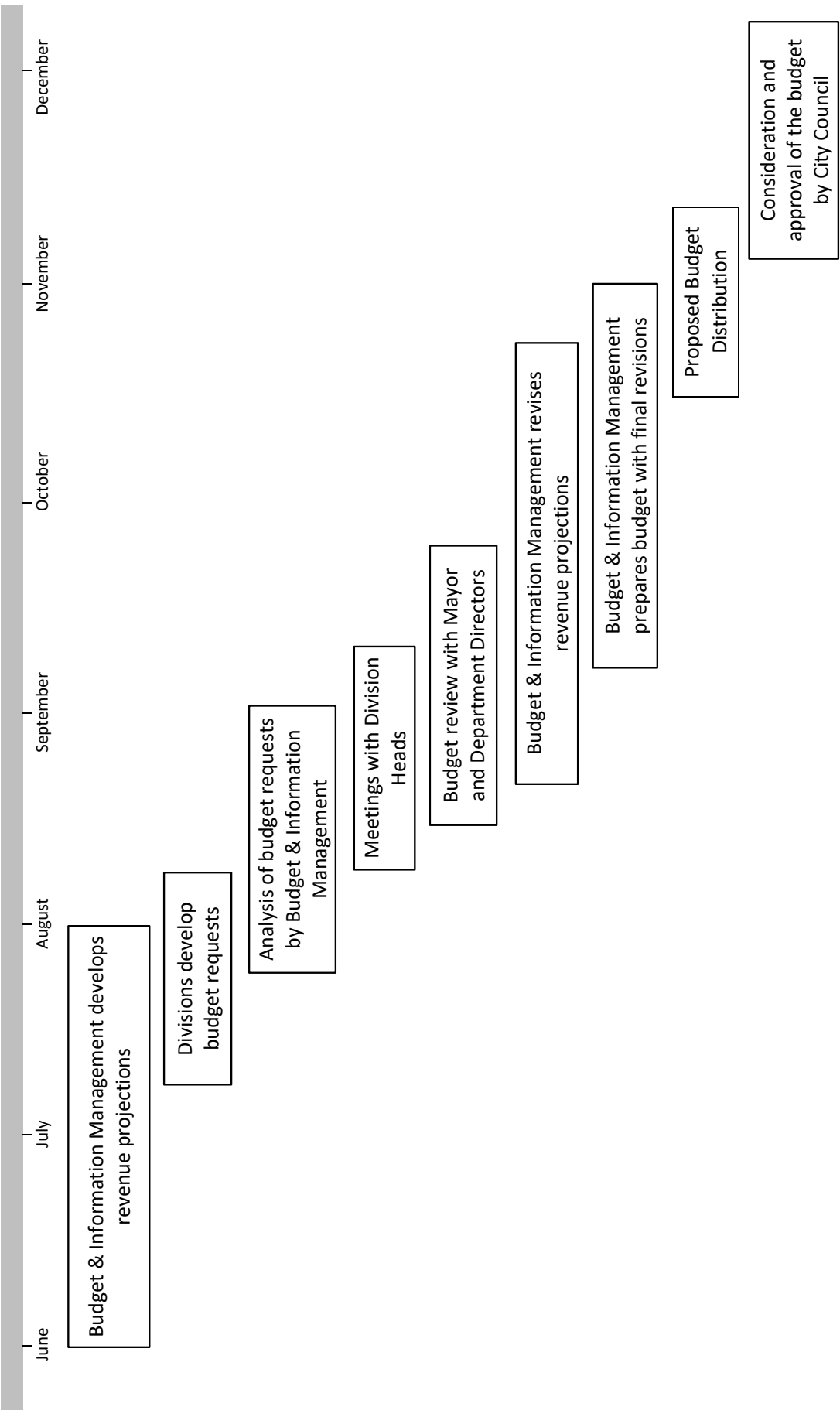
Using the Enterprise Resource Planning system, budget amounts are split into the projected funding level needed for each month. These work papers are input into the computer system to assist in the control of the adopted budget throughout the budget year.

7. **Adjusting the Budget, January - December**

The budget may be adjusted throughout the budget year. Depending on the amount of the adjustment, approval may come from the Budget Director, Chief Financial Officer, Mayor or the City Council. A detailed explanation of the Budget Adjustment Policy is listed on pages 7 and 8.

The public meetings throughout the budget process are considered to be an essential part of the budget process as they are designed to solicit feedback from the City Council on the City's operations and services. In accord with continuing efforts to apprise the public of City activities, the Annual Budget and Work Program is made available for review by all interested persons at the Fayetteville Public Library and the City Clerk's Office. In addition, a downloadable version of the budget is found on the City's web site: <http://www.fayetteville-ar.gov>. Public notification of this information is made in a local newspaper and on the Fayetteville Government Channel. As always, the public is invited to attend all meetings, retreats, and hearings regarding consideration of the budget.

CITY OF FAYETTEVILLE, ARKANSAS
THE BUDGET PROCESS



CITY OF FAYETTEVILLE, ARKANSAS

FINANCIAL POLICIES

The purpose of this section is to present the policies that the City follows in managing its financial and budgetary affairs. These are general statements of policies, which represent long-standing principles, traditions, and practices that have guided the City in maintaining financial stability.

REVENUE POLICY

- The City will strive to maintain a broad and diversified revenue base that will equitably distribute the burden of supporting City services and will protect the City from short-term fluctuations in any one revenue source.
- The City will actively support economic and industrial development recruitment and retention efforts to provide for a solid revenue base.
- The City will maintain timely collection systems and implement necessary enforcement strategies to collect revenues from available sources.
- The City will establish user fees and charges for services, when feasible, at levels related to the cost of providing the services. The City will review the fees and charges on a periodic basis to determine the modifications needed to keep pace with the cost of providing the services.
- The City will establish, when feasible, self-supporting enterprise funds and internal service funds in which a relationship between revenues and expenditures clearly exists.
- The City will project revenues on a conservative basis so that actual revenues will consistently meet or exceed budgeted revenues.
- The City will maintain a budgetary control system and will prepare reports that compare actual revenues to budgeted amounts.
- The City will review annually and revise, where necessary, its cost allocation formula.
- The City will limit the designation of General Fund revenues for specified purposes to maximize flexibility in budgeting and revenue utilization.

EXPENDITURE POLICY

- Basic and essential services provided by the City will receive first priority for funding.
- The City will establish performance measurements for all program areas, when feasible. These measures will reflect the demand, workload capability, and projected outcomes for the program to accomplish its objectives.
- The City will strive to adopt a balanced budget, by fund, for all funds maintained by the City, in which total anticipated revenues must equal or exceed the budgeted expenditures for each fund. However, if this cannot be attained, the City will utilize unallocated fund reserves, which have been carried forward from prior years.
- The City will maintain a budgetary control system to ensure adherence to the adopted budget and will prepare reports that compare actual expenditures to budgeted amounts.
- The City will attempt to refrain from budgeting non-recurring or one-time revenue for ongoing expenses.
- The City will provide access to medical, dental, life, and long-term disability insurance for its employees. The cost for these benefits will be a shared responsibility between the City and its employees.
- The City will provide access to appropriate retirement plans for its employees. The City will make contributions for eligible employees at the percentage defined for each of the respective retirement plans.

DEBT POLICY

- The City will maintain a policy of full disclosure on financial reports and bond prospectus.
- The City will maintain communications with bond rating agencies and continue to strive for improvements in the City's bond rating.
- The City will pay for all capital projects and capital improvements on a pay-as-you-go basis using current revenues whenever possible. If a project or improvement cannot be financed with current revenues, long-term or short-term debt or capital leases will be recommended.
- The City will refrain from issuing long-term debt for a period in excess of the expected useful life of the capital project.
- The City will use special assessment revenue or other self-supporting bonds instead of general obligation bonds, when feasible.
- The City will seek refinancing of outstanding debt if it is determined that the City will benefit by reduced interest expense over the remaining life of the bonds of at least 3% of the principal being refunded.
- The City will require that General Fund and Street Fund debt service shall not exceed 10% of annual general and road tax revenues and the principal amount of General and Street Fund debt shall not exceed 5% of the assessed taxable property.
- Outstanding short-term debt and Amendment 78 debt obligations combined shall not exceed 5% of the City's taxable real property.

RESERVE POLICY

- The City will maintain a minimum reserve of sixty (60) days of annual regular general fund operating expenditures for the General Fund in Undesignated Fund Balance. The minimum unreserved General Fund Balance cannot be reduced without specific City Council Resolution.
- The City will maintain a minimum reserve of at least 10% of current year operating expenditures for the Street Fund in Undesignated Fund Balance. If existing reserves exceed the required level, such funds may be used to provide for non-recurring expenditures. The City will use monies in the 10% reserve only in times of emergency or fiscal and economic hardship.
- The City will attempt to maintain a cash and investments balance of not less than 10% of current year operating expenditures for all Enterprise Funds.
- The City will maintain a Shop Fund reserve necessary to fund the replacement and expansion of the City's vehicles and equipment.

INVESTMENT AND CASH MANAGEMENT POLICY

- The City will deposit all receipts on a timely basis.
- The City will strive to maximize the return on its investment portfolio without jeopardizing principal amounts.
- The City will limit its investments to the types of securities provided for by Arkansas statutes.
- The City will diversify its investments by maturity date to protect against market fluctuations.
- The City will purchase securities from qualified institutions based on competitive bids in an effort to obtain the highest available rates.

CAPITAL IMPROVEMENT POLICY

- The City will prepare and update, as needed, a five-year Capital Improvements Program (CIP), which will provide for the orderly maintenance, replacement, and expansion of capital assets.
- The CIP will identify long-range capital projects and capital improvements of all types, which will be coordinated with the annual operating budget to maintain full utilization of available revenue sources.
- When preparing the CIP, the City will seek to identify all viable capital projects and capital improvements required during the subsequent five-year period. These projects and improvements will be prioritized by year and by funding source. Every attempt will be made to match projects and improvements with available funding sources. Future operating costs associated with a project or an improvement will also be given consideration in the establishment of priorities.
- The City will seek Federal, State, and other funding to assist in financing capital projects and capital improvements.
- The City will seek input from the public by holding public hearings in relation to the establishment of major projects and major project priorities.
- The City will incorporate the reasonable findings and recommendations of other City Boards, Commissions, Committees, and Citizen task forces, as they relate to capital projects and improvements.

FINANCIAL REPORTING POLICY

- The City's accounting system will maintain records in accordance with accounting standards and principles outlined by the Governmental Accounting Standards Board (GASB), Financial Accounting Standards Board (FASB), and the State of Arkansas.
- The City will employ an independent accounting firm to perform an annual audit of the City's finances and make the annual audit available to all required and interested parties. The audit shall be completed and submitted to the State of Arkansas within 210 days of the close of the fiscal year.
- The City will produce monthly and quarterly financial statements reporting the current periods' activity for all funds maintained by the City.
- The City will maintain an internal audit function, which will be charged with adopting and routinely monitoring internal controls of the City.
- The City will prepare an annual budget document that provides a basic understanding of the City's planned financial operations for the coming fiscal year. Copies of the proposed and final budget will be made available to all interested parties and opportunities will be provided for citizen input prior to final decisions on the budget.
- The City will seek annual renewal of the Government Finance Officers Association's (GFOA) Certificate of Achievement for Excellence in Financial Reporting and the Distinguished Budget Presentation Award.

CITY OF FAYETTEVILLE, ARKANSAS ADMINISTRATIVE PROCEDURES TO ADJUST THE APPROVED BUDGET

PURPOSE:

The procedures outlined in this section define, standardize, and set forth responsibilities for budget adjustments.

DEFINITION AND EXPLANATION:

During the fiscal year, needs arise for expenditure budget adjustments to enable divisions to adapt to changing conditions. There are two types of expenditure budget adjustments which can be defined as follows:

- 1) **Budget Adjustment** – this is a transfer from one category within a fund budget to another category. The fund total does not change.
- 2) **Budget Amendment** – this is an addition to the overall budget total of the fund. It increases the total expenditure amount authorized for the fund. Any budget amendment must be supported by an increase in revenue or come from available fund balance.

DEPARTMENT DIRECTORS AND DIVISION HEADS RESPONSIBILITIES:

All Department Directors and Division Heads are mandated to stay within each operational program budget as adopted and to stay within the total budget for each capital project. **Neither the Accounting nor Purchasing Divisions will process payments or purchase orders, which will cause a program or capital project to be over the annual budget amount.**

Each operational division is grouped into programs (i.e., Engineering - Administration, Engineering - Plans & Specifications, Engineering - Right-of-Way, etc.). Budget adjustments will be required in the following instances:

- 1) When the budgeted amount per operational program is exceeded (an offsetting adjustment must be made from another operational program).
- 2) When the budgeted amount for a capital project is exceeded (an offsetting adjustment must be made from another capital project or another program).

Requested adjustments to an operational program must be submitted on a budget adjustment form with sufficient justification for the need. Any changes in the personnel services category must meet the City's policy for raises, promotions, and staff increases.

BUDGET ADJUSTMENT APPROVAL PROCESS:

Budget Amendments

- 1) All budget amendments must be approved by the City Council other than mandatory redemptions and other expenditures delegated to a Bond Trustee via a bond trust agreement. Budget amendments appropriate additional revenue or allocation of reserves.

Budget Adjustments

- 1) Budget adjustments within categories, within divisions of a fund, can be made with the approval of the Budget Director.
- 2) Budget adjustments between categories, within a division of a fund, can be made with the approval of the Budget Director and Chief Financial Officer.
- 3) Budget adjustments within the personnel services category between departments within a fund will be approved by the Budget Director, the Chief Financial Officer, and the Chief of Staff.
- 4) Budget adjustments between categories within an approved program will be approved by the Budget Director and the Chief Financial Officer.
- 5) All other budget adjustments must be approved by the City Council.

BUDGET AMENDMENT REPORTING:

As a matter of practice, staff will provide information regarding Budget Amendments to the City Council on a quarterly basis.

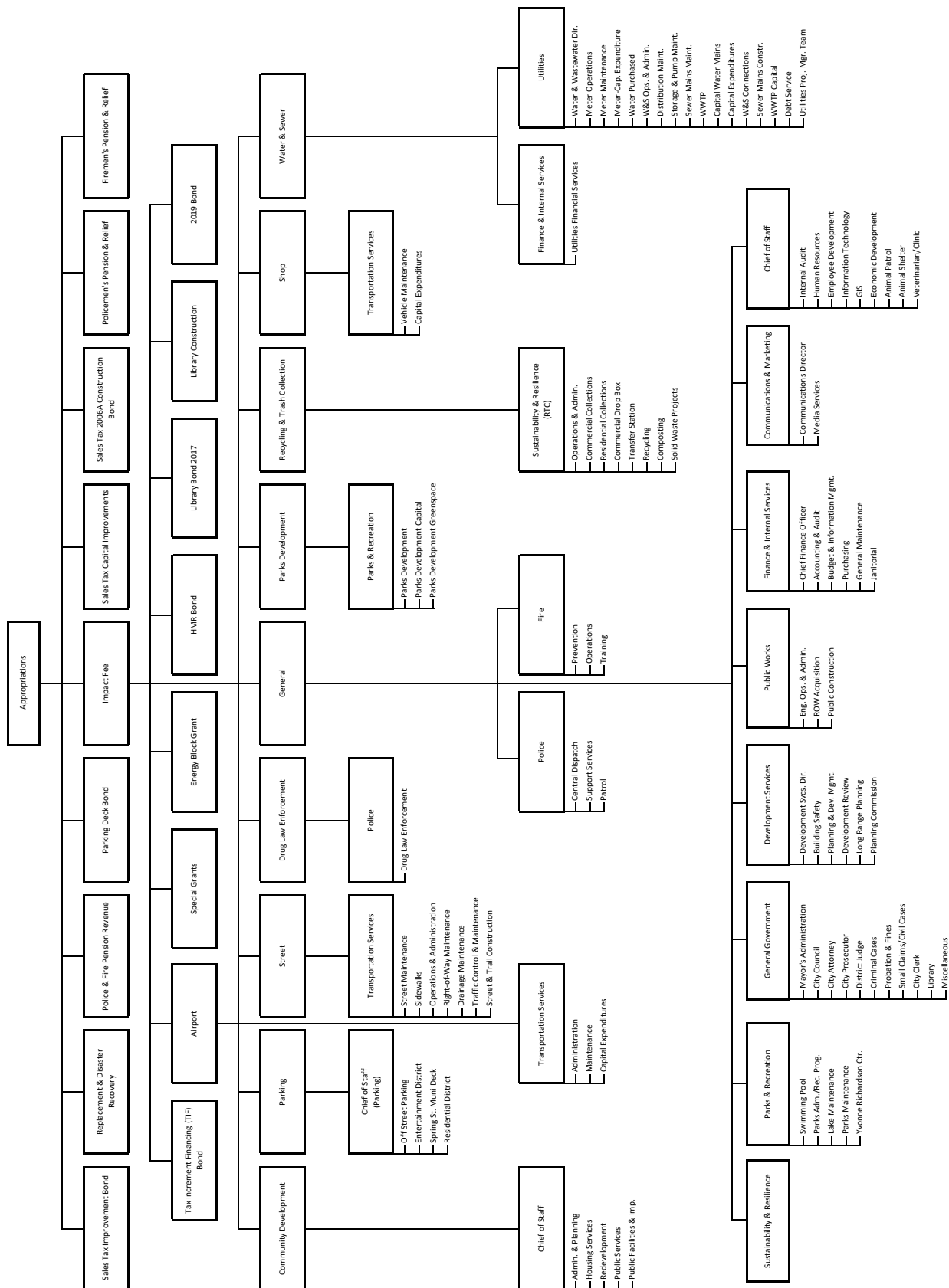
**CITY OF FAYETTEVILLE, ARKANSAS
BUDGET ORGANIZATIONAL STRUCTURE**

FUND	In governmental accounting, a fund is a fiscal and accounting entity with a self-balancing set of accounts, created and maintained for a particular purpose. It has transactions subject to legal or administrative restrictions. A separate budget is provided for each fund.
ACTIVITY	Activities are the major groups of items which are functionally related, regardless of the Department or Division that is responsible. This type of classification provides a useful Budget summary that is consistent even though changes in the organizational structure may occur.
DEPARTMENT	Departments are the major organizational sub-divisions. They have a broad overall purpose. The City of Fayetteville is organized into eleven operating departments: General Government, Police, Fire, Chief of Staff, Sustainability & Resilience, Parks & Recreation, Utilities, Development Services, Communications & Marketing, Transportation Services, and Finance & Internal Services. Each Department has a director who reports to the Chief of Staff except the Police and Fire Chiefs who report directly to the Mayor.
DIVISION	Divisions are the major operational areas of the City. Each Division has been assigned to one of the Departments listed above according to the type of activity it performs. For example, the Recycling & Trash Collection Division is part of the Sustainability & Resilience Department. A listing of divisions is on the following page.
PROGRAM	Programs are the operating units within the Division. Each program represents a specific type of activity within its Division aimed at providing a service for which the City is responsible. For example, the Recycling & Trash Collection Division contains the following programs: Administration, Commercial Collections, Residential Collections, Commercial Drop Box Collections, Transfer Station, Recycling, and Composting.
CATEGORY	Within each program, each expenditure item is grouped into a category of related expenditures. The budget for each program is listed by categorical total. Examples of a category include: Personnel Services, Materials and Supplies, Services and Charges, Maintenance, Motor Pool Charges, Capital, Transfers to Outside Agencies, Cost Reimbursements, and Operating Transfers.

DEPARTMENTAL REPORTING STRUCTURE

DEPARTMENT	DIVISIONS
General Government	Mayors Administration City Council City Attorney City Prosecutor City Clerk/Treasurer Fayetteville District Court Library
Chief of Staff	Chief of Staff Animal Services Economic Development Housing and Community Services Human Resources Information Technology Media Services
Sustainability & Resilience	Sustainability & Resilience Recycling & Trash Collection
Police Department	Police Central Dispatch
Fire Department	Fire Department
Parks & Recreation Department	Parks & Recreation
Finance & Internal Services Department	Chief Financial Officer Accounting & Audit Budget & Information Management Facilities Management Purchasing Utilities Financial Services
Development Services Department	Development Services Director Building Safety Development Review Long Range Planning
Communications & Marketing Department	Communications & Marketing
Public Works Department	Airport Services Engineering Fleet Operations Parking Management Parks Operations Stormwater Management Transportation Services
Utilities Department	Utilities Director Water & Sewer Maintenance Wastewater Treatment Plant

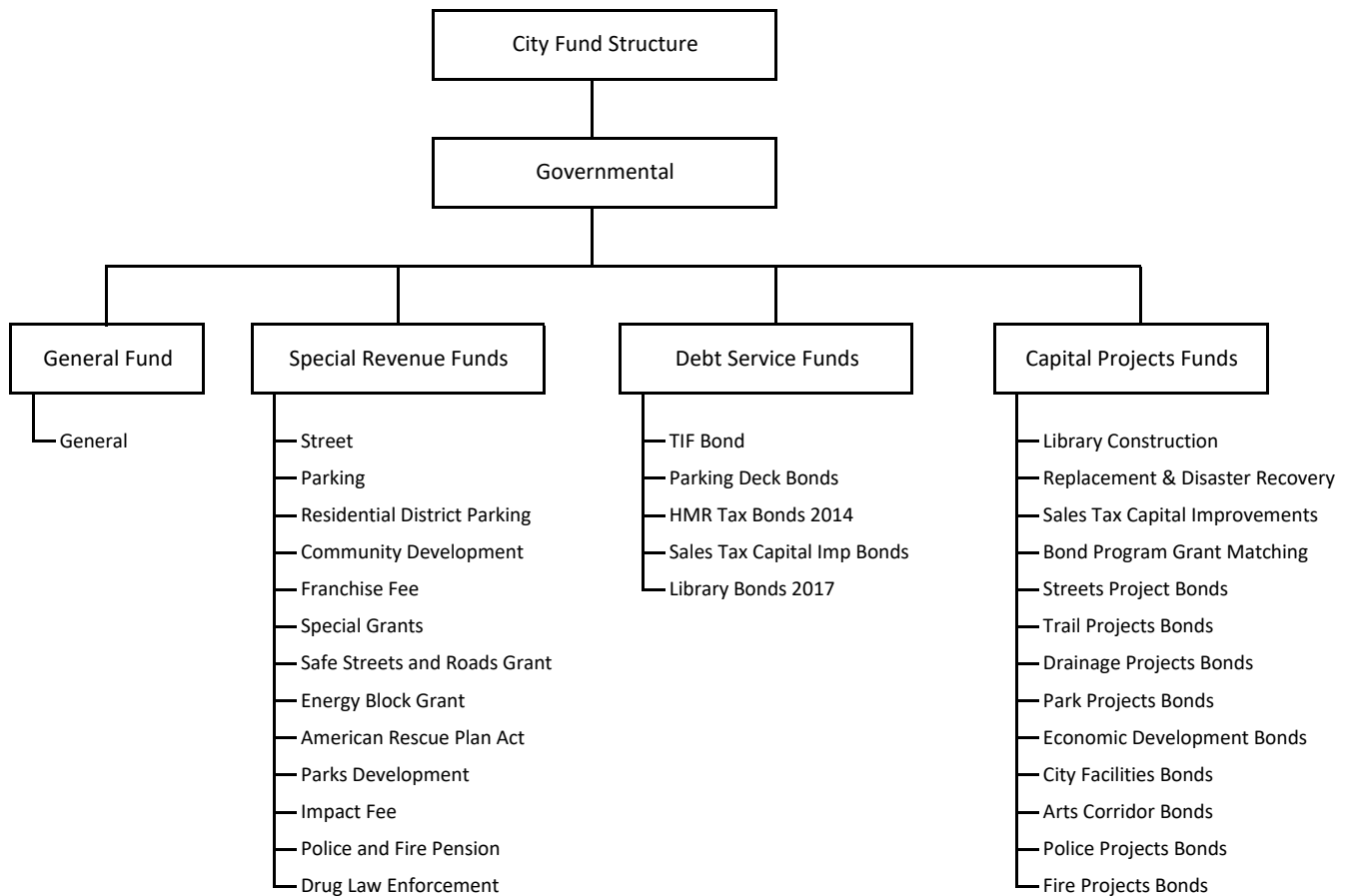
Consolidated Fund-Department-Program Structure



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City of Fayetteville, Arkansas

Chart of Governmental Fund Types



As noted by the chart above, the City utilizes all four (4) major Governmental fund types: General, Special Revenue, Debt Service, and Capital Projects.

General Fund - General fund is the general operating fund of the City. It is used to account for all financial resources except those accounted for in other funds.

Special Revenue Funds - Special Revenue funds are used to account for the proceeds of specific revenue sources, which are designated or required to finance particular functions or activities of the City.

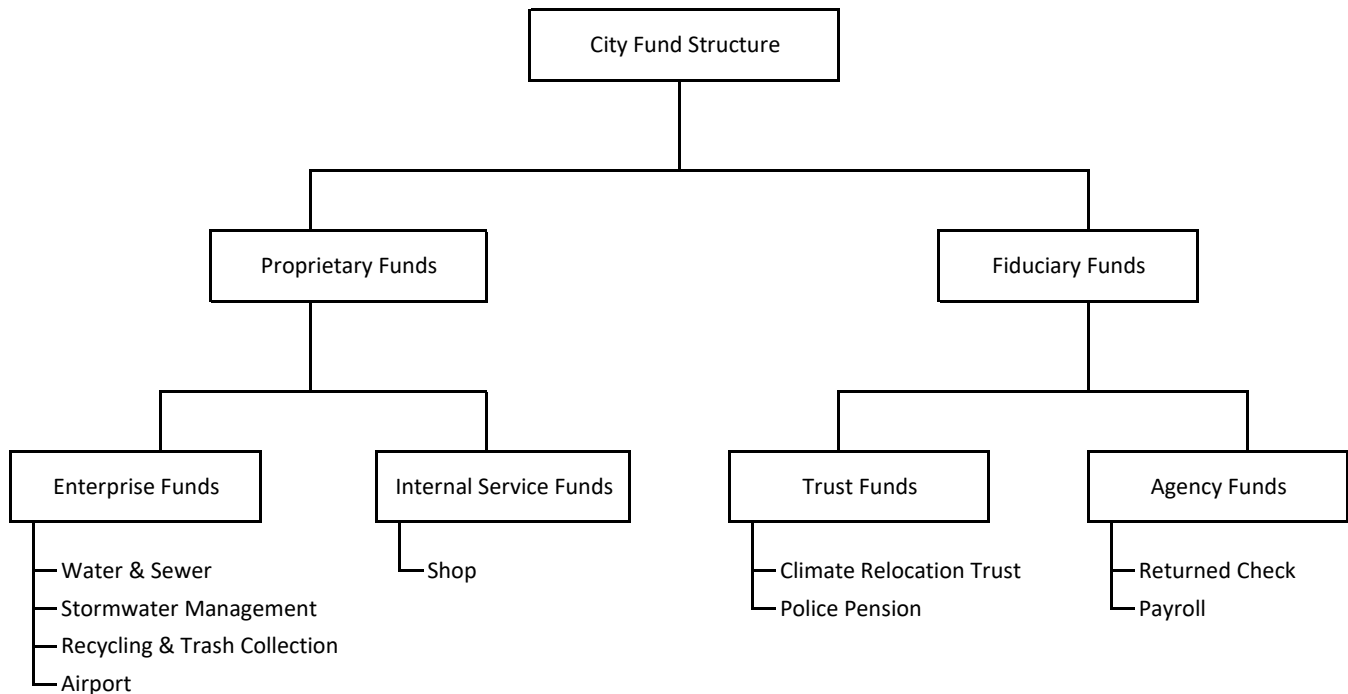
Debt Service Funds - Debt service funds are used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest and related costs other than debt service payments made by enterprise funds.

Capital Projects Funds - Capital projects funds are used to account for financial resources to be used for the acquisition and construction of assets of a relatively permanent nature other than those financed by proprietary funds.

As a note of explanation for the following combined statements, the revenues are listed by major source and the expenditures are listed by major department or service. The operation transfers are listed both in and (out).

City of Fayetteville, Arkansas

Chart of Proprietary and Fiduciary Fund Types



As noted by the chart above, the City utilizes the Enterprise and Internal Service funds in the Proprietary fund type and the Trust and Agency funds in the Fiduciary fund type.

Enterprise Funds - Enterprise funds are used to account for operations (A) that are financed and operated in a manner similar to private business enterprise, where the intent of the governing body is that the costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (B) where the governing body has decided that periodic determination of revenues earned, expenses incurred and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes.

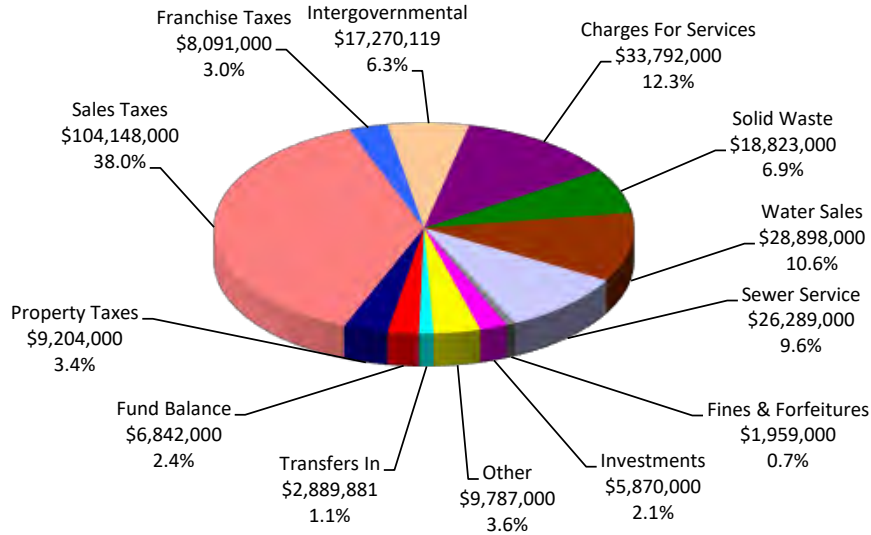
Internal Service Funds - Internal service funds are used to account for the financing of goods or services provided by one division of the City to other divisions of the City, on a cost reimbursement basis.

Trust Funds and Agency Funds - Trust funds and agency funds are used to account for assets held by the City in a trustee capacity or as an agent for individuals, private organizations, other governments and/or other funds. Trust funds are accounted for in essentially the same manner as proprietary funds. Agency funds are custodial in nature and do not involve measurement of results of operation.

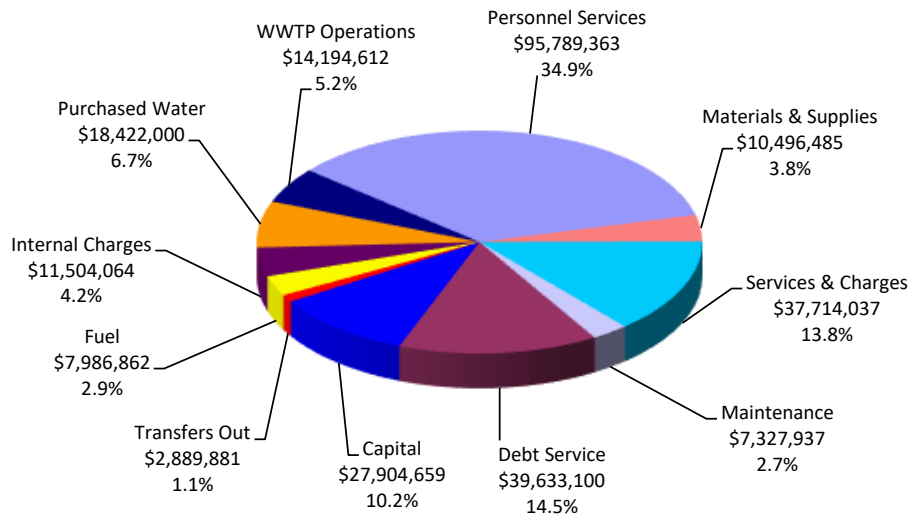
In reference to the following combined statements, the revenues are listed by major source and the expenses are listed by major department or service. Also shown are depreciation, non-operating revenue and (expenses), transfers in and (out), and net income.

City of Fayetteville, Arkansas

Sources of Funds for 2026 \$273,863,000



Uses of Funds for 2026 \$273,863,000



Note: The Sources of Funds chart includes revenues from all City funds. The Uses of Funds chart includes expenditures from all funds including capital expenditures in the Proprietary fund types. In compliance with GAAP, Proprietary fund balances do not reflect capital expenditures.

City of Fayetteville, Arkansas
Multi-Year Comparison
Budget Expenditures

	Adopted 2022	Adopted 2023	Adopted 2024	Adopted 2025	Proposed 2026
Major Funding Sources:					
General	\$ 56,085,000	\$ 64,844,000	\$ 73,353,000	\$ 77,360,000	\$ 80,989,000
Street	8,691,000	9,761,000	10,344,000	11,862,000	11,380,000
Parking	1,711,000	2,097,000	2,183,000	2,333,000	2,709,000
Community Development Block Grant	1,148,000	1,081,000	1,639,000	1,493,000	1,538,000
Parks Development	4,256,000	4,204,000	5,127,000	5,557,000	6,022,000
Drug Law Enforcement	423,000	494,000	815,000	837,000	870,000
Water & Sewer	47,880,000	51,424,000	55,755,000	61,778,000	69,396,000
Stormwater	0	0	0	0	3,239,000
Recycling & Trash Collections	14,931,000	16,064,000	17,718,000	18,728,000	19,669,000
Airport	3,124,000	5,329,000	5,516,000	5,763,000	5,775,000
Shop	7,792,000	11,100,000	11,275,000	12,807,000	14,510,000
	<u>146,041,000</u>	<u>166,398,000</u>	<u>183,725,000</u>	<u>198,518,000</u>	<u>216,097,000</u>
Other Funding Sources:					
Residential District Parking	11,000	11,000	11,000	12,000	62,000
Impact Fee	956,000	967,000	1,943,000	922,000	865,000
Fire Pension Special	0	0	0	1,462,000	1,462,000
TIF Bond	410,000	460,000	527,000	606,000	620,000
Parking Deck Bonds	384,000	384,000	384,000	381,000	384,000
HMR Tax Bonds 2014	702,000	702,000	707,000	706,000	706,000
Sales Tax Bond	26,495,000	29,915,000	34,555,000	33,077,000	34,575,000
Library Bonds 2017	2,023,000	2,424,000	2,809,000	2,887,000	3,000,000
Replacement & Disaster Recovery	38,000	45,000	40,000	38,000	41,000
Sales Tax Capital Improvements	10,862,000	12,518,000	14,061,000	14,237,000	14,581,000
Police Pension	1,563,000	1,563,000	1,470,000	1,470,000	1,470,000
Fire Pension	1,361,000	1,361,000	1,445,000	0	0
	<u>44,805,000</u>	<u>50,350,000</u>	<u>57,952,000</u>	<u>55,798,000</u>	<u>57,766,000</u>
	<u>\$ 190,846,000</u>	<u>\$ 216,748,000</u>	<u>\$ 241,677,000</u>	<u>\$ 254,316,000</u>	<u>\$ 273,863,000</u>

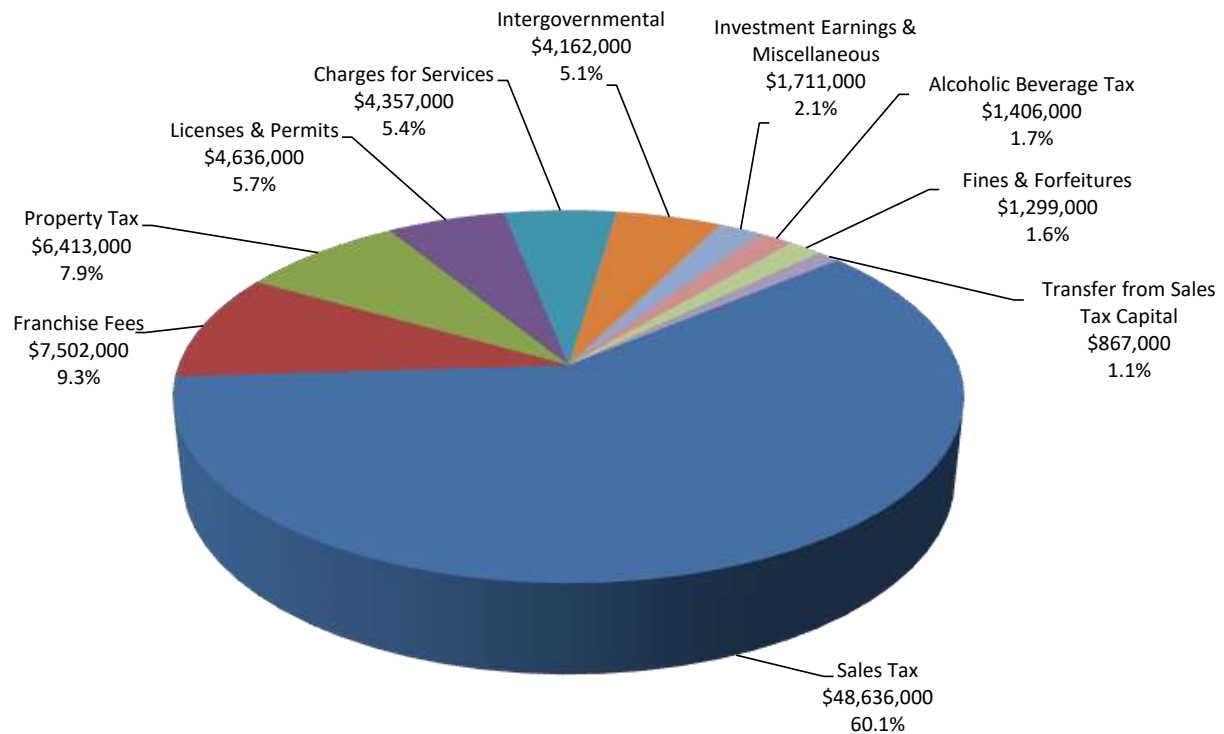
This comparison of adopted budgets is included to show the scope and growth of City operations in a multi-year format. This presentation is traditional but continues to include interfund transfers. Rather than restating all of the budgets, it is recommended that emphasis be placed on the significant entries, which are the individual funds. A more detailed discussion of each individual fund is included in the specific section devoted to that fund.

General Fund (1010)

General Fund Revenues

Total estimated revenue available in 2026 to support the General Fund is approximately \$80.99 million. These overall General Fund Revenue projections are based on historical trend data, expected population increases, and current performance of the national, state, and local economies based on statistical information.

Sources of Funds for 2026 \$ 80,989,000



Property Taxes: Property Tax revenue makes up 7.9% of total General Fund Revenue. The tax rate currently approved is 2.3 mils. The City of Fayetteville has a discretionary limit of 5.0 mils, which is set by law. By law, millage decisions must be made by the end of October of each year by the City Council and filed with the County.

Property Taxes



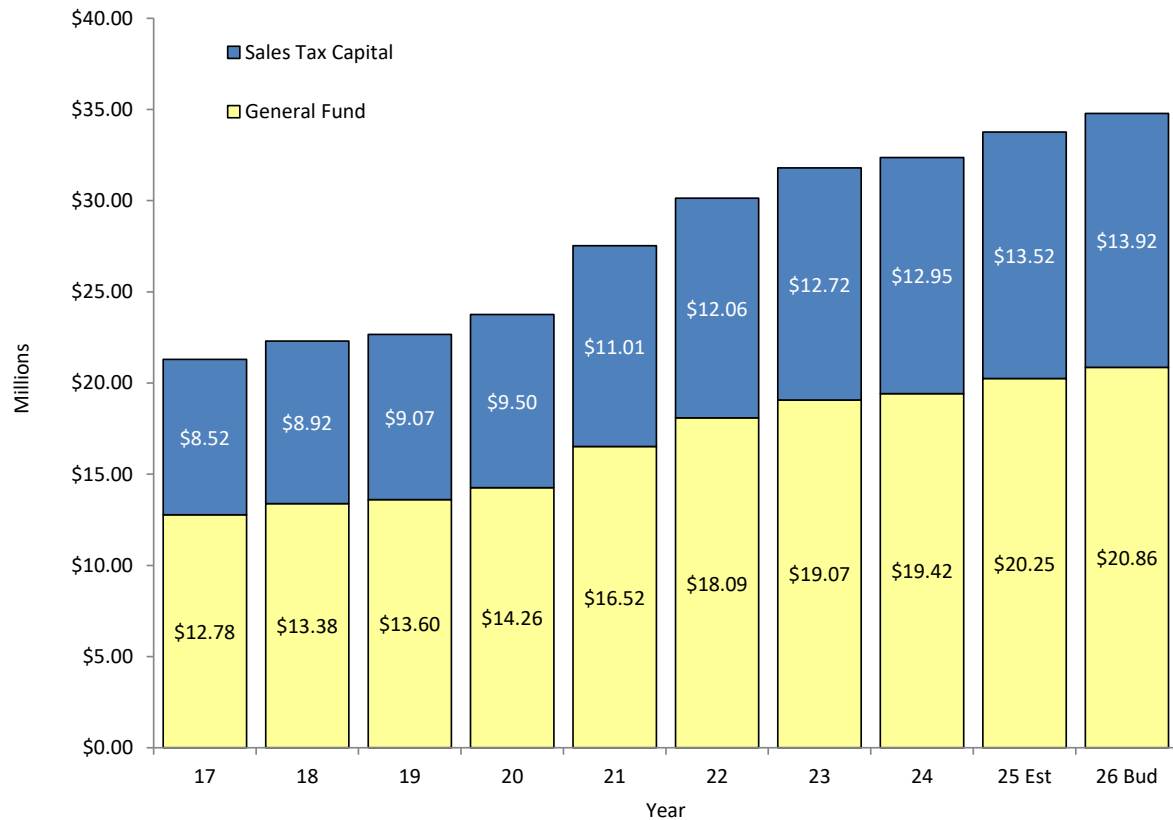
County Sales Tax: The largest source of General Fund revenue is the County Sales Tax at 34.3%. The City receives a prorated share (38.2%) of the 1% County Sales Tax based on population as of the most recent federal census. Sales Tax growth averaged 7.6% per year from 2014 to 2024. Budgeted 2026 revenue is projected to be 3% higher than the current 2025 estimated collections.

County Sales Tax



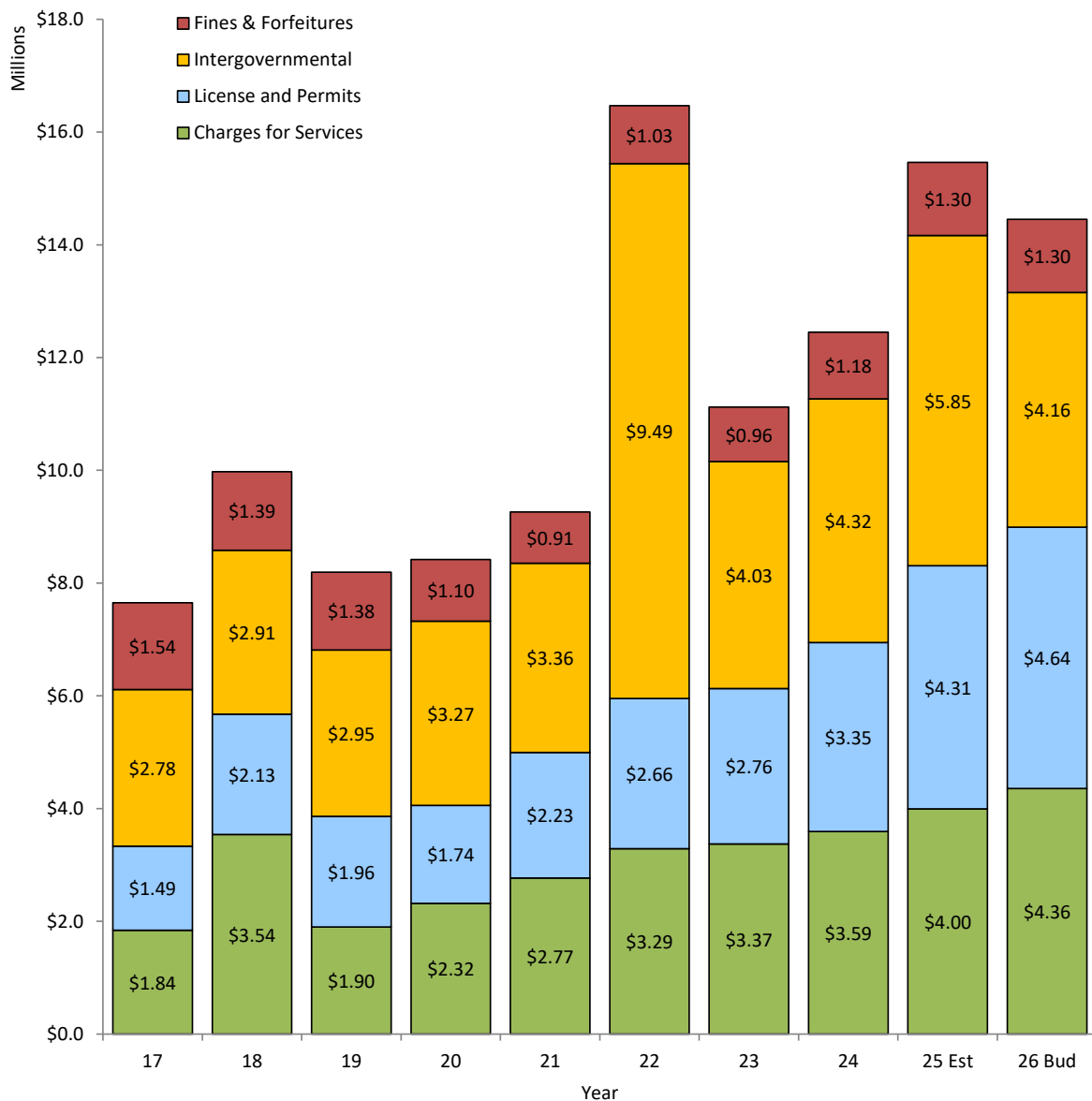
City Sales Tax: The second largest source of General Fund revenue is the City Sales Tax at 25.8% of total revenue. Sales Tax growth averaged 5.8% per year from 2014 to 2024. Estimates for 2025 are expected to be 4% higher compared to 2024 actual receipts, and the 2026 budget is estimated to be 3% over 2025 estimated collections. The 1% City Sales Tax revenue is divided between General Fund operations and capital. The current split, which began with the 2008 budget, is 60% for General Fund and 40% for Sales Tax Capital Improvements Fund.

Total City Sales Tax Collected by Fund



Other Revenues: Other Revenues (Licenses & Permits, Intergovernmental, Charges for Services, and Fines & Forfeitures) as a whole make up 17.8% of total General Fund revenue. The largest generator of Licenses & Permits Revenue is Building Permits which are projected to be higher in 2026 compared to estimated 2025 collections. The many other types of revenues and permits issued by the City are projected to be lower compared to 2025 collections. Intergovernmental revenues consist of State Turnback and State/Federal grants and are projected to be less in 2026 compared to estimated 2025 revenue. This is because grant revenue is not estimated until the actual grant is awarded, which is normally mid-year. Charges for Services consists of a multitude of fees such as parks and recreation fees, 911 reimbursements, and planning fees. Fines & Forfeitures revenues consist of court fines and are expected to be more than estimated 2025.

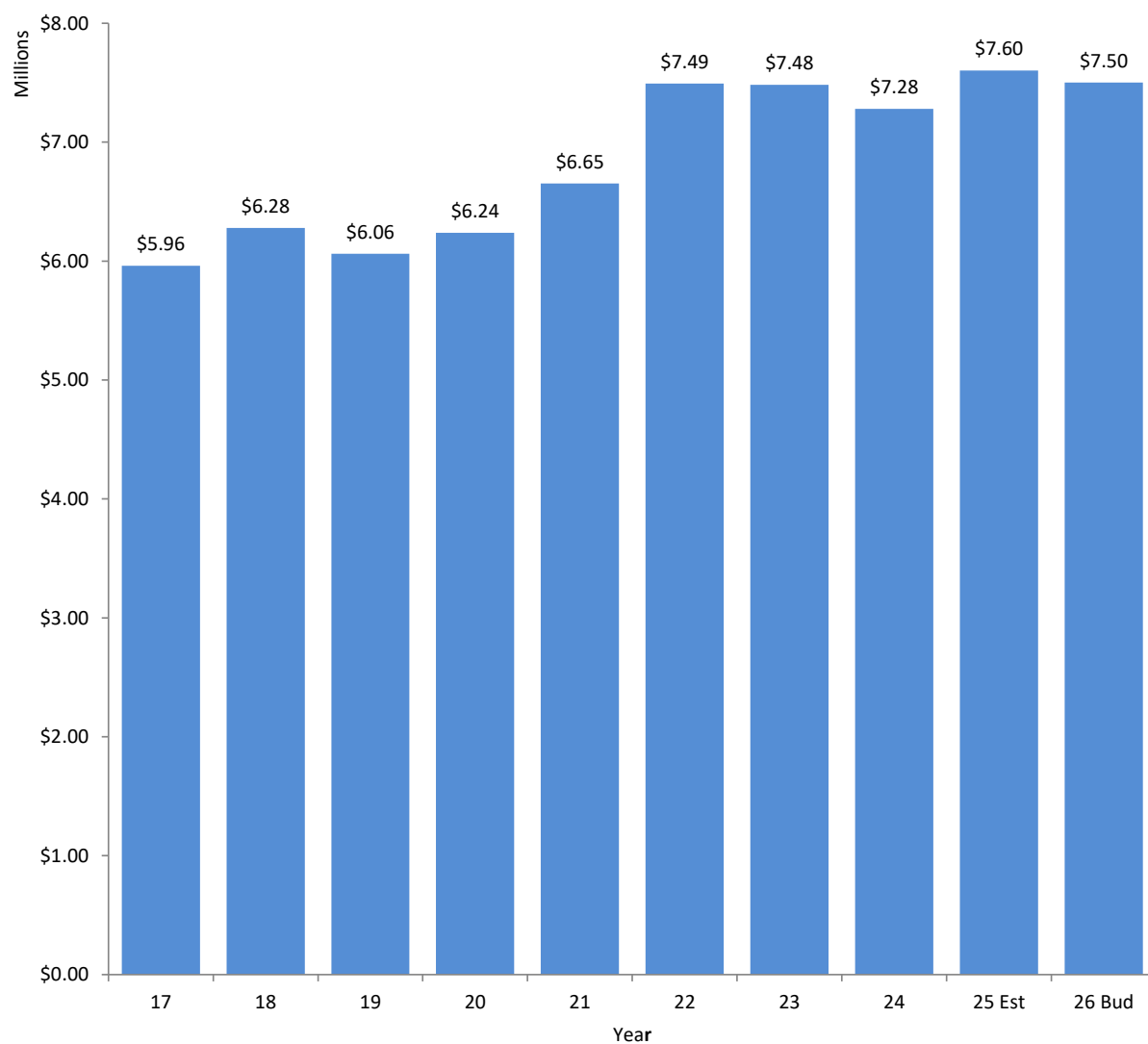
General Fund - Other Revenue



Franchise Fees: Franchise fees as a category make up 9.3% of total General Fund revenue. The City collects franchise fees from all utility companies in Fayetteville for the use of City Rights-of-Way. All of the franchise fee agreements reflect a percentage of gross utility revenue generated. Although franchise fees are a direct cost of the utilities business, all utilities except AEP (SWEPCO) and the City of Fayetteville's Recycling & Trash Collection and Water & Sewer Divisions show the fee as an additional item on the consumer's invoice. The 2026 budget is set to be lower than estimated 2025.

Currently, Black Hills Energy (formerly Source Gas) pays 3% of annual sales before taxes on residential and commercial customers and 1% on industrial customers. AT&T and Prairie Grove Telephone pay 4% of all access line billing. AT&T Video and Cox Communications pay 5% of annual gross sales on everything except internet access revenue. The Water & Sewer utility pays 4.25% and the Recycling & Trash Collection utility pays 3% on annual gross sales. AEP Electric and Ozarks Electric Co-Op pay 3% of gross revenues on domestic customers and 1% on industrial consumers.

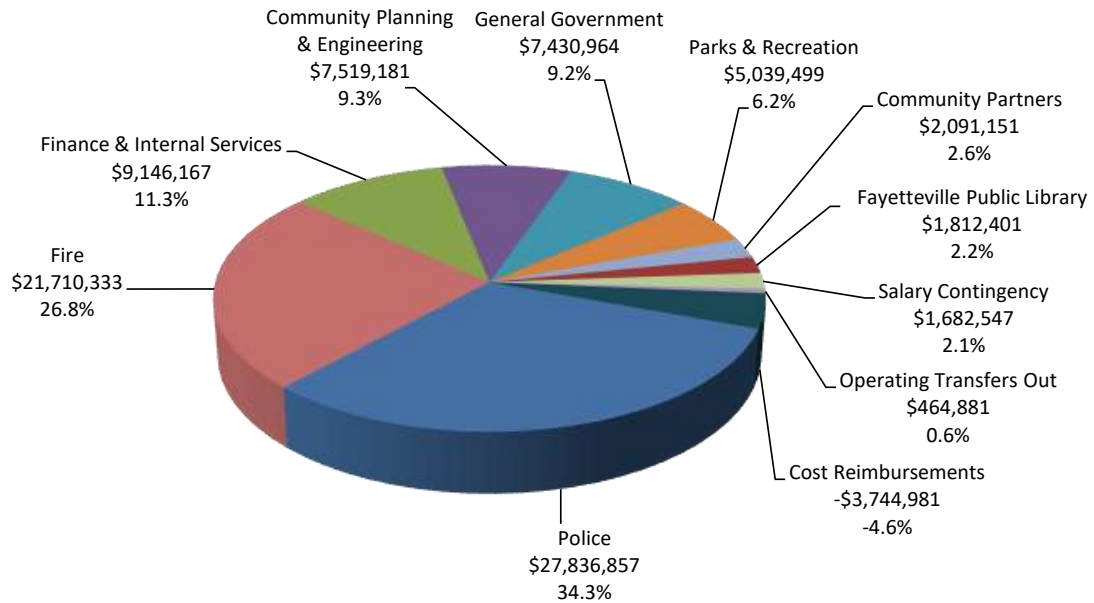
Franchise Fees



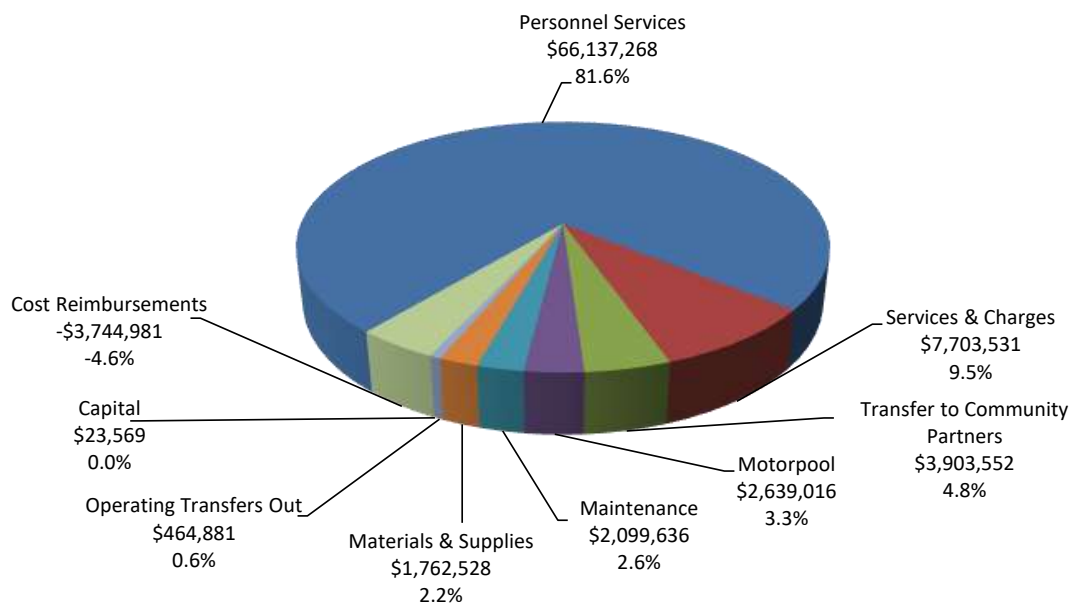
General Fund Expenses

Total uses of funds in 2026 for the City's General Fund totals \$80,989,000. The charts below show the total General Fund expenditure budget by operating activity and expense category.

Uses of Funds by Activity for 2026
\$ 80,989,000

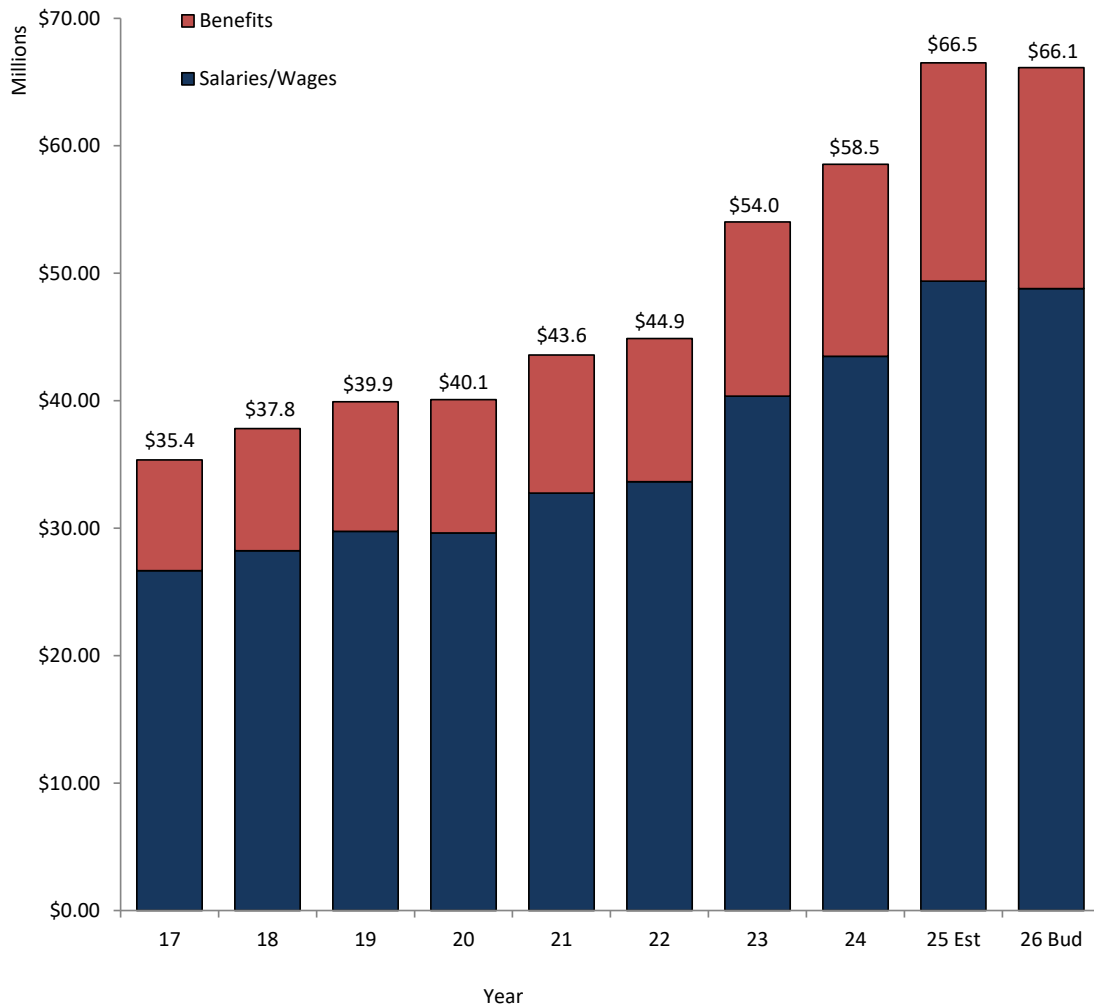


Uses of Funds by Category for 2026
\$ 80,989,000



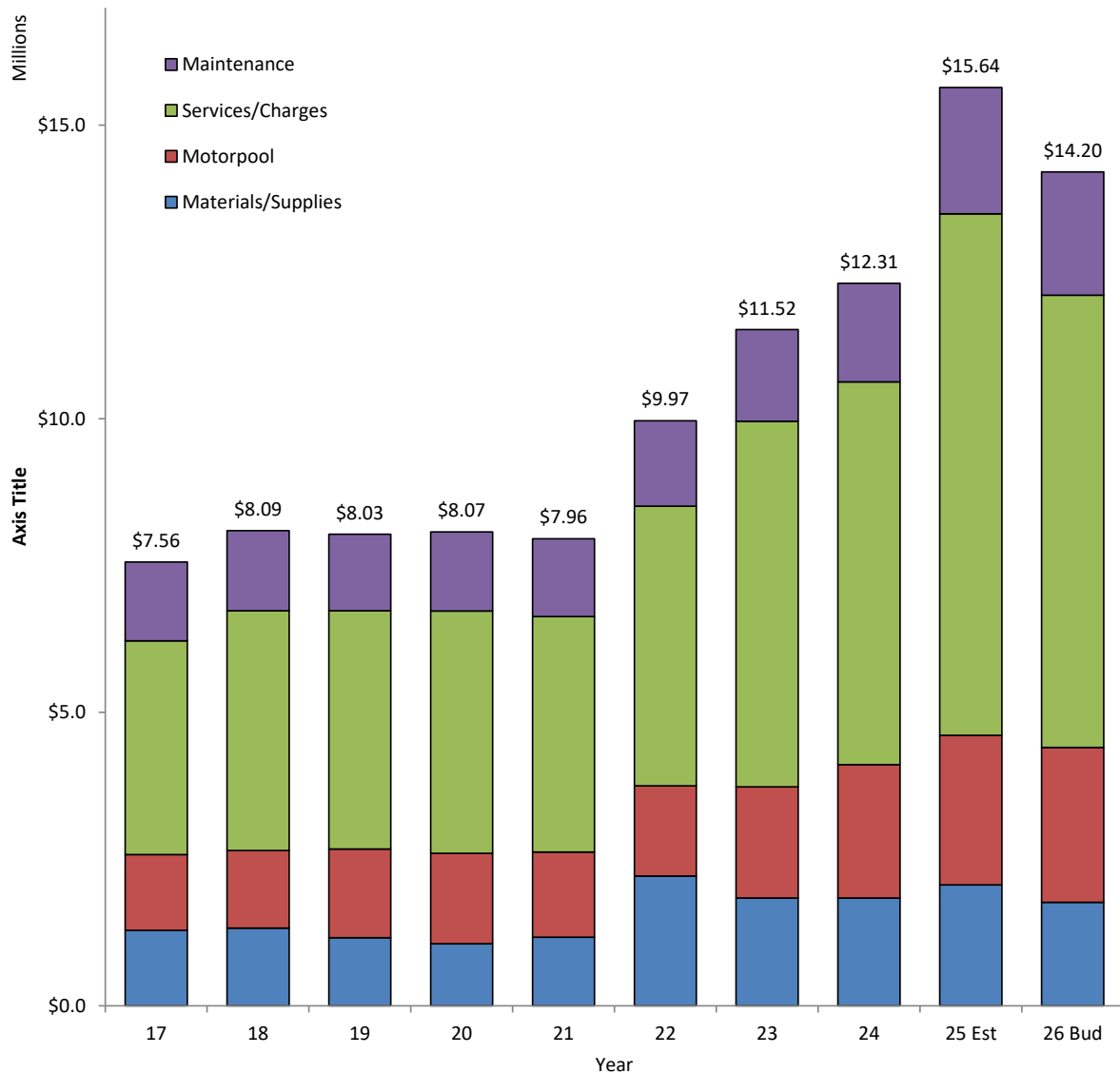
Personnel Services: Personnel Services represent the largest category of expense for the City's General Fund at 81.6%. Personnel Services include Salaries & Wages, Overtime, Insurance, Pension, and Worker's Compensation expenses. The Personnel Services category has averaged 6.6% growth per year from 2014 to 2024. A \$1,682,547 contingency amount has been included in this budget for possible wage increases based on a salary survey due early next year.

Personnel Services



Other Expenses: All other expenses represent 18.4% of the General Fund expenditures for 2026. Major other expenses total 17.5% of the General Fund budget and include the Maintenance, Services & Charges, Materials & Supplies, and Motor Pool categories. The Services & Charges Category includes contract services, publications and dues, etc. and represents 9.5% of the total General Fund budget. The Materials & Supplies Category includes copier/printing charges, minor equipment, fuel, and office supplies and represents 2.2% of the total General Fund budget. The Maintenance Category includes building and grounds maintenance, software maintenance, and various other small maintenance accounts and is 2.6% of the total General Fund budget. The Motorpool Category represents 3.3% of the total General Fund budget.

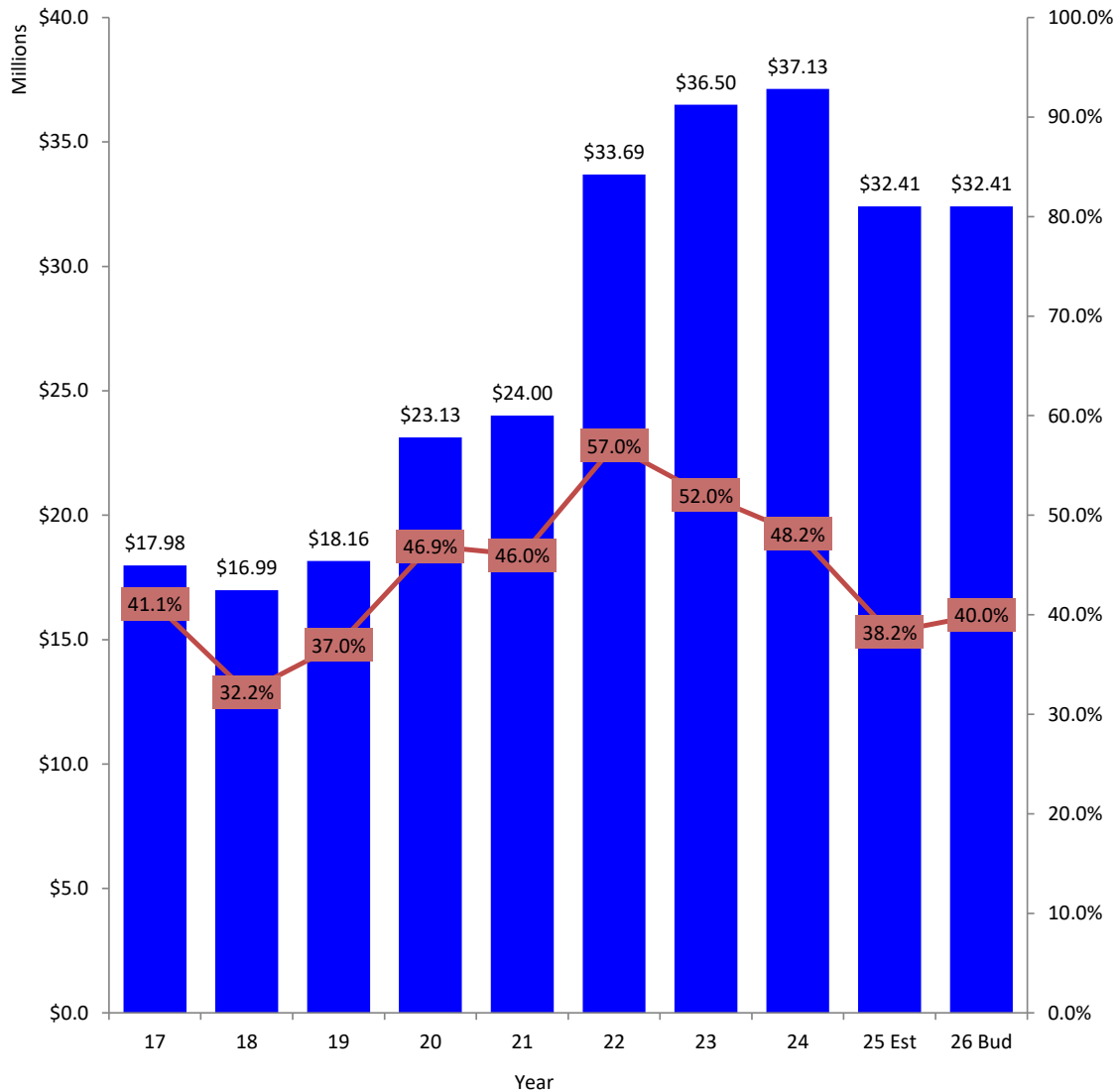
Other Expenses



General Fund - Fund Balance

The amount of minimum reserves to be maintained in undesignated fund balance for General Fund is sixty (60) days or 16.5% of annual regular general fund operating expenditures. The General Fund designation requirement was approved by the Fayetteville City Council on November 5, 2002 with Resolution 174-2002 and currently amounts to \$13,363,185.

General Fund
Ending Undesignated Fund Balance and % of Expense



City of Fayetteville, Arkansas
2026 Operating Budget
General Fund (1010)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Sales Tax - County	\$ 25,312,366	\$ 25,872,000	\$ 25,872,000	\$ 26,971,000	\$ 27,780,000
Sales Tax - City	19,419,596	19,846,000	19,846,000	20,249,000	20,856,000
Property Taxes	5,095,155	6,071,000	6,071,000	6,042,000	6,413,000
Franchise Fees	7,282,355	7,848,000	7,848,000	7,370,000	7,502,000
Licenses & Permits	3,354,035	3,148,000	3,373,500	4,314,000	4,636,000
Alcoholic Beverage Taxes	1,315,322	1,270,000	1,270,000	1,378,000	1,406,000
Intergovernmental	4,321,189	3,762,000	5,620,474	5,842,269	4,162,000
Charges for Services	3,591,019	4,034,000	4,340,134	3,995,641	4,357,000
Fines & Forfeitures	1,181,477	1,123,000	1,123,000	1,299,000	1,299,000
Proceeds from Energy Loan	20,359	0	264,670	386,826	0
Investment Earnings	1,535,396	1,008,000	1,008,000	1,232,000	1,221,000
Other	543,277	339,000	553,275	950,756	490,000
Transfer from Sales Tax Capital	0	0	0	0	867,000
Total Revenues	<u>72,971,546</u>	<u>74,321,000</u>	<u>77,190,053</u>	<u>80,030,492</u>	<u>80,989,000</u>
Expenses:					
General Government Activity	6,612,564	6,787,895	7,474,617	7,474,617	7,430,964
- Community Partners	1,810,618	1,862,203	2,062,203	2,062,203	2,091,151
- Salary Contingency	0	1,543,475	560,231	560,231	1,682,547
- Fayetteville Public Library	1,812,401	1,990,401	1,990,401	1,990,401	1,812,401
- Capital Improvements	5,942	0	431,567	431,567	0
- Cost Reimbursements	(3,269,796)	(3,269,796)	(3,269,796)	(3,269,796)	(3,744,981)
Police Activity	26,388,645	27,052,119	30,724,650	30,724,650	27,836,857
Fire Activity	19,168,043	19,729,436	21,037,924	21,037,924	21,710,333
Finance and Internal Services Activity	8,308,151	9,014,085	9,351,921	9,351,921	9,146,167
Community Planning & Engineering	6,292,668	7,160,861	8,276,138	8,276,138	7,519,181
Parks and Recreation Activity	4,309,012	4,880,170	5,126,082	5,126,082	5,039,499
Transfer to Parks Development	1,000,000	0	0	0	0
Transfer to Water & Sewer	4,000,000	0	0	0	0
Transfer to Drug Grant	230,040	398,151	398,151	398,151	306,881
Transfer to Shop	422,476	211,000	340,000	340,000	158,000
Transfer to Special Grants	21,918	0	14,023	14,023	0
Transfer to Community Development Block	0	0	237,358	237,358	0
Total Expenses	<u>77,112,682</u>	<u>77,360,000</u>	<u>84,755,470</u>	<u>84,755,470</u>	<u>80,989,000</u>
Income / (Loss)	\$ <u>(4,141,136)</u>	\$ <u>(3,039,000)</u>	\$ <u>(7,565,417)</u>	\$ <u>(4,724,978)</u>	\$ <u>0</u>
Total Budget	\$ <u>77,112,683</u>	\$ <u>77,360,000</u>	\$ <u>84,755,470</u>	\$ <u>84,755,470</u>	\$ <u>80,989,000</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 36,486,441	\$ 37,131,561	\$ 37,131,561	\$ 37,131,561	\$ 32,406,583
Income / (Loss)	(4,141,136)	(3,039,000)	(7,565,417)	(4,724,978)	0
Designated FB Change (Increase)	4,786,257	0	0	0	0
Ending Undesignated Fund Balance	<u>\$ 37,131,561</u>	<u>\$ 34,092,561</u>	<u>\$ 29,566,144</u>	<u>\$ 32,406,583</u>	<u>\$ 32,406,583</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
General Fund (1010)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>1010.015.0150 - Mayors Administration Program:</u>					
EX10 - Personnel Services	305,673	321,868	321,868	321,868	314,533
EX20 - Materials & Supplies	2,239	5,450	6,950	6,950	6,700
EX30 - Services and Charges	41,700	63,997	57,496	57,496	49,357
EX33 - Motorpool	0	0	5,001	5,001	5,001
EX40 - Maintenance	0	100	100	100	100
Total	349,612	391,415	391,415	391,415	375,691
<u>1010.016.0160 - City Council Program:</u>					
EX10 - Personnel Services	204,170	217,080	217,080	217,080	224,986
EX20 - Materials & Supplies	200	414	874	874	414
EX30 - Services and Charges	9,908	32,214	31,754	31,754	32,214
Total	214,278	249,708	249,708	249,708	257,614
<u>1010.021.0210 - City Attorney Program:</u>					
EX10 - Personnel Services	552,672	582,212	591,456	591,456	607,473
EX20 - Materials & Supplies	1,563	4,120	2,220	2,220	4,120
EX30 - Services and Charges	25,390	23,317	27,217	27,217	23,317
Total	579,625	609,649	620,893	620,893	634,910
<u>1010.031.0310 - City Prosecutor Program:</u>					
EX10 - Personnel Services	804,759	881,605	906,740	906,740	940,299
EX20 - Materials & Supplies	9,284	8,939	7,789	7,789	5,570
EX30 - Services and Charges	14,840	15,976	15,976	15,976	18,306
EX40 - Maintenance	11,033	16,346	23,996	23,996	17,786
Total	839,916	922,866	954,501	954,501	981,961
<u>1010.036.1360 - Internal Audit Program:</u>					
EX10 - Personnel Services	110,149	117,466	120,031	120,031	121,309
EX20 - Materials & Supplies	1,342	600	600	600	600
EX30 - Services and Charges	422	3,087	3,087	3,087	3,087
Total	111,912	121,153	123,718	123,718	124,996
<u>1010.040.0400 - District Judge Program:</u>					
EX20 - Materials & Supplies	20,390	50	22,097	22,097	50
EX30 - Services and Charges	96,836	108,871	108,871	108,871	26,576
EX40 - Maintenance	10,644	12,500	12,500	12,500	12,500
Total	127,870	121,421	143,468	143,468	39,126
<u>1010.040.2010 - Criminal Cases Program:</u>					
EX10 - Personnel Services	369,230	485,103	496,114	496,114	447,266
EX20 - Materials & Supplies	4,614	6,348	6,348	6,348	6,348
EX30 - Services and Charges	6,481	6,679	6,704	6,704	6,679
Total	380,324	498,130	509,166	509,166	460,293

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
General Fund (1010)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>1010.040.2020 - Probation & Fine Collection Program:</u>					
EX10 - Personnel Services	34,118	35,099	36,384	36,384	36,857
EX20 - Materials & Supplies	90	400	400	400	400
EX30 - Services and Charges	904	2,825	2,800	2,800	2,825
Total	35,111	38,324	39,584	39,584	40,082
<u>1010.040.2030 - Small Claims & Civil Cases Program:</u>					
EX10 - Personnel Services	396,417	437,032	448,832	448,832	440,441
EX20 - Materials & Supplies	2,521	4,100	4,100	4,100	4,100
EX30 - Services and Charges	0	1,800	1,800	1,800	1,800
EX40 - Maintenance	0	103	103	103	103
Total	398,937	443,035	454,835	454,835	446,444
<u>1010.050.0500 - Economic Development Program:</u>					
EX10 - Personnel Services	410,157	424,613	437,404	437,404	326,678
EX20 - Materials & Supplies	17,420	4,420	4,420	4,420	3,170
EX30 - Services and Charges	207,226	309,204	317,704	317,704	539,564
Total	634,803	738,237	759,528	759,528	869,412
<u>1010.051.1510 - City Clerk/Treasurer Program:</u>					
EX10 - Personnel Services	474,212	502,091	512,334	512,334	514,406
EX20 - Materials & Supplies	11,028	13,663	13,411	13,411	12,506
EX30 - Services and Charges	57,040	60,627	60,879	60,879	58,023
EX40 - Maintenance	0	1,215	1,215	1,215	0
Total	542,280	577,596	587,839	587,839	584,935
<u>1010.055.0550 - Communications Program:</u>					
EX10 - Personnel Services	420,514	426,919	435,147	435,147	443,426
EX20 - Materials & Supplies	1,066	2,176	2,176	2,176	2,176
EX30 - Services and Charges	36,527	52,540	52,540	52,540	52,060
Total	458,107	481,635	489,863	489,863	497,662
<u>1010.060.0600 - Media Services Program:</u>					
EX10 - Personnel Services	293,148	317,723	324,181	324,181	367,105
EX20 - Materials & Supplies	5,047	7,119	9,879	9,879	7,619
EX30 - Services and Charges	39,309	47,509	61,972	61,972	47,009
EX33 - Motorpool	1,309	1,782	1,782	1,782	1,565
EX40 - Maintenance	1,367	2,100	2,100	2,100	2,100
Total	340,180	376,233	399,914	399,914	425,398
<u>1010.070.0700 - Chief of Staff Program:</u>					
EX10 - Personnel Services	223,851	230,955	235,991	235,991	372,010
EX20 - Materials & Supplies	467	1,900	1,900	1,900	1,900
EX30 - Services and Charges	24,435	32,244	34,644	34,644	32,244
Total	248,753	265,099	272,535	272,535	406,154

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
General Fund (1010)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>1010.080.5240 - Library Program:</u>					
EX70 - Transfers to Outside Entities	1,812,401	1,990,401	1,990,401	1,990,401	1,812,401
Total	1,812,401	1,990,401	1,990,401	1,990,401	1,812,401
<u>1010.090.6600 - Miscellaneous Program:</u>					
EX10 - Personnel Services	0	1,543,475	560,231	560,231	1,682,547
EX20 - Materials & Supplies	15,262	10,394	10,694	10,694	10,394
EX30 - Services and Charges	958,293	895,973	1,427,416	1,427,416	1,228,865
EX39 - Cost Allocation	(3,269,796)	(3,269,796)	(3,269,796)	(3,269,796)	(3,744,981)
EX40 - Maintenance	18,544	23,458	23,458	23,458	23,458
EX50 - Debt Service	40,801	0	0	0	0
EX70 - Transfers to Outside Entities	1,810,618	1,862,203	2,062,203	2,062,203	2,091,151
EX80 - Capital	292,587	23,569	447,549	447,549	23,569
EX90 - Miscellaneous	0	0	100	100	0
EX95 - Non-Operating Interest	31,309	0	0	0	0
EX96 - Operating Transfers Out	5,422,476	211,000	577,358	577,358	158,000
Total	5,320,095	1,300,276	1,839,213	1,839,213	1,473,003
<u>1010.110.1100 - Chief Financial Officer Program:</u>					
EX10 - Personnel Services	371,604	378,857	379,691	379,691	483,927
EX20 - Materials & Supplies	151	465	465	465	965
EX30 - Services and Charges	8,912	11,048	11,048	11,048	11,048
Total	380,667	390,370	391,204	391,204	495,940
<u>1010.120.1210 - Human Resource Operations Program:</u>					
EX10 - Personnel Services	703,161	707,966	728,393	728,393	713,609
EX20 - Materials & Supplies	4,882	6,292	6,292	6,292	6,292
EX30 - Services and Charges	12,605	20,494	20,494	20,494	20,494
Total	720,648	734,752	755,179	755,179	740,395
<u>1010.120.1220 - Employee Benefits/Services Program:</u>					
EX10 - Personnel Services	490,133	616,000	616,000	616,000	649,400
EX20 - Materials & Supplies	43,291	50	50	50	50
EX30 - Services and Charges	220,498	259,640	431,140	431,140	244,640
EX40 - Maintenance	63,910	73,065	73,065	73,065	98,416
Total	817,832	948,755	1,120,255	1,120,255	992,506
<u>1010.131.1310 - Accounting & Audit Program:</u>					
EX10 - Personnel Services	1,073,712	1,131,560	1,165,380	1,165,380	1,163,746
EX20 - Materials & Supplies	19,331	9,500	15,200	15,200	9,520
EX30 - Services and Charges	59,666	72,961	67,261	67,261	72,941
EX40 - Maintenance	549	1,000	1,000	1,000	1,000
Total	1,153,258	1,215,021	1,248,841	1,248,841	1,247,207

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
General Fund (1010)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>1010.133.1330 - Budget & Information Management Program:</u>					
EX10 - Personnel Services	362,534	446,782	458,115	458,115	378,566
EX20 - Materials & Supplies	2,066	3,849	3,849	3,849	4,099
EX30 - Services and Charges	4,941	10,457	10,457	10,457	10,207
EX40 - Maintenance	34	38	38	38	38
Total	369,575	461,126	472,459	472,459	392,910
<u>1010.140.1410 - General Maintenance Program:</u>					
EX10 - Personnel Services	597,778	683,935	700,475	700,475	538,659
EX20 - Materials & Supplies	10,836	24,957	15,957	15,957	17,755
EX30 - Services and Charges	35,163	35,070	45,620	45,620	115,124
EX33 - Motorpool	22,604	25,237	25,237	25,237	25,221
EX40 - Maintenance	53,864	53,652	53,652	53,652	59,600
Total	720,246	822,851	840,941	840,941	756,359
<u>1010.140.1420 - Janitorial Program:</u>					
EX10 - Personnel Services	371,631	398,726	412,062	412,062	416,705
EX20 - Materials & Supplies	41,861	40,094	42,594	42,594	40,094
EX30 - Services and Charges	35,613	45,670	41,620	41,620	45,670
EX40 - Maintenance	363	400	400	400	400
Total	449,468	484,890	496,676	496,676	502,869
<u>1010.160.1610 - Procurement Program:</u>					
EX10 - Personnel Services	425,782	440,350	450,666	450,666	473,603
EX20 - Materials & Supplies	5,147	4,240	4,240	4,240	4,240
EX30 - Services and Charges	31,623	51,059	51,059	51,059	51,059
EX50 - Debt Service	15,815	0	0	0	0
Total	478,367	495,649	505,965	505,965	528,902
<u>1010.170.1710 - Information Technology Program:</u>					
EX10 - Personnel Services	1,526,765	1,614,303	1,649,766	1,649,766	1,576,295
EX20 - Materials & Supplies	49,625	30,523	30,523	30,523	31,023
EX30 - Services and Charges	482,299	564,455	564,055	564,055	519,605
EX33 - Motorpool	15,995	18,633	18,633	18,633	17,778
EX40 - Maintenance	534,609	642,450	642,450	642,450	687,300
EX80 - Capital	42,253	0	0	0	0
Total	2,651,546	2,870,364	2,905,427	2,905,427	2,832,001
<u>1010.170.1720 - GIS Program:</u>					
EX10 - Personnel Services	488,981	506,977	531,244	531,244	572,523
EX20 - Materials & Supplies	1,445	2,750	2,750	2,750	2,750
EX30 - Services and Charges	15,228	17,220	17,620	17,620	18,100
EX33 - Motorpool	1,207	1,510	1,510	1,510	1,855
EX40 - Maintenance	18,585	61,850	61,850	61,850	61,850
EX50 - Debt Service	41,100	0	0	0	0
Total	566,546	590,307	614,974	614,974	657,078

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
General Fund (1010)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>1010.200.2900 - Police Support Services Program:</u>					
EX10 - Personnel Services	3,779,558	3,824,053	4,097,349	4,097,349	4,072,684
EX20 - Materials & Supplies	104,565	113,103	113,103	113,103	118,475
EX30 - Services and Charges	799,149	826,376	823,498	823,498	859,228
EX33 - Motorpool	13,409	15,584	15,584	15,584	15,266
EX40 - Maintenance	326,260	355,201	372,535	372,535	360,238
EX96 - Operating Transfers Out	230,040	398,151	398,151	398,151	306,881
Total	5,252,981	5,532,468	5,820,220	5,820,220	5,732,772
<u>1010.200.2920 - Police Projects Program:</u>					
EX10 - Personnel Services	146,147	0	1,748,305	1,748,305	0
EX20 - Materials & Supplies	47,747	0	131,093	131,093	0
EX30 - Services and Charges	67,433	0	379,054	379,054	0
EX70 - Transfers to Outside Entities	75,628	0	38,712	38,712	0
EX80 - Capital	37,225	0	319,873	319,873	0
Total	374,179	0	2,617,037	2,617,037	0
<u>1010.200.2940 - Police Patrol Program:</u>					
EX10 - Personnel Services	16,554,166	17,239,708	17,918,857	17,918,857	17,734,990
EX20 - Materials & Supplies	387,690	435,438	435,438	435,438	437,372
EX30 - Services and Charges	544,812	474,384	487,743	487,743	443,909
EX33 - Motorpool	1,194,553	1,203,133	1,203,133	1,203,133	1,232,286
EX40 - Maintenance	35,156	55,776	49,671	49,671	58,028
EX80 - Capital	0	0	27,371	27,371	0
Total	18,716,378	19,408,439	20,122,213	20,122,213	19,906,585
<u>1010.260.2600 - Central Dispatch Program:</u>					
EX10 - Personnel Services	2,089,972	2,308,123	2,362,091	2,362,091	2,303,430
EX20 - Materials & Supplies	10,377	10,650	10,650	10,650	12,091
EX30 - Services and Charges	119,467	103,251	105,351	105,351	107,821
EX33 - Motorpool	22,361	29,602	29,602	29,602	29,313
EX40 - Maintenance	32,971	57,737	55,637	55,637	51,726
Total	2,275,147	2,509,363	2,563,331	2,563,331	2,504,381
<u>1010.300.3010 - Fire Prevention Program:</u>					
EX10 - Personnel Services	1,173,719	1,098,025	1,161,990	1,161,990	1,250,094
EX20 - Materials & Supplies	39,026	36,710	37,660	37,660	36,710
EX30 - Services and Charges	12,643	18,475	16,725	16,725	18,475
EX33 - Motorpool	66,854	71,016	71,016	71,016	81,087
Total	1,292,243	1,224,226	1,287,391	1,287,391	1,386,366

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
General Fund (1010)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>1010.300.3020 - Fire Operations Program:</u>					
EX10 - Personnel Services	15,238,925	15,484,237	16,619,809	16,619,809	17,146,242
EX20 - Materials & Supplies	355,592	381,645	301,007	301,007	376,345
EX30 - Services and Charges	890,845	998,352	1,057,363	1,057,363	1,023,377
EX33 - Motorpool	495,424	649,210	660,558	660,558	684,753
EX40 - Maintenance	197,499	297,272	356,284	356,284	297,272
EX96 - Operating Transfers Out	21,918	0	14,023	14,023	0
Total	17,200,204	17,810,716	19,009,044	19,009,044	19,527,989
<u>1010.300.3030 - Fire Training Program:</u>					
EX10 - Personnel Services	574,589	563,479	608,763	608,763	666,620
EX20 - Materials & Supplies	27,377	30,752	32,252	32,252	29,752
EX30 - Services and Charges	20,825	27,000	26,300	26,300	27,000
EX33 - Motorpool	22,664	27,883	27,883	27,883	28,084
EX40 - Maintenance	594	0	750	750	1,000
Total	646,049	649,114	695,948	695,948	752,456
<u>1010.300.3040 - Fire Hazardous Materials Program:</u>					
EX20 - Materials & Supplies	16,080	12,036	17,036	17,036	12,036
EX30 - Services and Charges	11,378	8,039	11,723	11,723	7,289
EX33 - Motorpool	21,575	22,305	22,305	22,305	20,447
EX40 - Maintenance	2,432	3,000	8,500	8,500	3,750
Total	51,465	45,380	59,564	59,564	43,522
<u>1010.520.0710 - Arts and Culture Program:</u>					
EX10 - Personnel Services	144,102	157,590	162,437	162,437	164,419
EX20 - Materials & Supplies	5,843	200	1,450	1,450	200
EX30 - Services and Charges	130,893	174,258	209,207	209,207	174,258
Total	280,838	332,048	373,094	373,094	338,877
<u>1010.520.5210 - Swimming Pool Program:</u>					
EX10 - Personnel Services	109,037	125,887	125,887	125,887	126,257
EX20 - Materials & Supplies	33,235	51,101	51,101	51,101	27,100
EX30 - Services and Charges	35,867	54,844	54,844	54,844	48,878
EX40 - Maintenance	5,449	5,884	5,884	5,884	5,884
Total	183,588	237,716	237,716	237,716	208,119
<u>1010.520.5220 - Parks Admin/Rec Programs Program:</u>					
EX10 - Personnel Services	915,073	1,021,635	1,043,531	1,043,531	1,051,287
EX20 - Materials & Supplies	107,506	117,992	121,487	121,487	114,364
EX30 - Services and Charges	224,898	325,953	367,041	367,041	328,166
EX33 - Motorpool	15,010	16,660	16,660	16,660	16,639
Total	1,262,488	1,482,240	1,548,719	1,548,719	1,510,456

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
General Fund (1010)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>1010.520.5250 - Lake Maintenance Program:</u>					
EX20 - Materials & Supplies	291	5,008	5,008	5,008	1,700
EX30 - Services and Charges	74,371	85,185	85,185	85,185	88,567
EX40 - Maintenance	1,372	7,236	7,236	7,236	7,236
Total	76,034	97,429	97,429	97,429	97,503
<u>1010.520.5280 - Yvonne Richardson Community Ctr Program:</u>					
EX10 - Personnel Services	309,748	343,010	351,479	351,479	363,314
EX20 - Materials & Supplies	33,632	23,209	20,850	20,850	19,204
EX30 - Services and Charges	86,960	63,233	118,999	118,999	76,243
EX33 - Motorpool	1,563	1,688	1,688	1,688	1,279
EX40 - Maintenance	3,862	4,500	4,500	4,500	4,500
Total	435,765	435,640	497,516	497,516	464,540
<u>1010.521.5260 - Parks Maintenance Program:</u>					
EX10 - Personnel Services	687,902	767,090	782,058	782,058	798,157
EX20 - Materials & Supplies	158,006	172,346	173,792	173,792	188,291
EX30 - Services and Charges	680,611	788,905	844,735	844,735	841,136
EX33 - Motorpool	215,403	242,836	242,836	242,836	259,820
EX39 - Cost Allocation	(8,646)	(9,680)	(9,680)	(9,680)	0
EX40 - Maintenance	328,479	333,600	337,867	337,867	332,600
EX80 - Capital	8,545	0	0	0	0
Total	2,070,299	2,295,097	2,371,608	2,371,608	2,420,004
<u>1010.610.6100 - Public Works Director Program:</u>					
EX10 - Personnel Services	203,423	207,823	214,627	214,627	217,447
EX30 - Services and Charges	4,045	4,444	4,444	4,444	4,444
Total	207,468	212,267	219,071	219,071	221,891
<u>1010.620.6200 - Development Services Director Program:</u>					
EX10 - Personnel Services	375,453	376,968	411,682	411,682	412,582
EX20 - Materials & Supplies	6,425	850	4,900	4,900	730
EX30 - Services and Charges	5,049	38,388	37,338	37,338	38,508
Total	386,927	416,206	453,920	453,920	451,820
<u>1010.621.6220 - Eng Operations & Admin Program:</u>					
EX10 - Personnel Services	969,791	1,084,983	1,309,617	1,309,617	1,144,066
EX20 - Materials & Supplies	19,140	45,121	85,221	85,221	33,721
EX30 - Services and Charges	66,349	103,791	119,925	119,925	81,827
EX33 - Motorpool	11,013	12,169	16,583	16,583	20,101
EX40 - Maintenance	0	230	230	230	230
Total	1,066,293	1,246,294	1,531,576	1,531,576	1,279,945

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
General Fund (1010)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>1010.621.6230 - Engineering Land Acquisition Program:</u>					
EX10 - Personnel Services	96,495	74,219	79,730	79,730	74,801
EX30 - Services and Charges	60	850	850	850	850
Total	96,555	75,069	80,580	80,580	75,651
<u>1010.621.6240 - Engineering Public Construction Program:</u>					
EX10 - Personnel Services	329,752	462,515	534,355	534,355	534,551
EX20 - Materials & Supplies	15,323	12,990	12,990	12,990	12,990
EX30 - Services and Charges	2,353	3,275	3,275	3,275	3,275
EX33 - Motorpool	32,484	38,479	42,893	42,893	47,098
Total	379,912	517,259	593,513	593,513	597,914
<u>1010.630.6300 - Development Review Program:</u>					
EX10 - Personnel Services	599,610	653,294	732,402	732,402	762,701
EX20 - Materials & Supplies	8,890	10,909	40,409	40,409	11,933
EX30 - Services and Charges	15,609	35,381	40,565	40,565	40,171
EX33 - Motorpool	11,048	12,405	12,405	12,405	11,344
Total	635,157	711,989	825,781	825,781	826,149
<u>1010.630.6305 - Planning Commission Program:</u>					
EX10 - Personnel Services	43,600	43,599	43,599	43,599	43,599
EX30 - Services and Charges	2,320	3,549	3,549	3,549	3,549
Total	45,920	47,148	47,148	47,148	47,148
<u>1010.631.6310 - Sustainability & Resilience Program:</u>					
EX10 - Personnel Services	260,189	282,004	298,018	298,018	296,791
EX20 - Materials & Supplies	245	3,900	3,900	3,900	3,900
EX30 - Services and Charges	118,722	230,198	261,078	261,078	30,198
EX40 - Maintenance	0	0	3,840	3,840	0
Total	379,156	516,102	566,836	566,836	330,889
<u>1010.634.6340 - Long Range Planning Program:</u>					
EX10 - Personnel Services	195,729	218,673	289,446	289,446	298,504
EX20 - Materials & Supplies	3,515	3,900	18,900	18,900	4,500
EX30 - Services and Charges	3,170	7,906	12,440	12,440	13,070
Total	202,414	230,479	320,786	320,786	316,074
<u>1010.640.6400 - Building Safety Program:</u>					
EX10 - Personnel Services	1,092,297	1,307,126	1,392,567	1,392,567	1,379,336
EX20 - Materials & Supplies	53,195	24,432	51,527	51,527	24,566
EX30 - Services and Charges	88,274	84,250	196,530	196,530	92,700
EX33 - Motorpool	49,586	62,941	70,954	70,954	74,198
EX40 - Maintenance	0	0	1,139	1,139	0
Total	1,283,352	1,478,749	1,712,717	1,712,717	1,570,800

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
General Fund (1010)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>1010.642.6420 - Housing & Community Services Program:</u>					
EX10 - Personnel Services	229,120	226,227	284,710	284,710	254,018
EX20 - Materials & Supplies	187	700	10,900	10,900	900
EX30 - Services and Charges	1,629	16,212	16,676	16,676	22,726
EX33 - Motorpool	397	0	0	0	0
Total	231,333	243,139	312,286	312,286	277,644
<u>1010.671.2710 - Animal Patrol/Emergency Response Program:</u>					
EX10 - Personnel Services	422,421	455,441	467,888	467,888	480,164
EX20 - Materials & Supplies	16,930	21,105	21,105	21,105	21,105
EX30 - Services and Charges	12,100	12,922	10,138	10,138	13,517
EX33 - Motorpool	58,479	64,942	64,942	64,942	65,881
EX40 - Maintenance	0	215	215	215	915
Total	509,929	554,625	564,288	564,288	581,582
<u>1010.671.2720 - Animal Shelter Program:</u>					
EX10 - Personnel Services	452,640	522,525	532,216	532,216	545,685
EX20 - Materials & Supplies	23,961	28,851	28,851	28,851	25,851
EX30 - Services and Charges	61,620	77,557	78,711	78,711	80,175
EX40 - Maintenance	9,907	11,156	11,156	11,156	11,156
Total	548,128	640,089	650,934	650,934	662,867
<u>1010.671.2730 - Veterinarian/Clinic Program:</u>					
EX10 - Personnel Services	196,658	201,799	208,978	208,978	209,160
EX20 - Materials & Supplies	64,948	65,837	65,837	65,837	65,837
EX30 - Services and Charges	3,662	3,360	4,990	4,990	3,360
EX40 - Maintenance	0	450	450	450	450
Total	265,268	271,446	280,255	280,255	278,807
<u>1010.671.2740 - Animal Services Projects Program:</u>					
EX20 - Materials & Supplies	24,377	0	45,673	45,673	0
EX30 - Services and Charges	9,000	0	30,698	30,698	0
EX40 - Maintenance	21,480	0	37,542	37,542	0
EX80 - Capital	0	0	2,534	2,534	0
Total	54,857	0	116,447	116,447	0
Budget Total	\$ 77,112,683	\$ 77,360,000	\$ 84,755,470	\$ 84,755,470	\$ 80,989,000

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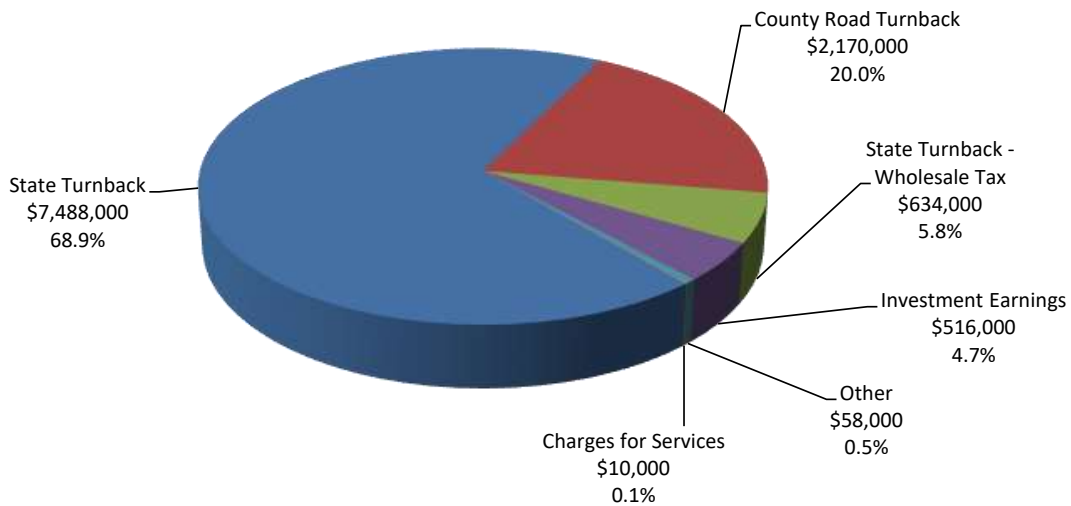
Street Fund (2100)

The Street Fund is primarily financed by turnback revenues received from the State of Arkansas, turnback monies received from the County Road Millage Tax, and turnback revenues from the wholesale sales tax on motor fuel and distillate special fuel which began in 2019. In 2023 the state began consolidating net turnback with the half cent sales tax. These monies are utilized to maintain and repair City streets, rights-of-way, drainage, traffic control and maintenance, and City owned sidewalks.

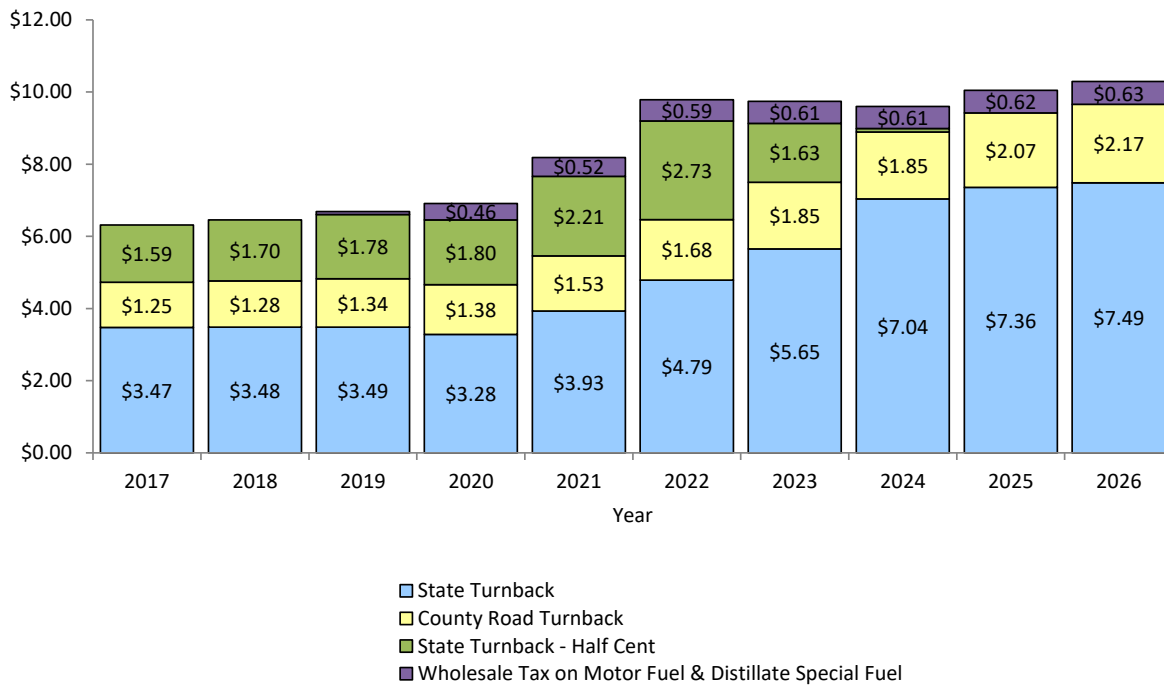
Street Fund Revenues

The majority of revenues for the Street Fund are motor fuel taxes collected by the State of Arkansas (state turnback) and returned to the City on a per capita basis. The City also receives state turnback from the state's half cent sales tax. In addition, the City receives 80% of the road millage levied by the Quorum Court on real and personal property located within the City. The current county levy is 1.1 mills. The county maximum allowable is 3.0 mills.

Sources of Funds for 2026 \$10,876,000



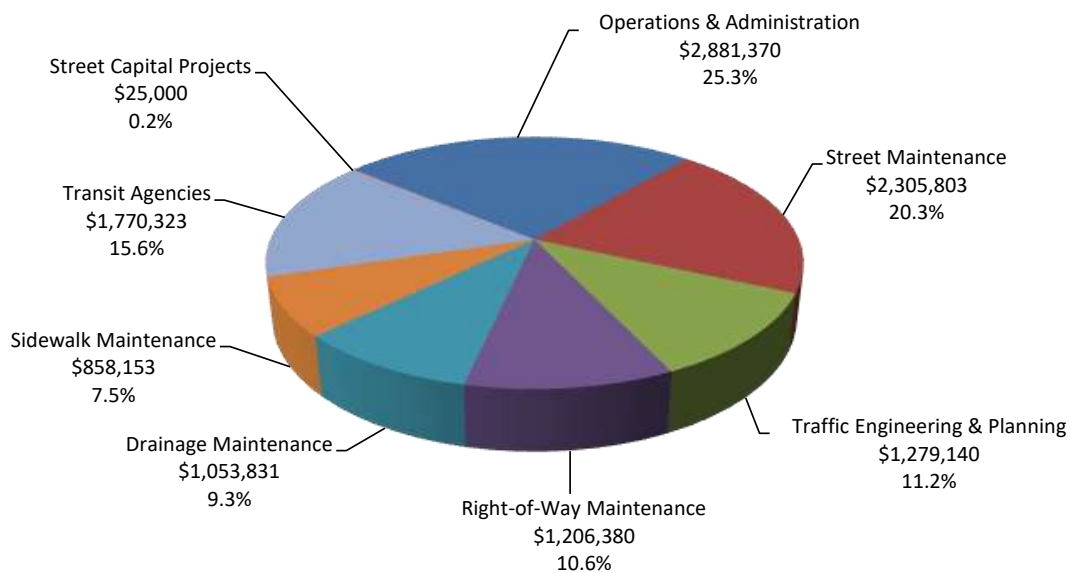
Street Fund Revenue History



Street Fund Expenses

The primary purpose of funds expended from the Street Fund relate to the maintenance, repair and construction of streets within the City of Fayetteville. Associated drainage maintenance activities as well as street sweeping are also programs supported by the Street Fund.

Uses of Funds for 2026 \$11,380,000



City of Fayetteville, Arkansas
2026 Operating Budget
Street Fund (2100)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
State Turnback	\$ 7,147,929	\$ 7,766,000	\$ 7,766,000	\$ 7,356,000	\$ 7,488,000
State Turnback - Wholesale Tax (Act 416)	613,634	646,000	646,000	622,000	634,000
County Road Turnback	1,854,111	1,838,000	1,838,000	2,067,000	2,170,000
Charges for Services	150,661	61,000	61,000	25,000	10,000
Investment Earnings	467,328	295,000	295,000	496,000	516,000
Other	76,180	76,000	76,000	58,622	58,000
Total Revenues	<u>10,309,843</u>	<u>10,682,000</u>	<u>10,682,000</u>	<u>10,624,622</u>	<u>10,876,000</u>
Expenses:					
Operations & Administration	2,330,621	2,747,339	2,796,526	2,796,526	2,881,370
Right-of-Way Maintenance	887,405	1,104,417	1,143,226	1,143,226	1,206,380
Street Maintenance	1,922,695	2,700,658	2,846,151	2,846,151	2,305,803
Drainage Maintenance	671,806	994,711	1,021,210	1,021,210	1,053,831
Traffic Engineering & Planning	1,021,017	1,298,910	1,397,243	1,397,243	1,279,140
Street Capital Projects	385,413	20,000	2,953,762	2,953,762	25,000
Sidewalks	523,283	1,040,008	1,073,209	1,073,209	858,153
Transit Agencies	1,204,593	1,266,457	1,266,457	1,266,457	1,770,323
Transfer to Shop	114,626	689,500	689,500	689,500	0
Total Expenses	<u>9,061,459</u>	<u>11,862,000</u>	<u>15,187,284</u>	<u>15,187,284</u>	<u>11,380,000</u>
Income / (Loss)	\$ <u>1,248,384</u>	\$ <u>(1,180,000)</u>	\$ <u>(4,505,284)</u>	\$ <u>(4,562,662)</u>	\$ <u>(504,000)</u>
Total Budget	\$ <u>9,061,459</u>	\$ <u>11,862,000</u>	\$ <u>15,187,284</u>	\$ <u>15,187,284</u>	\$ <u>11,380,000</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 11,391,865	\$ 12,640,249	\$ 12,640,249	\$ 12,640,249	\$ 8,077,587
Income / (Loss)	<u>1,248,384</u>	<u>(1,180,000)</u>	<u>(4,505,284)</u>	<u>(4,562,662)</u>	<u>(504,000)</u>
Ending Undesignated Fund Balance	\$ <u>12,640,249</u>	\$ <u>11,460,249</u>	\$ <u>8,134,965</u>	\$ <u>8,077,587</u>	\$ <u>7,573,587</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Street Fund (2100)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>2100.410.4100 - Operations & Administration Program:</u>					
EX10 - Personnel Services	940,761	1,162,879	1,188,391	1,188,391	1,251,517
EX20 - Materials & Supplies	41,209	48,392	50,593	50,593	53,342
EX30 - Services and Charges	1,109,147	1,397,571	1,410,371	1,410,371	1,322,555
EX33 - Motorpool	15,639	17,528	17,528	17,528	15,377
EX39 - Cost Allocation	78,564	78,564	78,564	78,564	196,174
EX40 - Maintenance	130,518	42,405	39,405	39,405	42,405
EX70 - Transfers to Outside Entities	1,204,593	1,266,457	1,266,457	1,266,457	1,770,323
EX80 - Capital	14,783	0	0	0	0
Total	3,535,214	4,013,796	4,051,309	4,051,309	4,651,693
<u>2100.410.4110 - Right-of-Way Maintenance Program:</u>					
EX10 - Personnel Services	541,310	622,208	669,917	669,917	725,349
EX20 - Materials & Supplies	74,513	98,814	98,814	98,814	90,812
EX30 - Services and Charges	81,672	167,910	167,910	167,910	172,910
EX33 - Motorpool	187,605	211,685	211,685	211,685	213,509
EX40 - Maintenance	2,305	3,800	3,800	3,800	3,800
Total	887,405	1,104,417	1,152,126	1,152,126	1,206,380
<u>2100.410.4120 - Street Maintenance Program:</u>					
EX10 - Personnel Services	797,541	1,361,964	1,289,341	1,289,341	1,152,248
EX20 - Materials & Supplies	199,142	319,665	518,425	518,425	243,996
EX30 - Services and Charges	147,513	12,000	29,109	29,109	12,000
EX33 - Motorpool	1,387,222	1,540,515	1,542,762	1,542,762	1,532,595
EX39 - Cost Allocation	(613,180)	(647,446)	(647,446)	(647,446)	(647,446)
EX40 - Maintenance	4,457	13,960	13,960	13,960	12,410
EX80 - Capital	0	100,000	100,000	100,000	0
EX96 - Operating Transfers Out	114,626	0	0	0	0
Total	2,037,321	2,700,658	2,846,151	2,846,151	2,305,803
<u>2100.410.4130 - Drainage Maintenance Program:</u>					
EX10 - Personnel Services	396,397	554,088	580,587	580,587	664,941
EX20 - Materials & Supplies	54,748	205,383	205,383	205,383	151,877
EX30 - Services and Charges	7,943	11,000	11,000	11,000	9,500
EX33 - Motorpool	210,349	220,366	220,366	220,366	223,639
EX40 - Maintenance	2,369	3,874	3,874	3,874	3,874
Total	671,806	994,711	1,021,210	1,021,210	1,053,831
<u>2100.410.5315 - Traffic Engineering & Planning Program:</u>					
EX10 - Personnel Services	612,241	681,806	726,426	726,426	671,632
EX20 - Materials & Supplies	173,745	281,480	275,480	275,480	310,894
EX30 - Services and Charges	0	2,000	3,200	3,200	2,000
EX33 - Motorpool	85,680	88,124	107,206	107,206	109,114
EX40 - Maintenance	149,352	245,500	296,705	296,705	185,500
Total	1,021,017	1,298,910	1,409,017	1,409,017	1,279,140

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Street Fund (2100)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>2100.410.5500 - Street Capital Projects Program:</u>					
EX30 - Services and Charges	0	0	304,090	304,090	0
EX40 - Maintenance	0	0	985,970	985,970	0
EX80 - Capital	385,413	20,000	1,663,702	1,663,702	25,000
Total	385,413	20,000	2,953,762	2,953,762	25,000
<u>2100.410.5520 - Street & Trail Construction Program:</u>					
EX10 - Personnel Services	0	0	0	0	0
EX20 - Materials & Supplies	32,131	61,240	61,240	61,240	47,596
EX33 - Motorpool	227,681	228,495	228,495	228,495	238,652
EX39 - Cost Allocation	(259,813)	(289,735)	(289,735)	(289,735)	(286,248)
Total	(0)	0	0	0	0
<u>2100.410.5530 - Sidewalks Program:</u>					
EX10 - Personnel Services	268,832	600,429	645,712	645,712	426,363
EX20 - Materials & Supplies	39,524	76,287	71,287	71,287	69,279
EX33 - Motorpool	231,400	364,522	345,440	345,440	347,511
EX39 - Cost Allocation	(21,641)	(16,230)	(16,230)	(16,230)	0
EX40 - Maintenance	5,169	15,000	18,000	18,000	15,000
EX96 - Operating Transfers Out	0	689,500	689,500	689,500	0
Total	523,283	1,729,508	1,753,709	1,753,709	858,153
Budget Total	\$ 9,061,459	\$ 11,862,000	\$ 15,187,284	\$ 15,187,284	\$ 11,380,000

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Parking Fund (2130)

The Parking Fund accounts for funds received from meter revenues and parking lot rentals in the Downtown and Entertainment Districts. Expenses for the maintenance and operation of parking lots and parking spaces are paid from this fund.

The Parking Fund is also used to pay debt service for the 2012 Parking Improvements Revenue Bond Issue.

City of Fayetteville, Arkansas
2026 Operating Budget
Parking Fund (2130)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Downtown District Parking Revenue	\$ 799,079	\$ 840,500	\$ 840,500	\$ 814,000	\$ 834,000
Entertainment District Parking Revenue	1,115,425	1,123,000	1,173,000	1,247,000	1,480,000
West Parking Deck Parking Revenue	307,909	298,000	298,000	310,000	320,000
Investment Earnings	116,291	56,500	56,500	75,000	75,000
Other	4,221	28,000	28,000	1,000	0
Total Revenues	<u>2,342,925</u>	<u>2,346,000</u>	<u>2,396,000</u>	<u>2,447,000</u>	<u>2,709,000</u>
Expenses:					
Downtown District Parking	976,304	1,030,754	1,033,835	1,033,835	1,091,708
Entertainment District Parking	309,249	436,756	482,675	482,675	672,801
Spring Street Municipal Parking Deck	74,994	119,940	122,740	122,740	132,141
Parking Management Projects	141,923	90,000	495,326	495,326	105,000
West Avenue Parking Deck	110,074	149,550	142,750	142,750	150,350
Downtown Fayetteville Coalition	125,000	125,000	134,000	134,000	173,000
Transfer to Parking Deck Bond	368,675	381,000	381,000	381,000	384,000
Total Expenses	<u>2,106,219</u>	<u>2,333,000</u>	<u>2,792,326</u>	<u>2,792,326</u>	<u>2,709,000</u>
Income / (Loss)	\$ <u>236,706</u>	\$ <u>13,000</u>	\$ <u>(396,326)</u>	\$ <u>(345,326)</u>	\$ <u>0</u>
Total Budget	\$ <u>2,106,219</u>	\$ <u>2,333,000</u>	\$ <u>2,792,326</u>	\$ <u>2,792,326</u>	\$ <u>2,709,000</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 2,168,946	\$ 2,405,652	\$ 2,405,652	\$ 2,405,652	\$ 2,060,326
Income / (Loss)	<u>236,706</u>	<u>13,000</u>	<u>(396,326)</u>	<u>(345,326)</u>	<u>0</u>
Ending Undesignated Fund Balance	<u>\$ 2,405,652</u>	<u>\$ 2,418,652</u>	<u>\$ 2,009,326</u>	<u>\$ 2,060,326</u>	<u>\$ 2,060,326</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Parking Fund (2130)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>2130.430.9130 - Off-Street Parking Program:</u>					
EX10 - Personnel Services	504,600	554,177	569,058	569,058	572,805
EX20 - Materials & Supplies	100,951	25,001	25,001	25,001	25,001
EX30 - Services and Charges	165,603	237,872	239,172	239,172	269,372
EX33 - Motorpool	6,321	7,026	7,026	7,026	6,943
EX39 - Cost Allocation	10,728	10,728	10,728	10,728	22,137
EX40 - Maintenance	9,906	13,950	13,950	13,950	13,450
EX70 - Transfers to Outside Entities	178,195	182,000	173,000	173,000	182,000
Total	976,304	1,030,754	1,037,935	1,037,935	1,091,708
<u>2130.430.9131 - Entertainment District Parking Program:</u>					
EX10 - Personnel Services	161,856	240,836	244,955	244,955	242,251
EX20 - Materials & Supplies	3,127	6,698	6,698	6,698	6,698
EX30 - Services and Charges	136,602	175,115	173,415	173,415	240,916
EX33 - Motorpool	4,505	5,459	5,459	5,459	4,288
EX40 - Maintenance	3,160	8,648	8,648	8,648	8,648
EX70 - Transfers to Outside Entities	125,000	125,000	169,000	169,000	343,000
Total	434,249	561,756	608,175	608,175	845,801
<u>2130.430.9132 - Spring St Municipal Parking Deck Program:</u>					
EX10 - Personnel Services	13,759	48,839	48,839	48,839	52,153
EX30 - Services and Charges	61,135	71,101	71,301	71,301	79,988
EX40 - Maintenance	100	0	0	0	0
EX96 - Operating Transfers Out	368,675	381,000	381,000	381,000	384,000
Total	443,669	500,940	501,140	501,140	516,141
<u>2130.430.9133 - Parking Management Projects Program:</u>					
EX20 - Materials & Supplies	2,881	15,000	125,577	125,577	20,000
EX30 - Services and Charges	13,524	20,000	69,816	69,816	20,000
EX80 - Capital	125,518	55,000	299,933	299,933	65,000
Total	141,923	90,000	495,326	495,326	105,000
<u>2130.430.9135 - West Avenue Parking Deck Program:</u>					
EX30 - Services and Charges	110,074	149,550	149,750	149,750	150,350
Total	110,074	149,550	149,750	149,750	150,350
Budget Total	\$ 2,106,219	\$ 2,333,000	\$ 2,792,326	\$ 2,792,326	\$ 2,709,000

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Residential District Parking Fund (2134)

The Residential District Parking Fund accounts for funds received from meter revenues in the Wilson Park South Neighborhood. Expenses for the maintenance and operation of parking lots and parking spaces are paid from this fund.

City of Fayetteville, Arkansas
2026 Operating Budget
Residential District Parking Fund (2134)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Investment Earnings	\$ 2,661	\$ 0	\$ 0	\$ 4,000	\$ 4,000
Wilson Park South Neighborhood Revenue	44,843	35,000	35,000	53,000	58,000
Total Revenues	<u>47,504</u>	<u>35,000</u>	<u>35,000</u>	<u>57,000</u>	<u>62,000</u>
Expenses:					
Wilson Park South Neighborhood	6,675	12,000	12,000	12,000	62,000
Total Expenses	<u>6,675</u>	<u>12,000</u>	<u>12,000</u>	<u>12,000</u>	<u>62,000</u>
Income / (Loss)	\$ <u>40,829</u>	\$ <u>23,000</u>	\$ <u>23,000</u>	\$ <u>45,000</u>	\$ <u>0</u>
Total Budget	\$ <u>6,675</u>	\$ <u>12,000</u>	\$ <u>12,000</u>	\$ <u>12,000</u>	\$ <u>62,000</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 57,412	\$ 98,241	\$ 98,241	\$ 98,241	\$ 143,241
Income / (Loss)	40,829	23,000	23,000	45,000	0
Ending Undesignated Fund Balance	<u>\$ 98,241</u>	<u>\$ 121,241</u>	<u>\$ 121,241</u>	<u>\$ 143,241</u>	<u>\$ 143,241</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Residential District Parking Fund (2134)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>2134.430.9134 - Wilson Park South Neighborhood Program:</u>					
EX10 - Personnel Services	0	6,691	6,691	6,691	35,500
EX20 - Materials & Supplies	0	500	500	500	500
EX30 - Services and Charges	6,675	4,809	4,809	4,809	26,000
Total	6,675	12,000	12,000	12,000	62,000
Budget Total	\$ 6,675	\$ 12,000	\$ 12,000	\$ 12,000	\$ 62,000

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Community Development Block Grant Fund (2180)

The Community Development Block Grant Fund accounts for the community development grant funds received from the Federal Department of Housing and Urban Development. Amounts budgeted in 2026 represent the expected grant award.

In November 2015, the City received Special Needs Assistance Programs (SNAPS) grants from the Department of Housing and Urban Development for homeless assistance in the Fayetteville area. From that time forward, the City of Fayetteville has continued to administer that program.

City of Fayetteville, Arkansas
2026 Operating Budget
Community Development Block Grant Fund (2180)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Community Development Grant Funding	\$ 745,929	\$ 753,000	\$ 2,065,288	\$ 2,065,288	\$ 798,000
SNAPS HEARTH Grant Funding	311,582	320,000	1,279,713	1,279,713	320,000
HUD HOME Investment Partnership	0	400,000	1,362,376	1,362,376	400,000
CDBG Program Income	457	0	30,296	30,296	0
Other	8,830	20,000	20,000	20,000	20,000
Transfer from General	0	0	237,358	237,358	0
Total Revenues	<u>1,066,798</u>	<u>1,493,000</u>	<u>4,995,031</u>	<u>4,995,031</u>	<u>1,538,000</u>
Expenses:					
Administration & Planning	106,719	131,291	271,149	271,149	130,000
Housing Services	482,596	439,706	1,125,481	1,125,481	505,000
Redevelopment	89,656	97,003	232,325	232,325	98,000
Public Service	54,427	65,000	311,700	311,700	65,000
Public Facilities & Improvements	0	20,000	180,000	180,000	0
HEARTH - AR0039	27,178	30,000	163,717	163,717	30,000
HEARTH - AR0043	186,889	175,000	618,523	618,523	175,000
HEARTH - AR0044	32,353	35,000	191,578	191,578	35,000
HEARTH - AR0071	63,469	80,000	305,895	305,895	80,000
HUD HOME Investment Partnership	0	400,000	1,599,734	1,599,734	400,000
Grants & Donations	25,000	20,000	18,250	18,250	20,000
Total Expenses	<u>1,068,287</u>	<u>1,493,000</u>	<u>5,018,352</u>	<u>5,018,352</u>	<u>1,538,000</u>
Income / (Loss)	\$ <u>(1,489)</u>	\$ <u>0</u>	\$ <u>(23,321)</u>	\$ <u>(23,321)</u>	\$ <u>0</u>
Total Budget	\$ <u>1,068,287</u>	\$ <u>1,493,000</u>	\$ <u>5,018,352</u>	\$ <u>5,018,352</u>	\$ <u>1,538,000</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 65,745	\$ 64,256	\$ 64,256	\$ 64,256	\$ 40,935
Income / (Loss)	(1,489)	0	(23,321)	(23,321)	0
Ending Undesignated Fund Balance	\$ <u>64,256</u>	\$ <u>64,256</u>	\$ <u>40,935</u>	\$ <u>40,935</u>	\$ <u>40,935</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Community Development Block Grant Fund (2180)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>2180.642.4920 - HUD HOME Investment Partnership Program:</u>					
EX30 - Services and Charges	0	400,000	1,599,734	1,599,734	400,000
Total	0	400,000	1,599,734	1,599,734	400,000
<u>2180.642.4930 - Administration & Planning Program:</u>					
EX10 - Personnel Services	89,449	102,343	134,861	134,861	102,196
EX20 - Materials & Supplies	7,676	8,000	39,590	39,590	8,000
EX30 - Services and Charges	9,594	20,948	96,698	96,698	19,804
Total	106,719	131,291	271,149	271,149	130,000
<u>2180.642.4940 - Housing Services Program:</u>					
EX10 - Personnel Services	304,838	331,505	393,127	393,127	336,217
EX20 - Materials & Supplies	8,986	11,382	25,985	25,985	11,512
EX30 - Services and Charges	161,305	87,696	697,246	697,246	147,696
EX33 - Motorpool	7,467	9,123	9,123	9,123	9,575
Total	482,596	439,706	1,125,481	1,125,481	505,000
<u>2180.642.4945 - Redevelopment Program:</u>					
EX10 - Personnel Services	66,104	68,239	96,281	96,281	75,947
EX20 - Materials & Supplies	7,284	8,320	31,736	31,736	8,320
EX30 - Services and Charges	11,256	14,502	97,266	97,266	7,582
EX33 - Motorpool	5,013	5,442	5,442	5,442	5,651
EX40 - Maintenance	0	500	1,600	1,600	500
Total	89,656	97,003	232,325	232,325	98,000
<u>2180.642.4956 - HEARTH - AR0043 Program:</u>					
EX30 - Services and Charges	186,889	175,000	618,523	618,523	175,000
Total	186,889	175,000	618,523	618,523	175,000
<u>2180.642.4957 - HEARTH - AR0044 Program:</u>					
EX30 - Services and Charges	32,353	35,000	191,578	191,578	35,000
Total	32,353	35,000	191,578	191,578	35,000
<u>2180.642.4958 - HEARTH - AR0039 Program:</u>					
EX30 - Services and Charges	27,178	30,000	163,717	163,717	30,000
Total	27,178	30,000	163,717	163,717	30,000
<u>2180.642.4959 - HEARTH - AR0071 Program:</u>					
EX30 - Services and Charges	63,469	80,000	305,895	305,895	80,000
Total	63,469	80,000	305,895	305,895	80,000

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Community Development Block Grant Fund (2180)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>2180.642.4960 - Grants & Donations Program:</u>					
EX30 - Services and Charges	25,000	20,000	18,250	18,250	20,000
Total	25,000	20,000	18,250	18,250	20,000
<u>2180.642.4970 - Public Services Program:</u>					
EX30 - Services and Charges	54,427	65,000	311,700	311,700	65,000
Total	54,427	65,000	311,700	311,700	65,000
<u>2180.642.4990 - Public Facilities & Improvements Program:</u>					
EX30 - Services and Charges	0	20,000	180,000	180,000	0
Total	0	20,000	180,000	180,000	0
Budget Total	\$ 1,068,287	\$ 1,493,000	\$ 5,018,352	\$ 5,018,352	\$ 1,538,000

Franchise Fee Fund (2190)

The Franchise Fee Fund tracks franchise fee revenues that have been separated from the General Fund, per the City Attorney's recommendation, to support homelessness initiatives.

City of Fayetteville, Arkansas
2026 Operating Budget
Franchise Fee Fund (2190)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Franchise Fees	\$ 0	\$ 0	\$ 235,000	\$ 235,000	\$ 0
Total Revenues	<u>0</u>	<u>0</u>	<u>235,000</u>	<u>235,000</u>	<u>0</u>
Expenses:					
Contract Services	0	0	235,000	235,000	0
Total Expenses	<u>0</u>	<u>0</u>	<u>235,000</u>	<u>235,000</u>	<u>0</u>
Income / (Loss)	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
Total Budget	\$ <u>0</u>	\$ <u>0</u>	\$ <u>235,000</u>	\$ <u>235,000</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Income / (Loss)	0	0	0	0	0
Ending Undesignated Fund Balance	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Franchise Fee Fund (2190)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>2190.090.6600 - Miscellaneous Program:</u>					
EX30 - Services and Charges	0	0	235,000	235,000	0
Total	0	0	235,000	235,000	0
Budget Total	\$ 0	\$ 0	\$ 235,000	\$ 235,000	\$ 0

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Special Grants Fund (2230)

The Special Grants Fund includes grants which represent programs funded by the State or other special granting entities, which are budgeted and accounted for in this fund.

In 2025, a grant in the amount of \$2,598,800 was received from the Arkansas Tri-Region Energy and Environment Innovation Coalition for the design and construction of approximately 10,000 feet of the White River Trail at River Commons.

The budgeted amount for 2026 is \$0.

City of Fayetteville, Arkansas
2026 Operating Budget
Special Grants Fund (2230)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Intergovernmental (Grants)	\$ 84,082	\$ 0	\$ 2,598,800	\$ 2,598,800	\$ 0
Transfer from General	21,918	0	0	0	0
Total Revenues	<u>106,000</u>	<u>0</u>	<u>2,598,800</u>	<u>2,598,800</u>	<u>0</u>
Expenses:					
FEMA Fire Command Training Grant	106,000	0	0	0	0
Climate Pollution Reduction	0	0	2,598,800	2,598,800	0
Total Expenses	<u>106,000</u>	<u>0</u>	<u>2,598,800</u>	<u>2,598,800</u>	<u>0</u>
Income / (Loss)	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
Total Budget	\$ <u>106,000</u>	\$ <u>0</u>	\$ <u>2,598,800</u>	\$ <u>2,598,800</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Income / (Loss)	0	0	0	0	0
Ending Undesignated Fund Balance	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Special Grants Fund (2230)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>2230.900.8008 - FEMA Fire Command Training Grant Program:</u>					
EX30 - Services and Charges	106,000	0	0	0	0
Total	106,000	0	0	0	0
<u>2230.900.8009 - Climate Pollution Reduction Program:</u>					
EX80 - Capital	0	0	2,598,800	2,598,800	0
Total	0	0	2,598,800	2,598,800	0
Budget Total	\$ 106,000	\$ 0	\$ 2,598,800	\$ 2,598,800	\$ 0

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Safe Streets and Roads Grant Fund (2235)

The Safe Streets and Roads Grant Fund is used to account for federal and state grant revenues dedicated to improving roadway safety throughout the City. Funded primarily through the U.S. Department of Transportation's Safe Streets and Roads for All (SS4A) program, this fund supports projects that reduce traffic fatalities and serious injuries by enhancing roadway design, pedestrian crossings, signage, and traffic signal improvements. Expenditures include planning, engineering, and construction activities aligned with the City's Vision Zero and transportation safety goals.

City of Fayetteville, Arkansas
2026 Operating Budget
Safe Streets and Roads Grant Fund (2235)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Federal Grants - Capital	\$ 0	\$ 0	\$ 25,000,000	\$ 25,000,000	\$ 0
Payments by Property Owners	0	0	2,250,000	2,250,000	0
Total Revenues	<u>0</u>	<u>0</u>	<u>27,250,000</u>	<u>27,250,000</u>	<u>0</u>
Expenses:					
Safe Street Grant Administrative	0	0	16,178,038	16,178,038	0
College Avenue	0	0	439,538	439,538	0
South School	0	0	214,179	214,179	0
West Maple Street	0	0	10,034,020	10,034,020	0
East Joyce Blvd	0	0	214,180	214,180	0
North Gregg Ave	0	0	170,045	170,045	0
Total Expenses	<u>0</u>	<u>0</u>	<u>27,250,000</u>	<u>27,250,000</u>	<u>0</u>
Income / (Loss)	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
Total Budget	\$ <u>0</u>	\$ <u>0</u>	\$ <u>27,250,000</u>	\$ <u>27,250,000</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Income / (Loss)	0	0	0	0	0
Ending Undesignated Fund Balance	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Safe Streets and Roads Grant Fund (2235)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>2235.900.9220 - Safe Street Grant Administrative Program:</u>					
EX10 - Personnel Services	0	0	62,340	62,340	0
EX80 - Capital	0	0	16,115,698	16,115,698	0
Total	0	0	16,178,038	16,178,038	0
<u>2235.900.9221 - College Avenue Program:</u>					
EX80 - Capital	0	0	439,538	439,538	0
Total	0	0	439,538	439,538	0
<u>2235.900.9222 - South School Program:</u>					
EX80 - Capital	0	0	214,179	214,179	0
Total	0	0	214,179	214,179	0
<u>2235.900.9223 - West Maple Street Program:</u>					
EX80 - Capital	0	0	10,034,020	10,034,020	0
Total	0	0	10,034,020	10,034,020	0
<u>2235.900.9224 - East Joyce Blvd Program:</u>					
EX80 - Capital	0	0	214,180	214,180	0
Total	0	0	214,180	214,180	0
<u>2235.900.9225 - North Gregg Ave Program:</u>					
EX80 - Capital	0	0	170,045	170,045	0
Total	0	0	170,045	170,045	0
Budget Total	\$ 0	\$ 0	\$ 27,250,000	\$ 27,250,000	\$ 0

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American Rescue Plan Act (2246)

The American Rescue Plan Act of 2021 is intended to combat the COVID-19 pandemic, including public health and economic impacts. The Act provides local fiscal aid to support COVID-19 response efforts, cover increased expenditures, replenish lost revenue and mitigate economic harm from the COVID-19 pandemic. It can also be used to fund certain capital expenditures for Water and Sewer and water quality projects. Funds must be obligated by 2024 and expended by 2026.

The City of Fayetteville was awarded a total of \$17,911,418. The entire amount has been obligated.

ARPA funds in the amount of \$5,095,114 were receipted directly into the General Fund in December 2022 for revenue loss reimbursement.

City of Fayetteville, Arkansas
2026 Operating Budget
American Rescue Plan Act Fund (2246)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Intergovernmental (Grants)	\$ 2,829,479	\$ 0	\$ 1,771,534	\$ 1,771,534	\$ 0
Investment Earnings	51,353	0	24,690	20,000	0
Total Revenues	<u>2,880,832</u>	<u>0</u>	<u>1,796,224</u>	<u>1,791,534</u>	<u>0</u>
Expenses:					
Revenue Loss Replacement (ARP)	186,706	0	0	0	0
Peace at Home (Safe Shelter)	82,076	0	604,425	604,425	0
Workforce Training Program (FPL)	333,250	0	229,953	229,953	0
Childcare Assistance Program	595,528	0	210,053	210,053	0
Magdalene Serenity House	85,255	0	23,959	23,959	0
EXCELLERATE DBA (UPSKILL NWA)	253,723	0	443,518	443,518	0
Legal Aid of Arkansas	41,469	0	0	0	0
Apple Seeds	51,513	0	0	0	0
Seven Hills	262,162	0	313,202	313,202	0
Divalogy	4,469	0	0	0	0
NWA Continuum of Care	5,500	0	5,500	5,500	0
The Salvation Army	40,397	0	68,771	68,771	0
Serve NWA Inc.	930,000	0	0	0	0
Total Expenses	<u>2,872,048</u>	<u>0</u>	<u>1,899,381</u>	<u>1,899,381</u>	<u>0</u>
Income / (Loss)	\$ <u>8,784</u>	\$ <u>0</u>	\$ <u>(103,157)</u>	\$ <u>(107,847)</u>	\$ <u>0</u>
Total Budget	\$ <u>2,872,047</u>	\$ <u>0</u>	\$ <u>1,899,381</u>	\$ <u>1,899,381</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 103,979	\$ 112,763	\$ 112,763	\$ 112,763	\$ 4,916
Income / (Loss)	8,784	0	(103,157)	(107,847)	0
Ending Undesignated Fund Balance	<u>\$ 112,763</u>	<u>\$ 112,763</u>	<u>\$ 9,606</u>	<u>\$ 4,916</u>	<u>\$ 4,916</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
American Rescue Plan Act Fund (2246)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>2246.800.9717 - WCRAA Ambulance Improvements:</u>					
EX70 - Transfers to Outside Entities	186,706	0	0	0	0
Total	186,706	0	0	0	0
<u>2246.800.9719 - Peace at Home (Safe Shelter):</u>					
EX30 - Services and Charges	82,076	0	604,425	604,425	0
Total	82,076	0	604,425	604,425	0
<u>2246.800.9720 - Workforce Training Program (FPL):</u>					
EX70 - Transfers to Outside Entities	333,250	0	229,953	229,953	0
Total	333,250	0	229,953	229,953	0
<u>2246.800.9721 - Childcare Assistance Program:</u>					
EX30 - Services and Charges	595,528	0	210,053	210,053	0
Total	595,528	0	210,053	210,053	0
<u>2246.800.9722 - Magdalene Serenity House:</u>					
EX30 - Services and Charges	85,255	0	23,959	23,959	0
Total	85,255	0	23,959	23,959	0
<u>2246.800.9726 - EXCELLERATE DBA (UPSKILL NWA):</u>					
EX30 - Services and Charges	253,723	0	443,518	443,518	0
Total	253,723	0	443,518	443,518	0
<u>2246.800.9727 - Legal Aid of Arkansas:</u>					
EX30 - Services and Charges	41,469	0	0	0	0
Total	41,469	0	0	0	0
<u>2246.800.9729 - Apple Seeds:</u>					
EX30 - Services and Charges	51,513	0	0	0	0
Total	51,513	0	0	0	0
<u>2246.800.9730 - Seven Hills (Housing RFP 23-12):</u>					
EX30 - Services and Charges	262,162	0	313,202	313,202	0
Total	262,162	0	313,202	313,202	0
<u>2246.800.9731 - Divaology (Housing RFP 23-12):</u>					
EX30 - Services and Charges	4,469	0	0	0	0
Total	4,469	0	0	0	0

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
American Rescue Plan Act Fund (2246)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>2246.800.9732 - NWA Continuum of Care(RFP 23-12):</u>					
EX30 - Services and Charges	5,500	0	5,500	5,500	0
Total	5,500	0	5,500	5,500	0
<u>2246.800.9733 - The Salvation Army (RFP 23-12):</u>					
EX30 - Services and Charges	40,397	0	68,771	68,771	0
Total	40,397	0	68,771	68,771	0
<u>2246.800.9734 - Serve NWA Inc. (RFP 23-12):</u>					
EX30 - Services and Charges	930,000	0	0	0	0
Total	930,000	0	0	0	0
Budget Total	\$ 2,872,047	\$ 0	\$ 1,899,381	\$ 1,899,381	\$ 0

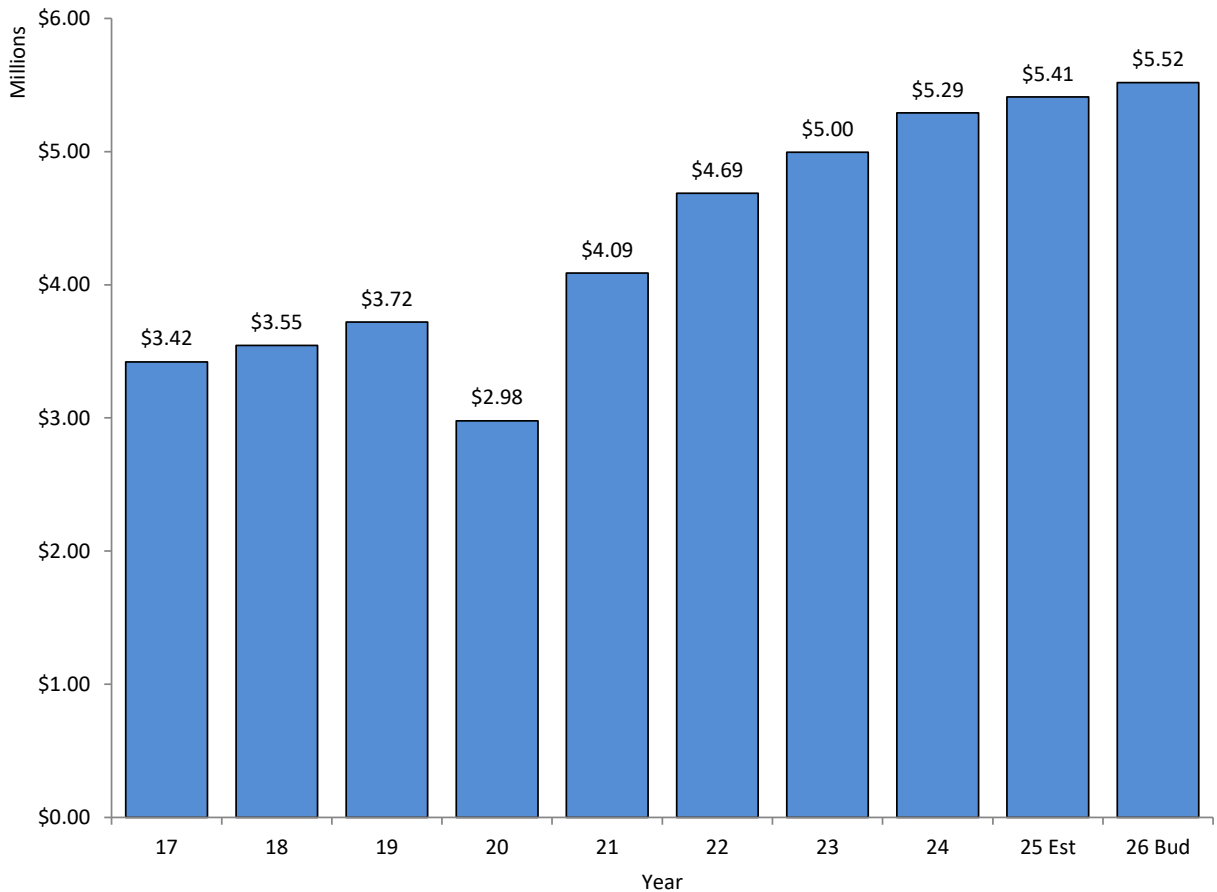
Parks Development Fund (2250)

The Parks Development Fund accounts for the revenue and expenditures of the Parks HMR tax approved by the voters in 1995. The \$6.0 million in planned expenditures for 2026 includes \$1,452,000 in capital improvements.

In 2010, a Citywide referendum was held and voters approved the use of these funds for capital projects and maintenance activities. The use of Park Development Funds for promotional activities is no longer permitted. Expenditures for promotional activities must be financed by parks funds allocated in the General Fund.

The HMR tax revenues are expected to increase by 2% in 2026 compared to 2025 estimates.

**Parks Development Fund
Hotel-Motel-Restaurant (HMR) Tax Revenue**



City of Fayetteville, Arkansas
2026 Operating Budget
Parks Development Fund (2250)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Hotel, Motel, and Restaurant Taxes	\$ 5,290,375	\$ 5,237,000	\$ 5,237,000	\$ 5,410,000	\$ 5,517,000
Intergovernmental (Grants)	243,562	0	250,000	250,000	0
Charges for Services	124,164	123,000	123,000	129,000	119,000
Greenspace Fees Contribution	1,249,211	0	1,605,976	1,605,976	0
Transfer from General	1,000,000	0	0	0	0
Investment Earnings	345,141	197,000	197,000	378,000	386,000
Other	680,743	0	721,235	727,235	0
Total Revenues	<u>8,933,196</u>	<u>5,557,000</u>	<u>8,134,211</u>	<u>8,500,211</u>	<u>6,022,000</u>
Expenses:					
Parks Development Program	783,341	975,474	999,529	999,529	1,062,929
Parks Development Capital	1,539,045	1,000,000	5,464,247	5,464,247	1,452,000
Parks Development Greenspace Capital	1,249,211	0	1,596,918	1,596,918	0
Parks Maintenance	2,873,736	3,467,026	3,527,794	3,527,794	3,491,071
Transfer to Shop	154,486	114,500	114,500	114,500	16,000
Total Expenses	<u>6,599,819</u>	<u>5,557,000</u>	<u>11,702,988</u>	<u>11,702,988</u>	<u>6,022,000</u>
Income / (Loss)	\$ <u>2,333,377</u>	\$ <u>0</u>	\$ <u>(3,568,777)</u>	\$ <u>(3,202,777)</u>	\$ <u>0</u>
Total Budget	\$ <u>6,599,820</u>	\$ <u>5,557,000</u>	\$ <u>11,702,988</u>	\$ <u>11,702,988</u>	\$ <u>6,022,000</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 6,219,180	\$ 8,552,557	\$ 8,552,557	\$ 8,552,557	\$ 5,349,780
Income / (Loss)	<u>2,333,377</u>	<u>0</u>	<u>(3,568,777)</u>	<u>(3,202,777)</u>	<u>0</u>
Ending Undesignated Fund Balance	<u>\$ 8,552,557</u>	<u>\$ 8,552,557</u>	<u>\$ 4,983,780</u>	<u>\$ 5,349,780</u>	<u>\$ 5,349,780</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Parks Development Fund (2250)

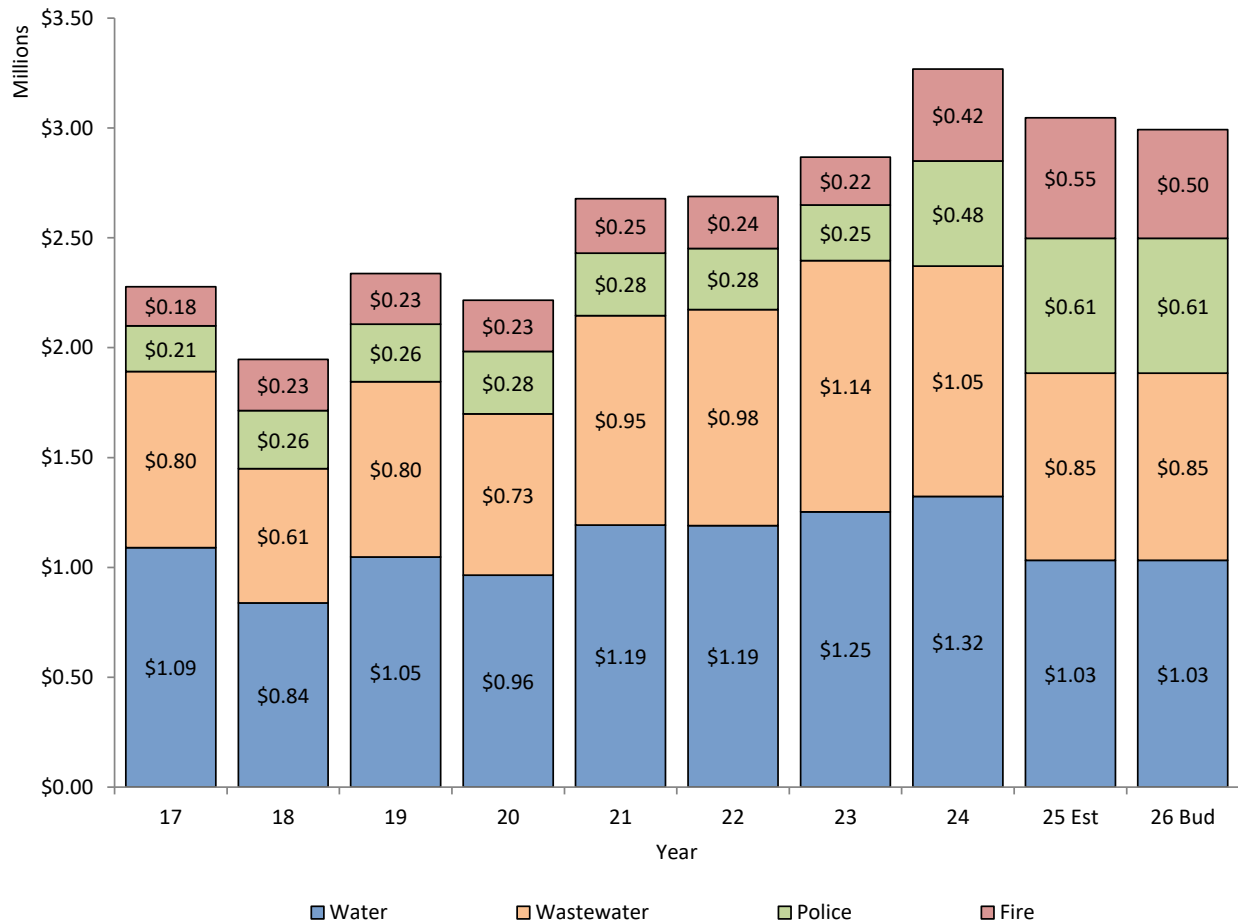
	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>2250.520.9250 - Parks Development Program:</u>					
EX10 - Personnel Services	443,057	623,213	636,445	636,445	652,938
EX20 - Materials & Supplies	68,388	81,571	90,514	90,514	88,571
EX30 - Services and Charges	137,820	136,614	138,494	138,494	147,114
EX39 - Cost Allocation	134,076	134,076	134,076	134,076	174,306
Total	783,341	975,474	999,529	999,529	1,062,929
<u>2250.520.9255 - Parks Development Capital Program:</u>					
EX20 - Materials & Supplies	0	0	200	200	0
EX30 - Services and Charges	17,261	0	702,331	702,331	0
EX80 - Capital	1,521,784	1,000,000	4,761,716	4,761,716	1,452,000
Total	1,539,045	1,000,000	5,464,247	5,464,247	1,452,000
<u>2250.520.9256 - Parks Dev Capital Greenspace Program:</u>					
EX30 - Services and Charges	6,643	0	8,487	8,487	0
EX80 - Capital	1,242,569	0	1,588,431	1,588,431	0
Total	1,249,211	0	1,596,918	1,596,918	0
<u>2250.521.5260 - Parks Maintenance Program:</u>					
EX10 - Personnel Services	2,108,367	2,456,266	2,517,034	2,517,034	2,460,604
EX20 - Materials & Supplies	96,953	104,360	104,360	104,360	104,360
EX30 - Services and Charges	212,315	354,738	354,738	354,738	366,958
EX33 - Motorpool	432,283	521,662	521,662	521,662	529,149
EX40 - Maintenance	23,818	30,000	30,000	30,000	30,000
EX96 - Operating Transfers Out	154,486	114,500	114,500	114,500	16,000
Total	3,028,222	3,581,526	3,642,294	3,642,294	3,507,071
Budget Total	\$ 6,599,820	\$ 5,557,000	\$ 11,702,988	\$ 11,702,988	\$ 6,022,000

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Impact Fee Fund (2300)

The Impact Fee Fund accounts for the revenues and expenditures related to the collection of the water, wastewater, police, and fire impact fees. The intent of impact fee charge is to ensure new developments bear a proportionate share of the cost of capacity improvements and ensure that the proportional share does not exceed the costs of the demand for additional capacity that is reasonably attributable to providing these services and facilities to the use and occupancy of the new developments. Impact fees for 2026 are expected to be less than the estimated 2025 amounts. Transfers are made to the appropriate expenditure fund when eligible programs are identified. The 2026 amounts budgeted represent projects identified in the Capital Improvements Plan (CIP).

Impact Fee Collections



City of Fayetteville, Arkansas
2026 Operating Budget
Impact Fee Fund (2300)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Water Impact Fee	\$ 1,323,086	\$ 1,354,000	\$ 1,354,000	\$ 1,032,000	\$ 1,032,000
Wastewater Impact Fee	1,047,867	1,053,000	1,053,000	852,000	852,000
Police Impact Fee	478,517	309,000	309,000	614,000	614,000
Fire Impact Fee	418,261	266,000	266,000	548,000	495,000
Investment Earnings	579,519	336,000	336,000	743,000	504,000
Total Revenues	<u>3,847,250</u>	<u>3,318,000</u>	<u>3,318,000</u>	<u>3,789,000</u>	<u>3,497,000</u>
Expenses:					
Water Improvements	0	464,000	0	0	0
Wastewater Improvements	0	348,000	686,000	686,000	750,000
Police Improvements	622,883	0	28,265	28,265	0
Fire Improvements	1,125,523	110,000	723,322	723,322	115,000
Transfer to Water & Sewer	4,054,000	0	7,816,532	7,816,532	0
Total Expenses	<u>5,802,406</u>	<u>922,000</u>	<u>9,254,119</u>	<u>9,254,119</u>	<u>865,000</u>
Income / (Loss)	\$ <u>(1,955,156)</u>	\$ <u>2,396,000</u>	\$ <u>(5,936,119)</u>	\$ <u>(5,465,119)</u>	\$ <u>2,632,000</u>
Total Budget	\$ <u>5,802,406</u>	\$ <u>922,000</u>	\$ <u>9,254,119</u>	\$ <u>9,254,119</u>	\$ <u>865,000</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 13,133,139	\$ 11,177,983	\$ 11,177,983	\$ 11,177,983	\$ 5,712,864
Income / (Loss)	<u>(1,955,156)</u>	<u>2,396,000</u>	<u>(5,936,119)</u>	<u>(5,465,119)</u>	<u>2,632,000</u>
Ending Undesignated Fund Balance	\$ <u>11,177,983</u>	\$ <u>13,573,983</u>	\$ <u>5,241,864</u>	\$ <u>5,712,864</u>	\$ <u>8,344,864</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Impact Fee Fund (2300)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>2300.200.9300 - Police Impact Fees Program:</u>					
EX20 - Materials & Supplies	98,052	0	28,265	28,265	0
EX80 - Capital	524,832	0	0	0	0
Total	622,883	0	28,265	28,265	0
<u>2300.300.9300 - Fire Impact Fees Program:</u>					
EX80 - Capital	1,125,523	110,000	723,322	723,322	115,000
Total	1,125,523	110,000	723,322	723,322	115,000
<u>2300.720.9300 - Water Impact Fees Program:</u>					
EX80 - Capital	0	464,000	0	0	0
EX96 - Operating Transfers Out	3,000,000	0	5,194,815	5,194,815	0
Total	3,000,000	464,000	5,194,815	5,194,815	0
<u>2300.730.9300 - Wastewater Impact Fees Program:</u>					
EX80 - Capital	0	348,000	686,000	686,000	750,000
EX96 - Operating Transfers Out	1,054,000	0	2,621,717	2,621,717	0
Total	1,054,000	348,000	3,307,717	3,307,717	750,000
Budget Total	\$ 5,802,406	\$ 922,000	\$ 9,254,119	\$ 9,254,119	\$ 865,000

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Fire Pension Special Fund (2810)

The Board of Trustees of the Fayetteville Fire Relief and Pension Fund (Local Plan) elected to have its Local Plan administered by the Arkansas Local Police and Fire Retirement System (LOPFI) as stated by Resolution approved and signed on July 10, 2023 and was approved by City Council Ordinance #6676 on August 15, 2023.

The Fire Pension Fund has accounted for the accumulation of resources for the pension benefit payments to qualified fire personnel. Operations of this fund were previously controlled by the Fire Pension Board. Revenues include the proceeds of a special City property tax and insurance premium tax distributions from the State. This has been accounted for by the City as a trust fund.

Beginning in 2024, the Fayetteville Fire Relief and Pension Fund (6810) will have previous operations transferred to the Arkansas Local Police and Fire Retirement System (LOPFI) and all City financial activity will occur within the Fire Pension Special Fund (2810).

City of Fayetteville, Arkansas
2026 Operating Budget
Fire Pension Special Fund (2810)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Property Taxes	\$ 1,010,677	\$ 977,000	\$ 977,000	\$ 1,008,000	\$ 1,107,000
State Insurance Turnback	274,110	485,000	485,000	400,000	400,000
Investment Earnings	5,665	0	0	7,000	7,000
Total Revenues	<u>1,290,452</u>	<u>1,462,000</u>	<u>1,462,000</u>	<u>1,415,000</u>	<u>1,514,000</u>
Expenses:					
Audit Expense	0	0	2,000	2,000	0
Bank Service Charges	31	500	500	500	500
Transfer to LOPFI	857,100	1,461,500	1,459,500	1,459,500	1,461,500
Total Expenses	<u>857,131</u>	<u>1,462,000</u>	<u>1,462,000</u>	<u>1,462,000</u>	<u>1,462,000</u>
Income / (Loss)	\$ <u>433,321</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>(47,000)</u>	\$ <u>52,000</u>
Total Budget	\$ <u>857,131</u>	\$ <u>1,462,000</u>	\$ <u>1,462,000</u>	\$ <u>1,462,000</u>	\$ <u>1,462,000</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 0	\$ 433,321	\$ 433,321	\$ 433,321	\$ 386,321
Income / (Loss)	433,321	0	0	(47,000)	52,000
Ending Undesignated Fund Balance	\$ <u>433,321</u>	\$ <u>433,321</u>	\$ <u>433,321</u>	\$ <u>386,321</u>	\$ <u>438,321</u>

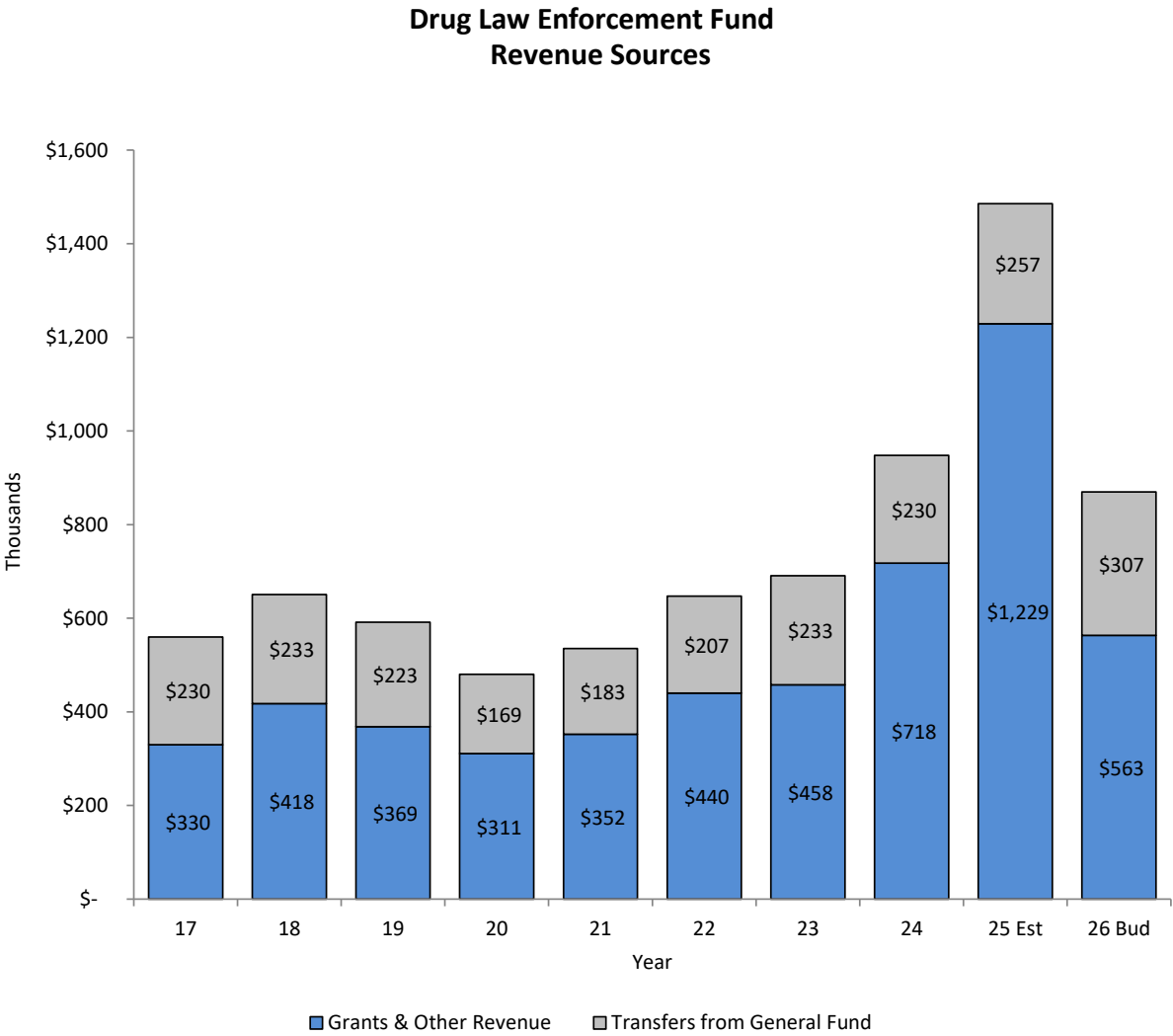
City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Fire Pension Special Fund (2810)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>2810.800.9810 - Fire Pension Expense Program:</u>					
EX30 - Services and Charges	857,131	1,462,000	1,462,000	1,462,000	1,462,000
Total	857,131	1,462,000	1,462,000	1,462,000	1,462,000
Budget Total	\$ 857,131	\$ 1,462,000	\$ 1,462,000	\$ 1,462,000	\$ 1,462,000

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Drug Law Enforcement Fund (2930)

The Drug Law Enforcement Fund accounts for drug law enforcement grant funds received from the U.S. Department of Justice, passed through the State of Arkansas, in association with Washington County; the Cities of Springdale, Prairie Grove, Lincoln, Farmington, Greenland, Goshen, and West Fork; and the Fourth Judicial Prosecuting Attorney. The amounts indicated for 2026 are estimates of the remaining 2025 award. New awards are granted to the City throughout the fiscal year.



City of Fayetteville, Arkansas
2026 Operating Budget
Drug Law Enforcement Fund (2930)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Drug Enforcement Grant	\$ 701,399	\$ 438,695	\$ 1,116,365	\$ 1,116,365	\$ 563,119
Fines & Forfeitures	15,711	0	111,473	111,473	0
Transfer from General	230,040	398,151	398,151	256,881	306,881
Other	496	154	154	1,000	0
Total Revenues	<u>947,646</u>	<u>837,000</u>	<u>1,626,143</u>	<u>1,485,719</u>	<u>870,000</u>
Expenses:					
Drug Enforcement	<u>906,296</u>	<u>837,000</u>	<u>1,331,678</u>	<u>1,331,678</u>	<u>870,000</u>
Total Expenses	<u>906,296</u>	<u>837,000</u>	<u>1,331,678</u>	<u>1,331,678</u>	<u>870,000</u>
Income / (Loss)	\$ <u>41,350</u>	\$ <u>0</u>	\$ <u>294,465</u>	\$ <u>154,041</u>	\$ <u>0</u>
Total Budget	\$ <u>906,296</u>	\$ <u>837,000</u>	\$ <u>1,331,678</u>	\$ <u>1,331,678</u>	\$ <u>870,000</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 285,323	\$ 326,673	\$ 326,673	\$ 326,673	\$ 480,714
Income / (Loss)	41,350	0	294,465	154,041	0
Ending Undesignated Fund Balance	<u>\$ 326,673</u>	<u>\$ 326,673</u>	<u>\$ 621,138</u>	<u>\$ 480,714</u>	<u>\$ 480,714</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Drug Law Enforcement Fund (2930)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>2930.200.2960 - Drug Enforcement Program:</u>					
EX10 - Personnel Services	520,030	551,568	614,211	614,211	533,419
EX20 - Materials & Supplies	40,574	0	4,732	4,732	0
EX30 - Services and Charges	328,991	277,032	599,392	599,392	328,181
EX80 - Capital	16,700	8,400	113,343	113,343	8,400
Total	906,296	837,000	1,331,678	1,331,678	870,000
Budget Total	\$ 906,296	\$ 837,000	\$ 1,331,678	\$ 1,331,678	\$ 870,000

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TIF Bond Fund (3370)

The Tax Increment Financing (TIF) Bond Fund accounts for the accumulation of resources and the payment of bond debt incurred for TIF capital project expenditures which occurred in 2005.

City of Fayetteville, Arkansas
2026 Operating Budget
TIF Bond Fund (3370)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Property Taxes	\$ 627,109	\$ 594,000	\$ 594,000	\$ 608,000	\$ 608,000
Investment Earnings	10,954	12,000	12,000	12,000	12,000
Total Revenues	<u>638,063</u>	<u>606,000</u>	<u>606,000</u>	<u>620,000</u>	<u>620,000</u>
Expenses:					
Principal Payment	175,000	180,000	180,000	180,000	194,000
Interest Expense	406,694	410,000	458,132	458,132	410,000
Professional Services	4,050	7,000	7,000	7,000	7,000
Paying Agent Fees	5,890	9,000	9,000	9,000	9,000
Total Expenses	<u>591,634</u>	<u>606,000</u>	<u>654,132</u>	<u>654,132</u>	<u>620,000</u>
Income / (Loss)	<u>\$ 46,429</u>	<u>\$ 0</u>	<u>\$ (48,132)</u>	<u>\$ (34,132)</u>	<u>\$ 0</u>
Total Budget	<u>\$ 591,634</u>	<u>\$ 606,000</u>	<u>\$ 654,132</u>	<u>\$ 654,132</u>	<u>\$ 620,000</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 559,274	\$ 605,703	\$ 605,703	\$ 605,703	\$ 571,571
Income / (Loss)	46,429	0	(48,132)	(34,132)	0
Ending Undesignated Fund Balance	<u>\$ 605,703</u>	<u>\$ 605,703</u>	<u>\$ 557,571</u>	<u>\$ 571,571</u>	<u>\$ 571,571</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
TIF Bond Fund (3370)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>3370.900.9370 - TIF Bonds Expense Program:</u>					
EX30 - Services and Charges	\$ 4,050	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000
EX50 - Debt Service	587,584	599,000	647,132	647,132	613,000
Total	591,634	606,000	654,132	654,132	620,000
Budget Total	\$ 591,634	\$ 606,000	\$ 654,132	\$ 654,132	\$ 620,000

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Parking Deck Bonds Fund (3380)

The Parking Deck Bonds Fund accounts for the accumulation of resources and the payment of bond debt incurred for the City's Spring Street municipal parking deck facility. Necessary funds to meet these obligations are transferred from the Parking Fund. These bonds were issued in 2012.

City of Fayetteville, Arkansas
2026 Operating Budget
Parking Deck Bonds Fund (3380)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Transfer from Parking	\$ 368,675	\$ 381,000	\$ 381,000	\$ 369,000	\$ 384,000
Interest Income	17,399	0	0	14,000	0
Total Revenues	<u>386,074</u>	<u>381,000</u>	<u>381,000</u>	<u>383,000</u>	<u>384,000</u>
Expenses:					
Principal Payment	245,000	250,000	250,000	250,000	260,000
Interest Expense	132,858	126,050	126,050	126,050	118,845
Paying Agent Fees	2,700	4,950	4,950	4,950	5,155
Total Expenses	<u>380,558</u>	<u>381,000</u>	<u>381,000</u>	<u>381,000</u>	<u>384,000</u>
Income / (Loss)	\$ <u>5,516</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>2,000</u>	\$ <u>0</u>
Total Budget	\$ <u>380,558</u>	\$ <u>381,000</u>	\$ <u>381,000</u>	\$ <u>381,000</u>	\$ <u>384,000</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 359,760	\$ 365,276	\$ 365,276	\$ 365,276	\$ 367,276
Income / (Loss)	5,516	0	0	2,000	0
Ending Undesignated Fund Balance	<u>\$ 365,276</u>	<u>\$ 365,276</u>	<u>\$ 365,276</u>	<u>\$ 367,276</u>	<u>\$ 367,276</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Parking Deck Bonds Fund (3380)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>3380.900.9380 - Parking Deck Bond Expense Program:</u>					
EX50 - Debt Service	\$ 380,558	\$ 381,000	\$ 381,000	\$ 381,000	\$ 384,000
Total	380,558	381,000	381,000	381,000	384,000
Budget Total	\$ 380,558	\$ 381,000	\$ 381,000	\$ 381,000	\$ 384,000

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HMR 2014 Bond Debt Service Fund (3390)

The HMR 2014 Tax Bond Debt Service Fund accounts for the amount dedicated to principal and interest payments required to service the 2014 HMR Bond Issue.

City of Fayetteville, Arkansas
2026 Operating Budget
HMR Tax Bonds 2014 Fund (3390)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Contribution from Advertising/Promotion	\$ 697,800	\$ 706,000	\$ 706,000	\$ 698,000	\$ 706,000
Investment Earnings	13,787	0	0	11,000	0
Total Revenues	<u>711,587</u>	<u>706,000</u>	<u>706,000</u>	<u>709,000</u>	<u>706,000</u>
Expenses:					
Principal Payment	370,000	380,000	380,000	380,000	390,000
Interest Expense	332,888	321,788	321,788	321,788	310,388
Professional Services	1,200	0	0	0	0
Paying Agent Fees	2,700	4,212	4,212	4,212	5,612
Total Expenses	<u>706,788</u>	<u>706,000</u>	<u>706,000</u>	<u>706,000</u>	<u>706,000</u>
Income / (Loss)	\$ <u>4,799</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>3,000</u>	\$ <u>0</u>
Total Budget	\$ <u>706,788</u>	\$ <u>706,000</u>	\$ <u>706,000</u>	\$ <u>706,000</u>	\$ <u>706,000</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 131,113	\$ 135,912	\$ 135,912	\$ 135,912	\$ 138,912
Income / (Loss)	4,799	0	0	3,000	0
Ending Undesignated Fund Balance	\$ <u>135,912</u>	\$ <u>135,912</u>	\$ <u>135,912</u>	\$ <u>138,912</u>	\$ <u>138,912</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
HMR Tax Bonds 2014 Fund (3390)

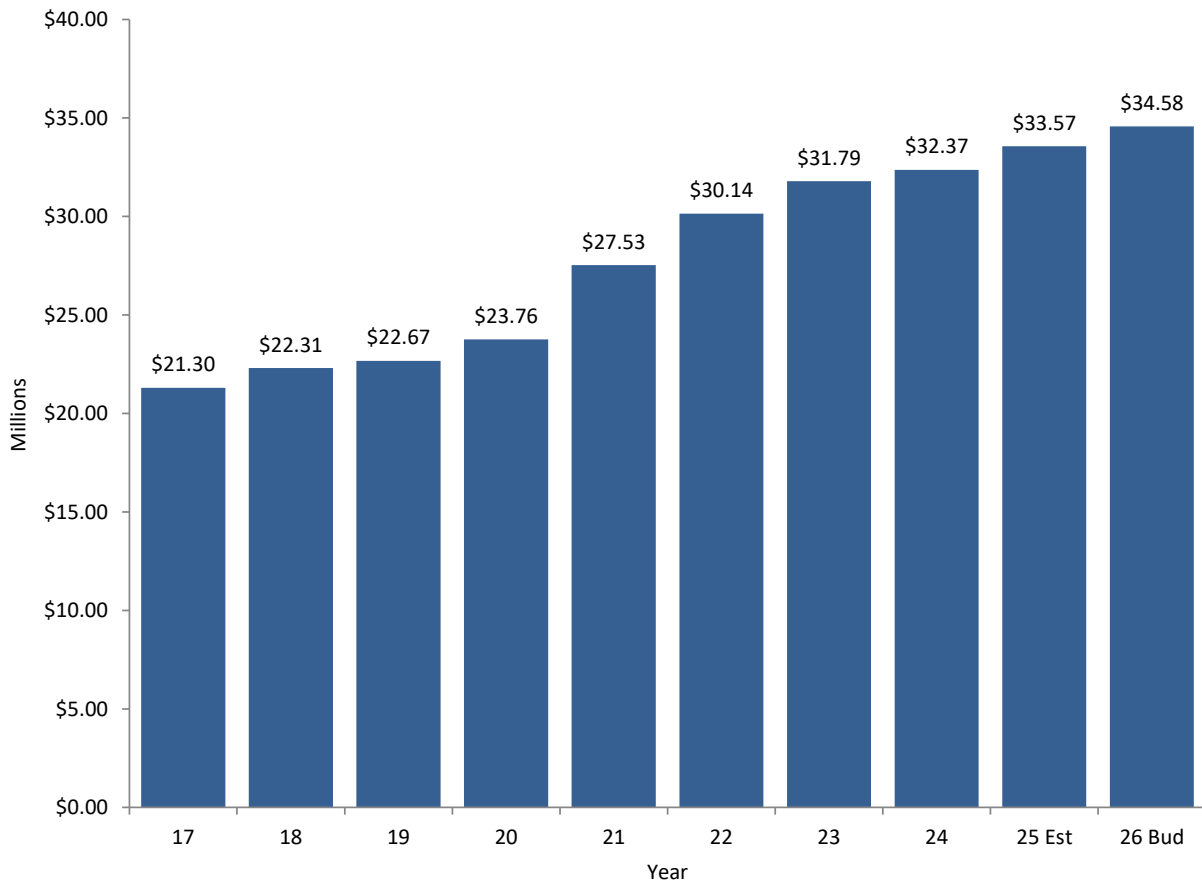
	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>3390.900.9390 - HMR 2014 Bond Debt Service Program:</u>					
EX30 - Services and Charges	\$ 1,200	\$ -	\$ -	\$ -	\$ -
EX50 - Debt Service	\$ 705,588	\$ 706,000	\$ 706,000	\$ 706,000	\$ 706,000
Total	706,788	706,000	706,000	706,000	706,000
Budget Total	\$ 706,788	\$ 706,000	\$ 706,000	\$ 706,000	\$ 706,000

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Sales Tax Bond Fund - 2019 Authorized (3440)

The Sales Tax Bond Fund accounts for the accumulation of resources and the payment of bond debt incurred for street improvements, trail system improvements, drainage improvements, parks system improvements, City facilities improvements, arts corridor improvements, police facilities improvements, firefighting facilities improvements, and economic development projects.

Sales Tax Bond (1.00%) Sales Tax Revenue



City of Fayetteville, Arkansas
2026 Operating Budget
Sales Tax Bond Fund (3440)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Sales Tax - City	\$ 32,365,993	\$ 33,077,000	\$ 33,077,000	\$ 33,568,000	\$ 34,575,000
Proceeds from Bond Sales	55	0	0	0	0
Investment Earnings	573,665	0	0	431,000	0
Transfer from Sales Tax 2019 Bonds	12,986	0	0	62,000	0
Total Revenues	<u>32,952,699</u>	<u>33,077,000</u>	<u>33,077,000</u>	<u>34,061,000</u>	<u>34,575,000</u>
Expenses:					
Principal Payment	28,965,000	29,633,269	29,627,358	29,627,358	31,730,438
Interest Expense	3,423,913	3,413,731	3,413,731	3,413,731	2,809,562
Professional Services	581,667	5,000	10,911	10,911	5,000
Paying Agent Fees	24,000	25,000	25,000	25,000	30,000
Total Expenses	<u>32,994,580</u>	<u>33,077,000</u>	<u>33,077,000</u>	<u>33,077,000</u>	<u>34,575,000</u>
Income / (Loss)	\$ <u>(41,881)</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>984,000</u>	\$ <u>0</u>
Total Budget	\$ <u>32,994,580</u>	\$ <u>33,077,000</u>	\$ <u>33,077,000</u>	\$ <u>33,077,000</u>	\$ <u>34,575,000</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 9,800,883	\$ 9,759,002	\$ 9,759,002	\$ 9,759,002	\$ 10,743,002
Income / (Loss)	(41,881)	0	0	984,000	0
Ending Undesignated Fund Balance	\$ <u>9,759,002</u>	\$ <u>9,759,002</u>	\$ <u>9,759,002</u>	\$ <u>10,743,002</u>	\$ <u>10,743,002</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Sales Tax Bond Fund (3440)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>3440.900.9440 - Sales Tax Bonds - Expense Program:</u>					
EX30 - Services and Charges	581,667	5,000	5,000	5,000	5,000
EX50 - Debt Service	32,412,913	33,072,000	33,072,000	33,072,000	34,570,000
Total	32,994,580	33,077,000	33,077,000	33,077,000	34,575,000
Budget Total	\$ 32,994,580	\$ 33,077,000	\$ 33,077,000	\$ 33,077,000	\$ 34,575,000

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Library Expansion Bond Fund (3450)

The Library Expansion Bond Fund accounts for the amount dedicated to principal and interest payments required to service the 2017 Library Bond Issue. Funds for these debt service payments are generated by a property tax approved by the voters in 2016.

City of Fayetteville, Arkansas
2026 Operating Budget
Library Bonds 2017 Fund (3450)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Contribution - Library Board	\$ 2,853,191	\$ 2,819,000	\$ 2,819,000	\$ 3,000,000	\$ 3,000,000
Investment Earnings	65,084	68,000	68,000	71,000	0
Total Revenues	<u>2,918,275</u>	<u>2,887,000</u>	<u>2,887,000</u>	<u>3,071,000</u>	<u>3,000,000</u>
Expenses:					
Principal Payment	2,260,000	2,260,369	2,260,369	2,260,369	2,387,719
Interest Expense	665,466	621,631	621,631	621,631	602,281
Paying Agent Fees	3,800	5,000	5,000	5,000	10,000
Total Expenses	<u>2,929,266</u>	<u>2,887,000</u>	<u>2,887,000</u>	<u>2,887,000</u>	<u>3,000,000</u>
Income / (Loss)	\$ <u>(10,991)</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>184,000</u>	\$ <u>0</u>
Total Budget	\$ <u>2,929,266</u>	\$ <u>2,887,000</u>	\$ <u>2,887,000</u>	\$ <u>2,887,000</u>	\$ <u>3,000,000</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 2,807,364	\$ 2,796,373	\$ 2,796,373	\$ 2,796,373	\$ 2,980,373
Income / (Loss)	(10,991)	0	0	184,000	0
Ending Undesignated Fund Balance	<u>\$ 2,796,373</u>	<u>\$ 2,796,373</u>	<u>\$ 2,796,373</u>	<u>\$ 2,980,373</u>	<u>\$ 2,980,373</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Library Bonds 2017 Fund (3450)

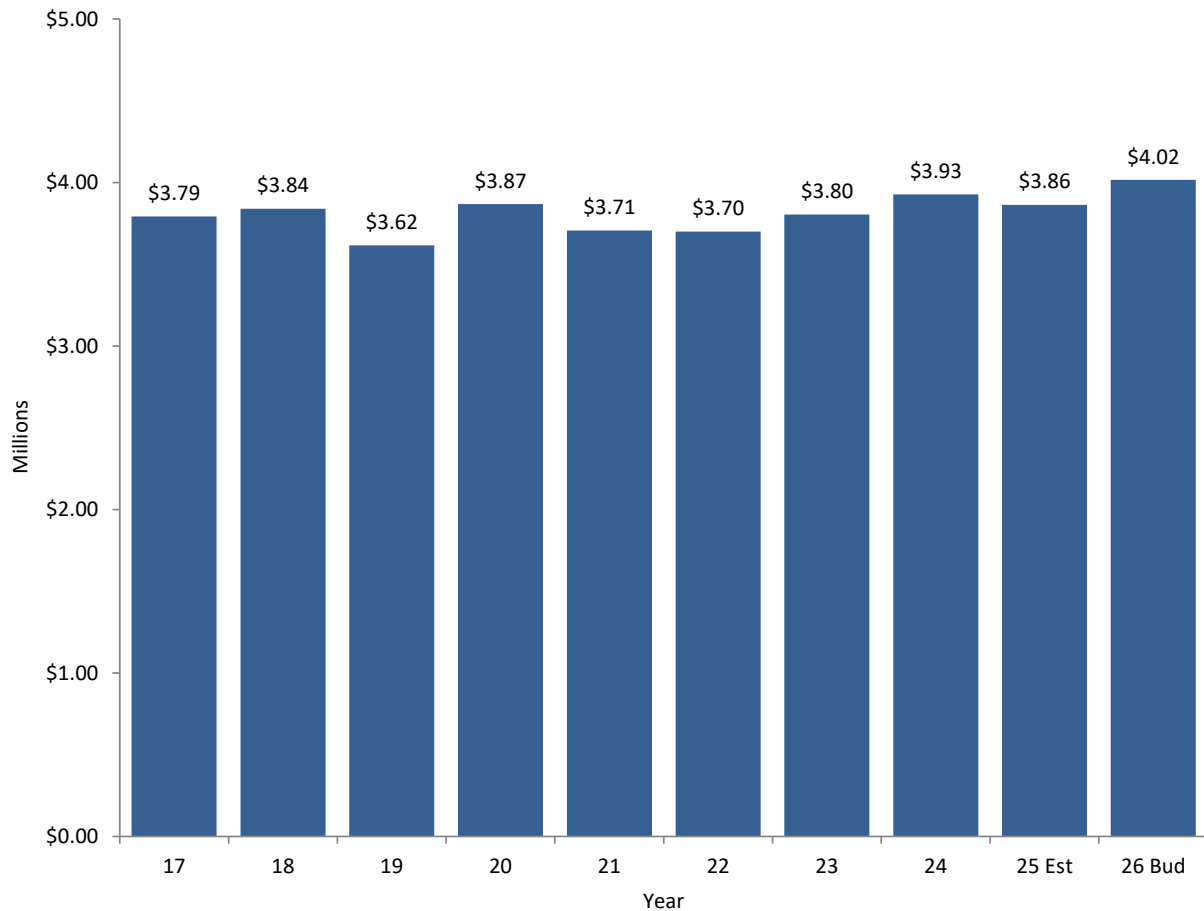
	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>3450.800.9450 - Library Bond Program:</u>					
EX50 - Debt Service	\$ 2,929,266	\$ 2,887,000	\$ 2,887,000	\$ 2,887,000	\$ 3,000,000
Total	2,929,266	2,887,000	2,887,000	2,887,000	3,000,000
Budget Total	\$ 2,929,266	\$ 2,887,000	\$ 2,887,000	\$ 2,887,000	\$ 3,000,000

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Replacement & Disaster Recovery Fund (4270)

The Replacement & Disaster Recovery Fund accounts for general government monies accumulated and used for the purchase of equipment (primarily copiers) and in certain instances qualifying vehicle expansions. By policy, the fund also attempts to maintain a minimum reserve of \$3 million dollars for disaster recovery.

Replacement & Disaster Recovery Fund Ending Fund Balance



City of Fayetteville, Arkansas
2026 Operating Budget
Replacement & Disaster Recovery Fund (4270)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Replacement Copier Revenue	\$ 33,292	\$ 35,000	\$ 35,000	\$ 39,000	\$ 39,000
Investment Earnings	160,573	98,000	98,000	154,000	154,000
Other	3	0	0	0	0
Total Revenues	<u>193,868</u>	<u>133,000</u>	<u>133,000</u>	<u>193,000</u>	<u>193,000</u>
Expenses:					
Audit Expense	2,200	2,310	2,310	2,310	2,310
Replacement & Disaster Recovery (Other)	4,607	0	61,348	61,348	0
Fixed Assets	63,321	35,690	193,281	193,281	38,690
Total Expenses	<u>70,128</u>	<u>38,000</u>	<u>256,939</u>	<u>256,939</u>	<u>41,000</u>
Income / (Loss)	\$ <u>123,740</u>	\$ <u>95,000</u>	\$ <u>(123,939)</u>	\$ <u>(63,939)</u>	\$ <u>152,000</u>
Total Budget	\$ <u>70,128</u>	\$ <u>38,000</u>	\$ <u>256,939</u>	\$ <u>256,939</u>	\$ <u>41,000</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 3,803,750	\$ 3,927,490	\$ 3,927,490	\$ 3,927,490	\$ 3,863,551
Income / (Loss)	123,740	95,000	(123,939)	(63,939)	152,000
Ending Undesignated Fund Balance	\$ <u>3,927,490</u>	\$ <u>4,022,490</u>	\$ <u>3,803,551</u>	\$ <u>3,863,551</u>	\$ <u>4,015,551</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Replacement & Disaster Recovery Fund (4270)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>4270.900.9270 - Replacement Fund Expense Program:</u>					
EX20 - Materials & Supplies	4,607	0	61,348	61,348	0
EX30 - Services and Charges	2,200	2,310	2,310	2,310	2,310
EX80 - Capital	63,321	35,690	193,281	193,281	38,690
Total	70,128	38,000	256,939	256,939	41,000
Budget Total	\$ 70,128	\$ 38,000	\$ 256,939	\$ 256,939	\$ 41,000

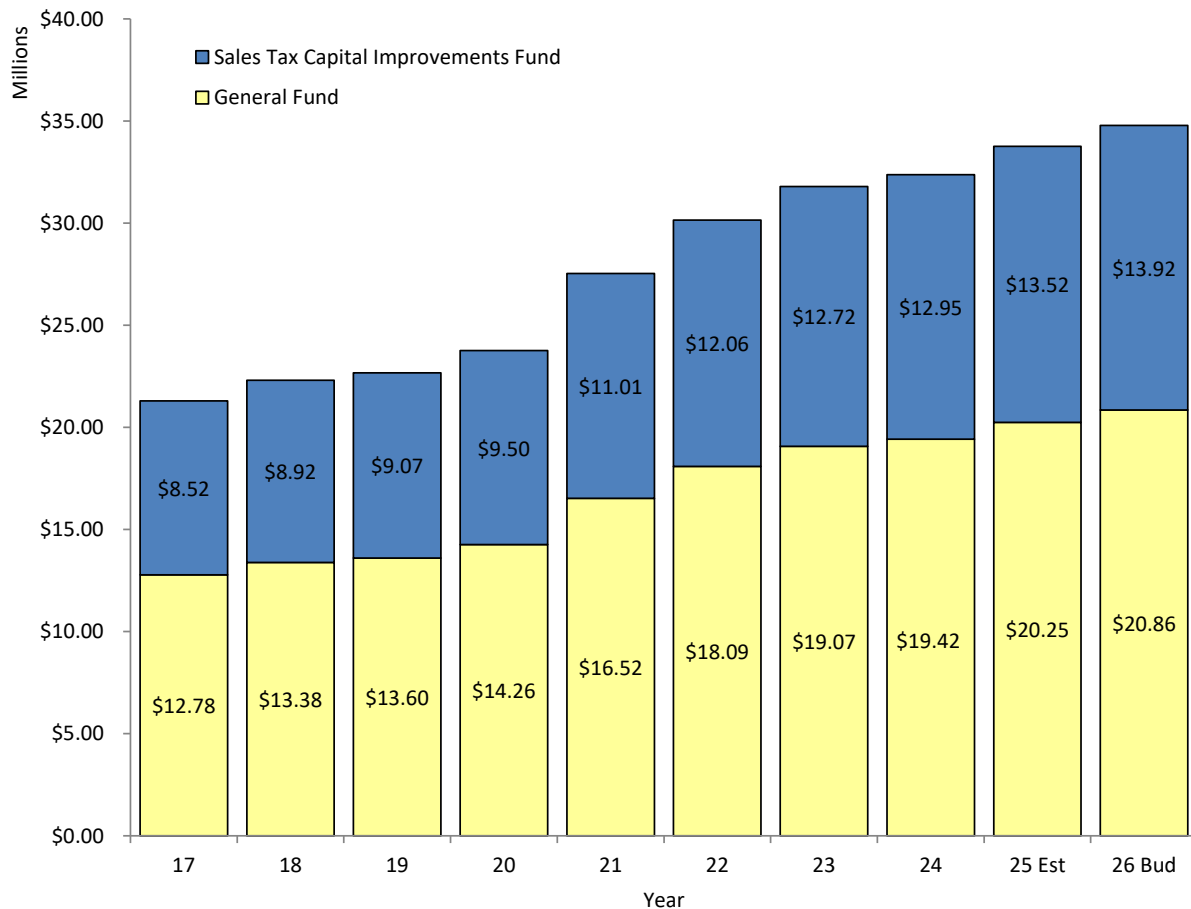
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Sales Tax Capital Improvements Fund (4470)

The Sales Tax Capital Improvements Fund accounts for the revenue and expenditures of the City's sales and use tax which is used for acquisition and improvement projects, as well as equipment replacements and additions that are included in the City's Five-Year Capital Improvements Program. The \$14,581,000 in planned expenditures for 2026 provides for \$14,568,000 in capital improvements and \$13,000 for audit costs. Many project allocations in this fund represent multiyear completion or fund accumulation programs which span several years. Therefore, large balances are reappropriated each year.

The capital portion of City Sales Tax revenue for 2026 is expected to be \$406,000 over 2025 estimated collections. This is an increase of 3% compared to 2025.

Distribution of 1% City Sales Tax



City of Fayetteville, Arkansas
2026 Operating Budget
Sales Tax Capital Improvements Fund (4470)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Sales Tax - City	\$ 12,946,397	\$ 13,231,000	\$ 13,231,000	\$ 13,517,000	\$ 13,923,000
Intergovernmental (Grants)	44,000	0	5,044,130	5,044,130	0
Commercial Grants	0	0	203,318	203,318	0
Charges for Services	88,944	0	34,612	34,612	0
Federal Grants - Capital	0	0	150,000	150,000	0
Sidewalk Fees	86,629	0	0	43,000	0
Investment Earnings	684,866	468,000	468,000	633,000	633,000
Other	50,457	26,000	173,882	173,000	25,000
Total Revenues	<u>13,901,293</u>	<u>13,725,000</u>	<u>19,304,942</u>	<u>19,798,060</u>	<u>14,581,000</u>
Expenses:					
Audit Expense	10,000	12,000	12,000	12,000	13,000
Bridge & Drainage Improvements	458,663	450,000	1,663,099	1,663,099	240,000
Facilities Improvements	1,956,415	916,000	3,327,506	3,327,506	1,128,000
Fire Improvements	522,356	576,000	1,562,355	1,562,355	417,000
Information Technology Improvements	616,820	601,000	1,518,952	1,518,952	720,000
Library Improvements	806,000	935,000	935,000	935,000	500,000
Other Capital Improvements	893,284	1,365,000	4,106,853	4,106,853	1,170,000
Parks & Recreation Improvements	895,491	1,330,000	2,263,806	2,263,806	2,238,000
Police Improvements	1,541,689	1,790,500	2,842,463	2,842,463	2,221,000
Street Improvements	224,539	100,000	1,593,755	1,593,755	200,000
Sustainability Improvements	920,579	0	33,074	33,074	0
Trail Improvements	1,549,635	1,550,000	4,116,524	4,116,524	1,300,000
Transportation Bond Street Improvements	315,107	0	2,709,161	2,709,161	0
Transportation Improvements	3,439,542	3,542,000	6,187,222	6,187,222	2,972,000
Transfer to Shop	1,172,288	1,069,500	1,154,644	1,154,644	595,000
Transfer to General	0	0	0	0	867,000
Total Expenses	<u>15,322,408</u>	<u>14,237,000</u>	<u>34,026,414</u>	<u>34,026,414</u>	<u>14,581,000</u>
Income / (Loss)	\$ <u>(1,421,115)</u>	\$ <u>(512,000)</u>	\$ <u>(14,721,472)</u>	\$ <u>(14,228,354)</u>	\$ <u>0</u>
Total Budget	\$ <u>15,322,409</u>	\$ <u>14,237,000</u>	\$ <u>34,026,414</u>	\$ <u>34,026,414</u>	\$ <u>14,581,000</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 18,095,343	\$ 16,674,228	\$ 16,674,228	\$ 16,674,228	\$ 2,445,874
Income / (Loss)	<u>(1,421,115)</u>	<u>(512,000)</u>	<u>(14,721,472)</u>	<u>(14,228,354)</u>	<u>0</u>
Ending Undesignated Fund Balance	\$ <u>16,674,228</u>	\$ <u>16,162,228</u>	\$ <u>1,952,756</u>	\$ <u>2,445,874</u>	\$ <u>2,445,874</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Sales Tax Capital Improvements Fund (4470)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>4470.060.8900 - Media Services, Other Capital Improvements:</u>					
EX20 - Materials & Supplies	68,439	80,000	195,140	195,140	70,000
EX80 - Capital	0	0	6,600	6,600	0
Total	68,439	80,000	201,740	201,740	70,000
<u>4470.080.8080 - Library Improvements:</u>					
EX70 - Transfers to Outside Entities	806,000	935,000	935,000	935,000	500,000
Total	806,000	935,000	935,000	935,000	500,000
<u>4470.090.8900 - Miscellaneous, Other Capital Improvements:</u>					
EX20 - Materials & Supplies	13,587	35,000	292,939	292,939	5,000
EX30 - Services and Charges	130,798	800,000	2,053,177	2,053,177	855,000
EX40 - Maintenance	619,047	350,000	741,398	741,398	200,000
EX80 - Capital	0	100,000	209,878	209,878	0
EX96 - Operating Transfers Out	0	0	0	0	867,000
Total	763,432	1,285,000	3,297,392	3,297,392	1,927,000
<u>4470.133.8900 - Budget & Information Management, Other Capital Improvements:</u>					
EX20 - Materials & Supplies	0	0	46,812	46,812	0
EX30 - Services and Charges	9,186	0	50,634	50,634	0
EX80 - Capital	0	0	53,438	53,438	0
Total	9,186	0	150,884	150,884	0
<u>4470.140.8900 - Facilities Management, Other Capital Improvements:</u>					
EX20 - Materials & Supplies	4,375	0	8,382	8,382	0
EX30 - Services and Charges	376,670	80,000	290,633	290,633	3,000
EX40 - Maintenance	284,033	686,000	1,137,699	1,137,699	1,125,000
EX80 - Capital	1,291,337	150,000	1,890,792	1,890,792	0
Total	1,956,415	916,000	3,327,506	3,327,506	1,128,000
<u>4470.170.8170 - Information Technology Imprvs:</u>					
EX20 - Materials & Supplies	349,108	461,000	829,532	829,532	620,000
EX30 - Services and Charges	217,594	30,000	510,609	510,609	50,000
EX40 - Maintenance	0	0	31	31	0
EX80 - Capital	50,118	110,000	178,780	178,780	50,000
Total	616,820	601,000	1,518,952	1,518,952	720,000
<u>4470.200.8200 - Police Improvements:</u>					
EX20 - Materials & Supplies	1,022,878	1,617,000	2,252,797	2,252,797	2,045,000
EX30 - Services and Charges	7,350	0	5,629	5,629	0
EX40 - Maintenance	98,131	25,000	80,328	80,328	50,000
EX80 - Capital	413,330	148,500	503,709	503,709	126,000
EX96 - Operating Transfers Out	113,559	89,500	103,221	103,221	79,000
Total	1,655,248	1,880,000	2,945,684	2,945,684	2,300,000

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Sales Tax Capital Improvements Fund (4470)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>4470.300.8300 - Fire Improvements:</u>					
EX20 - Materials & Supplies	157,722	151,000	331,521	331,521	105,000
EX30 - Services and Charges	0	0	6,700	6,700	0
EX40 - Maintenance	332,839	125,000	432,445	432,445	125,000
EX80 - Capital	31,796	300,000	791,689	791,689	187,000
EX96 - Operating Transfers Out	972,000	980,000	1,039,466	1,039,466	516,000
Total	1,494,356	1,556,000	2,601,821	2,601,821	933,000
<u>4470.410.8410 - Transportation Improvements:</u>					
EX20 - Materials & Supplies	85,028	0	71,362	71,362	0
EX30 - Services and Charges	1,056,018	0	1,158,264	1,158,264	0
EX39 - Cost Allocation	634,811	0	809,349	809,349	0
EX40 - Maintenance	1,171,323	2,450,000	2,390,370	2,390,370	1,900,000
EX80 - Capital	492,361	1,092,000	1,757,877	1,757,877	1,072,000
Total	3,439,542	3,542,000	6,187,222	6,187,222	2,972,000
<u>4470.520.8520 - Parks & Recreation Improvements:</u>					
EX20 - Materials & Supplies	22,918	0	40,415	40,415	0
EX30 - Services and Charges	158,701	50,000	258,135	258,135	145,000
EX39 - Cost Allocation	8,646	0	0	0	0
EX80 - Capital	237,125	250,000	280,645	280,645	323,000
Total	427,390	300,000	579,195	579,195	468,000
<u>4470.521.8520 - Parks & Recreation Improvements:</u>					
EX20 - Materials & Supplies	12,282	0	15,801	15,801	0
EX30 - Services and Charges	28,429	325,000	608,088	608,088	325,000
EX40 - Maintenance	180,208	500,000	523,346	523,346	755,000
EX80 - Capital	247,183	205,000	537,376	537,376	690,000
Total	468,101	1,030,000	1,684,611	1,684,611	1,770,000
<u>4470.620.8900 - Development Services, Other Capital Improvements:</u>					
EX30 - Services and Charges	28,827	0	120,057	120,057	0
Total	28,827	0	120,057	120,057	0
<u>4470.621.8810 - Bridge & Drainage Improvements:</u>					
EX20 - Materials & Supplies	0	0	22,993	22,993	0
EX30 - Services and Charges	205,100	0	511,406	511,406	0
EX40 - Maintenance	112,481	50,000	171,630	171,630	0
EX80 - Capital	141,082	400,000	957,070	957,070	240,000
Total	458,663	450,000	1,663,099	1,663,099	240,000
<u>4470.631.8900 - Sustainability & Resilience, Other Capital Improvements:</u>					
EX80 - Capital	920,579	0	33,074	33,074	0
Total	920,579	0	33,074	33,074	0

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Sales Tax Capital Improvements Fund (4470)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>4470.671.8900 - Animal Services, Other Capital Improvements:</u>					
EX40 - Maintenance	0	0	151,530	151,530	40,000
EX80 - Capital	23,400	0	250	250	0
Total	23,400	0	151,780	151,780	40,000
<u>4470.800.8820 - Street Improvements:</u>					
EX30 - Services and Charges	77,396	0	43,699	43,699	0
EX80 - Capital	147,143	100,000	1,550,056	1,550,056	200,000
Total	224,539	100,000	1,593,755	1,593,755	200,000
<u>4470.800.8830 - Trail Improvements:</u>					
EX20 - Materials & Supplies	15,105	0	87,487	87,487	0
EX30 - Services and Charges	534,877	0	550,329	550,329	0
EX39 - Cost Allocation	259,822	0	268,943	268,943	0
EX40 - Maintenance	96,370	0	145,471	145,471	0
EX80 - Capital	643,459	1,550,000	3,064,294	3,064,294	1,300,000
Total	1,549,635	1,550,000	4,116,524	4,116,524	1,300,000
<u>4470.800.8835 - Transportation Bond Street Impr:</u>					
EX30 - Services and Charges	0	0	929,636	929,636	0
EX80 - Capital	315,107	0	1,779,525	1,779,525	0
Total	315,107	0	2,709,161	2,709,161	0
<u>4470.800.8900 - Non Departmental, Other Capital Improvements:</u>					
EX20 - Materials & Supplies	0	0	150,000	150,000	0
EX30 - Services and Charges	10,000	12,000	47,000	47,000	13,000
EX96 - Operating Transfers Out	86,729	0	11,957	11,957	0
Total	96,729	12,000	208,957	208,957	13,000
Budget Total	\$ 15,322,409	\$ 14,237,000	\$ 34,026,414	\$ 34,026,414	\$ 14,581,000

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2019 Bonds Program Grant Matching Fund (4601)

The 2019 Bond Program Grant Matching Fund was established to account for grant transactions which have matching amounts funded by Phase I, Phase II or Phase III of the bond programs.

City of Fayetteville, Arkansas
2026 Operating Budget
Bond Program Grant Matching Fund (4601)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Federal Grants - Capital	\$ 1,184,638	\$ 0	\$ 10,532,575	\$ 10,532,575	\$ 0
Payments by Property Owners	0	0	241,600	241,600	0
Commercial Grants	5,914	0	15,708	15,708	0
Total Revenues	<u>1,190,552</u>	<u>0</u>	<u>10,789,883</u>	<u>10,789,883</u>	<u>0</u>
Expenses:					
MLK Area Walkability Improvements	0	0	500,000	500,000	0
Midtown Corridor	5,914	0	665,708	665,708	0
Futtrall/Shiloh Gregg RR Xing	12,579	0	645,022	645,022	0
Hwy 71B Corridor	0	0	4,800,000	4,800,000	0
North St - Greenway to College	0	0	300,000	300,000	0
Trail Improvements	0	0	500,000	500,000	0
Elmhurst/McClinton Drainage	0	0	160,000	160,000	0
Stream Restoration - EPA Grant	(195,000)	0	206,575	206,575	0
Commerce District Industrial Corridor	463,438	0	126,249	126,246	0
Arts Corridor Improvements	9,858	0	0	0	0
SLS Community - S Cato Springs	47,270	0	2,826,512	2,826,512	0
Total Expenses	<u>344,059</u>	<u>0</u>	<u>10,730,066</u>	<u>10,730,063</u>	<u>0</u>
Income / (Loss)	\$ <u>846,493</u>	\$ <u>0</u>	\$ <u>59,817</u>	\$ <u>59,820</u>	\$ <u>0</u>
Total Budget	\$ <u>344,059</u>	\$ <u>0</u>	\$ <u>10,730,066</u>	\$ <u>10,730,063</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ (906,313)	\$ (59,820)	\$ (59,820)	\$ (59,820)	\$ 0
Income / (Loss)	846,493	0	59,817	59,820	0
Ending Undesignated Fund Balance	\$ <u>(59,820)</u>	\$ <u>(59,820)</u>	\$ <u>(3)</u>	\$ <u>0</u>	\$ <u>0</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Bond Program Grant Matching Fund (4601)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>4601.860.7216 - MLK Area Walkability Impvs:</u>					
EX80 - Capital	0	0	500,000	500,000	0
Total	0	0	500,000	500,000	0
<u>4601.860.7218 - Midtown Corridor:</u>					
EX80 - Capital	5,914	0	665,708	665,708	0
Total	5,914	0	665,708	665,708	0
<u>4601.860.7220 - Futrall/Shiloh Gregg RR Crossing:</u>					
EX80 - Capital	12,579	0	645,022	645,022	0
Total	12,579	0	645,022	645,022	0
<u>4601.860.7221 - Hwy 71B Corridor:</u>					
EX80 - Capital	0	0	4,800,000	4,800,000	0
Total	0	0	4,800,000	4,800,000	0
<u>4601.860.7229 - North St - Greenway to College:</u>					
EX80 - Capital	0	0	300,000	300,000	0
Total	0	0	300,000	300,000	0
<u>4601.860.7237 - Trail Improvements:</u>					
EX80 - Capital	0	0	500,000	500,000	0
Total	0	0	500,000	500,000	0
<u>4601.860.7420 - Elmhurst/McClinton Drainage:</u>					
EX80 - Capital	0	0	160,000	160,000	0
Total	0	0	160,000	160,000	0
<u>4601.860.7426 - Stream Restoration - EPA Grant:</u>					
EX80 - Capital	(195,000)	0	206,575	206,575	0
Total	(195,000)	0	206,575	206,575	0
<u>4601.860.7600 - Commerce Dist Industrial Corridor:</u>					
EX80 - Capital	463,438	0	126,249	126,246	0
Total	463,438	0	126,249	126,246	0
<u>4601.860.7650 - SLS Community - S Cato Springs:</u>					
EX80 - Capital	47,270	0	2,826,512	2,826,512	0
Total	47,270	0	2,826,512	2,826,512	0
<u>4601.860.7800 - Arts Corridor Improvements:</u>					
EX80 - Capital	9,858	0	0	0	0
Total	9,858	0	0	0	0
Budget Total	\$ 344,059	\$ 0	\$ 10,730,066	\$ 10,730,063	\$ 0

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Streets Project 2019 Bonds Fund (4602)

The Streets Project 2019 Bonds Fund (Phase I) accounts for the bond proceeds issued to finance all or a portion of the costs of right-of-way acquisition, design, construction, reconstruction, repair, resurfacing, straightening and width modification of certain City streets, which may include related sidewalk, traffic signal and control, lighting, curbing, guttering, bicycle lane, landscaping, drainage and safety improvements and related curbside pedestrian facilities such as bus pickup structures and concrete waiting pads.

The total approved authorization by the voters was \$73,925,000 for all bond phases. The par amount of bonds issued in Phase I is \$34,330,000.

City of Fayetteville, Arkansas
2026 Operating Budget
Streets Project 2019 Bond Fund (4602)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Investment Earnings	\$ 45,030	\$ 0	\$ 0	\$ 308	\$ 0
Total Revenues	<u>45,030</u>	<u>0</u>	<u>0</u>	<u>308</u>	<u>0</u>
Expenses:					
Bond Administrative	5,348	0	0	0	0
Zion Rd. Improvements	10,352	0	0	0	0
Sain Street Extension	276	0	0	0	0
Downtown Walkability, Phase 1	103,055	0	0	0	0
Maple Street Cycle Track	8,546	0	0	0	0
MLK Area Walkability Improvements	4,585	0	0	0	0
Midtown Corridor	2,468,036	0	0	0	0
Center St / Harmon Intersection	134	0	0	0	0
Futrell/Shiloh Gregg RR Xing	4,383	0	0	0	0
North St - Garland to Mission	15,152	0	0	0	0
Millsap/College Intersection Improvements	498	0	0	0	0
Transfer to Sales Tax Bond	0	0	45,357	45,357	0
Total Expenses	<u>2,620,365</u>	<u>0</u>	<u>45,357</u>	<u>45,357</u>	<u>0</u>
Income / (Loss)	\$ <u>(2,575,335)</u>	\$ <u>0</u>	\$ <u>(45,357)</u>	\$ <u>(45,049)</u>	\$ <u>0</u>
Total Budget	\$ <u>2,620,364</u>	\$ <u>0</u>	\$ <u>45,357</u>	\$ <u>45,357</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 2,620,384	\$ 45,049	\$ 45,049	\$ 45,049	\$ 0
Income / (Loss)	<u>(2,575,335)</u>	<u>0</u>	<u>(45,357)</u>	<u>(45,049)</u>	<u>0</u>
Ending Undesignated Fund Balance	\$ <u>45,049</u>	\$ <u>45,049</u>	\$ <u>(308)</u>	\$ <u>0</u>	\$ <u>0</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Streets Project 2019 Bond Fund (4602)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>4602.860.7000 - Bond Administrative:</u>					
EX30 - Services and Charges	3,080	0	0	0	0
EX80 - Capital	2,268	0	0	0	0
EX96 - Operating Transfers Out	0	0	45,357	45,357	0
Total	5,348	0	45,357	45,357	0
<u>4602.860.7212 - Zion Road Improvements:</u>					
EX80 - Capital	10,352	0	0	0	0
Total	10,352	0	0	0	0
<u>4602.860.7213 - Sain Street Improvements:</u>					
EX80 - Capital	276	0	0	0	0
Total	276	0	0	0	0
<u>4602.860.7214 - Downtown Walkability Imprvs:</u>					
EX80 - Capital	103,055	0	0	0	0
Total	103,055	0	0	0	0
<u>4602.860.7215 - Maple Street Improvements:</u>					
EX80 - Capital	8,546	0	0	0	0
Total	8,546	0	0	0	0
<u>4602.860.7216 - MLK Area Walkability Impvs:</u>					
EX80 - Capital	4,585	0	0	0	0
Total	4,585	0	0	0	0
<u>4602.860.7218 - Midtown Corridor:</u>					
EX80 - Capital	2,468,036	0	0	0	0
Total	2,468,036	0	0	0	0
<u>4602.860.7219 - Center St / Harmon Intersection:</u>					
EX80 - Capital	134	0	0	0	0
Total	134	0	0	0	0
<u>4602.860.7220 - Futrall/Shiloh Gregg RR Crossing:</u>					
EX80 - Capital	4,383	0	0	0	0
Total	4,383	0	0	0	0
<u>4602.860.7223 - North St - Garland to Mission:</u>					
EX80 - Capital	15,152	0	0	0	0
Total	15,152	0	0	0	0

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Streets Project 2019 Bond Fund (4602)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>4602.860.7227 - Millsap/College Intersection Imp:</u>					
EX80 - Capital	498	0	0	0	0
Total	498	0	0	0	0
Budget Total	\$ 2,620,364	\$ 0	\$ 45,357	\$ 45,357	\$ 0

Trail Projects 2019 Bonds Fund (4603)

The Trail Projects 2019 Bonds Fund (Phase I) accounts for the bond proceeds issued to finance all or a portion of the costs of design, construction, reconstruction, extension and equipping of certain City trail system improvements, which may include related pedestrian signal, lighting, landscaping, drainage and safety improvements and right-of-way acquisition.

The total approved authorization by the voters was \$6,865,000 for all bond phases. The par amount of bonds issued in Phase I is \$2,295,000.

City of Fayetteville, Arkansas
2026 Operating Budget
Trail Projects 2019 Bonds Fund (4603)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Investment Earnings	\$ 424	\$ 0	\$ 0	\$ 0	\$ 0
Total Revenues	<u>424</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Expenses:					
Transfer to Sales Tax Bond	427	0	0	0	0
Bond Administrative	455	0	0	0	0
Mission Boulevard Trail	11,221	0	0	0	0
Total Expenses	<u>12,103</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Income / (Loss)	\$ <u>(11,679)</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
Total Budget	\$ <u>12,103</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 11,679	\$ 0	\$ 0	\$ 0	\$ 0
Income / (Loss)	(11,679)	0	0	0	0
Ending Undesignated Fund Balance	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Trail Projects 2019 Bonds Fund (4603)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>4603.860.7000 - Bond Administrative:</u>					
EX30 - Services and Charges	400	0	0	0	0
EX80 - Capital	55	0	0	0	0
EX96 - Operating Transfers Out	427	0	0	0	0
Total	882	0	0	0	0
<u>4603.860.7302 - Mission Boulevard Corridor:</u>					
EX80 - Capital	11,221	0	0	0	0
Total	11,221	0	0	0	0
Budget Total	\$ 12,103	\$ 0	\$ 0	\$ 0	\$ 0

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Drainage Projects 2019 Bonds Fund (4604)

The Drainage Projects 2019 Bonds Fund (Phase I) accounts for the bond proceeds issued to finance all or a portion of the costs of the design, construction, reconstruction, repair, retrofit, extension, enlargement and equipping of certain drainage facilities, which may include land and easement acquisition and water quality features such as detention and retention basins and stream restoration.

The total approved authorization by the voters was \$15,840,000 for all bond phases. The par amount of bonds issued in Phase I is \$7,630,000.

City of Fayetteville, Arkansas
2026 Operating Budget
Drainage Projects 2019 Bonds Fund (4604)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Investment Earnings	\$ 33,583	\$ 0	\$ 0	\$ 4,784	\$ 0
Total Revenues	<u>33,583</u>	<u>0</u>	<u>0</u>	<u>4,784</u>	<u>0</u>
Expenses:					
Bond Administrative	1,388	0	0	0	0
Missouri Creek/Rolling Hills Drainage	699	0	0	0	0
Sunbridge/College Drainage	248,182	0	422,583	422,583	0
Elmhurst/McClinton Drainage	15,220	0	0	0	0
Palmer Drainage	(12,267)	0	0	0	0
Transfer to Sales Tax Bond	0	0	38,368	38,368	0
Total Expenses	<u>253,222</u>	<u>0</u>	<u>460,951</u>	<u>460,951</u>	<u>0</u>
Income / (Loss)	\$ <u>(219,639)</u>	\$ <u>0</u>	\$ <u>(460,951)</u>	\$ <u>(456,167)</u>	\$ <u>0</u>
Total Budget	\$ <u>253,222</u>	\$ <u>0</u>	\$ <u>460,951</u>	\$ <u>460,951</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 675,806	\$ 456,167	\$ 456,167	\$ 456,167	\$ 0
Income / (Loss)	(219,639)	0	(460,951)	(456,167)	0
Ending Undesignated Fund Balance	\$ <u>456,167</u>	\$ <u>456,167</u>	\$ <u>(4,784)</u>	\$ <u>0</u>	\$ <u>0</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Drainage Projects 2019 Bonds Fund (4604)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>4604.860.7000 - Bond Administrative:</u>					
EX30 - Services and Charges	600	0	0	0	0
EX80 - Capital	788	0	0	0	0
EX96 - Operating Transfers Out	0	0	38,368	38,368	0
Total	1,388	0	38,368	38,368	0
<u>4604.860.7410 - Missouri Creek/Rolling Hills:</u>					
EX80 - Capital	699	0	0	0	0
Total	699	0	0	0	0
<u>4604.860.7415 - Sunbridge/College Drainage:</u>					
EX80 - Capital	248,182	0	422,583	422,583	0
Total	248,182	0	422,583	422,583	0
<u>4604.860.7420 - Elmhurst/McClinton Drainage:</u>					
EX80 - Capital	15,220	0	0	0	0
Total	15,220	0	0	0	0
<u>4604.860.7424 - Palmer Drainage:</u>					
EX80 - Capital	(12,267)	0	0	0	0
Total	(12,267)	0	0	0	0
<u>Budget Total</u>	<u>\$ 253,222</u>	<u>\$ 0</u>	<u>\$ 460,951</u>	<u>\$ 460,951</u>	<u>\$ 0</u>

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Park Projects 2019 Bonds Fund (4605)

The Park Projects 2019 Bonds Fund (Phase I) accounts for the bond proceeds issued to finance all or a portion of the costs of acquisition, design, construction and equipping of certain regional park and other parks system improvements, which may include athletic fields and facilities, playgrounds, pools and splash pads, trails, campgrounds, picnic areas and pavilions, land acquisition, open space preservation and other recreational facilities and support facilities, such as restrooms and parking.

The total approved authorization by the voters was \$26,405,000 for all bond phases. The par amount of bonds issued in Phase I is \$10,560,000.

City of Fayetteville, Arkansas
2026 Operating Budget
Park Projects 2019 Bonds Fund (4605)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Investment Earnings	\$ 6,180	\$ 0	\$ 0	\$ 0	\$ 0
Total Revenues	<u>6,180</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Expenses:					
Transfer to Sales Tax Bond	6,182	0	0	0	0
Bond Administrative	1,220	0	0	0	0
YRCC Enhancements	167,421	0	0	0	0
Total Expenses	<u>174,823</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Income / (Loss)	\$ <u>(168,643)</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
Total Budget	\$ <u>174,823</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 168,643	\$ 0	\$ 0	\$ 0	\$ 0
Income / (Loss)	(168,643)	0	0	0	0
Ending Undesignated Fund Balance	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Park Projects 2019 Bonds Fund (4605)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>4605.860.7000 - Bond Administrative:</u>					
EX30 - Services and Charges	1,000	0	0	0	0
EX80 - Capital	220	0	0	0	0
EX96 - Operating Transfers Out	6,182	0	0	0	0
Total	7,402	0	0	0	0
<u>4605.860.7540 - YRCC Enhancements:</u>					
EX80 - Capital	167,421	0	0	0	0
Total	167,421	0	0	0	0
Budget Total	\$ 174,823	\$ 0	\$ 0	\$ 0	\$ 0

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Economic Development 2019 Bonds Fund (4606)

The Economic Development 2019 Bonds Fund (Phase I) accounts for the bond proceeds issued to finance all or a portion of the costs of acquisition, design, construction and equipping of certain economic development projects, which may include land acquisition, site development and infrastructure useful in the development, retention or expansion of manufacturing, production, and industrial facilities, research, technology and development facilities, distribution centers, call centers, warehouse facilities, job training facilities or regional or national corporate headquarters facilities.

The total approved authorization by the voters was \$3,170,000. This amount was issued in full during Phase I. Appropriation of the unspent portion of these funds will be made through the re-budget process which will be considered by the City Council during the first quarter of 2026.

City of Fayetteville, Arkansas
2026 Operating Budget
Economic Development 2019 Bond Fund (4606)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Investment Earnings	\$ 121,743	\$ 0	\$ 0	\$ 91,000	\$ 0
Total Revenues	<u>121,743</u>	<u>0</u>	<u>0</u>	<u>91,000</u>	<u>0</u>
Expenses:					
Bond Administrative	2,393	0	1,000	1,000	0
Commerce District Industrial Corridor	189,687	0	173,377	173,377	0
SLS Community - S Cato Springs	238,427	0	1,713,465	1,713,465	0
Futrell/Shiloh Gregg RR Xing	0	0	50,000	50,000	0
Bond Unallocated	0	0	390,707	390,707	0
Total Expenses	<u>430,507</u>	<u>0</u>	<u>2,328,549</u>	<u>2,328,549</u>	<u>0</u>
Income / (Loss)	<u>\$ (308,764)</u>	<u>\$ 0</u>	<u>\$ (2,328,549)</u>	<u>\$ (2,237,549)</u>	<u>\$ 0</u>
Total Budget	<u>\$ 430,508</u>	<u>\$ 0</u>	<u>\$ 2,328,549</u>	<u>\$ 2,328,549</u>	<u>\$ 0</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 2,759,055	\$ 2,450,291	\$ 2,450,291	\$ 2,450,291	\$ 212,742
Income / (Loss)	(308,764)	0	(2,328,549)	(2,237,549)	0
Ending Undesignated Fund Balance	<u>\$ 2,450,291</u>	<u>\$ 2,450,291</u>	<u>\$ 121,742</u>	<u>\$ 212,742</u>	<u>\$ 212,742</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Economic Development 2019 Bond Fund (4606)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>4606.860.7000 - Bond Administrative:</u>					
EX30 - Services and Charges	300	0	0	0	0
EX80 - Capital	2,093	0	1,000	1,000	0
Total	2,393	0	1,000	1,000	0
<u>4606.860.7220 - Futrall/Shiloh Gregg RR Crossing:</u>					
EX80 - Capital	0	0	50,000	50,000	0
Total	0	0	50,000	50,000	0
<u>4606.860.7600 - Commerce Dist Industrial Corridor:</u>					
EX30 - Services and Charges	30,000	0	0	0	0
EX80 - Capital	159,687	0	173,377	173,377	0
Total	189,687	0	173,377	173,377	0
<u>4606.860.7650 - SLS Community - S Cato Springs:</u>					
EX80 - Capital	238,427	0	1,713,465	1,713,465	0
Total	238,427	0	1,713,465	1,713,465	0
<u>4606.860.7999 - Bond Unallocated Budget:</u>					
EX80 - Capital	0	0	390,707	390,707	0
Total	0	0	390,707	390,707	0
Budget Total	\$ 430,508	\$ 0	\$ 2,328,549	\$ 2,328,549	\$ 0

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City Facilities 2019 Bonds Fund (4607)

The City Facilities 2019 Bonds Fund (Phase I) accounts for the bond proceeds issued to finance all or a portion of the costs of renovating and refurbishing certain City buildings and grounds, which may include building envelope and roof improvements, window replacement, insulation, lighting and HVAC system upgrades and certain renewable energy and energy efficiency projects.

The total approved authorization by the voters was \$3,170,000 for all bond phases. The par amount of bonds issued in Phase I is \$480,000.

City of Fayetteville, Arkansas
2026 Operating Budget
City Facilities 2019 Bonds Fund (4607)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Investment Earnings	\$ 868	\$ 0	\$ 0	\$ 0	\$ 0
Total Revenues	<u>868</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Expenses:					
Cityhall Improvements	34,307	0	0	0	0
Transfer to Sales Tax Bond	868	0	0	0	0
Total Expenses	<u>35,175</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Income / (Loss)	\$ <u>(34,307)</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
Total Budget	\$ <u>35,175</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 34,307	\$ 0	\$ 0	\$ 0	\$ 0
Income / (Loss)	(34,307)	0	0	0	0
Ending Undesignated Fund Balance	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
City Facilities 2019 Bonds Fund (4607)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>4607.860.7000 - Bond Administrative:</u>					
EX96 - Operating Transfers Out	868	0	0	0	0
Total	868	0	0	0	0
<u>4607.860.7710 - City Hall Improvements:</u>					
EX80 - Capital	34,307	0	0	0	0
Total	34,307	0	0	0	0
Budget Total	\$ 35,175	\$ 0	\$ 0	\$ 0	\$ 0

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Arts Corridor 2019 Bonds Fund (4608)

The Arts Corridor 2019 Bonds Fund (Phase I) accounts for the bond proceeds issued to finance all or a portion of the costs of acquisition, design, construction and equipping of certain Cultural Arts Corridor improvements, within or near an area bordered by Dickson Street on the north, School Avenue on the east, Prairie Street on the south, and Gregg Avenue on the west, and which may include street, sidewalk, boardwalk, trail, pedestrian signal and control, bicycle facilities, curbing, guttering, drainage, lighting and landscaping improvements, plaza, civic and performance space, art installations, overlooks, stream restoration, pavilions, structure and other buildings, new and/or replacement parking facilities, and land and easement acquisition.

The total approved authorization by the voters was \$31,685,000 for all bond phases. The par amount of bonds issued in Phase I is \$19,070,000.

City of Fayetteville, Arkansas
2026 Operating Budget
Arts Corridor 2019 Bonds Fund (4608)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Investment Earnings	\$ 6,417	\$ 0	\$ 0	\$ 0	\$ 0
Total Revenues	<u>6,417</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Expenses:					
Transfer to Sales Tax Bond	1,286	0	0	0	0
Bond Administrative	7,270	0	0	0	0
Arts Corridor Improvements	107,613	0	0	0	0
Arts Corridor Parking	43,744	0	0	0	0
Total Expenses	<u>159,913</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Income / (Loss)	\$ <u>(153,496)</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
Total Budget	\$ <u>159,914</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 153,496	\$ 0	\$ 0	\$ 0	\$ 0
Income / (Loss)	<u>(153,496)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Ending Undesignated Fund Balance	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Arts Corridor 2019 Bonds Fund (4608)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>4608.860.7000 - Bond Administrative:</u>					
EX30 - Services and Charges	1,100	0	0	0	0
EX80 - Capital	6,170	0	0	0	0
EX96 - Operating Transfers Out	1,286	0	0	0	0
Total	8,556	0	0	0	0
<u>4608.860.7800 - Arts Corridor Improvements:</u>					
EX80 - Capital	107,613	0	0	0	0
Total	107,613	0	0	0	0
<u>4608.860.7820 - Arts Corridor - Parking:</u>					
EX20 - Materials & Supplies	(690)	0	0	0	0
EX80 - Capital	44,434	0	0	0	0
Total	43,744	0	0	0	0
<u>Budget Total</u>	<u>\$ 159,914</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>

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Police Projects 2019 Bonds Fund (4609)

The Police Projects 2019 Bonds Fund (Phase I) accounts for the bond proceeds issued to finance all or a portion of the costs of certain police station design, construction and improvements, which may include land acquisition, and the acquisition of police equipment.

The total approved authorization by the voters was \$36,965,000. This amount was issued in full during Phase I.

City of Fayetteville, Arkansas
2026 Operating Budget
Police Projects 2019 Bonds Fund (4609)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Investment Earnings	\$ 4,225	\$ 0	\$ 0	\$ 0	\$ 0
Total Revenues	<u>4,225</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Expenses:					
Transfer to Sales Tax Bond	4,223	0	0	0	0
Bond Administrative	2,915	0	0	0	0
Police Headquarters Building	52,408	0	0	0	0
Total Expenses	<u>59,546</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Income / (Loss)	\$ <u>(55,321)</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
Total Budget	\$ <u>59,546</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 55,321	\$ 0	\$ 0	\$ 0	\$ 0
Income / (Loss)	<u>(55,321)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Ending Undesignated Fund Balance	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Police Projects 2019 Bonds Fund (4609)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>4609.860.7000 - Bond Administrative:</u>					
EX30 - Services and Charges	2,200	0	0	0	0
EX80 - Capital	715	0	0	0	0
EX96 - Operating Transfers Out	4,223	0	0	0	0
Total	7,138	0	0	0	0
<u>4609.860.7900 - Police Headquarters Building:</u>					
EX80 - Capital	52,408	0	0	0	0
Total	52,408	0	0	0	0
Budget Total	\$ 59,546	\$ 0	\$ 0	\$ 0	\$ 0

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Fire Projects 2019 Bonds Fund (4610)

The Fire Projects 2019 Bonds Fund (Phase I) accounts for the bond proceeds issued to finance all or a portion of the costs of certain fire station design and construction, which may include land acquisition, and the acquisition of firefighting vehicles and equipment.

The total approved authorization by the voters was \$15,840,000 for all bond phases. The par amount of bonds issued in Phase I is \$10,025,000.

City of Fayetteville, Arkansas
2026 Operating Budget
Fire Projects 2019 Bonds Fund (4610)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Investment Earnings	\$ 16,001	\$ 0	\$ 126	\$ 126	\$ 0
Total Revenues	<u>16,001</u>	<u>0</u>	<u>126</u>	<u>126</u>	<u>0</u>
Expenses:					
Transfer to Sales Tax Bond	0	0	16,675	16,675	0
Bond Administrative	1,545	0	0	0	0
Fire Station #8	18,313	0	0	0	0
Fire Station #9	13,512	0	0	0	0
Fire Apparatus/Equipment	147,009	0	0	0	0
Fire Station #2 Relocation	643,286	0	0	0	0
Total Expenses	<u>823,665</u>	<u>0</u>	<u>16,675</u>	<u>16,675</u>	<u>0</u>
Income / (Loss)	\$ <u>(807,664)</u>	\$ <u>0</u>	\$ <u>(16,549)</u>	\$ <u>(16,549)</u>	\$ <u>0</u>
Total Budget	\$ <u>823,665</u>	\$ <u>0</u>	\$ <u>16,675</u>	\$ <u>16,675</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 824,213	\$ 16,549	\$ 16,549	\$ 16,549	\$ 0
Income / (Loss)	<u>(807,664)</u>	<u>0</u>	<u>(16,549)</u>	<u>(16,549)</u>	<u>0</u>
Ending Undesignated Fund Balance	\$ <u>16,549</u>	\$ <u>16,549</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Fire Projects 2019 Bonds Fund (4610)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>4610.860.7000 - Bond Administrative:</u>					
EX30 - Services and Charges	900	0	0	0	0
EX80 - Capital	645	0	0	0	0
EX96 - Operating Transfers Out	0	0	16,675	16,675	0
Total	1,545	0	16,675	16,675	0
<u>4610.860.7108 - Fire Station 8:</u>					
EX20 - Materials & Supplies	53	0	0	0	0
EX80 - Capital	18,260	0	0	0	0
Total	18,313	0	0	0	0
<u>4610.860.7109 - Fire Station 9:</u>					
EX20 - Materials & Supplies	65	0	0	0	0
EX80 - Capital	13,447	0	0	0	0
Total	13,512	0	0	0	0
<u>4610.860.7110 - Fire Station #2 Relocation:</u>					
EX20 - Materials & Supplies	24,188	0	0	0	0
EX80 - Capital	619,098	0	0	0	0
Total	643,286	0	0	0	0
<u>4610.860.7150 - Fire Apparatus/Equipment:</u>					
EX20 - Materials & Supplies	147,009	0	0	0	0
Total	147,009	0	0	0	0
<u>Budget Total</u>	<u>\$ 823,665</u>	<u>\$ 0</u>	<u>\$ 16,675</u>	<u>\$ 16,675</u>	<u>\$ 0</u>

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Street Projects 2022 Bond Fund (4702)

The Streets Project 2022 Bonds Fund (Phase II) accounts for the bond proceeds issued to finance all or a portion of the costs of right-of-way acquisition, design, construction, reconstruction, repair, resurfacing, straightening and width modification of certain City streets, which may include related sidewalk, traffic signal and control, lighting, curbing, guttering, bicycle lane, landscaping, drainage and safety improvements and related curbside pedestrian facilities such as bus pickup structures and concrete waiting pads.

The total approved authorization by the voters was \$73,925,000 for all bond phases. The par amount of bonds issued in Phase I (2019) was \$34,330,000 and the par amount of bonds issued in Phase II (2022) was \$29,490,000. Appropriation of the unspent portion of these funds will be made through the re-budget process which will be considered by the City Council during the first quarter of 2026.

City of Fayetteville, Arkansas
2026 Operating Budget
Street Projects 2022 Bond Fund (4702)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Investment Earnings	\$ 1,240,009	\$ 0	\$ 0	\$ 475,000	\$ 0
Total Revenues	<u>1,240,009</u>	<u>0</u>	<u>0</u>	<u>475,000</u>	<u>0</u>
Expenses:					
Bond Administrative	58,859	0	41,727	41,727	0
15th/Razorback Rd Intersection	2,136,524	0	208,506	208,506	0
Sain Street Extension	295	0	0	0	0
Downtown Walkability, Phase 1	1,399,002	0	999,596	999,596	0
Maple Street Cycle Track	4,341	0	3,353	3,353	0
MLK Area Walkability Improvements	4,862	0	2,306	2,306	0
Midtown Corridor	8,487,400	0	1,672,201	1,672,201	0
Futrell/Shiloh Gregg RR Xing	842,297	0	1,101,013	1,101,013	0
Hwy 71B Corridor	142,014	0	4,577,689	4,577,689	0
North St - Garland to Mission	991,334	0	269,464	269,464	0
Millsap/College Intersection Improvements	155,316	0	337,549	337,549	0
Pavement Maintenance / Overlays	1,168,995	0	336,854	336,854	0
North St - Greenway to College	0	0	75,000	75,000	0
Trail Improvements	0	0	125,000	125,000	0
Safe Streets/Roads City Portion	0	0	1,971,088	1,971,088	0
Arts Corridor Improvements	513,000	0	0	0	0
Bond Unallocated	0	0	399,506	399,506	0
Total Expenses	<u>15,904,239</u>	<u>0</u>	<u>12,120,852</u>	<u>12,120,852</u>	<u>0</u>
Income / (Loss)	\$ <u>(14,664,230)</u>	\$ <u>0</u>	\$ <u>(12,120,852)</u>	\$ <u>(11,645,852)</u>	\$ <u>0</u>
Total Budget	\$ <u>15,904,240</u>	\$ <u>0</u>	\$ <u>12,120,852</u>	\$ <u>12,120,852</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 29,821,877	\$ 15,157,647	\$ 15,157,647	\$ 15,157,647	\$ 3,511,795
Income / (Loss)	<u>(14,664,230)</u>	<u>0</u>	<u>(12,120,852)</u>	<u>(11,645,852)</u>	<u>0</u>
Ending Undesignated Fund Balance	<u>\$ 15,157,647</u>	<u>\$ 15,157,647</u>	<u>\$ 3,036,795</u>	<u>\$ 3,511,795</u>	<u>\$ 3,511,795</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Street Projects 2022 Bond Fund (4702)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>4702.860.7000 - Bond Administrative:</u>					
EX30 - Services and Charges	4,723	0	10,496	10,496	0
EX80 - Capital	54,137	0	31,231	31,231	0
Total	58,859	0	41,727	41,727	0
<u>4702.860.7213 - Sain Street Improvements:</u>					
EX80 - Capital	295	0	0	0	0
Total	295	0	0	0	0
<u>4702.860.7214 - Downtown Walkability Imprvs:</u>					
EX80 - Capital	1,399,002	0	999,596	999,596	0
Total	1,399,002	0	999,596	999,596	0
<u>4702.860.7215 - Maple Street Improvements:</u>					
EX80 - Capital	4,341	0	3,353	3,353	0
Total	4,341	0	3,353	3,353	0
<u>4702.860.7216 - MLK Area Walkability Impvs:</u>					
EX80 - Capital	4,862	0	2,306	2,306	0
Total	4,862	0	2,306	2,306	0
<u>4702.860.7218 - Midtown Corridor:</u>					
EX80 - Capital	8,487,400	0	1,672,201	1,672,201	0
Total	8,487,400	0	1,672,201	1,672,201	0
<u>4702.860.7220 - Futrall/Shiloh Gregg RR Crossing:</u>					
EX80 - Capital	842,297	0	1,101,013	1,101,013	0
Total	842,297	0	1,101,013	1,101,013	0
<u>4702.860.7221 - Hwy 71B Corridor:</u>					
EX80 - Capital	142,014	0	4,577,689	4,577,689	0
Total	142,014	0	4,577,689	4,577,689	0
<u>4702.860.7222 - 15th/Razorback Rd. Intersection:</u>					
EX80 - Capital	2,136,524	0	208,506	208,506	0
Total	2,136,524	0	208,506	208,506	0
<u>4702.860.7223 - North St - Garland to Mission:</u>					
EX80 - Capital	991,334	0	269,464	269,464	0
Total	991,334	0	269,464	269,464	0

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Street Projects 2022 Bond Fund (4702)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>4702.860.7227 - Millsap/College Intersection Imp:</u>					
EX80 - Capital	155,316	0	337,549	337,549	0
Total	155,316	0	337,549	337,549	0
<u>4702.860.7229 - North St - Greenway to College:</u>					
EX80 - Capital	0	0	75,000	75,000	0
Total	0	0	75,000	75,000	0
<u>4702.860.7235 - Safe Streets/Roads City Portion:</u>					
EX80 - Capital	0	0	1,971,088	1,971,088	0
Total	0	0	1,971,088	1,971,088	0
<u>4702.860.7237 - Trail Improvements:</u>					
EX80 - Capital	0	0	125,000	125,000	0
Total	0	0	125,000	125,000	0
<u>4702.860.7252 - Pavement Maintenance / Overlays:</u>					
EX40 - Maintenance	1,162,815	0	336,538	336,538	0
EX80 - Capital	6,180	0	316	316	0
Total	1,168,995	0	336,854	336,854	0
<u>4702.860.7800 - Arts Corridor Improvements:</u>					
EX80 - Capital	513,000	0	0	0	0
Total	513,000	0	0	0	0
<u>4702.860.7999 - Bond Unallocated Budget:</u>					
EX80 - Capital	0	0	399,506	399,506	0
Total	0	0	399,506	399,506	0
Budget Total	\$ 15,904,240	\$ 0	\$ 12,120,852	\$ 12,120,852	\$ 0

Trail Projects 2022 Bonds Fund (4703)

The Trail Projects 2022 Bonds Fund (Phase II) accounts for the bond proceeds issued to finance all or a portion of the costs of design, construction, reconstruction, extension and equipping of certain City trail system improvements, which may include related pedestrian signal, lighting, landscaping, drainage and safety improvements and right-of-way acquisition.

The total approved authorization by the voters was \$6,865,000 for all bond phases. The par amount of bonds issued in Phase I (2019) was \$2,295,000 and the par amount of bonds issued in Phase II (2022) was \$4,570,000. Appropriation of the unspent portion of these funds will be made through the re-budget process which will be considered by the City Council during the first quarter of 2026.

City of Fayetteville, Arkansas
2026 Operating Budget
Trail Projects 2022 Bonds Fund (4703)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Investment Earnings	\$ 95,276	\$ 0	\$ 0	\$ 10,000	\$ 0
Total Revenues	<u>95,276</u>	<u>0</u>	<u>0</u>	<u>10,000</u>	<u>0</u>
Expenses:					
Bond Administrative	6,249	0	10,122	10,122	0
Miscellaneous Trail Improvements	52,857	0	0	0	0
Hamestring Trail Bridge	118,711	0	3,490	3,490	0
Mission Boulevard Trail	1,231,001	0	18,770	18,770	0
Drake Street Trail Connection	132,047	0	63,367	63,367	0
Midtown Corridor	1,300,996	0	0	0	0
Arts Corridor Improvements	540,493	0	71,961	71,961	0
Total Expenses	<u>3,382,354</u>	<u>0</u>	<u>167,710</u>	<u>167,710</u>	<u>0</u>
Income / (Loss)	\$ <u>(3,287,078)</u>	\$ <u>0</u>	\$ <u>(167,710)</u>	\$ <u>(157,710)</u>	\$ <u>0</u>
Total Budget	\$ <u>3,382,354</u>	\$ <u>0</u>	\$ <u>167,710</u>	\$ <u>167,710</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 3,520,128	\$ 233,050	\$ 233,050	\$ 233,050	\$ 75,340
Income / (Loss)	(3,287,078)	0	(167,710)	(157,710)	0
Ending Undesignated Fund Balance	\$ <u>233,050</u>	\$ <u>233,050</u>	\$ <u>65,340</u>	\$ <u>75,340</u>	\$ <u>75,340</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Trail Projects 2022 Bonds Fund (4703)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>4703.860.7000 - Bond Administrative:</u>					
EX30 - Services and Charges	968	0	3,404	3,404	0
EX80 - Capital	5,281	0	6,718	6,718	0
Total	6,249	0	10,122	10,122	0
<u>4703.860.7218 - Midtown Corridor:</u>					
EX80 - Capital	1,300,996	0	0	0	0
Total	1,300,996	0	0	0	0
<u>4703.860.7300 - Miscellaneous Trail Improvements:</u>					
EX80 - Capital	52,857	0	0	0	0
Total	52,857	0	0	0	0
<u>4703.860.7301 - Hamestring Trail Bridge:</u>					
EX80 - Capital	118,711	0	3,490	3,490	0
Total	118,711	0	3,490	3,490	0
<u>4703.860.7302 - Mission Boulevard Corridor:</u>					
EX80 - Capital	1,231,001	0	18,770	18,770	0
Total	1,231,001	0	18,770	18,770	0
<u>4703.860.7305 - Drake Street Trail Connection:</u>					
EX80 - Capital	132,047	0	63,367	63,367	0
Total	132,047	0	63,367	63,367	0
<u>4703.860.7800 - Arts Corridor Improvements:</u>					
EX80 - Capital	540,493	0	71,961	71,961	0
Total	540,493	0	71,961	71,961	0
Budget Total	\$ 3,382,354	\$ 0	\$ 167,710	\$ 167,710	\$ 0

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Drainage Projects 2022 Bonds Fund (4704)

The Drainage Projects 2022 Bonds Fund (Phase II) accounts for the bond proceeds issued to finance all or a portion of the costs of the design, construction, reconstruction, repair, retrofit, extension, enlargement and equipping of certain drainage facilities, which may include land and easement acquisition and water quality features such as detention and retention basins and stream restoration.

The total approved authorization by the voters was \$15,840,000 for all bond phases. The par amount of bonds issued in Phase I (2019) was \$7,630,000 and the par amount of bonds issued in Phase II (2022) was \$8,210,000. Appropriation of the unspent portion of these funds will be made through the re-budget process which will be considered by the City Council during the first quarter of 2026.

City of Fayetteville, Arkansas
2026 Operating Budget
Drainage Projects 2022 Bonds Fund (4704)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Investment Earnings	\$ 338,875	\$ 0	\$ 0	\$ 271,000	\$ 0
Total Revenues	<u>338,875</u>	<u>0</u>	<u>0</u>	<u>271,000</u>	<u>0</u>
Expenses:					
*ERR UNCLASSIFIED	0	0	115,190	115,190	0
Bond Administrative	6,038	0	15,294	15,294	0
Missouri Creek/Rolling Hills Drainage	110	0	0	0	0
Sunbridge/College Drainage	74,760	0	5,594,964	5,594,964	0
Elmhurst/McClinton Drainage	137,451	0	702,079	702,079	0
Stream Restoration - EPA Grant	0	0	120,541	120,541	0
N Charlee Ave	0	0	145,265	145,265	0
N West End Floodplain	1,434	0	58,600	58,600	0
Bond Unallocated	0	0	232,521	232,521	0
Total Expenses	<u>219,793</u>	<u>0</u>	<u>6,984,454</u>	<u>6,984,454</u>	<u>0</u>
Income / (Loss)	\$ <u>119,082</u>	\$ <u>0</u>	\$ <u>(6,984,454)</u>	\$ <u>(6,713,454)</u>	\$ <u>0</u>
Total Budget	\$ <u>219,794</u>	\$ <u>0</u>	\$ <u>6,984,454</u>	\$ <u>6,984,454</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 7,029,941	\$ 7,149,023	\$ 7,149,023	\$ 7,149,023	\$ 435,569
Income / (Loss)	<u>119,082</u>	<u>0</u>	<u>(6,984,454)</u>	<u>(6,713,454)</u>	<u>0</u>
Ending Undesignated Fund Balance	<u>\$ 7,149,023</u>	<u>\$ 7,149,023</u>	<u>\$ 164,569</u>	<u>\$ 435,569</u>	<u>\$ 435,569</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Drainage Projects 2022 Bonds Fund (4704)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>4704.860.7000 - Bond Administrative:</u>					
EX30 - Services and Charges	2,936	0	5,006	5,006	0
EX80 - Capital	3,103	0	10,288	10,288	0
Total	6,038	0	15,294	15,294	0
<u>4704.860.7410 - Missouri Creek/Rolling Hills:</u>					
EX80 - Capital	110	0	0	0	0
Total	110	0	0	0	0
<u>4704.860.7415 - Sunbridge/College Drainage:</u>					
EX80 - Capital	74,760	0	5,594,964	5,594,964	0
Total	74,760	0	5,594,964	5,594,964	0
<u>4704.860.7420 - Elmhurst/McClinton Drainage:</u>					
EX80 - Capital	137,451	0	702,079	702,079	0
Total	137,451	0	702,079	702,079	0
<u>4704.860.7425 - Miscellaneous Drainage Projects:</u>					
EX80 - Capital	0	0	115,190	115,190	0
Total	0	0	115,190	115,190	0
<u>4704.860.7426 - Stream Restoration - EPA Grant:</u>					
EX80 - Capital	0	0	120,541	120,541	0
Total	0	0	120,541	120,541	0
<u>4704.860.7428 - N Charlee Ave:</u>					
EX80 - Capital	0	0	145,265	145,265	0
Total	0	0	145,265	145,265	0
<u>4704.860.7429 - N West End Floodplain:</u>					
EX80 - Capital	1,434	0	58,600	58,600	0
Total	1,434	0	58,600	58,600	0
<u>4704.860.7999 - Bond Unallocated Budget:</u>					
EX80 - Capital	0	0	232,521	232,521	0
Total	0	0	232,521	232,521	0
Budget Total	\$ 219,794	\$ 0	\$ 6,984,454	\$ 6,984,454	\$ 0

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Park Projects 2022 Bonds Fund (4705)

The Park Projects 2022 Bonds Fund (Phase II) accounts for the bond proceeds issued to finance all or a portion of the costs of acquisition, design, construction and equipping of certain regional park and other parks system improvements, which may include athletic fields and facilities, playgrounds, pools and splash pads, trails, campgrounds, picnic areas and pavilions, land acquisition, open space preservation and other recreational facilities and support facilities, such as restrooms and parking.

The total approved authorization by the voters was \$26,405,000 for all bond phases. The par amount of bonds issued in Phase I (2019) was \$10,560,000 and the par amount of bonds issued in Phase II (2022) was \$10,950,000. Appropriation of the unspent portion of these funds will be made through the re-budget process which will be considered by the City Council during the first quarter of 2026.

City of Fayetteville, Arkansas
2026 Operating Budget
Park Projects 2022 Bonds Fund (4705)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Investment Earnings	\$ 380,409	\$ 0	\$ 0	\$ 251,000	\$ 0
Total Revenues	<u>380,409</u>	<u>0</u>	<u>0</u>	<u>251,000</u>	<u>0</u>
Expenses:					
Bond Administrative	23,370	0	36,782	36,782	0
Lake Fayetteville Improvements	1,891,729	0	0	0	0
YRCC Enhancements	184,833	0	1,290,987	1,290,987	0
Walker Park Improvements	157,767	0	124,671	124,671	0
Underwood Improvements	164,151	0	2,869,066	2,869,066	0
Bryce Davis	64,267	0	1,006,689	1,006,689	0
Combs/River Nature Park	33,317	0	125,238	125,238	0
Buddy Hayes Park Improvements	0	0	693,334	693,334	0
Total Expenses	<u>2,519,434</u>	<u>0</u>	<u>6,146,767</u>	<u>6,146,767</u>	<u>0</u>
Income / (Loss)	\$ <u>(2,139,025)</u>	\$ <u>0</u>	\$ <u>(6,146,767)</u>	\$ <u>(5,895,767)</u>	\$ <u>0</u>
Total Budget	\$ <u>2,519,435</u>	\$ <u>0</u>	\$ <u>6,146,767</u>	\$ <u>6,146,767</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 9,295,553	\$ 7,156,528	\$ 7,156,528	\$ 7,156,528	\$ 1,260,761
Income / (Loss)	<u>(2,139,025)</u>	<u>0</u>	<u>(6,146,767)</u>	<u>(5,895,767)</u>	<u>0</u>
Ending Undesignated Fund Balance	\$ <u>7,156,528</u>	\$ <u>7,156,528</u>	\$ <u>1,009,761</u>	\$ <u>1,260,761</u>	\$ <u>1,260,761</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Park Projects 2022 Bonds Fund (4705)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>4705.860.7000 - Bond Administrative:</u>					
EX30 - Services and Charges	1,007	0	2,782	2,782	0
EX80 - Capital	22,363	0	34,000	34,000	0
Total	23,370	0	36,782	36,782	0
<u>4705.860.7505 - Lake Fayetteville Improvements:</u>					
EX80 - Capital	1,891,729	0	0	0	0
Total	1,891,729	0	0	0	0
<u>4705.860.7540 - YRCC Enhancements:</u>					
EX80 - Capital	184,833	0	1,290,987	1,290,987	0
Total	184,833	0	1,290,987	1,290,987	0
<u>4705.860.7545 - Buddy Hayes Park Impr:</u>					
EX80 - Capital	0	0	693,334	693,334	0
Total	0	0	693,334	693,334	0
<u>4705.860.7550 - Walker Park Improvements:</u>					
EX80 - Capital	157,767	0	124,671	124,671	0
Total	157,767	0	124,671	124,671	0
<u>4705.860.7570 - Underwood Improvements:</u>					
EX80 - Capital	164,151	0	2,869,066	2,869,066	0
Total	164,151	0	2,869,066	2,869,066	0
<u>4705.860.7580 - Bryce Davis:</u>					
EX80 - Capital	64,267	0	1,006,689	1,006,689	0
Total	64,267	0	1,006,689	1,006,689	0
<u>4705.860.7590 - Combs/River Nature Park:</u>					
EX80 - Capital	33,317	0	125,238	125,238	0
Total	33,317	0	125,238	125,238	0
Budget Total	\$ 2,519,435	\$ 0	\$ 6,146,767	\$ 6,146,767	\$ 0

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City Facilities 2022 Bonds Fund (4707)

The City Facilities 2022 Bonds Fund (Phase II) accounts for the bond proceeds issued to finance all or a portion of the costs of renovating and refurbishing certain City buildings and grounds, which may include building envelope and roof improvements, window replacement, insulation, lighting and HVAC system upgrades and certain renewable energy and energy efficiency projects.

The total approved authorization by the voters was \$3,170,000 for all bond phases. The par amount of bonds issued in Phase I (2019) was \$480,000 and the par amount of bonds issued in Phase II (2022) was \$2,690,000. Appropriation of the unspent portion of these funds will be made through the re-budget process which will be considered by the City Council during the first quarter of 2026.

City of Fayetteville, Arkansas
2026 Operating Budget
City Facilities 2022 Bonds Fund (4707)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Investment Earnings	\$ 125,130	\$ 0	\$ 0	\$ 69,000	\$ 0
Total Revenues	<u>125,130</u>	<u>0</u>	<u>0</u>	<u>69,000</u>	<u>0</u>
Expenses:					
Bond Administrative	13,885	0	29,550	29,550	0
Cityhall Improvements	338,034	0	1,924,212	1,924,212	0
Old Police Building Renovations	381,198	0	2,950	2,950	0
Bond Unallocated	0	0	17,375	17,375	0
Total Expenses	<u>733,117</u>	<u>0</u>	<u>1,974,087</u>	<u>1,974,087</u>	<u>0</u>
Income / (Loss)	\$ <u>(607,987)</u>	\$ <u>0</u>	\$ <u>(1,974,087)</u>	\$ <u>(1,905,087)</u>	\$ <u>0</u>
Total Budget	\$ <u>733,117</u>	\$ <u>0</u>	\$ <u>1,974,087</u>	\$ <u>1,974,087</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 2,872,251	\$ 2,264,264	\$ 2,264,264	\$ 2,264,264	\$ 359,177
Income / (Loss)	<u>(607,987)</u>	<u>0</u>	<u>(1,974,087)</u>	<u>(1,905,087)</u>	<u>0</u>
Ending Undesignated Fund Balance	\$ <u>2,264,264</u>	\$ <u>2,264,264</u>	\$ <u>290,177</u>	\$ <u>359,177</u>	\$ <u>359,177</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
City Facilities 2022 Bonds Fund (4707)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>4707.860.7000 - Bond Administrative:</u>					
EX30 - Services and Charges	1,461	0	1,975	1,975	0
EX80 - Capital	12,425	0	27,575	27,575	0
Total	13,885	0	29,550	29,550	0
<u>4707.860.7710 - City Hall Improvements:</u>					
EX80 - Capital	338,034	0	1,924,212	1,924,212	0
Total	338,034	0	1,924,212	1,924,212	0
<u>4707.860.7730 - Old Police Building Renovations:</u>					
EX80 - Capital	381,198	0	2,950	2,950	0
Total	381,198	0	2,950	2,950	0
<u>4707.860.7999 - Bond Unallocated Budget:</u>					
EX80 - Capital	0	0	17,375	17,375	0
Total	0	0	17,375	17,375	0
Budget Total	\$ 733,117	\$ 0	\$ 1,974,087	\$ 1,974,087	\$ 0

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Arts Corridor 2022 Bonds Fund (4708)

The Arts Corridor 2022 Bonds Fund (Phase II) accounts for the bond proceeds issued to finance all or a portion of the costs of acquisition, design, construction and equipping of certain Cultural Arts Corridor improvements, within or near an area bordered by Dickson Street on the north, School Avenue on the east, Prairie Street on the south, and Gregg Avenue on the west, and which may include street, sidewalk, boardwalk, trail, pedestrian signal and control, bicycle facilities, curbing, guttering, drainage, lighting and landscaping improvements, plaza, civic and performance space, art installations, overlooks, stream restoration, pavilions, structure and other buildings, new and/or replacement parking facilities, and land and easement acquisition.

The total approved authorization by the voters was \$31,685,000 for all bond phases. The par amount of bonds issued in Phase I (2019) was \$19,070,000 and the par amount of bonds issued in Phase II (2022) was \$12,615,000. Appropriation of the unspent portion of these funds will be made through the re-budget process which will be considered by the City Council during the first quarter of 2026.

City of Fayetteville, Arkansas
2026 Operating Budget
Arts Corridor 2022 Bonds Fund (4708)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Investment Earnings	\$ 321,838	\$ 0	\$ 0	\$ 38,000	\$ 0
Total Revenues	<u>321,838</u>	<u>0</u>	<u>0</u>	<u>38,000</u>	<u>0</u>
Expenses:					
Bond Administrative	32,449	0	37,526	37,526	0
Arts Corridor Improvements	8,050,587	0	1,085,185	1,085,185	0
Arts Corridor Parking	8,500	0	0	0	0
Total Expenses	<u>8,091,536</u>	<u>0</u>	<u>1,122,711</u>	<u>1,122,711</u>	<u>0</u>
Income / (Loss)	\$ <u>(7,769,698)</u>	\$ <u>0</u>	\$ <u>(1,122,711)</u>	\$ <u>(1,084,711)</u>	\$ <u>0</u>
Total Budget	\$ <u>8,091,536</u>	\$ <u>0</u>	\$ <u>1,122,711</u>	\$ <u>1,122,711</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 9,008,637	\$ 1,238,939	\$ 1,238,939	\$ 1,238,939	\$ 154,228
Income / (Loss)	<u>(7,769,698)</u>	<u>0</u>	<u>(1,122,711)</u>	<u>(1,084,711)</u>	<u>0</u>
Ending Undesignated Fund Balance	\$ <u>1,238,939</u>	\$ <u>1,238,939</u>	\$ <u>116,228</u>	\$ <u>154,228</u>	\$ <u>154,228</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Arts Corridor 2022 Bonds Fund (4708)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>4708.860.7000 - Bond Administrative:</u>					
EX30 - Services and Charges	627	0	4,126	4,126	0
EX80 - Capital	31,822	0	33,400	33,400	0
Total	32,449	0	37,526	37,526	0
<u>4708.860.7800 - Arts Corridor Improvements:</u>					
EX20 - Materials & Supplies	86,666	0	162	162	0
EX80 - Capital	7,963,921	0	1,085,023	1,085,023	0
Total	8,050,587	0	1,085,185	1,085,185	0
<u>4708.860.7820 - Arts Corridor - Parking:</u>					
EX80 - Capital	8,500	0	0	0	0
Total	8,500	0	0	0	0
Budget Total	\$ 8,091,536	\$ 0	\$ 1,122,711	\$ 1,122,711	\$ 0

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Fire Projects 2022 Bonds Fund (4710)

The Fire Projects 2022 Bonds Fund (Phase II) accounts for the bond proceeds issued to finance all or a portion of the costs of certain fire station design and construction, which may include land acquisition, and the acquisition of firefighting vehicles and equipment.

The total approved authorization by the voters was \$15,840,000 for all bond phases. The par amount of bonds issued in Phase I (2019) was \$10,025,000 and the par amount of bonds issued in Phase II (2022) was \$5,815,000. Appropriation of the unspent portion of these funds will be made through the re-budget process which will be considered by the City Council during the first quarter of 2026.

City of Fayetteville, Arkansas
2026 Operating Budget
Fire Projects 2022 Bonds Fund (4710)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Investment Earnings	\$ 138,963	\$ 0	\$ 0	\$ 18,000	\$ 0
Total Revenues	<u>138,963</u>	<u>0</u>	<u>0</u>	<u>18,000</u>	<u>0</u>
Expenses:					
Bond Administrative	16,484	0	8,136	8,136	0
Fire Station #2 Relocation	4,694,207	0	46,338	46,338	0
Bond Unallocated	0	0	97,490	97,490	0
Total Expenses	<u>4,710,691</u>	<u>0</u>	<u>151,964</u>	<u>151,964</u>	<u>0</u>
Income / (Loss)	\$ <u>(4,571,728)</u>	\$ <u>0</u>	\$ <u>(151,964)</u>	\$ <u>(133,964)</u>	\$ <u>0</u>
Total Budget	\$ <u>4,710,691</u>	\$ <u>0</u>	\$ <u>151,964</u>	\$ <u>151,964</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 5,211,852	\$ 640,124	\$ 640,124	\$ 640,124	\$ 506,160
Income / (Loss)	<u>(4,571,728)</u>	<u>0</u>	<u>(151,964)</u>	<u>(133,964)</u>	<u>0</u>
Ending Undesignated Fund Balance	\$ <u>640,124</u>	\$ <u>640,124</u>	\$ <u>488,160</u>	\$ <u>506,160</u>	\$ <u>506,160</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Fire Projects 2022 Bonds Fund (4710)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>4710.860.7000 - Bond Administrative:</u>					
EX30 - Services and Charges	521	0	4,875	4,875	0
EX80 - Capital	15,963	0	3,261	3,261	0
Total	16,484	0	8,136	8,136	0
<u>4710.860.7110 - Fire Station #2 Relocation:</u>					
EX20 - Materials & Supplies	68,793	0	1,206	1,206	0
EX80 - Capital	4,625,414	0	45,132	45,132	0
Total	4,694,207	0	46,338	46,338	0
<u>4710.860.7999 - Bond Unallocated Budget:</u>					
EX80 - Capital	0	0	97,490	97,490	0
Total	0	0	97,490	97,490	0
Budget Total	\$ 4,710,691	\$ 0	\$ 151,964	\$ 151,964	\$ 0

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Street Projects 2024 Bonds Fund (4802)

The Streets Project 2024 Bonds Fund (Phase III) accounts for the bond proceeds issued to finance all or a portion of the costs of right-of-way acquisition, design, construction, reconstruction, repair, resurfacing, straightening and width modification of certain City streets, which may include related sidewalk, traffic signal and control, lighting, curbing, guttering, bicycle lane, landscaping, drainage and safety improvements and related curbside pedestrian facilities such as bus pickup structures and concrete waiting pads.

The total approved authorization by the voters was \$73,925,000 for all bond phases. The par amount of bonds issued in Phase I (2019) was \$34,330,000, the par amount of bonds issued in Phase II (2022) was \$29,490,000 and the par amount of bonds issued in Phase III (2024) was \$10,105,000. Appropriation of the unspent portion of these funds will be made through the re-budget process which will be considered by the City Council during the first quarter of 2026.

City of Fayetteville, Arkansas
2026 Operating Budget
Street Projects 2024 Bonds Fund (4802)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Proceeds from Bond Sales	\$ 10,105,000	\$ 0	\$ 0	\$ 0	\$ 0
Investment Earnings	89,393	0	0	384,000	0
Total Revenues	<u>10,194,393</u>	<u>0</u>	<u>0</u>	<u>384,000</u>	<u>0</u>
Expenses:					
Bond Administrative	199,123	0	1,000	1,000	0
Bond Unallocated	0	0	9,904,877	9,904,877	0
Total Expenses	<u>199,123</u>	<u>0</u>	<u>9,905,877</u>	<u>9,905,877</u>	<u>0</u>
Income / (Loss)	\$ <u>9,995,270</u>	\$ <u>0</u>	\$ <u>(9,905,877)</u>	\$ <u>(9,521,877)</u>	\$ <u>0</u>
Total Budget	\$ <u>199,123</u>	\$ <u>0</u>	\$ <u>9,905,877</u>	\$ <u>9,905,877</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 0	\$ 9,995,270	\$ 9,995,270	\$ 9,995,270	\$ 473,393
Income / (Loss)	9,995,270	0	(9,905,877)	(9,521,877)	0
Ending Undesignated Fund Balance	\$ <u>9,995,270</u>	\$ <u>9,995,270</u>	\$ <u>89,393</u>	\$ <u>473,393</u>	\$ <u>473,393</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Street Projects 2024 Bonds Fund (4802)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>4802.860.7000 - Bond Administrative:</u>					
EX30 - Services and Charges	0	0	1,000	1,000	0
EX50 - Debt Service	199,123	0	0	0	0
Total	199,123	0	1,000	1,000	0
 <u>4802.860.7999 - Bond Unallocated Budget:</u>					
EX80 - Capital	0	0	9,904,877	9,904,877	0
Total	0	0	9,904,877	9,904,877	0
 <u>Budget Total</u>	<u>\$ 199,123</u>	<u>\$ 0</u>	<u>\$ 9,905,877</u>	<u>\$ 9,905,877</u>	<u>\$ 0</u>

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Park Projects 2024 Bonds Fund (4805)

The Park Projects 2024 Bonds Fund (Phase III) accounts for the bond proceeds issued to finance all or a portion of the costs of acquisition, design, construction and equipping of certain regional park and other parks system improvements, which may include athletic fields and facilities, playgrounds, pools and splash pads, trails, campgrounds, picnic areas and pavilions, land acquisition, open space preservation and other recreational facilities and support facilities, such as restrooms and parking.

The total approved authorization by the voters was \$26,405,000 for all bond phases. The par amount of bonds issued in Phase I (2019) was \$10,560,000 and the par amount of bonds issued in Phase II (2022) was \$10,950,000 and the par amount of bonds issued in Phase III (2024) was \$4,895,000. Appropriation of the unspent portion of these funds will be made through the re-budget process which will be considered by the City Council during the first quarter of 2026.

City of Fayetteville, Arkansas
2026 Operating Budget
Park Projects 2024 Bonds Fund (4805)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Proceeds from Bond Sales	\$ 4,895,000	\$ 0	\$ 0	\$ 0	\$ 0
Investment Earnings	43,303	0	0	190,000	0
Total Revenues	<u>4,938,303</u>	<u>0</u>	<u>0</u>	<u>190,000</u>	<u>0</u>
Expenses:					
Bond Administrative	96,458	0	3,781	3,781	0
YRCC Enhancements	0	0	181,949	181,949	0
Buddy Hayes Park Improvements	0	0	2,000	2,000	0
Walker Park Improvements	0	0	2,803,282	2,803,282	0
Underwood Improvements	0	0	687,587	687,587	0
Bond Unallocated	0	0	1,119,942	1,119,942	0
Total Expenses	<u>96,458</u>	<u>0</u>	<u>4,798,541</u>	<u>4,798,541</u>	<u>0</u>
Income / (Loss)	\$ <u>4,841,845</u>	\$ <u>0</u>	\$ <u>(4,798,541)</u>	\$ <u>(4,608,541)</u>	\$ <u>0</u>
Total Budget	\$ <u>96,458</u>	\$ <u>0</u>	\$ <u>4,798,541</u>	\$ <u>4,798,541</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS					
Beginning Undesignated Fund Balance	\$ 0	\$ 4,841,845	\$ 4,841,845	\$ 4,841,845	\$ 233,304
Income / (Loss)	4,841,845	0	(4,798,541)	(4,608,541)	0
Ending Undesignated Fund Balance	\$ <u>4,841,845</u>	\$ <u>4,841,845</u>	\$ <u>43,304</u>	\$ <u>233,304</u>	\$ <u>233,304</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Park Projects 2024 Bonds Fund (4805)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>4805.860.7000 - Bond Administrative:</u>					
EX30 - Services and Charges	0	0	3,781	3,781	0
EX50 - Debt Service	96,458	0	0	0	0
Total	96,458	0	3,781	3,781	0
<u>4805.860.7540 - YRCC Enhancements:</u>					
EX80 - Capital	0	0	181,949	181,949	0
Total	0	0	181,949	181,949	0
<u>4805.860.7545 - Buddy Hayes Park Impr:</u>					
EX80 - Capital	0	0	2,000	2,000	0
Total	0	0	2,000	2,000	0
<u>4805.860.7550 - Walker Park Improvements:</u>					
EX20 - Materials & Supplies	0	0	1,000	1,000	0
EX80 - Capital	0	0	2,802,282	2,802,282	0
Total	0	0	2,803,282	2,803,282	0
<u>4805.860.7570 - Underwood Improvements:</u>					
EX80 - Capital	0	0	687,587	687,587	0
Total	0	0	687,587	687,587	0
<u>4805.860.7999 - Bond Unallocated Budget:</u>					
EX80 - Capital	0	0	1,119,942	1,119,942	0
Total	0	0	1,119,942	1,119,942	0
Budget Total	\$ 96,458	\$ 0	\$ 4,798,541	\$ 4,798,541	\$ 0

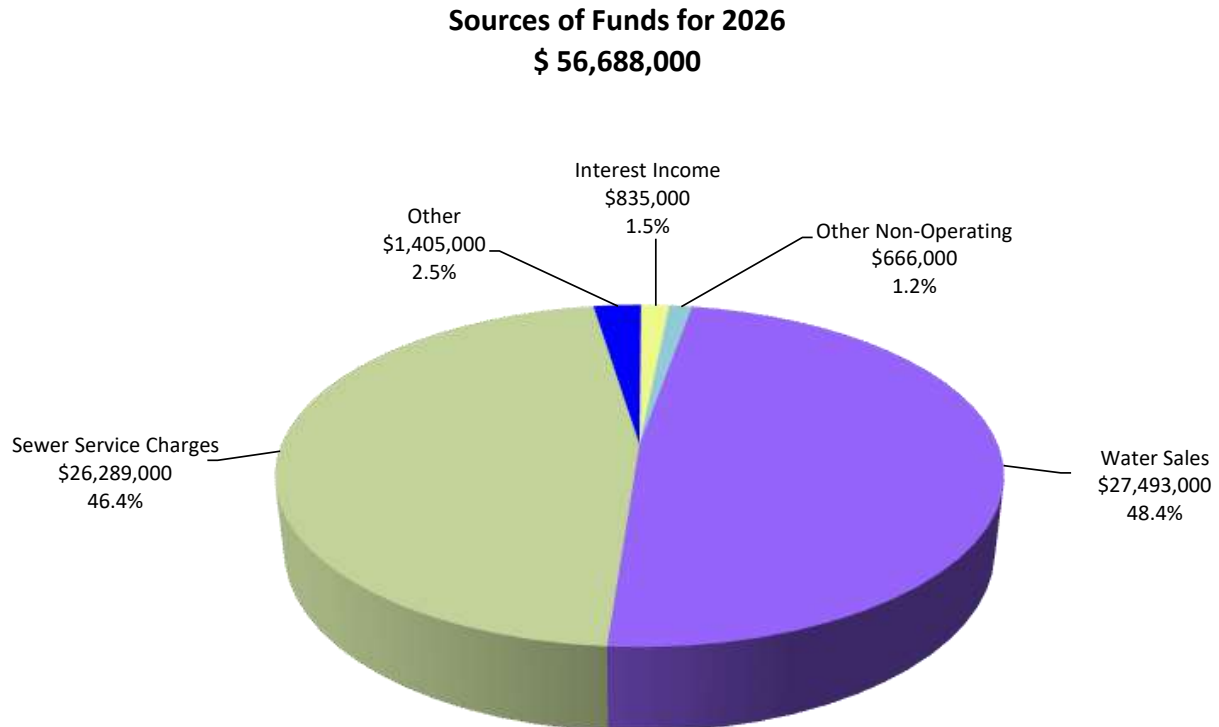
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Water and Sewer Fund (5400)

The Water & Sewer Fund accounts for the revenue sources as well as the operation and maintenance expenses of the City's water and sewer system. This includes water purchases from Beaver Water District, all water and sewer functions, the operation of the wastewater treatment plants, meter and backflow operations, and utility financial services. The 2026 Budget includes a significant amount in capital outlay at \$12.65 million due to a backlog of needed projects; however, there are sufficient reserves to fund these projects.

Water & Sewer Fund Revenues

For 2026, the Water & Sewer Fund is projected to have an operating balanced budget before capital expenditures on a cash basis. System user consumption projections for 2026 are expected to increase compared to 2025.



Water Sales: Water sales revenue is based on metered customer usage of water and is one of the primary sources of revenue for the Water & Sewer Fund. Budgeted revenue for 2026 is projected to increase by 5% when compared to 2025.

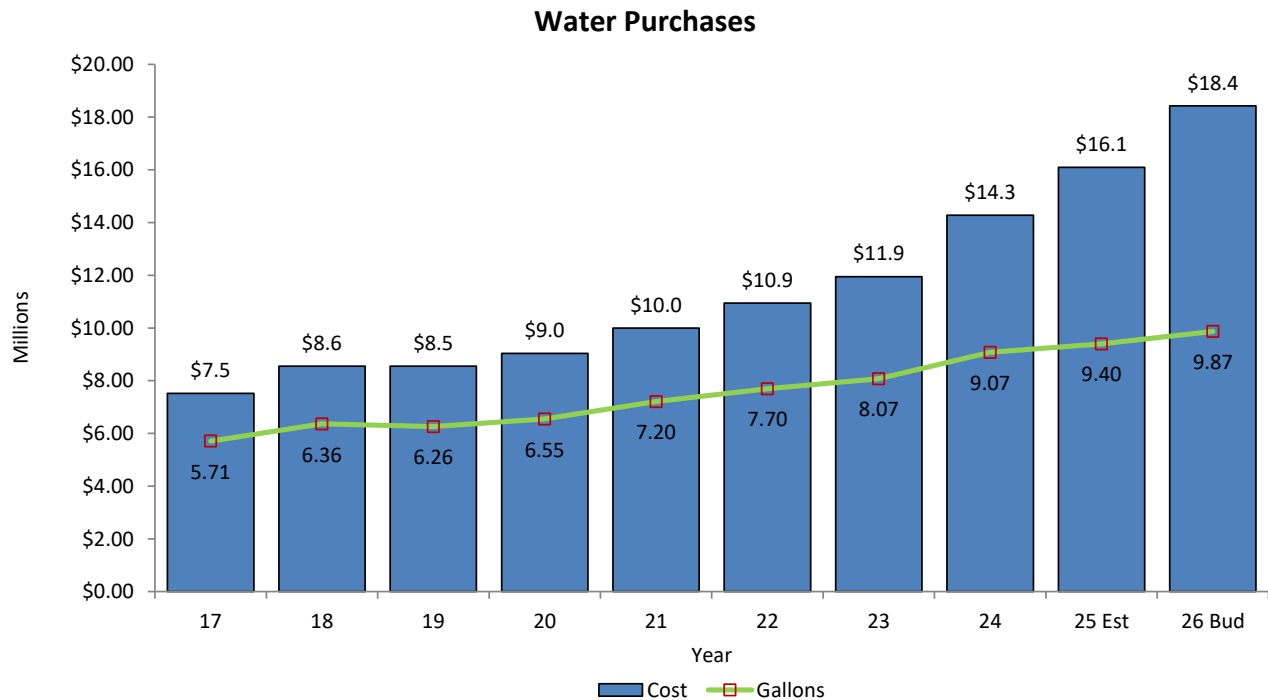
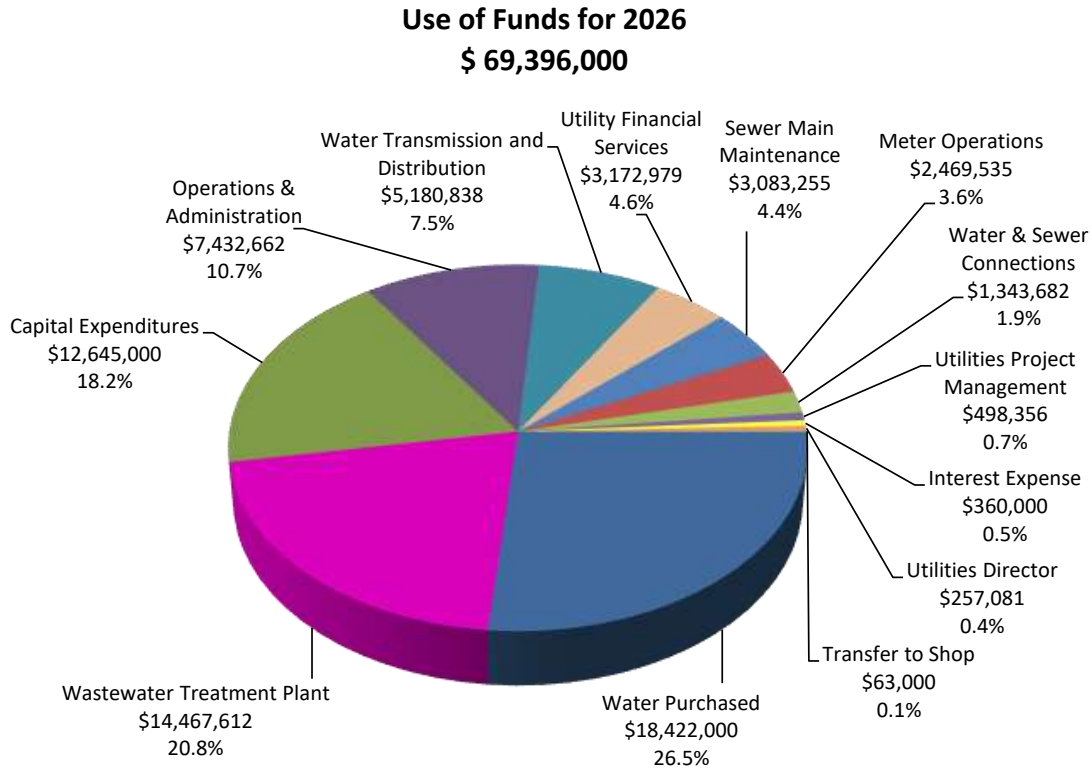


Sewer Charges: Sewer service charge revenue is based on metered customer usage of water and is the other primary source of revenue for the Water & Sewer Fund. The budgeted revenue for 2026 is projected to increase by 2% when compared to estimated 2025.



Water & Sewer Fund Expenses

The wastewater treatment plant operations and water purchases are budgeted at \$14.47 million and \$18.42 million, respectively, for 2026. These two items represent 32.89% of the total operating expenses.



City of Fayetteville, Arkansas
2026 Operating Budget
Water & Sewer Fund (5400)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Sewer Service Charges	\$ 25,618,937	\$ 25,817,000	\$ 25,817,000	\$ 25,776,000	\$ 26,289,000
Water Sales	25,411,445	25,042,500	25,042,500	26,185,000	27,493,000
Other	1,377,633	1,363,000	1,423,400	1,461,400	1,405,000
Interest Income	1,513,157	881,000	881,000	1,255,000	835,000
Other Non-Operating	742,646	737,500	737,500	631,000	666,000
Total Revenues	<u>54,663,818</u>	<u>53,841,000</u>	<u>53,901,400</u>	<u>55,308,400</u>	<u>56,688,000</u>
Expenses:					
Utilities Director	245,157	254,079	258,992	258,992	257,081
Utilities Project Management	356,725	515,327	526,042	526,042	498,356
Water Purchased	14,274,777	16,096,900	16,096,900	16,096,900	18,422,000
Utility Financial Services	2,415,062	2,795,843	2,834,488	2,834,488	3,172,979
Operations & Administration	5,593,556	6,622,291	6,896,290	6,896,290	7,432,662
Water Transmission and Distribution	4,361,506	4,685,230	4,648,226	4,648,226	5,180,838
Sewer Main Maintenance	2,552,327	2,980,191	3,003,447	3,003,447	3,083,255
Water & Sewer Connections	481,693	1,269,824	1,227,446	1,227,446	1,343,682
Wastewater Treatment Plant	13,238,970	14,370,846	18,408,634	18,408,634	14,467,612
Meter Operations	2,410,261	2,288,469	2,765,002	2,765,002	2,469,535
Interest Expense	14,446	360,000	360,000	360,000	360,000
Total Expenses	<u>45,944,480</u>	<u>52,239,000</u>	<u>57,025,467</u>	<u>57,025,467</u>	<u>56,688,000</u>
Budget Gain / (Loss) Before Capital	\$ <u>8,719,338</u>	\$ <u>1,602,000</u>	\$ <u>(3,124,067)</u>	\$ <u>(1,717,067)</u>	\$ <u>0</u>
Non-Operating Revenues / (Expenses):					
Intergovernmental (Grants)	1,349,109	0	20,566,657	20,566,657	0
Capital Contributions	5,118,888	0	0	5,000,000	0
Transfer from General	4,000,000	0	0	0	0
Transfer from Impact Fee Fund	4,054,000	0	7,816,532	7,816,532	0
West Water Transmission Line Loan	5,385,747	0	79,614,253	79,614,253	0
Capital Expenditures	(27,883,919)	(8,616,000)	(127,755,510)	(127,755,510)	(12,645,000)
Transfer to Shop	(1,000,264)	(923,000)	(981,499)	(981,499)	(63,000)
Total Expenses	<u>(8,976,439)</u>	<u>(9,539,000)</u>	<u>(20,739,567)</u>	<u>(15,739,567)</u>	<u>(12,708,000)</u>
Budget Gain / (Loss)	\$ <u>(257,101)</u>	\$ <u>(7,937,000)</u>	\$ <u>(23,863,634)</u>	\$ <u>(17,456,634)</u>	\$ <u>(12,708,000)</u>
Total Budget	\$ <u>74,828,663</u>	\$ <u>61,778,000</u>	\$ <u>185,762,476</u>	\$ <u>185,762,476</u>	\$ <u>69,396,000</u>

City of Fayetteville, Arkansas
2026 Operating Budget
Water & Sewer Fund (5400)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
ESTIMATED CHANGE IN NET ASSETS					
Beginning Total Net Assets	\$ 398,825,170	\$ 408,016,983	\$ 408,016,983	\$ 408,016,983	\$ 430,773,683
Budget Gain / (Loss)	(257,101)	(7,937,000)	(23,863,634)	(17,456,634)	(12,708,000)
Less: West Water Trans Line Loan	(5,385,747)	0	(79,614,253)	(79,614,253)	0
Plus: Gain Capital Expenditures	27,883,919	8,616,000	127,755,510	127,755,510	12,645,000
Plus: Gain W/S Connections	481,693	1,269,824	1,227,446	1,227,446	1,343,682
Less: Depreciation Expense	(13,530,951)	(13,530,951)	(13,530,951)	(14,155,369)	(14,721,584)
Ending Total Net Assets	<u>\$ 408,016,983</u>	<u>\$ 396,434,856</u>	<u>\$ 419,991,101</u>	<u>\$ 430,773,683</u>	<u>\$ 417,332,781</u>
NET ASSET ANALYSIS					
Net Investment in Capital Assets	\$ 366,898,204	\$ 363,253,077	\$ 482,350,209	\$ 486,725,791	\$ 485,992,889
Unrestricted	41,118,779	33,181,779	17,255,145	23,662,145	10,954,145
Ending Total Net Position	<u>\$ 408,016,983</u>	<u>\$ 396,434,856</u>	<u>\$ 419,991,101</u>	<u>\$ 430,773,683</u>	<u>\$ 417,332,781</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Water & Sewer Fund (5400)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>5400.700.1800 - Utilities Director Program:</u>					
EX10 - Personnel Services	198,826	200,016	205,729	205,729	200,877
EX20 - Materials & Supplies	1,075	3,379	3,379	3,379	3,379
EX30 - Services and Charges	3,107	7,556	6,756	6,756	7,556
EX33 - Motorpool	6,210	7,188	7,188	7,188	7,291
EX39 - Cost Allocation	35,940	35,940	35,940	35,940	37,978
Total	245,157	254,079	258,992	258,992	257,081
<u>5400.700.4020 - Utilities Project Management Program:</u>					
EX10 - Personnel Services	334,536	459,014	468,929	468,929	448,958
EX20 - Materials & Supplies	3,399	18,020	17,020	17,020	10,020
EX30 - Services and Charges	8,655	14,285	16,085	16,085	15,285
EX33 - Motorpool	10,011	12,008	12,008	12,008	12,093
EX40 - Maintenance	124	12,000	12,000	12,000	12,000
Total	356,725	515,327	526,042	526,042	498,356
<u>5400.710.1810 - Utilities Financial Services Program:</u>					
EX10 - Personnel Services	1,392,239	1,480,846	1,519,491	1,519,491	1,635,297
EX20 - Materials & Supplies	64,812	102,000	104,800	104,800	104,000
EX30 - Services and Charges	1,081,619	1,328,509	1,329,309	1,329,309	1,596,509
EX39 - Cost Allocation	(129,012)	(129,012)	(129,012)	(129,012)	(176,327)
EX40 - Maintenance	5,404	13,500	9,900	9,900	13,500
Total	2,415,062	2,795,843	2,834,488	2,834,488	3,172,979
<u>5400.720.1820 - Meter Reading Program:</u>					
EX10 - Personnel Services	958,474	1,006,592	1,026,402	1,026,402	1,044,377
EX20 - Materials & Supplies	46,527	70,901	54,301	54,301	52,901
EX30 - Services and Charges	152,471	136,410	208,410	208,410	256,510
EX33 - Motorpool	131,026	151,183	151,183	151,183	154,732
EX39 - Cost Allocation	108,240	108,240	108,240	108,240	114,377
EX40 - Maintenance	2,397	13,900	13,900	13,900	13,900
Total	1,399,135	1,487,226	1,562,436	1,562,436	1,636,797
<u>5400.720.1830 - Meter Maint & Backflow Prev Program:</u>					
EX10 - Personnel Services	609,431	623,454	673,494	673,494	623,102
EX20 - Materials & Supplies	50,214	52,468	56,068	56,068	57,468
EX30 - Services and Charges	14,479	14,290	14,290	14,290	16,790
EX33 - Motorpool	34,618	41,711	41,711	41,711	43,112
EX39 - Cost Allocation	34,320	34,320	34,320	34,320	36,266
EX40 - Maintenance	664	1,000	1,000	1,000	1,000
Total	743,726	767,243	820,883	820,883	777,738

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Water & Sewer Fund (5400)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>5400.720.1840 - Meter Operations Capital Program:</u>					
EX20 - Materials & Supplies	13,707	0	131,411	131,411	20,000
EX30 - Services and Charges	73,102	23,000	194,041	194,041	20,000
EX40 - Maintenance	180,592	11,000	56,231	56,231	15,000
EX80 - Capital	1,825,433	1,136,000	3,537,887	3,537,887	1,900,000
EX96 - Operating Transfers Out	697,728	0	58,499	58,499	0
Total	2,790,562	1,170,000	3,978,069	3,978,069	1,955,000
<u>5400.720.3800 - Water Purchased Program:</u>					
EX30 - Services and Charges	14,274,777	16,096,900	16,096,900	16,096,900	18,422,000
Total	14,274,777	16,096,900	16,096,900	16,096,900	18,422,000
<u>5400.720.4000 - Operations & Administration Program:</u>					
EX10 - Personnel Services	1,349,604	1,789,664	1,728,359	1,728,359	1,838,669
EX20 - Materials & Supplies	256,900	404,889	425,389	425,389	457,289
EX30 - Services and Charges	2,661,181	2,919,612	3,222,916	3,222,916	3,490,641
EX33 - Motorpool	26,982	154,897	154,897	154,897	28,385
EX39 - Cost Allocation	1,233,672	1,233,672	1,233,672	1,233,672	1,303,621
EX40 - Maintenance	65,216	119,557	131,057	131,057	314,057
EX80 - Capital	34,189	0	0	0	0
EX96 - Operating Transfers Out	276,961	923,000	923,000	923,000	42,000
Total	5,904,705	7,545,291	7,819,290	7,819,290	7,474,662
<u>5400.720.4310 - Water Distribution Maintenance Program:</u>					
EX10 - Personnel Services	1,666,954	1,671,138	1,655,004	1,655,004	1,723,204
EX20 - Materials & Supplies	1,100,465	1,196,837	1,199,333	1,199,333	1,439,837
EX30 - Services and Charges	436,361	530,000	462,500	462,500	530,000
EX33 - Motorpool	700,999	822,326	822,326	822,326	1,001,950
EX39 - Cost Allocation	102,960	102,960	102,960	102,960	108,798
EX40 - Maintenance	17,317	9,000	8,800	8,800	9,000
Total	4,025,056	4,332,261	4,250,923	4,250,923	4,812,789
<u>5400.720.4330 - Water Storage & Pump Maintenance Program:</u>					
EX10 - Personnel Services	247,425	233,747	277,881	277,881	233,168
EX20 - Materials & Supplies	39,178	58,490	58,490	58,490	58,490
EX30 - Services and Charges	16,953	25,000	25,000	25,000	25,000
EX33 - Motorpool	18,955	20,864	20,864	20,864	35,765
EX39 - Cost Allocation	13,368	13,368	13,368	13,368	14,126
EX40 - Maintenance	572	1,500	1,700	1,700	1,500
Total	336,451	352,969	397,303	397,303	368,049

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Water & Sewer Fund (5400)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>5400.720.4410 - Sewer Mains Maintenance Program:</u>					
EX10 - Personnel Services	1,437,099	1,479,807	1,508,063	1,508,063	1,531,552
EX20 - Materials & Supplies	322,563	419,906	419,906	419,906	444,906
EX30 - Services and Charges	64,993	271,500	260,500	260,500	271,500
EX33 - Motorpool	611,617	691,698	691,698	691,698	701,934
EX39 - Cost Allocation	107,280	107,280	107,280	107,280	113,363
EX40 - Maintenance	8,775	10,000	16,000	16,000	20,000
Total	2,552,327	2,980,191	3,003,447	3,003,447	3,083,255
<u>5400.720.5600 - Capital Water Mains Program:</u>					
EX30 - Services and Charges	749,501	0	2,227,025	2,227,025	0
EX80 - Capital	10,887,004	3,279,000	31,145,900	31,145,900	6,195,000
Total	11,636,504	3,279,000	33,372,925	33,372,925	6,195,000
<u>5400.720.5620 - Water & Sewer Connections Program:</u>					
EX10 - Personnel Services	175,231	723,903	686,525	686,525	737,576
EX20 - Materials & Supplies	232,991	292,291	287,291	287,291	317,291
EX30 - Services and Charges	0	10,500	10,500	10,500	10,500
EX33 - Motorpool	54,883	223,644	223,644	223,644	257,775
EX39 - Cost Allocation	18,588	18,588	18,588	18,588	19,642
EX40 - Maintenance	0	898	898	898	898
Total	481,693	1,269,824	1,227,446	1,227,446	1,343,682
<u>5400.720.5700 - Sewer Mains Construction Program:</u>					
EX20 - Materials & Supplies	51	0	126,022	126,022	0
EX30 - Services and Charges	527,420	0	622,536	622,536	0
EX80 - Capital	1,892,877	2,500,000	8,373,229	8,373,229	2,800,000
Total	2,420,348	2,500,000	9,121,787	9,121,787	2,800,000
<u>5400.720.6800 - Debt Service Program:</u>					
EX50 - Debt Service	14,446	360,000	360,000	360,000	360,000
Total	14,446	360,000	360,000	360,000	360,000
<u>5400.730.5100 - WWTP Administration & SCADA Program:</u>					
EX30 - Services and Charges	1,978,089	2,367,645	2,367,645	2,367,645	2,367,645
EX40 - Maintenance	0	300	300	300	300
Total	1,978,089	2,367,945	2,367,945	2,367,945	2,367,945

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Water & Sewer Fund (5400)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>5400.730.5110 - WWTP East Side Operations Program:</u>					
EX20 - Materials & Supplies	84,446	88,545	128,545	128,545	88,545
EX30 - Services and Charges	6,289,117	7,135,859	7,055,859	7,055,859	7,135,859
EX33 - Motorpool	445,014	464,136	464,136	464,136	469,545
EX39 - Cost Allocation	65,916	65,916	65,916	65,916	69,653
EX40 - Maintenance	0	5,000	5,000	5,000	5,000
Total	6,884,493	7,759,456	7,719,456	7,719,456	7,768,602
<u>5400.730.5120 - WWTP West Side Operations Program:</u>					
EX20 - Materials & Supplies	29,453	61,574	69,574	69,574	61,574
EX30 - Services and Charges	1,955,814	2,292,473	2,262,473	2,262,473	2,298,973
EX33 - Motorpool	76,361	77,824	77,824	77,824	77,228
EX39 - Cost Allocation	65,532	65,532	65,532	65,532	69,248
EX40 - Maintenance	0	3,549	3,549	3,549	3,549
Total	2,127,159	2,500,952	2,478,952	2,478,952	2,510,572
<u>5400.730.5130 - WWTP Lab / IPP Program:</u>					
EX30 - Services and Charges	498,271	534,413	534,413	534,413	534,413
Total	498,271	534,413	534,413	534,413	534,413
<u>5400.730.5140 - WWTP Lift Station Maintenance Program:</u>					
EX20 - Materials & Supplies	12,744	23,578	25,578	25,578	23,578
EX30 - Services and Charges	852,118	1,184,502	1,244,502	1,244,502	1,262,502
Total	864,862	1,208,080	1,270,080	1,270,080	1,286,080
<u>5400.730.5800 - Wastewater Plant Capital Program:</u>					
EX30 - Services and Charges	452,100	0	3,437,414	3,437,414	0
EX40 - Maintenance	433,995	0	600,374	600,374	0
EX80 - Capital	1,145,539	1,701,000	4,443,401	4,443,401	1,750,000
EX96 - Operating Transfers Out	25,575	0	0	0	21,000
Total	2,057,209	1,701,000	8,481,189	8,481,189	1,771,000
<u>5400.800.5650 - W Water Transmission Line Loan Program:</u>					
EX80 - Capital	10,511,026	0	74,488,974	74,488,974	0
Total	10,511,026	0	74,488,974	74,488,974	0
<u>5400.860.5600 - Capital Water Mains Program:</u>					
EX80 - Capital	307,000	0	2,790,536	2,790,536	0
Total	307,000	0	2,790,536	2,790,536	0
<u>5400.860.5700 - Sewer Mains Construction Program:</u>					
EX80 - Capital	3,880	0	0	0	0
Total	3,880	0	0	0	0
Budget Total	\$ 74,828,663	\$ 61,778,000	\$ 185,762,476	\$ 185,762,476	\$ 69,396,000

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Stormwater Management Fund (5450)

The Stormwater Management Fund is responsible for the operation, maintenance, and improvement of the City's storm drainage system. Funded primarily through user fees, the utility manages drainage infrastructure, flood control, and water quality programs that meet state and federal requirements. Revenues are used to maintain existing systems, fund capital improvements, and replace vehicles and equipment dedicated to stormwater management.

City of Fayetteville, Arkansas
2026 Operating Budget
Stormwater Management Fund (5450)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Stormwater Fees	\$ 0	\$ 0	\$ 976,000	\$ 1,124,400	\$ 3,239,000
Total Revenues	<u>0</u>	<u>0</u>	<u>976,000</u>	<u>1,124,400</u>	<u>3,239,000</u>
Expenses:					
Stormwater Operations	0	0	269,296	269,296	624,820
Stormwater Drainage Maintenance	0	0	268,704	268,704	1,074,180
Stormwater Projects	0	0	0	0	700,000
Transfer to Shop	0	0	1,014,000	1,014,000	40,000
Total Expenses	<u>0</u>	<u>0</u>	<u>1,552,000</u>	<u>1,552,000</u>	<u>2,439,000</u>
 Budget Gain / (Loss) Before Capital	 \$ <u>0</u>	 \$ <u>0</u>	 \$ <u>(576,000)</u>	 \$ <u>(427,600)</u>	 \$ <u>800,000</u>
Non-Operating Revenues / (Expenses):					
Capital Expenditures	0	0	0	0	(800,000)
Total Expenses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>(800,000)</u>
 Budget Gain / (Loss)	 \$ <u>0</u>	 \$ <u>0</u>	 \$ <u>(576,000)</u>	 \$ <u>(427,600)</u>	 \$ <u>0</u>
 Total Budget	 \$ <u>0</u>	 \$ <u>0</u>	 \$ <u>1,552,000</u>	 \$ <u>1,552,000</u>	 \$ <u>3,239,000</u>

City of Fayetteville, Arkansas
2026 Operating Budget
Stormwater Management Fund (5450)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
ESTIMATED CHANGE IN NET ASSETS					
Beginning Total Net Assets	\$ 0	\$ 0	\$ 0	\$ 0	\$ 586,400
Budget Gain / (Loss)	0	0	(576,000)	(427,600)	0
Plus: Gain Capital Expenditures	0	0	0	0	800,000
Plus: Capital Contributions	0	0	1,014,000	1,014,000	0
Ending Total Net Assets	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 438,000</u>	<u>\$ 586,400</u>	<u>\$ 1,386,400</u>
NET ASSET ANALYSIS					
Net Investment in Capital Assets	\$ 0	\$ 0	\$ 0	\$ 0	\$ 800,000
Unrestricted	0	0	438,000	586,400	586,400
Ending Total Net Position	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 438,000</u>	<u>\$ 586,400</u>	<u>\$ 1,386,400</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Stormwater Management Fund (5450)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>5450.740.5900 - Stormwater Operations Program:</u>					
EX10 - Personnel Services	0	0	179,034	179,034	437,207
EX20 - Materials & Supplies	0	0	44,276	44,276	4,300
EX30 - Services and Charges	0	0	10,986	10,986	33,165
EX33 - Motorpool	0	0	0	0	7,399
EX39 - Cost Allocation	0	0	0	0	141,249
EX40 - Maintenance	0	0	35,000	35,000	1,500
EX96 - Operating Transfers Out	0	0	1,014,000	1,014,000	40,000
Total	0	0	1,283,296	1,283,296	664,820
<u>5450.740.5930 - Stormwater Drainage Maintenance Program:</u>					
EX10 - Personnel Services	0	0	79,042	79,042	356,242
EX20 - Materials & Supplies	0	0	500	500	32,800
EX30 - Services and Charges	0	0	25,760	25,760	426,440
EX33 - Motorpool	0	0	139,012	139,012	233,698
EX80 - Capital	0	0	24,390	24,390	25,000
Total	0	0	268,704	268,704	1,074,180
<u>5450.740.5980 - Stormwater Projects Program:</u>					
EX20 - Materials & Supplies	0	0	0	0	700,000
EX80 - Capital	0	0	0	0	800,000
Total	0	0	0	0	1,500,000
Budget Total	\$ 0	\$ 0	\$ 1,552,000	\$ 1,552,000	\$ 3,239,000

Recycling & Trash Collection Fund (5500)

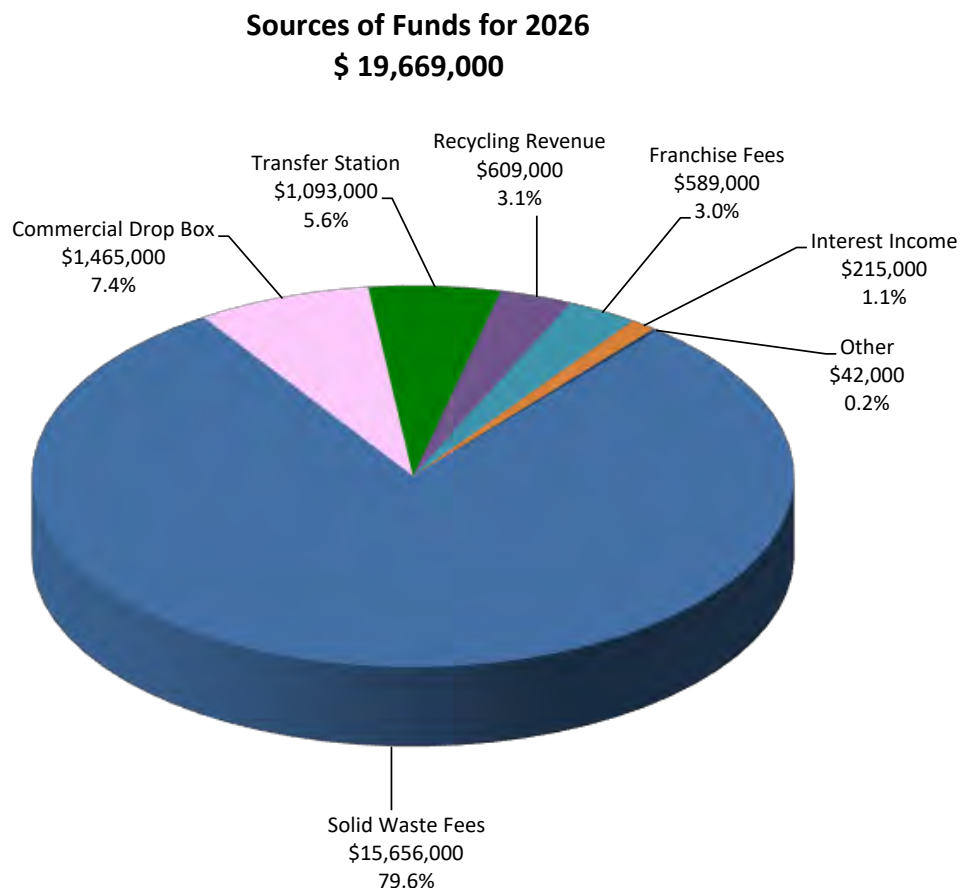
The Recycling & Trash Collection Fund is responsible for the operation of the City's solid waste collection and disposal, transfer station, recycling program, and composting program. Revenues for the fund are obtained from fees levied for trash collection, recycling revenue, container sales or leases, and the transfer station.

Recycling & Trash Collection Fund Revenues

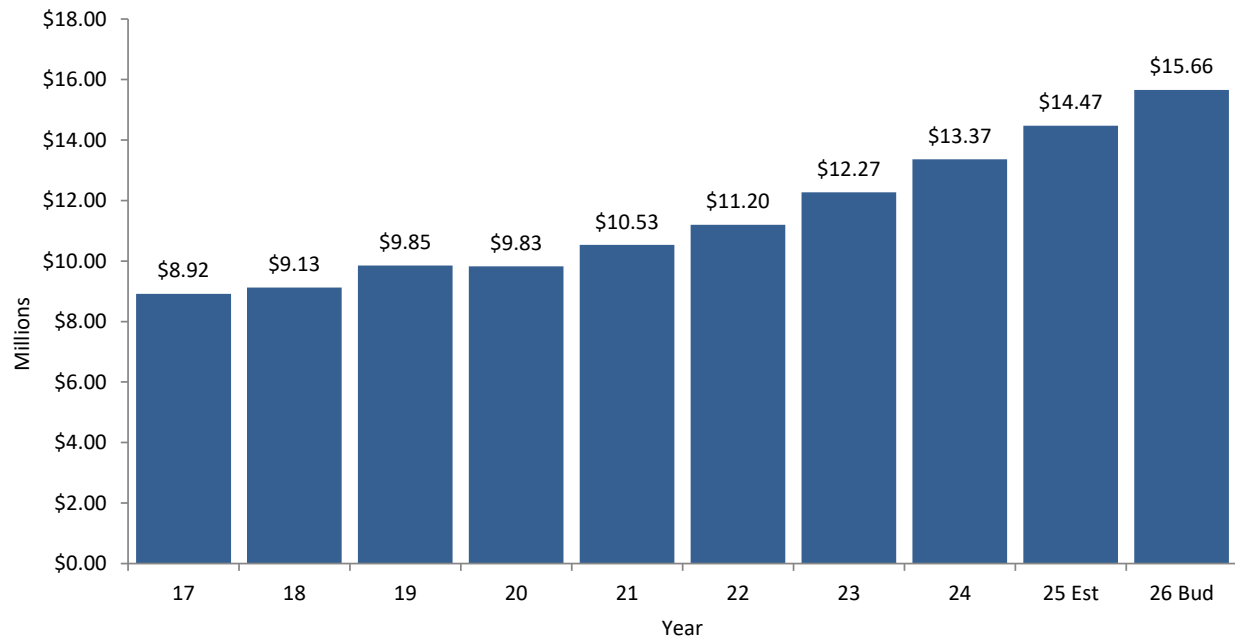
For 2026, sources of funds for the Recycling & Trash Collection Fund are budgeted at \$19,669,000. Solid Waste Fees make up the largest source of revenue at 79.6%.

Recycling Revenues

Recycling revenue includes the sale of materials collected at curbside and at the recycling centers. The estimated revenue for that program is \$609,000 for 2026. However, a portion of the solid waste fees could also be attributable to recycling activity due to the decreased cost of disposing of those materials as trash. That portion is estimated to be approximately \$2,211,000 for 2026.

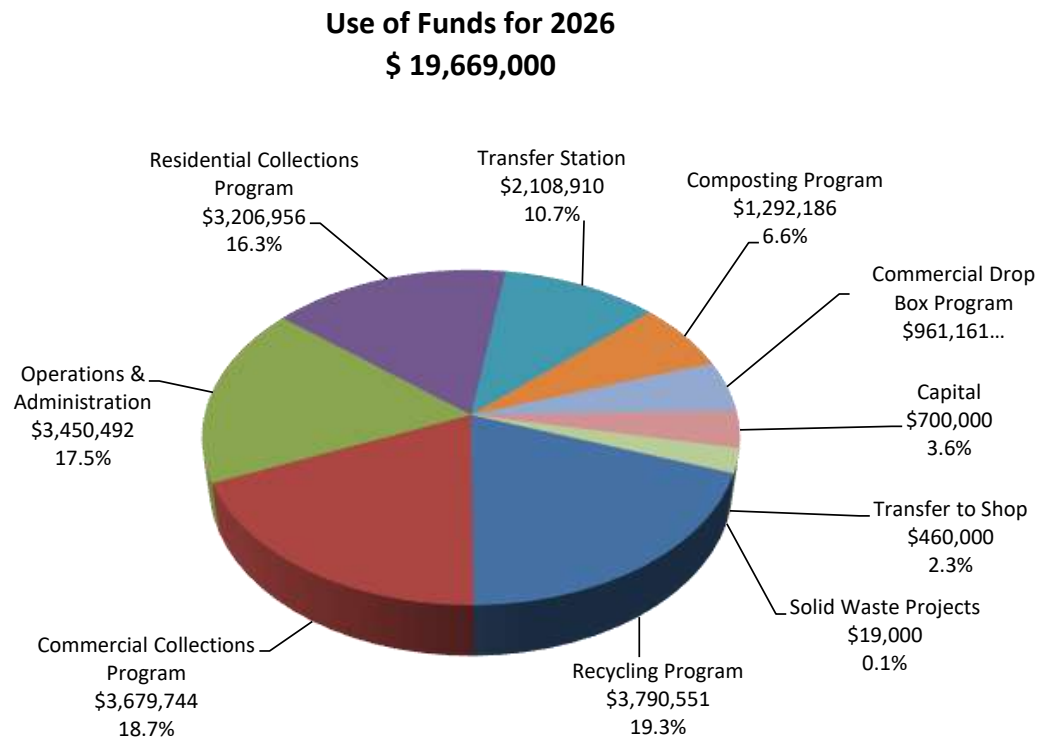


Solid Waste Fees: The 2025 revenue estimates are \$1,107,000 over 2024 collections. The 2026 total revenues are projected to be higher compared to 2025 estimates by \$1,183,000.



Recycling & Trash Collection Fund Expenses

Expenses for the Recycling & Trash Collection Fund are budgeted at \$19,669,000 for 2026. The Recycling Program makes up the largest segment of the budget at 19.3%.



City of Fayetteville, Arkansas
2026 Operating Budget
Recycling & Trash Collections Fund (5500)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Solid Waste Fees	\$ 13,365,518	\$ 14,161,000	\$ 14,161,000	\$ 14,473,000	\$ 15,656,000
Transfer Station	1,084,369	1,112,000	1,112,000	977,000	1,093,000
Commercial Drop Box	1,157,436	1,175,000	1,175,000	1,339,000	1,465,000
Recycling Revenue	744,945	721,000	721,000	691,000	609,000
Franchise Fees	454,374	449,000	449,000	550,000	589,000
Other	43,484	60,000	60,000	42,000	42,000
Interest Income	290,543	178,000	178,000	215,000	215,000
Total Revenues	<u>17,140,669</u>	<u>17,856,000</u>	<u>17,856,000</u>	<u>18,287,000</u>	<u>19,669,000</u>
Expenses:					
Operations & Administration	2,878,094	3,150,908	3,233,073	3,233,073	3,450,492
Commercial Collections Program	3,132,413	3,697,127	3,701,053	3,701,053	3,679,744
Residential Collections Program	3,044,790	3,126,387	3,153,874	3,153,874	3,206,956
Commercial Drop Box Program	759,251	994,592	1,007,585	1,007,585	961,161
Transfer Station	1,761,051	2,221,338	2,153,839	2,153,839	2,108,910
Recycling Program	3,196,127	3,285,561	3,357,051	3,357,051	3,790,551
Composting Program	1,190,914	1,347,087	1,360,257	1,360,257	1,292,186
Solid Waste Projects	186,462	5,000	236,429	236,429	19,000
Total Expenses	<u>16,149,102</u>	<u>17,828,000</u>	<u>18,203,161</u>	<u>18,203,161</u>	<u>18,509,000</u>
Budget Gain / (Loss) Before Capital	\$ <u>991,567</u>	\$ <u>28,000</u>	\$ <u>(347,161)</u>	\$ <u>83,839</u>	\$ <u>1,160,000</u>
Non-Operating Revenues / (Expenses):					
Intergovernmental (Grants)	18,685	0	10,316	10,316	0
Gain/Loss Sale of Assets	46,929	0	0	0	0
Capital Expenditures	(1,033,252)	(557,000)	(1,942,863)	(1,942,863)	(700,000)
Transfer to Shop	(570,302)	(343,000)	(843,000)	(843,000)	(460,000)
Total Expenses	<u>(1,537,940)</u>	<u>(900,000)</u>	<u>(2,775,547)</u>	<u>(2,775,547)</u>	<u>(1,160,000)</u>
Budget Gain / (Loss)	\$ <u>(546,373)</u>	\$ <u>(872,000)</u>	\$ <u>(3,122,708)</u>	\$ <u>(2,691,708)</u>	\$ <u>0</u>
Total Budget	\$ <u>17,752,656</u>	\$ <u>18,728,000</u>	\$ <u>20,989,024</u>	\$ <u>20,989,024</u>	\$ <u>19,669,000</u>

City of Fayetteville, Arkansas
2026 Operating Budget
Recycling & Trash Collections Fund (5500)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
ESTIMATED CHANGE IN NET ASSETS					
Beginning Total Net Assets	\$ 9,844,392	\$ 9,661,383	\$ 9,661,383	\$ 9,661,383	\$ 8,242,650
Budget Gain / (Loss)	(546,373)	(872,000)	(3,122,708)	(2,691,708)	0
Plus: Gain Capital Expenditures	1,033,252	557,000	1,942,863	1,942,863	700,000
Less: Depreciation Expense	(669,888)	(669,888)	(669,888)	(669,888)	(669,888)
Ending Total Net Assets	<u>\$ 9,661,383</u>	<u>\$ 8,676,495</u>	<u>\$ 7,811,650</u>	<u>\$ 8,242,650</u>	<u>\$ 8,272,762</u>
NET ASSET ANALYSIS					
Net Investment in Capital Assets	\$ 2,909,567	\$ 2,796,679	\$ 4,182,542	\$ 4,182,542	\$ 4,212,654
Unrestricted	7,196,566	5,879,816	3,629,108	4,060,108	4,060,108
Ending Total Net Position	<u>\$ 10,106,133</u>	<u>\$ 8,676,495</u>	<u>\$ 7,811,650</u>	<u>\$ 8,242,650</u>	<u>\$ 8,272,762</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Recycling & Trash Collections Fund (5500)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>5500.750.5000 - Operations & Administration Program:</u>					
EX10 - Personnel Services	815,758	1,086,343	1,067,913	1,067,913	1,101,109
EX20 - Materials & Supplies	61,888	81,037	80,837	80,837	82,537
EX30 - Services and Charges	1,225,908	1,332,335	1,406,130	1,406,130	1,548,426
EX33 - Motorpool	14,556	16,161	16,161	16,161	15,779
EX39 - Cost Allocation	583,932	583,932	583,932	583,932	617,041
EX40 - Maintenance	153,449	51,000	78,000	78,000	85,500
EX50 - Debt Service	0	100	100	100	100
EX80 - Capital	47,852	0	0	0	0
EX95 - Non-Operating Interest	22,602	0	0	0	0
EX96 - Operating Transfers Out	100,500	0	500,000	500,000	0
Total	3,026,446	3,150,908	3,733,073	3,733,073	3,450,492
<u>5500.750.5010 - Commercial Collections Program:</u>					
EX10 - Personnel Services	727,002	770,569	775,845	775,845	806,282
EX20 - Materials & Supplies	331,630	363,564	363,764	363,764	390,764
EX30 - Services and Charges	1,152,314	1,446,845	1,446,845	1,446,845	1,266,540
EX33 - Motorpool	821,912	1,013,245	1,013,245	1,013,245	1,107,986
EX39 - Cost Allocation	92,904	92,904	92,904	92,904	98,172
EX40 - Maintenance	6,651	10,000	8,450	8,450	10,000
Total	3,132,413	3,697,127	3,701,053	3,701,053	3,679,744
<u>5500.750.5020 - Residential Collections Program:</u>					
EX10 - Personnel Services	1,009,434	1,001,269	1,026,956	1,026,956	1,030,485
EX20 - Materials & Supplies	259,209	267,844	267,844	267,844	268,044
EX30 - Services and Charges	695,824	815,751	817,551	817,551	748,751
EX33 - Motorpool	1,002,565	972,759	972,759	972,759	1,082,172
EX39 - Cost Allocation	65,964	65,964	65,964	65,964	69,704
EX40 - Maintenance	11,795	2,800	2,800	2,800	7,800
Total	3,044,790	3,126,387	3,153,874	3,153,874	3,206,956
<u>5500.750.5030 - Commercial Drop Box Collections Program:</u>					
EX10 - Personnel Services	219,922	227,005	238,898	238,898	235,501
EX20 - Materials & Supplies	28,547	50,847	50,847	50,847	51,247
EX30 - Services and Charges	385,125	515,759	516,759	516,759	452,259
EX33 - Motorpool	111,441	186,477	186,477	186,477	206,941
EX39 - Cost Allocation	12,504	12,504	12,504	12,504	13,213
EX40 - Maintenance	1,713	2,000	2,100	2,100	2,000
Total	759,251	994,592	1,007,585	1,007,585	961,161

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Recycling & Trash Collections Fund (5500)

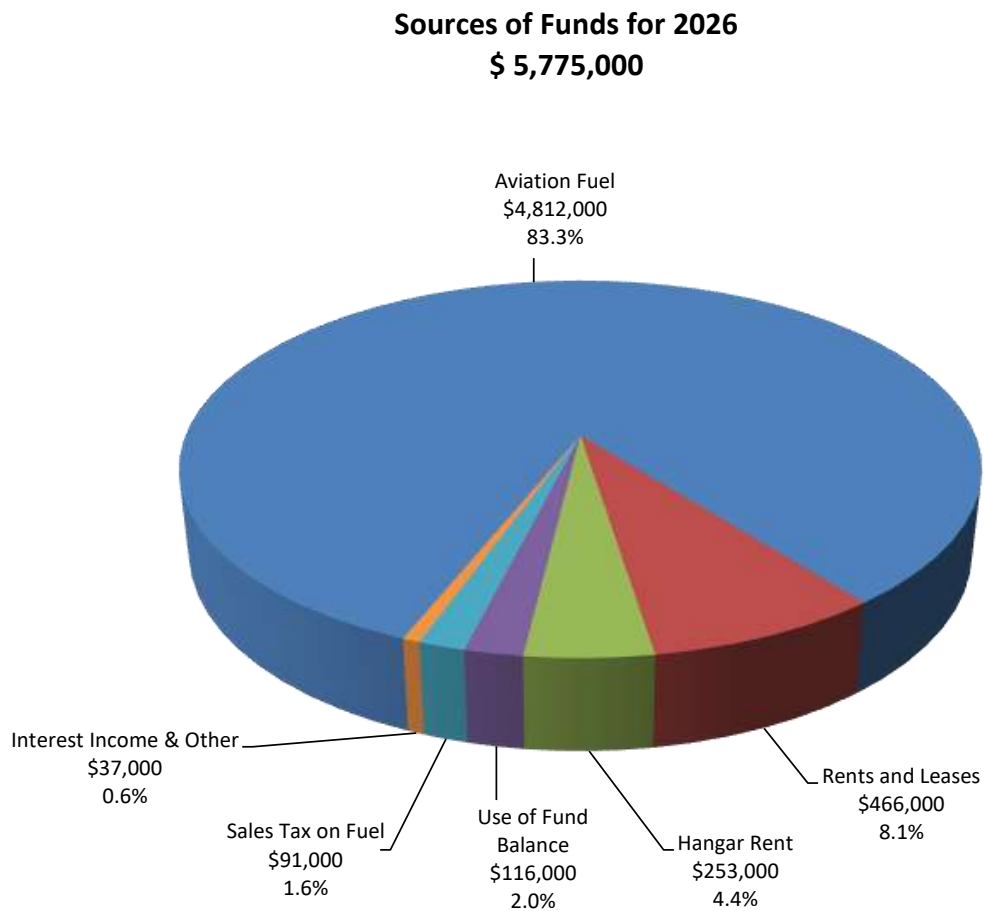
	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>5500.750.5040 - Transfer Station Program:</u>					
EX10 - Personnel Services	177,867	187,226	191,952	191,952	193,355
EX20 - Materials & Supplies	14,971	22,515	22,515	22,515	22,515
EX30 - Services and Charges	1,456,236	1,910,448	1,837,048	1,837,048	1,789,357
EX33 - Motorpool	92,983	93,673	93,673	93,673	93,970
EX39 - Cost Allocation	4,176	4,176	4,176	4,176	4,413
EX40 - Maintenance	14,817	3,300	4,475	4,475	5,300
Total	1,761,051	2,221,338	2,153,839	2,153,839	2,108,910
<u>5500.750.5060 - Recycling Program:</u>					
EX10 - Personnel Services	2,026,569	1,960,568	2,016,139	2,016,139	2,096,914
EX20 - Materials & Supplies	215,967	263,873	263,873	263,873	228,373
EX30 - Services and Charges	117,180	126,518	136,362	136,362	404,718
EX33 - Motorpool	709,211	804,578	804,578	804,578	913,666
EX39 - Cost Allocation	120,924	120,924	120,924	120,924	127,780
EX40 - Maintenance	6,277	9,100	15,175	15,175	19,100
Total	3,196,127	3,285,561	3,357,051	3,357,051	3,790,551
<u>5500.750.5070 - Composting Program:</u>					
EX10 - Personnel Services	479,431	532,635	543,705	543,705	558,586
EX20 - Materials & Supplies	58,918	76,269	78,869	78,869	75,919
EX30 - Services and Charges	400	1,700	1,700	1,700	1,700
EX33 - Motorpool	607,989	693,215	693,215	693,215	610,373
EX39 - Cost Allocation	41,268	41,268	41,268	41,268	43,608
EX40 - Maintenance	2,909	2,000	1,500	1,500	2,000
EX96 - Operating Transfers Out	69,952	0	0	0	0
Total	1,260,866	1,347,087	1,360,257	1,360,257	1,292,186
<u>5500.750.5080 - Solid Waste Projects Program:</u>					
EX20 - Materials & Supplies	167,675	5,000	142,489	142,489	19,000
EX30 - Services and Charges	18,787	0	93,940	93,940	0
EX80 - Capital	985,399	557,000	1,942,863	1,942,863	700,000
EX96 - Operating Transfers Out	399,850	343,000	343,000	343,000	460,000
Total	1,571,711	905,000	2,522,292	2,522,292	1,179,000
Budget Total	\$ 17,752,656	\$ 18,728,000	\$ 20,989,024	\$ 20,989,024	\$ 19,669,000

Airport Fund (5550)

The Airport Fund provides for the operation and maintenance of the City's municipal airport, Drake Field. The Airport Fund's revenue is generated from FBO fuel sales and rents and leases. After capital expenditures, the fund will have a loss of \$116,000.

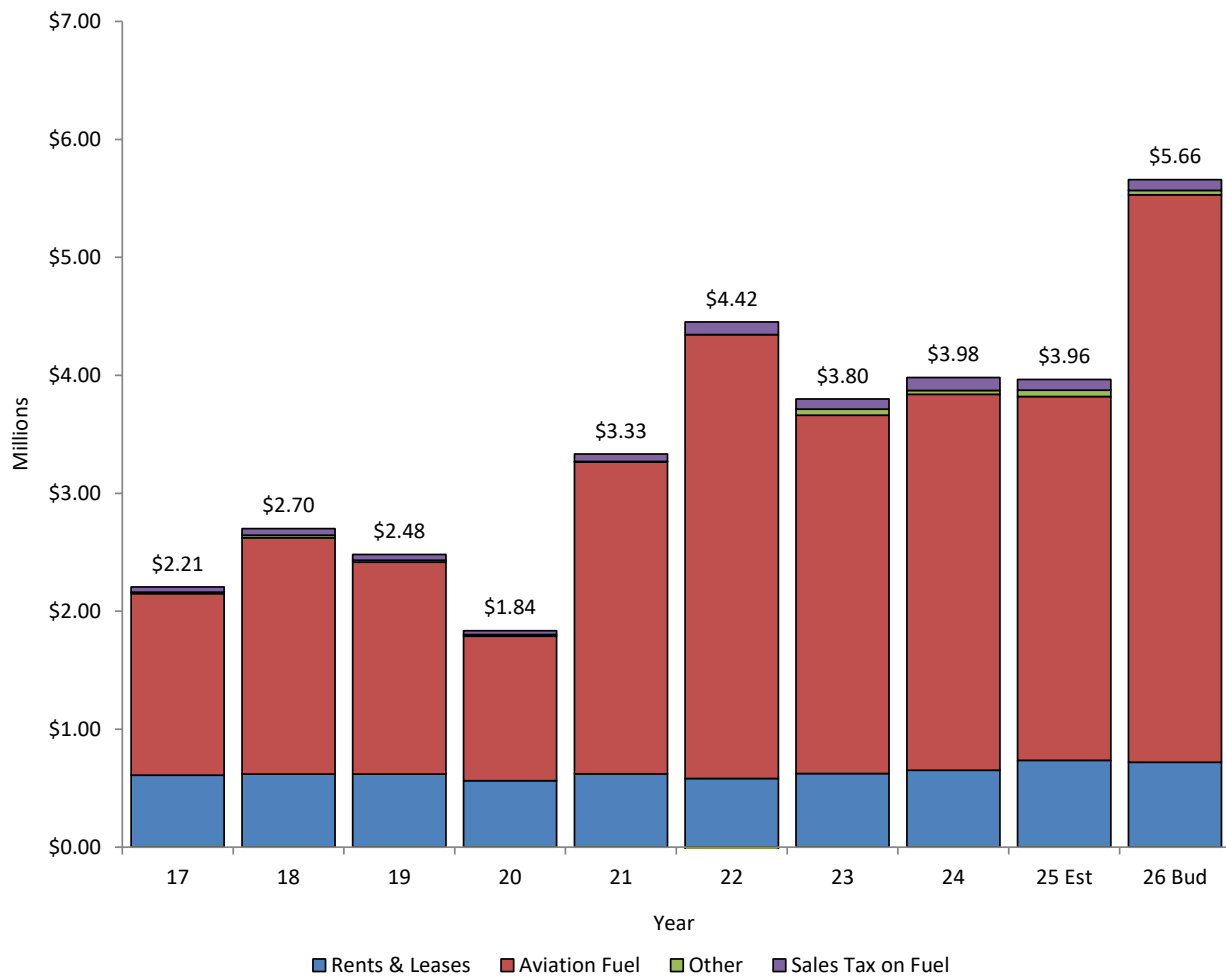
Airport Fund Revenues

For 2026, the Airport Fund sources of funds are budgeted to be \$5,775,000. Aviation Fuel revenue is projected to be \$4,812,000 or 83.3% of the total revenue, as the City took over Fixed Based Operations in March of 2013. Rents and Leases make up the second largest source of revenue at 8.1%.



Total Operating Revenue

This chart shows all of the Airport Fund's operating revenues by type. Primary revenues are comprised of Fuel Sales and Rents and Leases. During the fourth quarter of 2001, the City took over the Fixed Based Operator (FBO) functions and sold aviation fuel as it became a General Aviation airport. The selling of fuel continued until the last part of 2005 when the City contracted the operation of the FBO to an external company. The City again took over running the Fixed Based Operations (FBO) in March of 2013. Due to the FBO, Aviation Fuel has become the major source of revenue.



City of Fayetteville, Arkansas
2026 Operating Budget
Airport Fund (5550)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Sales Tax - County	\$ 37,058	\$ 35,000	\$ 35,000	\$ 31,000	\$ 31,000
Sales Tax - City	71,851	73,000	73,000	60,000	60,000
Interest Income	26,179	13,000	13,000	29,000	29,000
Aviation Fuel	3,188,238	4,677,000	4,677,000	3,083,000	4,812,000
Rents & Leases	453,774	420,000	427,300	484,000	466,000
Hangar Rent	227,325	256,000	256,000	253,000	253,000
Other	6,206	6,000	6,000	24,000	8,000
Total Revenues	<u>4,010,631</u>	<u>5,480,000</u>	<u>5,487,300</u>	<u>3,964,000</u>	<u>5,659,000</u>
Expenses:					
Airport Administration	493,063	605,629	651,890	651,890	662,565
Airport Maintenance	369,271	482,978	479,110	479,110	468,255
Airport Operations	599,290	618,660	614,003	614,003	637,443
Aviation Fuel	2,419,348	3,738,000	3,730,064	2,395,000	3,738,000
Airport Hangars	14,448	18,737	17,237	17,237	18,737
Airport Projects	19,908	0	299,292	299,292	0
General Fund Loan Interest	932	466	466	466	0
General Fund Loan Principal	15,530	15,530	15,530	15,530	0
Total Expenses	<u>3,931,790</u>	<u>5,480,000</u>	<u>5,807,592</u>	<u>4,472,528</u>	<u>5,525,000</u>
Budget Gain / (Loss) Before Capital	<u>\$ 78,841</u>	<u>\$ 0</u>	<u>\$ (320,292)</u>	<u>\$ (508,528)</u>	<u>\$ 134,000</u>
Non-Operating Revenues / (Expenses):					
Intergovernmental (Grants)	993,026	0	827,190	827,190	0
Capital Expenditures	<u>(867,598)</u>	<u>(283,000)</u>	<u>(1,335,314)</u>	<u>(1,335,314)</u>	<u>(250,000)</u>
Total Expenses	<u>125,428</u>	<u>(283,000)</u>	<u>(508,124)</u>	<u>(508,124)</u>	<u>(250,000)</u>
Budget Gain / (Loss)	<u>\$ 204,269</u>	<u>\$ (283,000)</u>	<u>\$ (828,416)</u>	<u>\$ (1,016,652)</u>	<u>\$ (116,000)</u>
Total Budget	<u>\$ 4,799,387</u>	<u>\$ 5,763,000</u>	<u>\$ 7,142,906</u>	<u>\$ 5,807,842</u>	<u>\$ 5,775,000</u>

City of Fayetteville, Arkansas
2026 Operating Budget
Airport Fund (5550)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
ESTIMATED CHANGE IN NET ASSETS					
Beginning Total Net Assets	\$ 14,563,879	\$ 14,232,562	\$ 14,232,562	\$ 14,232,562	\$ 13,148,040
Budget Gain / (Loss)	204,269	(283,000)	(828,416)	(1,016,652)	(116,000)
Plus: Gain Capital Expenditures	867,598	283,000	1,335,314	1,335,314	250,000
Plus: General Fund Loan Principal	15,530	15,530	15,530	15,530	0
Less: Depreciation Expense	(1,418,714)	(1,418,714)	(1,418,714)	(1,418,714)	(1,418,714)
Ending Total Net Assets	<u>\$ 14,232,562</u>	<u>\$ 12,829,378</u>	<u>\$ 13,336,276</u>	<u>\$ 13,148,040</u>	<u>\$ 11,863,326</u>
NET ASSET ANALYSIS					
Net Investment in Capital Assets	\$ 12,768,716	\$ 11,633,002	\$ 12,685,316	\$ 12,685,316	\$ 11,516,602
Unrestricted	1,463,846	1,196,376	650,960	462,724	346,724
Ending Total Net Position	<u>\$ 14,232,562</u>	<u>\$ 12,829,378</u>	<u>\$ 13,336,276</u>	<u>\$ 13,148,040</u>	<u>\$ 11,863,326</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Airport Fund (5550)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>5550.760.3940 - Airport Administration Program:</u>					
EX10 - Personnel Services	\$ 232,468	\$ 285,818	\$ 292,777	\$ 292,777	\$ 319,556
EX20 - Materials & Supplies	5,855	17,260	13,016	13,016	17,260
EX30 - Services and Charges	243,876	287,544	331,090	331,090	297,849
EX33 - Motorpool	1,885	2,104	2,104	2,104	2,049
EX39 - Cost Allocation	6,120	6,120	6,120	6,120	19,068
EX50 - Debt Service	16,462	15,996	15,996	15,996	0
Total	506,666	614,842	661,103	661,103	655,782
<u>5550.760.3950 - Airport Maintenance Program:</u>					
EX10 - Personnel Services	174,237	294,236	286,647	286,647	281,550
EX20 - Materials & Supplies	19,149	31,049	27,314	27,314	28,649
EX30 - Services and Charges	34,098	23,393	22,393	22,393	30,868
EX33 - Motorpool	68,829	72,224	72,224	72,224	73,187
EX40 - Maintenance	72,958	62,076	70,532	70,532	54,001
Total	369,271	482,978	479,110	479,110	468,255
<u>5550.760.3955 - Airport Operations Program:</u>					
EX10 - Personnel Services	394,778	390,265	411,895	411,895	410,520
EX20 - Materials & Supplies	2,439,194	3,759,152	3,752,416	2,417,352	3,759,152
EX30 - Services and Charges	137,664	159,745	135,758	135,758	159,745
EX33 - Motorpool	23,936	27,761	27,761	27,761	26,017
EX39 - Cost Allocation	4,800	4,800	4,800	4,800	5,072
EX40 - Maintenance	21,124	21,720	18,220	18,220	21,720
Total	3,021,496	4,363,443	4,350,850	3,015,786	4,382,226
<u>5550.760.3957 - Airport Hangars Program:</u>					
EX30 - Services and Charges	12,890	12,987	12,987	12,987	12,987
EX40 - Maintenance	1,558	5,750	4,250	4,250	5,750
Total	14,448	18,737	17,237	17,237	18,737
<u>5550.760.3960 - Airport Projects Program:</u>					
EX20 - Materials & Supplies	0	0	23,951	23,951	0
EX30 - Services and Charges	19,908	0	73,040	73,040	0
EX40 - Maintenance	0	0	202,301	202,301	0
EX80 - Capital	867,598	283,000	1,335,314	1,335,314	250,000
Total	887,506	283,000	1,634,606	1,634,606	250,000
Budget Total	\$ 4,799,387	\$ 5,763,000	\$ 7,142,906	\$ 5,807,842	\$ 5,775,000

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Police Pension Fund (6800)

The Police Pension Fund accounts for the accumulation of resources for the pension benefit payments to qualified police personnel. Operations of this fund are controlled by the Police Pension Board. Revenues include insurance premium tax distributions, a special City property tax, and special fees and forfeitures. This is accounted for by the City as a trust fund.

City of Fayetteville, Arkansas
2026 Operating Budget
Police Pension Fund (6800)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
Revenues:					
Property Taxes	\$ 959,183	\$ 977,000	\$ 977,000	\$ 980,000	\$ 1,076,000
State Insurance Turnback	326,152	326,000	326,000	335,000	335,000
Fines & Forfeitures	126,748	133,000	133,000	136,000	139,000
Investment Earnings	122,667	119,000	119,000	128,000	117,000
Gain/Loss on Sale of Investments	117,152	0	0	463,000	0
Gain/Loss in Fair Value of Investments	345,095	0	0	0	0
Transfer from Gen Ins Turnback	0	0	0	50,000	0
Other	13,263	0	0	1,000	0
Total Revenues	<u>2,010,260</u>	<u>1,555,000</u>	<u>1,555,000</u>	<u>2,093,000</u>	<u>1,667,000</u>
Expenses:					
Audit Expense	3,500	3,500	3,500	3,500	3,500
Professional Services	0	2,000	2,000	2,000	2,000
Bank Service Charges	20	500	500	500	500
Benefit Payments	1,394,006	1,464,000	1,464,000	1,464,000	1,464,000
Total Expenses	<u>1,397,526</u>	<u>1,470,000</u>	<u>1,470,000</u>	<u>1,470,000</u>	<u>1,470,000</u>
Budget Gain / (Loss)	\$ <u>612,734</u>	\$ <u>85,000</u>	\$ <u>85,000</u>	\$ <u>623,000</u>	\$ <u>197,000</u>
Total Budget	\$ <u>1,397,526</u>	\$ <u>1,470,000</u>	\$ <u>1,470,000</u>	\$ <u>1,470,000</u>	\$ <u>1,470,000</u>
ESTIMATED CHANGE IN NET ASSETS					
Beginning Total Net Assets	\$ 6,114,658	\$ 6,727,392	\$ 6,727,392	\$ 6,727,392	\$ 7,350,392
Budget Gain / (Loss)	612,734	85,000	85,000	623,000	197,000
Ending Total Net Assets	<u>\$ 6,727,392</u>	<u>\$ 6,812,392</u>	<u>\$ 6,812,392</u>	<u>\$ 7,350,392</u>	<u>\$ 7,547,392</u>

City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Police Pension Fund (6800)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>6800.800.9800 - Police Pension Expense Program:</u>					
EX30 - Services and Charges	1,397,526	1,470,000	1,470,000	1,470,000	1,470,000
Total	1,397,526	1,470,000	1,470,000	1,470,000	1,470,000
Budget Total	\$ 1,397,526	\$ 1,470,000	\$ 1,470,000	\$ 1,470,000	\$ 1,470,000

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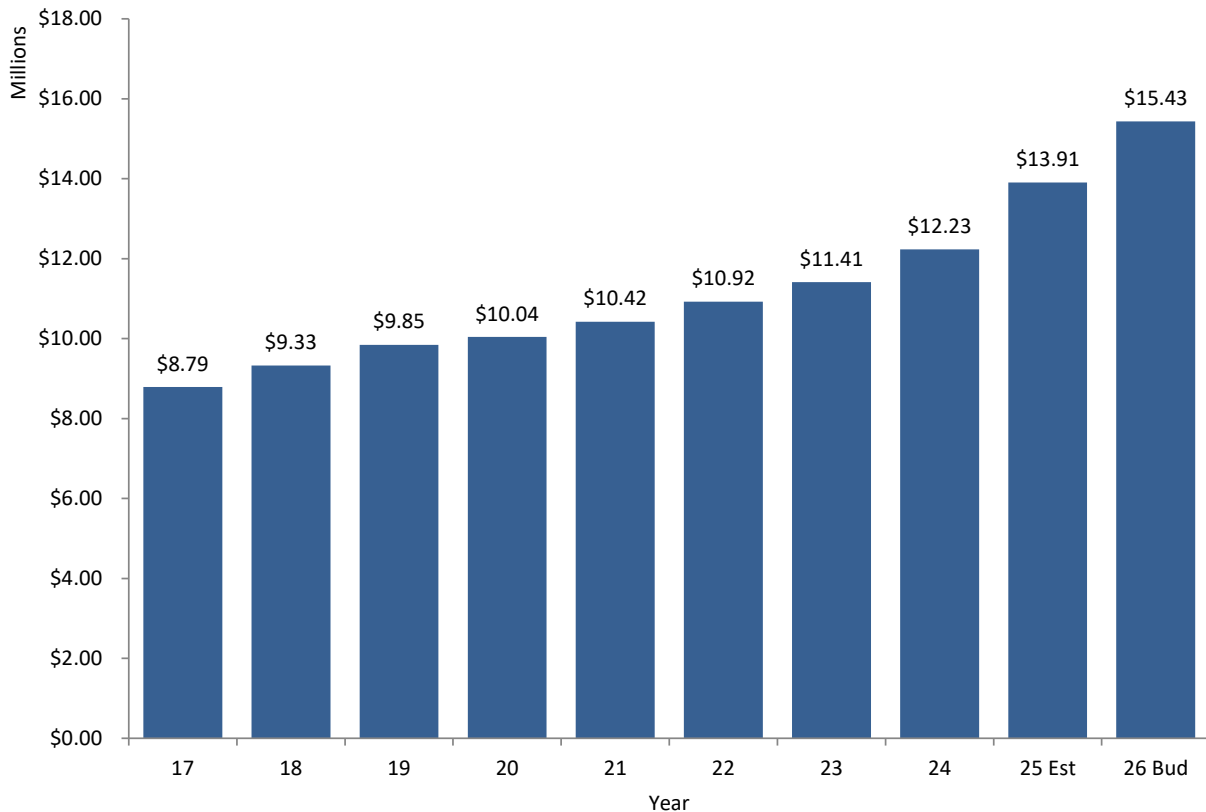
Shop Fund (9700)

The Shop Fund is an internal service fund that provides for all the acquisition and maintenance of equipment and vehicles utilized by the City's operating divisions. The Shop Fund's source of revenue is from charges to other City operating funds based on equipment and vehicle usage. Increases in 2026 operational costs can be attributed to additional parts and supply purchases, fuel expense, insurance, and contract services for repairs that cannot be performed by staff. These operational increases are a result of fleet expansions and increased equipment usage.

Shop Fund Revenues

Shop Charges (Replacement Charges, Motorpool and Maintenance Charges, Shop Overhead Charges, Shop Overhead Insurance Charges, and Fuel Charges) as a whole make up 92.8% of total Shop Fund. These revenues are budgeted at \$15,433,000 for 2026. These revenues can be broken down in components as follows. The Replacement Charge (\$8,815,000) is the amount Fleet Operations collects to purchase replacement vehicles and equipment. Motorpool and Maintenance Charges (\$2,717,000), Shop Overhead Charges (\$1,136,000) and Shop Overhead Insurance Charges (\$484,000) are monthly fees user divisions pay to the Shop Fund for on-going maintenance. Fuel Charges (\$2,281,000) represents revenue received from charging out the cost of gasoline to the user divisions.

Shop Charges



City of Fayetteville, Arkansas
2026 Operating Budget
Shop Fund (9700)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
<u>Revenues:</u>					
Maintenance Charges	\$ 101,403	\$ 77,000	\$ 77,000	\$ 93,000	\$ 93,000
Fuel Charges	1,414,986	2,256,000	2,256,000	1,669,000	2,281,000
Replacement Charges	7,238,979	8,267,000	8,267,000	8,156,000	8,815,000
Motor Pool Charges	2,356,796	2,408,000	2,408,000	2,378,000	2,624,000
Shop Overhead Charges	879,403	1,272,000	1,272,000	1,264,000	1,136,000
Shop Overhead Insurance	242,065	430,000	430,000	347,000	484,000
Shop Rental Pool Revenue	5,846	5,000	5,000	7,000	7,000
Other	68,576	55,000	55,000	29,000	29,000
Interest Income	1,162,356	746,000	746,000	1,321,000	1,162,000
Total Revenues	<u>13,470,410</u>	<u>15,516,000</u>	<u>15,516,000</u>	<u>15,264,000</u>	<u>16,631,000</u>
<u>Expenses:</u>					
Vehicle Maintenance	5,111,707	5,086,620	5,707,812	5,707,812	5,480,120
Gasoline/Diesel Expense	1,368,857	2,210,880	1,651,880	1,491,780	2,210,880
Total Expenses	<u>6,480,564</u>	<u>7,297,500</u>	<u>7,359,692</u>	<u>7,199,592</u>	<u>7,691,000</u>
Budget Gain / (Loss) Before Capital	\$ <u>6,989,846</u>	\$ <u>8,218,500</u>	\$ <u>8,156,308</u>	\$ <u>8,064,408</u>	\$ <u>8,940,000</u>
<u>Non-Operating Revenues / (Expenses):</u>					
Gain/Loss Sale of Assets	408,740	0	0	169,000	0
Transfer from General	422,476	211,000	340,000	340,000	158,000
Transfer from Street	114,626	689,500	689,500	689,500	0
Transfer from Parks Development	154,486	114,500	114,500	114,500	16,000
Transfer from Water & Sewer	1,000,264	923,000	981,499	981,499	63,000
Transfer from Sales Tax Capital	1,172,288	1,069,500	1,140,923	1,140,923	595,000
Transfer from Solid Waste	570,302	343,000	843,000	843,000	460,000
Capital Expenditures	(7,066,768)	(5,509,500)	(17,713,379)	(17,713,379)	(6,819,000)
Total Expenses	<u>(3,223,586)</u>	<u>(2,159,000)</u>	<u>(13,603,957)</u>	<u>(13,434,957)</u>	<u>(5,527,000)</u>
Budget Gain / (Loss)	\$ <u>3,766,260</u>	\$ <u>6,059,500</u>	\$ <u>(5,447,649)</u>	\$ <u>(5,370,549)</u>	\$ <u>3,413,000</u>
Total Budget	\$ <u>13,547,332</u>	\$ <u>12,807,000</u>	\$ <u>25,073,071</u>	\$ <u>24,912,971</u>	\$ <u>14,510,000</u>

City of Fayetteville, Arkansas
2026 Operating Budget
Shop Fund (9700)

	Actual 2024	Adopted 2025	Amended 2025	Estimated 2025	Budgeted 2026
ESTIMATED CHANGE IN NET ASSETS					
Beginning Total Net Assets	\$ 47,012,690	\$ 52,952,270	\$ 52,952,270	\$ 52,952,270	\$ 57,871,164
Budget Gain / (Loss)	3,766,260	6,059,500	(5,447,649)	(5,370,549)	3,413,000
Plus: Gain Capital Expenditures	7,066,768	5,509,500	17,713,379	17,713,379	6,819,000
Less: Depreciation Expense	(4,893,448)	(5,680,516)	(7,423,936)	(7,423,936)	(8,398,084)
Ending Total Net Assets	<u>\$ 52,952,270</u>	<u>\$ 58,840,754</u>	<u>\$ 57,794,064</u>	<u>\$ 57,871,164</u>	<u>\$ 59,705,080</u>
NET ASSET ANALYSIS					
Net Investment in Capital Assets	\$ 21,913,870	\$ 21,742,854	\$ 32,203,313	\$ 32,203,313	\$ 30,624,229
Unrestricted	31,038,400	37,097,900	25,590,751	25,667,851	29,080,851
Ending Total Net Position	<u>\$ 52,952,270</u>	<u>\$ 58,840,754</u>	<u>\$ 57,794,064</u>	<u>\$ 57,871,164</u>	<u>\$ 59,705,080</u>

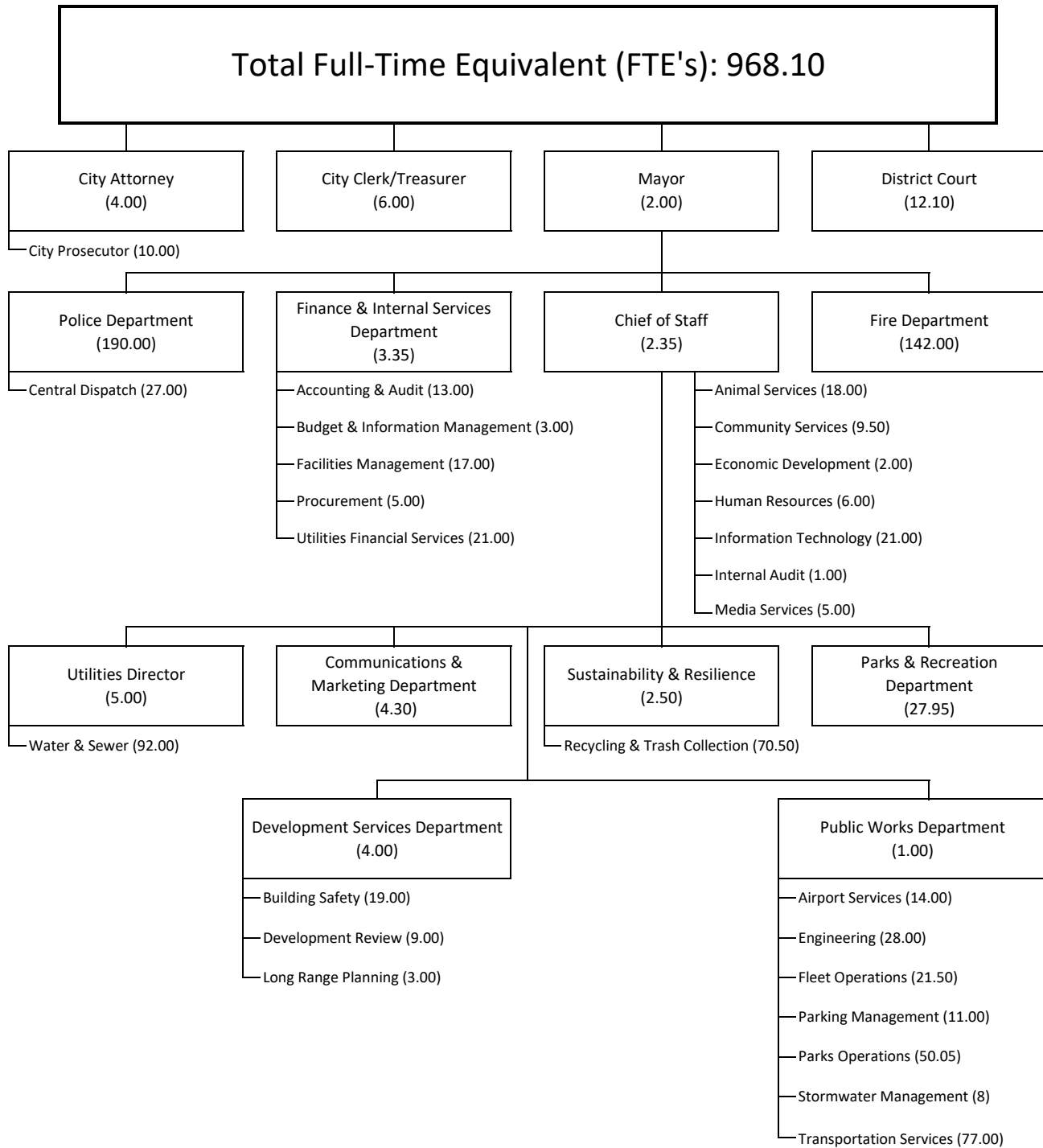
City of Fayetteville, Arkansas
2026 Operating Budget (Category Summary)
Shop Fund (9700)

	Actual 2024	Amended 2025	Budgeted 2025	Estimated 2025	Budgeted 2026
<u>9700.770.1910 - Vehicle Maintenance Program:</u>					
EX10 - Personnel Services	1,645,496	1,684,122	1,726,122	1,726,122	1,851,928
EX20 - Materials & Supplies	3,182,875	3,994,920	3,993,420	3,833,320	4,138,920
EX30 - Services and Charges	1,037,541	983,186	987,476	987,476	1,010,299
EX33 - Motorpool	77,709	90,052	90,052	90,052	85,366
EX39 - Cost Allocation	457,032	457,032	457,032	457,032	502,299
EX40 - Maintenance	60,336	88,188	88,188	88,188	102,188
EX95 - Non-Operating Interest	4,816	0	0	0	0
Total	6,465,805	7,297,500	7,342,290	7,182,190	7,691,000
<u>9700.770.1920 - Fleet Capital Expense Program:</u>					
EX20 - Materials & Supplies	14,759	0	17,062	17,062	0
EX30 - Services and Charges	0	0	340	340	0
EX80 - Capital	7,066,768	5,509,500	17,713,379	17,713,379	6,819,000
Total	7,081,527	5,509,500	17,730,781	17,730,781	6,819,000
Budget Total	\$ 13,547,332	\$ 12,807,000	\$ 25,073,071	\$ 24,912,971	\$ 14,510,000

CITY OF FAYETTEVILLE, ARKANSAS
PERSONNEL SECTION

The Personnel Summary table below shows the authorized full-time equivalent (FTE) listing for the City of Fayetteville by Organization Chart.

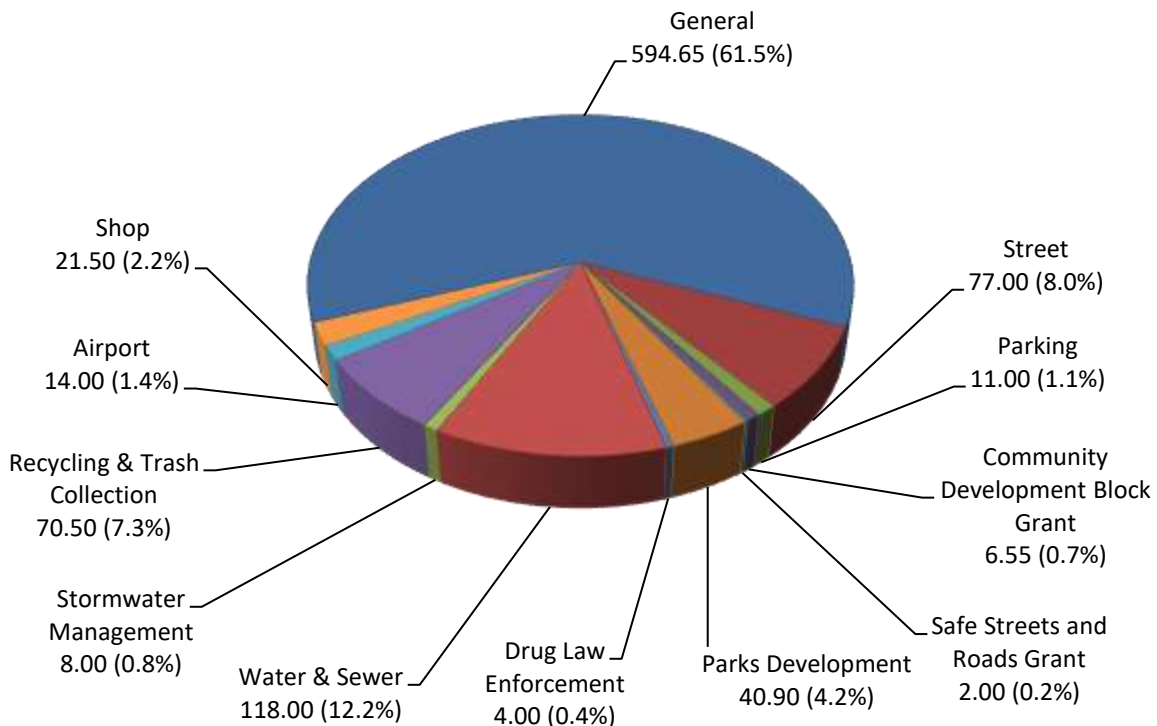
The subsequent pages provide a summary and a detail listing of personnel by Funding Source and Activity.



City of Fayetteville, Arkansas
Personnel Summary by Funding Source
Full-Time Equivalent Basis

Fund	Budgeted 2024	Budgeted 2025	Budgeted 2026
1010 - General	579.45	594.05	594.65
2100 - Street	73.50	78.50	77.00
2130 - Parking	11.00	11.00	11.00
2180 - Community Development Block Grant	6.85	6.85	6.55
2235 - Safe Streets and Roads Grant	-	2.00	2.00
2250 - Parks Development	40.90	40.90	40.90
2930 - Drug Law Enforcement	4.00	4.00	4.00
5400 - Water & Sewer	109.00	118.00	118.00
5450 - Stormwater Management	-	7.00	8.00
5500 - Recycling & Trash Collection	69.50	70.50	70.50
5550 - Airport	13.00	14.00	14.00
9700 - Shop	21.50	21.50	21.50
	<u>928.70</u>	<u>968.30</u>	<u>968.10</u>
Total			

**Full-Time Equivalent Basis by Fund
(968.10 FTEs)**



City of Fayetteville, Arkansas
Personnel Variation Summary

POSITION FTE RECONCILIATION

Fund / Division	Title	FTE
2025 ADOPTED BUDGET		950.30
2025 MID-YEAR CHANGES <i>{Details on following page}</i>		18.00
2025 AMENDED BUDGET		968.30
<u>2026 BUDGET - POSITION FTE CHANGES</u>		
<u>General Fund</u>		
Animal Services	Shelter Attendant ¹	0.20
Community Services	Community Resources Administrator ²	(0.50)
Economic Development	Economic Equity & Mobility Project Manager ²	(0.40)
Facilities Management	HVAC Technician ²	(1.00)
Media Services	Video Production Technician ³	0.50
Police	Police Officer ⁴	2.00
<u>Community Development Fund</u>		
Community Services	Community Resources Administrator ²	(0.50)
<u>Street Fund</u>		
Transportation Services	Maintenance Worker I ²	(0.50)
2026 BUDGET - TOTAL FTE ADJUSTMENTS		(0.20)
<u>2026 BUDGET - FUNDING/REPORTING ADJUSTMENTS</u>		
<u>General Fund</u>		
Chief Financial Officer	Project & Construction Director ⁵	1.00
Facilities Management	Project & Construction Director ⁵	(1.00)
Community Services	Senior Admin Assistant - Community Resources ⁶	(0.20)
Engineering	Stormwater Manager ⁷	(1.00)
Information Technology	Network Analyst ⁸	1.00
<u>Community Development Fund</u>		
Community Services	Senior Admin Assistant - Community Resources ⁶	0.20
<u>Street Fund</u>		
Transportation Services	Network Analyst ⁸	(1.00)
<u>Stormwater Management Fund</u>		
Stormwater Management	Stormwater Manager ⁷	1.00
2026 BUDGET - TOTAL FUNDING/REPORTING ADJUSTMENTS		-
2026 BUDGET - TOTAL FTE		968.10

City of Fayetteville, Arkansas
Personnel Variation Summary

POSITION FTE RECONCILIATION

Fund / Division	Title	FTE
<u>2025 MID-YEAR CHANGES - SAFE STREETS GRANT</u>		
<u>Safe Streets & Roads Grant Fund</u>		
Engineering	Federal Aid Project Coordinator ⁹	1.00
Engineering	Federal Aid Project Manager ⁹	1.00
		<u>2.00</u>
<u>2025 MID-YEAR CHANGES - DEVELOPMENT SERVICES</u>		
<u>General Fund</u>		
Building Safety	Code Compliance Officer ¹⁰	1.00
Development Review	Urban Forester ¹⁰	1.00
Engineering	Engineering Services Coordinator ¹⁰	1.00
Engineering	Plans Examiner - Engineering ¹⁰	1.00
Engineering	Public Works Projects Inspector ¹⁰	1.00
Engineering	Staff Engineer - Unlicensed ¹⁰	1.00
Long Range Planning	Long Range Communication and Outreach Specialist ¹⁰	1.00
		<u>7.00</u>
<u>2025 MID-YEAR CHANGES - STORMWATER</u>		
<u>General Fund</u>		
Information Technology	GIS Analyst ¹¹	1.00
<u>Stormwater Management Fund</u>		
Stormwater Management	Crew Leader ¹¹	1.00
Stormwater Management	Maintenance Worker III ¹¹	2.00
Stormwater Management	Maintenance Worker IV ¹¹	2.00
Stormwater Management	Project Manager - Stormwater ¹¹	1.00
Stormwater Management	Stormwater Inspector ¹¹	1.00
<u>Water and Sewer Fund</u>		
Utilities Financial Services	Senior Utility Billing Coordinator ¹¹	1.00
		<u>9.00</u>
<u>2025 MID-YEAR CHANGES - CHIEF HOUSING OFFICER</u>		
<u>General Fund</u>		
Community Services	Chief Housing Officer ¹²	1.00
		<u>1.00</u>
<u>2025 MID-YEAR CHANGES - OTHER</u>		
<u>General Fund</u>		
Budget	Budget Analyst ¹³	(1.00)
Chief of Staff	Senior Advisor to the Mayor ¹³	1.00
Development Services	Short-Term Rental Clerk ¹⁴	(1.00)
District Court	Law Clerk ¹³	(0.40)
Economic Development	Economic Equity & Mobility Project Manager ¹³	(0.60)
Fire	Community Outreach Coordinator - Public Info Officer ¹³	1.00
		<u>(1.00)</u>
2025 MID-YEAR CHANGES - TOTAL FTE		<u><u>18.00</u></u>

NOTES TO THE PERSONNEL VARIATION SUMMARY

1. A Shelter Attendant within the Animal Services Division is being converted to full-time status with the addition of 0.20 FTE. The adjustment is intended to enhance staffing capacity and ensure consistent, high-quality animal care coverage. The position will continue to be funded out of the General Fund.
2. As part of organizational restructuring, the following positions are being eliminated from the 2026 budget: Community Resources Administrator, Economic Equity and Mobility Project Manager, HVAC Technician, and Transportation Maintenance Worker I. The Community Resources Administrator position (1.00 FTE) was jointly funded by the General and Community Development Funds. The Economic Equity and Mobility Project Manager (0.40 FTE) and the HVAC Technician (1.00 FTE) were fully funded out of the General Fund. The Maintenance Worker I (0.50 FTE) was funded by the Street Fund.
3. A Video Production Technician in the Media Services Division is being converted to full-time status with the addition of 0.50 FTE. This adjustment will enable the Media Services Division to maintain adequate staffing levels to support audiovisual needs during meetings. The position will continue to be funded out of the General Fund.
4. Two Police Officers are being added to the Police Division to be assigned to the Fayetteville Public School District to serve as School Resource Officers. This expansion aligns with Resolution 190-22, which outlined the City's commitment to incrementally increase the number of School Resource Officers by two annually until each of the District's 16 public school facilities is staffed with one officer. With the addition of the two positions, the total number of School Resource Officers will rise to 15. Funding for the new positions will be provided through a combination of support from the Fayetteville Public School District, the COPS Hiring Grant, and the General Fund.
5. The Project and Construction Director is being transitioned from the Facilities Management Division to the Chief Financial Officer Division. The position will continue to be funded out of the General Fund.
6. Beginning in 2026, a portion of the funding for the Senior Administrative Assistant – Community Resources will be reallocated from the General Fund to the Community Development Fund. Specifically, 0.30 FTE will be supported by the Community Development Fund, while the remaining 0.70 FTE will continue to be funded through the General Fund. The position will remain within the Community Services Division.
7. The Stormwater Manager position will be transferred from the Engineering Division in the General Fund to the Stormwater Management Division in the Stormwater Management Fund in the 2026 budget.
8. In the 2026 budget a Network Analyst in the Transportation Services Division in the Street Fund will be moved to the Information Technology Division in the General Fund. Half of the position will still be dedicated to managing network responsibilities for the Traffic Program, and cost allocation will be done to transfer half of the personnel costs back to the Street Fund.
9. After the adoption of the 2025 budget, the City Council approved the creation of two new positions - a Federal Aid Project Manager and a Federal Aid Project Coordinator - via Resolution 301-24, passed December 4, 2024. Both positions are funded through the Safe Streets and Roads Grant Fund.
10. After the adoption of the 2025 budget, City Council approved seven new positions in the Development Services and Public Works Departments, via Resolution 61-25, passed February 18, 2025. In the Development Services Department, a Code Compliance Officer was added to the Building Safety Division, an Urban Forester was added to the Development Review Division, and a Long Range Communication and Outreach Specialist was added to the Long Range Planning Division. Within the Engineering Division of the Public Works Department, the approved positions include an Engineering Services Coordinator, a Plans Examiner - Engineering, a Public Works Projects Inspector, and a Staff Engineer - Unlicensed. The cost of the new positions is partially offset by the increase in development fees. All the positions are funded out of the General Fund.
11. Following the adoption of the 2025 budget, City Council approved nine new positions to support the implementation of the new stormwater utility through Resolution 93-25, passed April 1, 2025. Within the Stormwater Management Division, the approved positions include a Crew Leader, two Maintenance Worker III positions, two Maintenance Worker IV positions, a Project Manager - Stormwater, and a Stormwater Inspector. These positions are funded out of the Stormwater Management Fund. Additionally, a Senior Utility Billing Coordinator was added to the Utilities Financial Services Division and is funded out of the Water and Sewer Fund. Also, a GIS Analyst was approved for the Information Technology Division and is funded out of the General Fund.

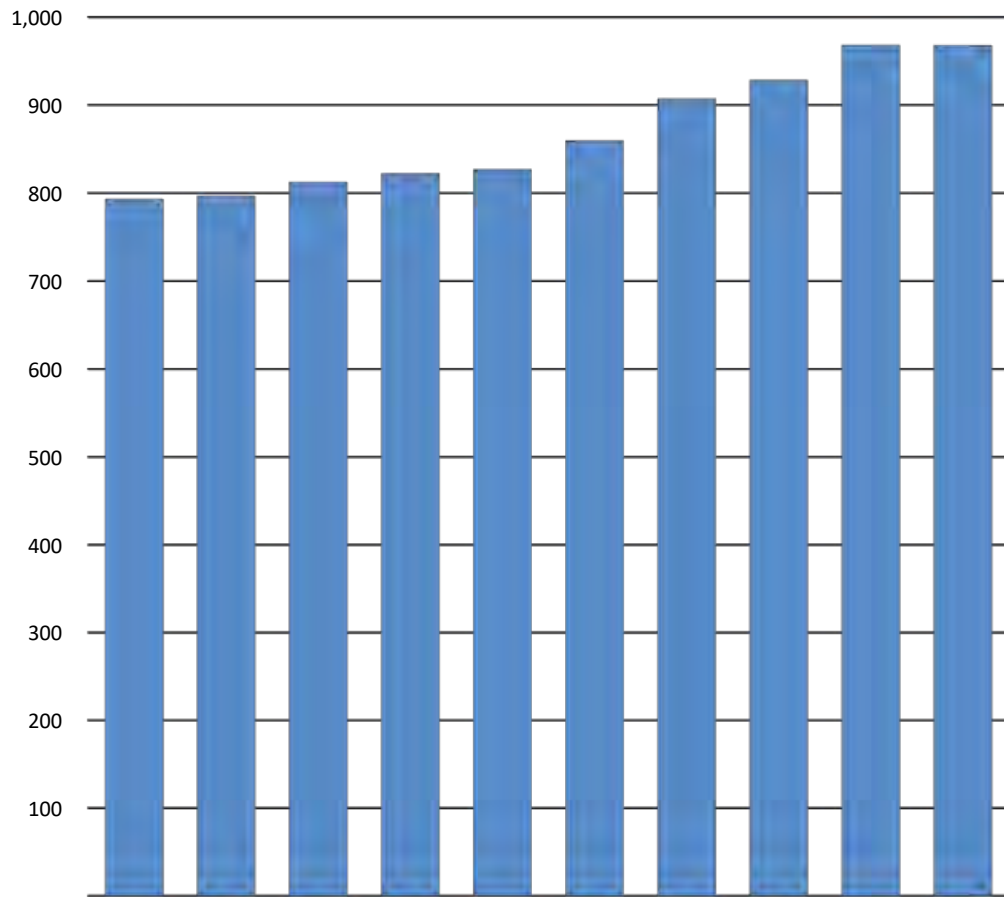
NOTES TO THE PERSONNEL VARIATION SUMMARY CONTINUED

12. Following the adoption of the 2025 budget, the City Council authorized the creation of a Chief Housing Officer position within the Community Services Division via Resolution 146-25, approved on June 17, 2025. Funding for the Chief Housing Officer is provided through the General Fund.
13. Following the adoption of the 2025 budget, a few position reorganizations were implemented across divisions. In the Budget Division, the Budget Analyst position was transferred to the Fire Division and reclassified as a Community Outreach Coordinator – Public Information Officer. Additionally, the position of Senior Advisor to the Mayor was established within the Chief of Staff Division through a reduction of 0.60 FTE from the Economic Equity & Mobility Project Manager in the Economic Development Division and a reduction of 0.40 FTE from a Law Clerk position in the District Court Division. All positions involved in these reorganizations are funded through the General Fund.
14. After the adoption of the 2024 budget, the City Council approved a temporary Short-Term Rental Clerk position within the Development Services Division, as authorized by Resolution 142-24 approved on May 21, 2024, and further supported by Resolution 200-24 approved on August 6, 2024. This six-month, term-limited position was inactivated in April 2025 upon completion of its designated term. Funding for the Short-Term Rental Clerk was provided through the General Fund.

City of Fayetteville, Arkansas
Personnel History by Funding Source

Position Changes by Fund

A total of 2.70 FTEs are being added, while 2.90 FTEs are being inactivated, for a total decrease of 0.20 FTEs.



Fund	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Change Prior Year
General	486.40	489.50	495.25	498.25	501.25	524.55	568.25	579.45	594.05	594.65	0.60
Street	69.50	69.50	69.50	70.50	70.50	73.50	73.50	73.50	78.50	77.00	(1.50)
Parking	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	-
Community Development	6.60	6.85	6.85	6.85	6.85	6.85	6.85	6.85	6.85	6.55	(0.30)
Safe Streets and Roads Grant	-	-	-	-	-	-	-	-	2.00	2.00	-
Parks Development	31.40	31.55	31.40	32.40	34.40	36.40	37.40	40.90	40.90	40.90	-
Drug Law Enforcement	5.00	5.00	5.00	3.00	3.00	3.00	3.00	4.00	4.00	4.00	-
Water & Sewer	94.50	94.50	98.50	103.50	103.00	105.00	107.00	109.00	118.00	118.00	-
Stormwater Management	-	-	-	-	-	-	-	-	7.00	8.00	1.00
Recycling & Trash Collection	59.00	59.00	64.00	66.00	66.00	67.00	68.00	69.50	70.50	70.50	-
Airport	11.60	11.60	11.60	11.60	11.60	13.00	13.00	13.00	14.00	14.00	-
Shop	18.50	18.50	19.50	19.50	19.50	19.50	19.50	21.50	21.50	21.50	-
Total	793.50	797.00	812.60	822.60	827.10	859.80	907.50	928.70	968.30	968.10	(0.20)
Change from Prior Year	13.95	3.50	15.60	10.00	4.50	32.70	47.70	21.20	39.60	(0.20)	

City of Fayetteville, Arkansas
Personnel Summary by Funding Source / Program

Fund / Program	Budgeted 2024	Budgeted 2025	Budgeted 2026
1010 - GENERAL FUND:			
015.0150 - Mayors Administration	2.00	2.00	2.00
021.0210 - City Attorney	4.00	4.00	4.00
031.0310 - City Prosecutor	10.00	10.00	10.00
036.1360 - Internal Audit	1.00	1.00	1.00
040.2010 - Fayetteville District Court - Criminal Cases	6.50	6.10	6.10
040.2020 - Fayetteville District Court - Probation & Fine Collection	0.50	0.50	0.50
040.2030 - Fayetteville District Court - Small Claims & Civil Cases	5.50	5.50	5.50
050.0500 - Economic Development	3.00	2.40	2.00
051.1510 - City Clerk/Treasurer	6.00	6.00	6.00
055.0550 - Communications & Marketing	4.30	4.30	4.30
060.0600 - Media Services	4.50	4.50	5.00
070.0700 - Chief of Staff	1.35	2.35	2.35
110.1100 - Chief Financial Officer	2.35	2.35	3.35
120.1210 - Human Resources	6.00	6.00	6.00
131.1310 - Accounting & Audit	13.00	13.00	13.00
133.1330 - Budget & Information Management	4.00	3.00	3.00
140.1410 - Facilities Management - General Maint	9.00	9.00	7.00
140.1420 - Facilities Management - Janitorial	10.00	10.00	10.00
160.1610 - Procurement	5.00	5.00	5.00
170.1710 - Information Technology	14.00	14.00	15.00
170.1720 - Information Technology - GIS	5.00	6.00	6.00
200.2900 - Police - Police Support Services	33.00	33.00	33.00
200.2940 - Police - Police Patrol	147.00	151.00	153.00
260.2600 - Central Dispatch	27.00	27.00	27.00
300.3010 - Fire - Fire Prevention	9.00	9.00	9.00
300.3020 - Fire - Fire Operations	127.00	129.00	129.00
300.3030 - Fire - Fire Training	4.00	4.00	4.00
520.0710 - Parks & Recreation - Arts and Culture	1.60	1.60	1.60
520.5210 - Parks & Recreation - Swimming Pool	3.95	3.95	3.95
520.5220 - Parks & Recreation - Parks Admin/Rec Programs	11.30	11.90	11.90
520.5280 - Parks & Recreation - Yvonne Richardson Comm Ctr	6.40	6.40	6.40
521.5260 - Parks Operations - Parks Maintenance	13.25	13.25	13.25
610.6100 - Public Works Director	1.00	1.00	1.00
620.6200 - Development Services - Director	5.00	4.00	4.00
621.6220 - Engineering - Operations & Administration	15.00	18.00	17.00
621.6230 - Engineering - Land Acquisition	2.00	2.00	2.00
621.6240 - Engineering - Public Construction	6.00	7.00	7.00
630.6300 - Development Review	8.00	9.00	9.00
631.6310 - Sustainability & Resilience	2.50	2.50	2.50
634.6340 - Long Range Planning	2.00	3.00	3.00
640.6400 - Building Safety	18.00	19.00	19.00
642.6420 - Community Services - CR Admin/Planning	2.65	3.65	2.95
671.2710 - Animal Services - Animal Patrol/Emergency Response	6.50	6.50	6.50
671.2720 - Animal Services - Animal Shelter	8.30	9.30	9.50
671.2730 - Animal Services - Veterinarian/Clinic	2.00	2.00	2.00
	<u>579.45</u>	<u>594.05</u>	<u>594.65</u>

City of Fayetteville, Arkansas
Personnel Summary by Funding Source / Program

Fund / Program	Budgeted 2024	Budgeted 2025	Budgeted 2026
2100 - STREET FUND:			
410.4100 - Transportation Services - Operations & Administration	8.00	9.00	9.00
410.4110 - Transportation Services - Right-of-Way Maintenance	9.00	11.00	11.00
410.4120 - Transportation Services - Street Maintenance	20.50	17.50	17.00
410.4130 - Transportation Services - Drainage Maintenance	11.00	11.00	11.00
410.5315 - Transportation Services - Traffic Engineering & Planning	8.00	10.00	9.00
410.5520 - Transportation Services - Street & Trail Construction	9.00	9.00	9.00
410.5530 - Transportation Services - Sidewalks	8.00	11.00	11.00
	<u>73.50</u>	<u>78.50</u>	<u>77.00</u>
2130 - PARKING FUND:			
430.9130 - Parking Management - Off-Street Parking	5.50	5.50	5.50
430.9131 - Parking Management - Entertainment District Prkg	4.50	4.50	4.50
430.9132 - Parking Management - Spring St. Munic. Prkg Deck	1.00	1.00	1.00
	<u>11.00</u>	<u>11.00</u>	<u>11.00</u>
2180 - COMMUNITY DEVELOPMENT BLOCK GRANT FUND:			
642.4930 - Community Services - Administration & Planning	1.40	1.40	1.35
642.4940 - Community Services - Housing Services	4.45	4.45	4.20
642.4945 - Community Services - Redevelopment	1.00	1.00	1.00
	<u>6.85</u>	<u>6.85</u>	<u>6.55</u>
2235 - SAFE STREETS AND ROADS GRANT:			
900.9220 - Engineering - Safe Streets Grant Administration	-	2.00	2.00
	<u>-</u>	<u>2.00</u>	<u>2.00</u>
2250 - PARKS DEVELOPMENT FUND:			
520.9250 - Parks & Recreation - Parks Development	4.65	4.10	4.10
521.9250 - Parks Operations - Parks Maintenance	36.25	36.80	36.80
	<u>40.90</u>	<u>40.90</u>	<u>40.90</u>
2930 - DRUG LAW ENFORCEMENT FUND:			
200.2960 - Police - Drug Enforcement	4.00	4.00	4.00
	<u>4.00</u>	<u>4.00</u>	<u>4.00</u>
5400 - WATER & SEWER FUND:			
700.1800 - Utilities Director	1.00	1.00	1.00
700.4020 - Utilities Director - Utilities Project Management	3.00	4.00	4.00
710.1810 - Utilities Financial Services	20.00	21.00	21.00
720.1820 - Water & Sewer Maint - Meter Reading	15.00	15.00	15.00
720.1830 - Water & Sewer Maint - Meter Maint & Backflow Prev	7.00	7.00	7.00
720.4000 - Water & Sewer Maint - Operations & Administration	14.00	14.00	14.00
720.4310 - Water & Sewer Maint - Water Distribution Maint	24.25	24.25	24.25
720.4330 - Water & Sewer Maint - Water Storage & Pump Maint	2.00	2.00	2.00
720.4410 - Water & Sewer Maint - Sewer Mains Maint	20.25	20.25	20.25
720.5620 - Water & Sewer Maint - Water & Sewer Connections	2.50	9.50	9.50
	<u>109.00</u>	<u>118.00</u>	<u>118.00</u>

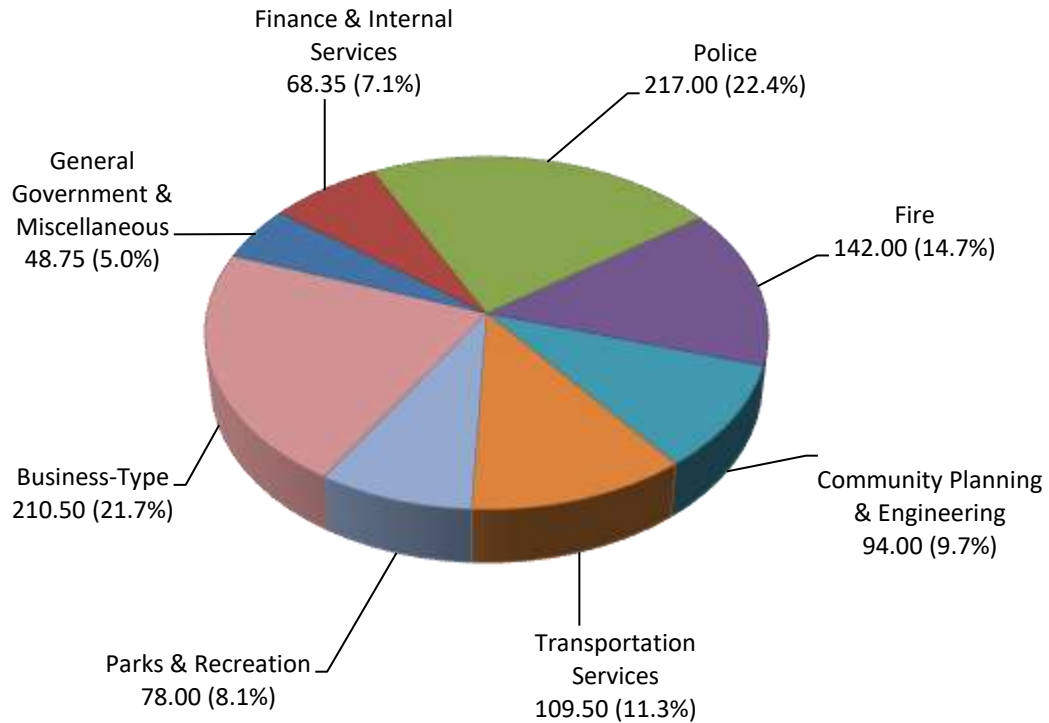
City of Fayetteville, Arkansas
Personnel Summary by Funding Source / Program

Fund / Program	Budgeted 2024	Budgeted 2025	Budgeted 2026
5450 - STORMWATER MANAGEMENT:			
740.5900 - Stormwater Management - Stormwater Operations	-	2.00	3.00
740.5930 - Stormwater Management - Stormwater Drainage Maint	-	5.00	5.00
	<u>-</u>	<u>7.00</u>	<u>8.00</u>
5500 - RECYCLING & TRASH COLLECTION FUND:			
750.5000 - Recycling & Trash Coll - Operations & Administration	7.50	8.50	8.50
750.5010 - Recycling & Trash Coll - Commercial Collections	10.50	10.50	10.50
750.5020 - Recycling & Trash Coll - Residential Collections	13.00	13.00	13.00
750.5030 - Recycling & Trash Coll - Commercial Drop Box Coll	2.50	2.50	2.50
750.5040 - Recycling & Trash Coll - Transfer Station	2.50	2.50	2.50
750.5060 - Recycling & Trash Coll - Recycling	26.50	26.50	26.50
750.5070 - Recycling & Trash Coll - Composting	7.00	7.00	7.00
	<u>69.50</u>	<u>70.50</u>	<u>70.50</u>
5550 - AIRPORT FUND:			
760.3940 - Airport Services - Administration	3.00	3.00	3.00
760.3950 - Airport Services - Maintenance	3.00	4.00	4.00
760.3955 - Airport Services - Operations	7.00	7.00	7.00
	<u>13.00</u>	<u>14.00</u>	<u>14.00</u>
9700 - SHOP FUND:			
770.1910 - Fleet Operations - Vehicle Maintenance	21.50	21.50	21.50
	<u>21.50</u>	<u>21.50</u>	<u>21.50</u>
Total Positions - Citywide	<u><u>928.70</u></u>	<u><u>968.30</u></u>	<u><u>968.10</u></u>

City of Fayetteville, Arkansas
Personnel Summary by Activity
Full-Time Equivalent Basis

Activity	Budgeted 2024	Budgeted 2025	Budgeted 2026
General Government & Miscellaneous	48.65	48.65	48.75
Finance & Internal Services	68.35	68.35	68.35
Police	211.00	215.00	217.00
Fire	140.00	142.00	142.00
Community Planning & Engineering	85.80	95.80	94.00
Transportation Services	106.00	111.00	109.50
Parks & Recreation	77.40	78.00	78.00
Business-Type	191.50	209.50	210.50
Total	928.70	968.30	968.10

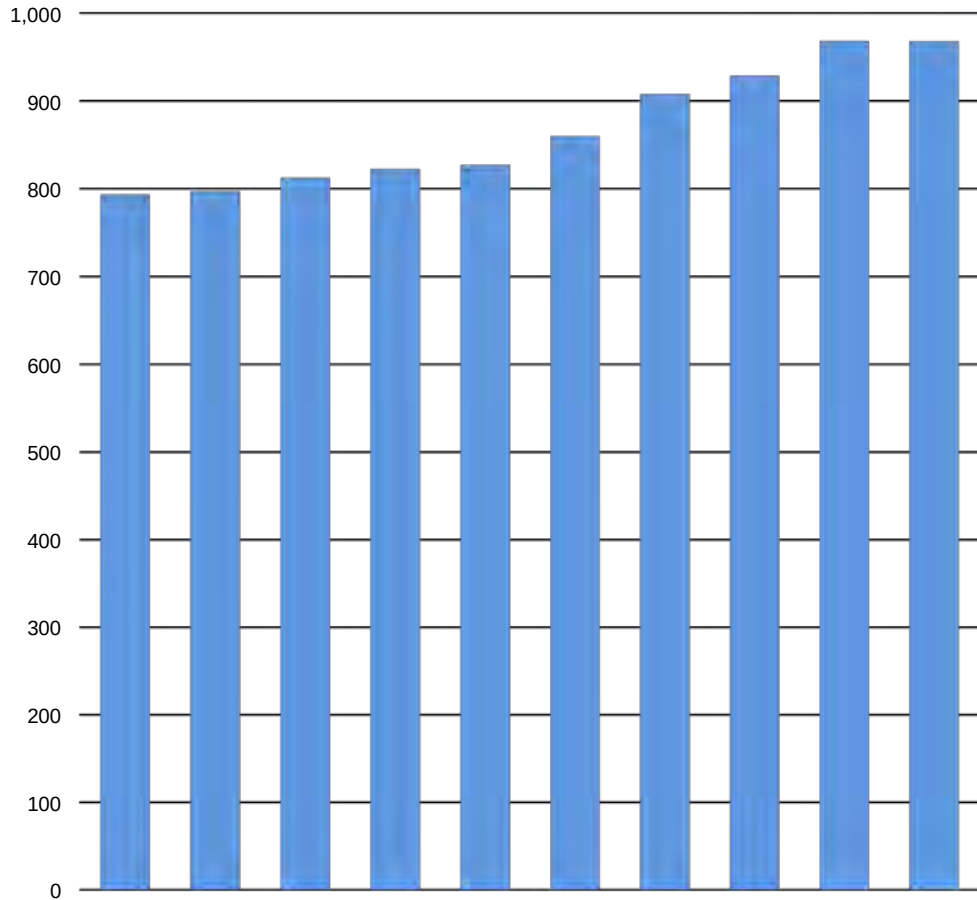
**Full-Time Equivalent Basis by Activity
(968.10 FTEs)**



City of Fayetteville, Arkansas
Personnel History by Activity

Position Changes by Activity

A total of 2.70 FTEs are being added, while 2.90 FTEs are being inactivated, for a total decrease of 0.20 FTEs.



Activity	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Change Prior Year
General Government	43.75	43.75	45.75	45.75	46.65	47.65	49.65	48.65	48.65	48.75	0.10
Finance & Internal Services	54.25	55.75	57.25	58.25	58.35	60.35	65.85	68.35	68.35	68.35	-
Police	180.00	180.00	181.00	179.00	183.00	194.00	207.00	211.00	215.00	217.00	2.00
Fire	122.00	122.00	122.00	122.00	122.00	126.00	138.00	140.00	142.00	142.00	-
Community Planning/Engineering	71.30	73.30	73.30	76.30	76.30	78.30	82.30	85.80	95.80	94.00	(1.80)
Transportation Services	99.00	99.00	100.00	101.00	101.00	104.00	104.00	106.00	111.00	109.50	(1.50)
Parks & Recreation	58.10	58.10	59.20	59.20	59.20	64.50	72.70	77.40	78.00	78.00	-
Business-Type	165.10	165.10	174.10	181.10	180.60	185.00	188.00	191.50	209.50	210.50	1.00
Total	793.50	797.00	812.60	822.60	827.10	859.80	907.50	928.70	968.30	968.10	(0.20)
Change from Prior Year	13.95	3.50	15.60	10.00	4.50	32.70	47.70	21.20	39.60	(0.20)	

City of Fayetteville, Arkansas
Personnel Detail by Activity & Division

Activity / Division / Title	Budgeted 2024	Budgeted 2025	Budgeted 2026
GENERAL GOVERNMENT & MISCELLANEOUS ACTIVITY:			
Mayor's Administration Division:			
Mayor	1.00	1.00	1.00
Assistant To Mayor & Administrative Office Supervisor	1.00	1.00	1.00
	<u>2.00</u>	<u>2.00</u>	<u>2.00</u>
City Attorney Division:			
City Attorney	1.00	1.00	1.00
Senior Assistant City Attorney	1.00	1.00	1.00
Assistant City Attorney	1.00	1.00	1.00
Paralegal - City Attorney's Office	1.00	1.00	1.00
	<u>4.00</u>	<u>4.00</u>	<u>4.00</u>
City Prosecutor Division:			
City Prosecutor	1.00	1.00	1.00
Deputy City Prosecutor	1.00	1.00	1.00
City Prosecutor Division Manager/Senior Paralegal	1.00	1.00	1.00
City Prosecutor Investigator/Victim Advocate	2.00	2.00	2.00
Senior Legal Assistant	2.00	2.00	2.00
Legal Assistant	2.00	2.00	2.00
Law Clerk	1.00	1.00	1.00
	<u>10.00</u>	<u>10.00</u>	<u>10.00</u>
City Clerk/Treasurer Division:			
City Clerk/Treasurer	1.00	1.00	1.00
Senior Deputy City Clerk Treasurer	1.00	1.00	1.00
Document Management Manager	1.00	1.00	1.00
Deputy City Clerk - Codifier	1.00	1.00	1.00
Deputy City Clerk - Communications	1.00	1.00	1.00
Document Systems Specialist	1.00	1.00	1.00
	<u>6.00</u>	<u>6.00</u>	<u>6.00</u>
Fayetteville District Court Division:			
District Court Administrator	1.00	1.00	1.00
Lead Court Clerk	1.00	1.00	1.00
Court Services Officer	0.50	0.50	0.50
Law Clerk	1.00	0.60	0.60
Deputy Court Clerk	9.00	9.00	9.00
	<u>12.50</u>	<u>12.10</u>	<u>12.10</u>

City of Fayetteville, Arkansas
Personnel Detail by Activity & Division

Activity / Division / Title	Budgeted 2024	Budgeted 2025	Budgeted 2026
Chief of Staff Division:			
Chief of Staff	1.00	1.00	1.00
Senior Advisor To The Mayor	-	1.00	1.00
Senior Administrative Assistant II - Mayor's Office	0.35	0.35	0.35
	<u>1.35</u>	<u>2.35</u>	<u>2.35</u>
Internal Audit Division:			
Internal Auditor	1.00	1.00	1.00
	<u>1.00</u>	<u>1.00</u>	<u>1.00</u>
Communications & Marketing Division:			
Chief Communications Officer	-	1.00	1.00
Communications & Marketing Director	1.00	-	-
Communications Project Manager - Web	1.00	1.00	1.00
Communications Project Manager - Social Media	1.00	1.00	1.00
Senior Administrative Assistant II - Mayor's Office	0.30	0.30	0.30
Senior Administrative Assistant - Mayor's Office	1.00	1.00	1.00
	<u>4.30</u>	<u>4.30</u>	<u>4.30</u>
Media Services Division:			
Director of Media Services	1.00	1.00	1.00
Broadcast Technician	1.00	1.00	1.00
Video Production Technician	2.50	2.50	3.00
	<u>4.50</u>	<u>4.50</u>	<u>5.00</u>
Economic Development Division:			
Director of Economic Development	-	1.00	1.00
Director of Economic Vitality	1.00	-	-
Director of Industry & Employment Services	1.00	1.00	1.00
Economic Equity & Mobility Project Manager	1.00	0.40	-
	<u>3.00</u>	<u>2.40</u>	<u>2.00</u>
Total General Government & Miscellaneous Activity	<u>48.65</u>	<u>48.65</u>	<u>48.75</u>

City of Fayetteville, Arkansas
Personnel Detail by Activity & Division

Activity / Division / Title	Budgeted 2024	Budgeted 2025	Budgeted 2026
FINANCE & INTERNAL SERVICES ACTIVITY:			
Chief Financial Officer Division:			
Chief Financial Officer	1.00	1.00	1.00
Deputy Chief Financial Officer	1.00	1.00	1.00
Project & Construction Director	-	-	1.00
Senior Administrative Assistant II - Mayor's Office	0.35	0.35	0.35
	<u>2.35</u>	<u>2.35</u>	<u>3.35</u>
Accounting & Audit Division:			
Accounting Director	1.00	1.00	1.00
Accounting Manager - Payroll & Pension	1.00	1.00	1.00
Accounting Manager - Investment & Cash	1.00	1.00	1.00
Accounting Manager - Bond, Contract, & Grant Reporting	1.00	1.00	1.00
Fixed Assets/Investment Coordinator	1.00	1.00	1.00
Grants Administrator	1.00	1.00	1.00
Accountant - Revenues	1.00	1.00	1.00
Accountant - Payroll	1.00	1.00	1.00
Accounting Clerk - Payables	1.00	1.00	1.00
Accounting Clerk - Revenues	1.00	1.00	1.00
Accounting Clerk - Receivables	1.00	1.00	1.00
Accounting Clerk - Cash	1.00	1.00	1.00
Accounting Clerk - Data Entry	1.00	1.00	1.00
	<u>13.00</u>	<u>13.00</u>	<u>13.00</u>
Facilities Management Division:			
Project & Construction Director	-	1.00	-
Bond Project & Construction Director	1.00	-	-
Facilities & Building Maintenance Manager	1.00	1.00	1.00
Crew Leader - Facilities Management Services	1.00	1.00	1.00
HVAC Technician	1.00	1.00	-
Field Operations Supervisor - Facilities Management	-	1.00	1.00
Project Coordinator - Facilities Management	1.00	-	-
Maintenance Worker II - Facilities Management	1.00	2.00	2.00
Operations Assistant - Facilities Management	1.00	1.00	1.00
Custodian	10.00	10.00	10.00
Maintenance Worker I - Facilities Management	2.00	1.00	1.00
	<u>19.00</u>	<u>19.00</u>	<u>17.00</u>
Budget & Information Management Division:			
Budget Director	1.00	1.00	1.00
Budget Operations Manager	1.00	1.00	1.00
Financial Analyst - Budget	1.00	1.00	1.00
Budget Analyst	1.00	-	-
	<u>4.00</u>	<u>3.00</u>	<u>3.00</u>

City of Fayetteville, Arkansas
Personnel Detail by Activity & Division

Activity / Division / Title	Budgeted 2024	Budgeted 2025	Budgeted 2026
Human Resources Division:			
Human Resources Director	1.00	1.00	1.00
Assistant Human Resources Director	1.00	1.00	1.00
Senior Human Resources Generalist	1.00	1.00	1.00
Human Resources Generalist	2.00	2.00	2.00
Benefits & Leave Administrator	1.00	1.00	1.00
	<u>6.00</u>	<u>6.00</u>	<u>6.00</u>
Information Technology Division:			
Information Technologies Director	1.00	1.00	1.00
Assistant IT Director	1.00	1.00	1.00
GIS Manager	1.00	1.00	1.00
Network Manager	-	1.00	1.00
Network Engineer	1.00	1.00	1.00
Senior Programmer Analyst	-	1.00	1.00
Technical Support Supervisor	1.00	1.00	1.00
Business Systems Analyst	3.00	2.00	2.00
GIS Administrator	1.00	1.00	1.00
Systems Analyst	1.00	1.00	1.00
Network Analyst	1.00	1.00	2.00
Network Security Analyst	1.00	-	-
Technical Support Specialist	3.00	3.00	3.00
GIS Analyst	2.00	3.00	3.00
Communications Project Manager - Public Information	1.00	1.00	1.00
GIS Technician	1.00	1.00	1.00
	<u>19.00</u>	<u>20.00</u>	<u>21.00</u>
Procurement Division:			
Procurement Director	-	1.00	1.00
Purchasing Director	1.00	-	-
Senior Procurement Agent	-	1.00	1.00
Senior Purchasing Agent	1.00	-	-
Procurement Agent	-	1.00	1.00
Purchasing Agent	1.00	-	-
Procurement Analyst	-	1.00	1.00
Purchasing Technician	1.00	-	-
Customer Services Representative - Procurement	-	1.00	1.00
Purchasing Assistant	1.00	-	-
	<u>5.00</u>	<u>5.00</u>	<u>5.00</u>
Total Finance & Internal Services Activity	<u>68.35</u>	<u>68.35</u>	<u>68.35</u>

City of Fayetteville, Arkansas
Personnel Detail by Activity & Division

Activity / Division / Title	Budgeted 2024	Budgeted 2025	Budgeted 2026
POLICE ACTIVITY:			
Police Division:			
Police Chief	1.00	1.00	1.00
Deputy Chief of Police	1.00	1.00	1.00
Police Captain	4.00	4.00	4.00
Police Lieutenant	8.00	8.00	8.00
Support Services Manager	1.00	1.00	1.00
Police Sergeant	19.00	21.00	21.00
Police Corporal	42.00	42.00	42.00
Assistant Support Services Manager	1.00	1.00	1.00
Lead Social Services Advocate	1.00	1.00	1.00
Property/Evidence Manager	1.00	1.00	1.00
Records Coordinator	1.00	1.00	1.00
Police Officer	81.00	83.00	85.00
Crime Scene Technician	2.00	2.00	2.00
Social Services Advocate	3.00	3.00	3.00
Senior Administrative Assistant - Police	1.00	1.00	1.00
Senior Police Support Specialist	3.00	3.00	3.00
Evidence Technician	2.00	2.00	2.00
Police Support Specialist	9.00	9.00	9.00
Administrative Assistant - Police	2.00	2.00	2.00
Transcriptionist	1.00	1.00	1.00
	<u>184.00</u>	<u>188.00</u>	<u>190.00</u>
Central Dispatch Division:			
Dispatch Manager	1.00	1.00	1.00
Assistant Dispatch Manager	1.00	1.00	1.00
Dispatch Shift Supervisor	3.00	3.00	3.00
Dispatch Trainer	1.00	1.00	1.00
Dispatcher III	7.00	9.00	9.00
Dispatcher II	3.00	2.00	2.00
Dispatcher I	11.00	10.00	10.00
	<u>27.00</u>	<u>27.00</u>	<u>27.00</u>
Total Police Activity	<u>211.00</u>	<u>215.00</u>	<u>217.00</u>

City of Fayetteville, Arkansas
Personnel Detail by Activity & Division

Activity / Division / Title	Budgeted 2024	Budgeted 2025	Budgeted 2026
FIRE ACTIVITY:			
Fire Division:			
Fire Chief	1.00	1.00	1.00
Assistant Fire Chief	2.00	2.00	2.00
Battalion Chief	7.00	8.00	8.00
Fire Code Inspector - Fire Marshal's Office	2.00	2.00	2.00
Fire Captain	41.00	41.00	41.00
Fire Operations Manager	-	1.00	1.00
Financial Analyst - Fire	1.00	-	-
Community Outreach Coordinator - Public Information Officer	-	1.00	1.00
Driver/Operator/Firefighter	31.00	30.00	30.00
Emergency Manager	1.00	1.00	1.00
Fire Equipment Maintenance Technician	1.00	1.00	1.00
Firefighter	49.00	49.00	49.00
Senior Administrative Assistant - Fire	1.00	1.00	1.00
Administrative Assistant - Compliance Coordinator	-	1.00	1.00
Administrative Assistant - Fire	1.00	1.00	1.00
Division Chief	2.00	2.00	2.00
	<u>140.00</u>	<u>142.00</u>	<u>142.00</u>
 Total Fire Activity	 <u>140.00</u>	 <u>142.00</u>	 <u>142.00</u>

City of Fayetteville, Arkansas
Personnel Detail by Activity & Division

Activity / Division / Title	Budgeted 2024	Budgeted 2025	Budgeted 2026
COMMUNITY PLANNING & ENGINEERING ACTIVITY:			
Sustainability & Resilience Division:			
Environmental Director	0.50	0.50	0.50
Sustainability Planner	1.00	1.00	1.00
Sustainability Project Manager	1.00	1.00	1.00
	<u>2.50</u>	<u>2.50</u>	<u>2.50</u>
Development Services Division:			
Development Services Director	1.00	1.00	1.00
Operations & Customer Relations Manager	1.00	1.00	1.00
Customer Service Representative - Dev. Services	1.00	1.00	1.00
Business License Clerk	1.00	1.00	1.00
Short - Term Rental Clerk	1.00	-	-
	<u>5.00</u>	<u>4.00</u>	<u>4.00</u>
Public Works Director Division:			
Public Works Director	1.00	1.00	1.00
	<u>1.00</u>	<u>1.00</u>	<u>1.00</u>
Engineering Division:			
City Engineer	-	1.00	1.00
Engineering Development Review Manager	1.00	1.00	1.00
Engineering Design Manager	1.00	-	-
Stormwater Manager	-	1.00	-
Staff Engineer	4.00	4.00	4.00
Active Transportation Manager	1.00	1.00	1.00
City Surveyor	1.00	1.00	1.00
Public Works Inspection Manager	1.00	1.00	1.00
Mobility Coordinator	1.00	1.00	1.00
Land Agent II	1.00	1.00	1.00
Staff Engineer - Unlicensed	1.00	1.00	1.00
Land Agent I	1.00	1.00	1.00
CAD Drafter	2.00	2.00	2.00
Plans Examiner - Engineering	2.00	3.00	3.00
PW Projects Inspector	4.00	5.00	5.00
Engineering Services Coordinator	1.00	2.00	2.00
Land Surveyor Technician	1.00	1.00	1.00
	<u>23.00</u>	<u>27.00</u>	<u>26.00</u>
Safe Streets Grant Division:			
Federal Aid Project Manager	-	1.00	1.00
Federal Aid Project Coordinator	-	1.00	1.00
	<u>-</u>	<u>2.00</u>	<u>2.00</u>

City of Fayetteville, Arkansas
Personnel Detail by Activity & Division

Activity / Division / Title	Budgeted 2024	Budgeted 2025	Budgeted 2026
Development Review Division:			
Planning Director	-	1.00	1.00
Development Review Manager	1.00	-	-
Senior Planner	1.00	1.00	1.00
Urban Forester	1.00	2.00	2.00
Planner	2.00	2.00	2.00
Development Coordinator	1.00	1.00	1.00
Planning Technician	2.00	2.00	2.00
	<u>8.00</u>	<u>9.00</u>	<u>9.00</u>
Long Range Planning Division:			
Long Range Planning/Special Projects Manager	1.00	1.00	1.00
Long Range & Preservation Planner	1.00	1.00	1.00
Long Range Communication & Outreach Specialist	-	1.00	1.00
	<u>2.00</u>	<u>3.00</u>	<u>3.00</u>
Community Services Division:			
Chief Housing Officer	-	1.00	1.00
Assistant Director of Housing & Community Services	-	1.00	1.00
Community Resources Director / Equity Officer	1.00	-	-
Community Resources Administrator	1.00	1.00	-
Project Coordinator - Community Resources	3.00	3.00	3.00
Case Manager	3.00	3.00	3.00
Senior Administrative Assistant - Community Resources	1.00	1.00	1.00
CDBG Programs Assistant	0.50	0.50	0.50
	<u>9.50</u>	<u>10.50</u>	<u>9.50</u>
Building Safety Division:			
Building Safety Director	1.00	1.00	1.00
Deputy Building Official	1.00	1.00	1.00
Building Inspector Supervisor	1.00	1.00	1.00
Inspector/Commercial & Residential	5.00	5.00	5.00
Plans Examiner	2.00	2.00	2.00
Permit Technician	3.00	3.00	3.00
Code Compliance Supervisor	1.00	1.00	1.00
Code Compliance Officer	3.00	4.00	4.00
Customer Service Representative - Building Safety	1.00	1.00	1.00
	<u>18.00</u>	<u>19.00</u>	<u>19.00</u>

City of Fayetteville, Arkansas
Personnel Detail by Activity & Division

Activity / Division / Title	Budgeted 2024	Budgeted 2025	Budgeted 2026
Animal Services Division:			
Veterinarian	1.00	1.00	1.00
Animal Services Superintendent	1.00	1.00	1.00
Animal Services Field Supervisor	1.00	1.00	1.00
Animal Services Programs Administrator	1.00	1.00	1.00
Animal Services Technician	2.00	2.00	2.00
Senior Animal Services Officer	1.00	1.00	1.00
Animal Services Officer	3.00	3.00	3.00
Administrative Assistant - Animal Services	-	1.00	1.00
Shelter Attendant	6.80	6.80	7.00
	<u>16.80</u>	<u>17.80</u>	<u>18.00</u>
 Total Community Planning & Engineering Activity	 <u>85.80</u>	 <u>95.80</u>	 <u>94.00</u>

City of Fayetteville, Arkansas
Personnel Detail by Activity & Division

Activity / Division / Title	Budgeted 2024	Budgeted 2025	Budgeted 2026
TRANSPORTATION SERVICES ACTIVITY:			
Transportation Services Division:			
Assistant Public Works Director - Operations	1.00	1.00	1.00
Transportation Manager	-	1.00	1.00
Transportation Support Engineer	1.00	-	-
Management Accounting Coordinator	1.00	1.00	1.00
Network Analyst	-	1.00	-
Assistant Transportation Manager	1.00	2.00	2.00
Traffic Control Supervisor	1.00	1.00	1.00
Public Works Support Services Coordinator	1.00	1.00	1.00
Field Operations Supervisor - Traffic	1.00	1.00	1.00
Senior Field Operations Supervisor - Drainage	1.00	1.00	1.00
Senior Field Operations Supervisor - Right of Way	1.00	1.00	1.00
Senior Field Operations Supervisor - Concrete	1.00	-	-
Field Operations Supervisor - Transportation	2.00	2.00	2.00
Crew Leader II - Overlay Transportation	2.00	2.00	2.00
Traffic Signal & Signage Technician	6.00	7.00	7.00
Crew Leader - Transportation	5.00	6.00	6.00
Senior Administrative Assistant - Transportation	-	1.00	1.00
Transportation Facility Maintenance Worker	1.00	1.00	1.00
Construction Lead Maintenance Worker	3.00	3.00	3.00
Operations Assistant - Transportation	2.00	1.00	1.00
Maintenance Worker IV - Asphalt	11.00	11.00	11.00
Maintenance Worker IV - Concrete	2.00	4.00	4.00
Maintenance Worker IV - Drainage	5.00	5.00	5.00
Maintenance Worker IV - Right Of Way	1.00	3.00	3.00
Maintenance Worker IV - Trails	2.00	2.00	2.00
Maintenance Worker III - Transportation	19.00	17.00	17.00
Maintenance Worker III - Urban Forestry	2.00	2.00	2.00
Maintenance Worker I - Transportation	0.50	0.50	
	<u>73.50</u>	<u>78.50</u>	<u>77.00</u>

City of Fayetteville, Arkansas
Personnel Detail by Activity & Division

Activity / Division / Title	Budgeted 2024	Budgeted 2025	Budgeted 2026
Fleet Operations Division:			
Fleet Operations Superintendent	1.00	1.00	1.00
Fleet Operations Supervisor	1.00	1.00	1.00
Fleet Services Support Manager	1.00	1.00	1.00
Lead Equipment Mechanic	3.00	3.00	3.00
Warranty & Materials Coordinator	1.00	1.00	1.00
Equipment Mechanic III	4.00	4.00	4.00
Automotive Parts Specialist	2.00	2.00	2.00
Assistant Fleet Operations Supervisor	-	1.00	1.00
Fleet Customer Representative	1.00	-	-
Equipment Mechanic II	4.00	5.00	5.00
Operations Assistant - Fleet	1.00	1.00	1.00
Equipment Mechanic I	2.00	1.00	1.00
Equipment Maintenance Worker	0.50	0.50	0.50
	<u>21.50</u>	<u>21.50</u>	<u>21.50</u>
Parking Management Division:			
Parking Manager	1.00	1.00	1.00
Field Operations Supervisor - Parking	1.00	1.00	1.00
Parking Enforcement Officer	4.00	4.00	4.00
Account Clerk II - Parking	1.00	1.00	1.00
Account Clerk I - Parking	1.00	1.00	1.00
Parking Attendant	1.00	1.00	1.00
Parking Attendant - Events	2.00	2.00	2.00
	<u>11.00</u>	<u>11.00</u>	<u>11.00</u>
Total Transportation Services Activity	<u>106.00</u>	<u>111.00</u>	<u>109.50</u>

City of Fayetteville, Arkansas
Personnel Detail by Activity & Division

Activity / Division / Title	Budgeted 2024	Budgeted 2025	Budgeted 2026
PARKS & RECREATION ACTIVITY:			
Parks & Recreation - Administration & Development:			
Director of Parks, Natural Resources, & Cultural Affairs	1.00	1.00	1.00
Arts & Culture Director	1.00	1.00	1.00
Arts & Culture Program Assistant	0.60	0.60	0.60
Recreation Superintendent	1.00	1.00	1.00
Park Planning Superintendent	1.00	1.00	1.00
Assistant Recreation Superintendent	1.00	1.00	1.00
Park Planner II	2.00	2.00	2.00
YRCC Director	1.00	1.00	1.00
Recreation Programs Manager	5.00	5.00	5.00
Urban Forester	1.00	1.00	1.00
Financial Coordinator - Parks	1.00	0.45	0.45
Recreation Assistant II - Special Events	-	0.60	0.60
YRCC Recreation Program Assistant II	1.20	1.20	1.20
Sr. Admin. Asst. - Parks, Nat. Res. & Cultural Affairs	1.00	1.00	1.00
Assistant Pool Manager	0.40	0.40	0.40
Pool Cashier	0.33	0.33	0.33
Lifeguard	2.87	2.87	2.87
Pool Manager	0.35	0.35	0.35
Camp Counselor	1.80	1.80	1.80
YRCC Camp Counselor	1.60	1.60	1.60
Recreation Program Assistant	2.75	2.75	2.75
	<u>27.90</u>	<u>27.95</u>	<u>27.95</u>

City of Fayetteville, Arkansas
Personnel Detail by Activity & Division

Activity / Division / Title	Budgeted 2024	Budgeted 2025	Budgeted 2026
Parks Operations - Parks Maintenance:			
Director of Park Operations & Facilities	-	1.00	1.00
Park Operations Director	1.00	-	-
Assistant Park Operations Director	1.00	1.00	1.00
Horticulturist	2.00	2.00	2.00
Volunteer & Ecological Program Coordinator	1.00	1.00	1.00
Financial Coordinator - Parks	-	0.55	0.55
Senior Park Facilities Maintenance Worker	1.00	1.00	1.00
Crew Leader - Athletic Fields	1.00	1.00	1.00
Park Facilities Maintenance Worker	3.00	3.00	3.00
Field Operations Supervisor - Forestry	1.00	1.00	1.00
Field Operations Supervisor - Grounds & Trails	1.00	1.00	1.00
Field Operations Supervisor - Turf & Athletic Fields	1.00	1.00	1.00
Groundskeeper IV	5.00	5.00	5.00
Groundskeeper III	2.00	2.00	2.00
Groundskeeper II	3.00	2.00	2.00
Horticultural Assistant II	7.75	7.75	7.75
Maintenance Worker IV - Parks	4.00	4.00	4.00
Maintenance Worker III - Parks	3.00	3.00	3.00
Maintenance Worker II - Parks	3.00	3.00	3.00
Maintenance Worker I - Parks	0.75	0.75	0.75
Maintenance Worker I - Urban Forestry	1.00	1.00	1.00
Custodian - Parks	2.00	2.00	2.00
Custodian II - Parks	2.00	3.00	3.00
Lead Maintenance Worker - Forestry	1.00	1.00	1.00
Lead Maintenance Worker - Grounds	1.00	1.00	1.00
Lead Maintenance Worker - Trails	1.00	1.00	1.00
	<u>49.50</u>	<u>50.05</u>	<u>50.05</u>
Total Parks & Recreation Activity	<u>77.40</u>	<u>78.00</u>	<u>78.00</u>

City of Fayetteville, Arkansas
Personnel Detail by Activity & Division

Activity / Division / Title	Budgeted 2024	Budgeted 2025	Budgeted 2026
BUSINESS-TYPE ACTIVITY:			
Utilities Financial Services Division:			
Utilities Financial Services Director	1.00	1.00	1.00
Senior Financial Analyst - Utilities	1.00	1.00	1.00
Utilities Financial Services Administrator	1.00	1.00	1.00
Utility Billing Supervisor	1.00	1.00	1.00
Customer Service Supervisor - Revenue Collections	1.00	1.00	1.00
Customer Service Supervisor - Utilities	2.00	2.00	2.00
Senior Utility Billing Coordinator	2.00	3.00	3.00
Senior Customer Service Coordinator	1.00	1.00	1.00
Customer Service Coordinator II	2.00	3.00	3.00
Customer Service Coordinator I	8.00	7.00	7.00
	<u>20.00</u>	<u>21.00</u>	<u>21.00</u>
Utilities Director Division:			
Utilities Director	1.00	1.00	1.00
Utilities Engineer	1.00	1.00	1.00
Staff Engineer - (Utilities) Unlicensed	-	1.00	1.00
Capital Projects Inspection Manager	1.00	1.00	1.00
Project Coordinator - Utilities	1.00	1.00	1.00
	<u>4.00</u>	<u>5.00</u>	<u>5.00</u>

City of Fayetteville, Arkansas
Personnel Detail by Activity & Division

Activity / Division / Title	Budgeted 2024	Budgeted 2025	Budgeted 2026
Water & Sewer Maintenance Division:			
Water & Sewer Operations Manager	1.00	1.00	1.00
Assistant Water & Sewer Operations Manager	1.00	1.00	1.00
Meter Services Supervisor	1.00	1.00	1.00
Technical Services Supervisor	1.00	1.00	1.00
Water & Sewer Field Maintenance Supervisor	2.00	3.00	3.00
Pump & Tank Technician	3.00	3.00	3.00
Backflow Services Supervisor	1.00	1.00	1.00
Field Service Representative	4.00	4.00	4.00
Leak Detection Technician	2.00	2.00	2.00
Senior Crew Leader Water License	2.00	3.00	3.00
Warehouse Manager	1.00	1.00	1.00
GIS Technician - Water & Sewer	1.00	1.00	1.00
Office Manager - Water & Sewer	1.00	1.00	1.00
Meter Operations Assistant	1.00	1.00	1.00
Crew Leader I - W&S	2.00	3.00	3.00
Crew Leader II - W&S	4.00	4.00	4.00
Assistant Warehouse Supervisor	1.00	1.00	1.00
Water & Sewer Equipment Repair Technician	1.00	1.00	1.00
Senior Customer Service Representative - Meter	1.00	1.00	1.00
Customer Service Representative - Meter	3.00	3.00	3.00
Maintenance Worker IV - Water & Sewer Licensed	-	3.00	3.00
Meter Maintenance Technician	4.00	4.00	4.00
Backflow Prevention Technician	1.00	1.00	1.00
Meter Reader	8.00	8.00	8.00
Water & Sewer Operations Clerk	2.00	2.00	2.00
Maintenance Worker II - Water & Sewer	-	1.00	1.00
Maintenance Worker III - Water & Sewer	34.00	34.00	34.00
Warehouse Attendant Water & Sewer	2.00	2.00	2.00
	<u>85.00</u>	<u>92.00</u>	<u>92.00</u>

City of Fayetteville, Arkansas
Personnel Detail by Activity & Division

Activity / Division / Title	Budgeted 2024	Budgeted 2025	Budgeted 2026
Stormwater Management Division:			
Stormwater Manager	-	-	1.00
Project Manager - Stormwater	-	1.00	1.00
Stormwater Inspector	-	1.00	1.00
Crew Leader - Transportation	-	1.00	1.00
Maintenance Worker III Transportation	-	2.00	2.00
Maintenance Worker IV Drainage	-	2.00	2.00
	-	7.00	8.00
Recycling & Trash Collection Division:			
Environmental Director	0.50	0.50	0.50
Recycling & Trash Collection Operations Manager	1.00	1.00	1.00
Financial Analyst - Recycling & Trash Collection	1.00	1.00	1.00
Waste Reduction Manager	1.00	1.00	1.00
Assistant RTC Operations Manager	1.00	1.00	1.00
Office Manager - Recycling & Trash Collection	1.00	1.00	1.00
Senior Route Supervisor	1.00	1.00	1.00
Route Supervisor	2.00	2.00	2.00
Crew Leader - Recycling & Trash Collection	3.00	3.00	3.00
Recycling & Trash Collection Facility Supervisor	1.00	1.00	1.00
Environmental Educator	2.00	2.00	2.00
Compost Operator	3.00	3.00	3.00
Relief Driver	6.00	6.00	6.00
Recycling Attendant	2.00	2.00	2.00
Route Driver	39.00	39.00	39.00
Maintenance Worker III - Recycling & Trash Collection	2.00	2.00	2.00
Customer Service Representative - RTC	3.00	4.00	4.00
	69.50	70.50	70.50
Airport Services Division:			
Airport Director	1.00	1.00	1.00
Financial Coordinator - Airport	1.00	1.00	1.00
Flight Line Operations Supervisor	1.00	1.00	1.00
Lead Maintenance Worker - Airport	1.00	1.00	1.00
Airport Maintenance Worker III	2.00	3.00	3.00
Flight Line Operations Technician	5.00	5.00	5.00
Administrative Assistant - Airport	1.00	1.00	1.00
Customer Service Representative - Airport	1.00	1.00	1.00
	13.00	14.00	14.00
Total Business-Type Activity			
	191.50	209.50	210.50
Total Positions - Citywide			
	928.70	968.30	968.10

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM DIRECTIONAL INFORMATION

Introduction

The Capital Improvements Program (CIP) for the City of Fayetteville examines the infrastructure and capital needs of the City for the next five years. The CIP will be reviewed and updated on a biennial basis to reflect the changing needs of the community and changes in available monies for financing capital projects. The City's philosophy concerning the use of the CIP is that it should be considered as a financial planning tool that lists the City's capital improvement projects, places the projects in a priority order, and schedules the projects for funding and implementation. The CIP should be considered as a major policy tool for the Mayor and City Council.

Capital Improvement Policy

The CIP is approached as a valuable tool to be used in the development of responsible and progressive financial planning. The program is developed in accordance with the financial policies of the City. The policies and the CIP form the basis for making various annual capital budget decisions and support the City's continued commitment to sound, long-range financial planning and direction. The City's official Capital Improvements Policy is as follows:

- The City will prepare a biennial update of a five-year CIP, which will provide for the orderly maintenance, replacement, and expansion of capital assets.
- The CIP will identify long-range capital projects and capital improvements of all types, which will be coordinated with the annual operating budget to maintain full utilization of available sources.
- When preparing the CIP, the City will seek to identify all viable capital projects and capital improvements required during the subsequent five-year period. These projects and improvements will be prioritized by year and by funding source. Every attempt will be made to match projects and improvements with available funding sources. Future operating costs associated with a project or an improvement will also be given consideration in the establishment of priorities.
- The City will seek Federal, State, and other funding to assist in financing capital projects and capital improvements.
- The City will incorporate the reasonable findings and recommendations of the City's Boards, Commissions, Committees, and Citizens' task forces as they relate to capital projects and improvements.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM DIRECTIONAL INFORMATION (cont.)

What Projects are in the CIP

Projects and their cumulative component areas totaling \$10,000 or more should be included in the CIP. Projects costing less than \$5,000 are not considered capital and are funded through program operating budgets.

Projects in the CIP can include:

- obligations for labor and materials and contractors involved in completing a project
- acquisition of land or structures
- engineering or architectural services, professional studies, or other administrative costs
- expenses for City vehicles and equipment
- renovating or expanding City facilities, grounds, or equipment

Financing

The City finances capital improvements on, essentially, a pay-as-you-go basis utilizing revenue from the 1% City sales tax originally adopted in 1993, the 1% Parks Development (Hotel, Motel, Restaurant) sales tax as amended in 2010, and operating revenues from the Airport, Shop, Water & Sewer, and Recycling & Trash Collection funds. The 1% City Sales Tax revenue is divided between General Fund operations and capital. The current split, which began with the 2008 budget, is 60% for General Fund and 40% for Sales Tax Capital Improvements Fund. Until 2008, the split as established in 2003 was equal. In addition, long-term debt is considered and utilized only when the City faces a project that is of such importance and sufficient financial magnitude as to warrant a bond issue.

The CIP is not a financing document in and of itself. Rather, the CIP is utilized as a planning document that places projects in the annual budget whereby funds are appropriated for them by the City Council. Prior to actual initiation of project work, required contracts are presented to the Mayor or City Council, as appropriate, for final approval of expending funds.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM DIRECTIONAL INFORMATION (cont.)

Project Cost Determination

All projects are costed using a "Basis of Cost Estimate" table that provides the estimated basis used for the requested funds. If two or more basis of cost estimates are used to calculate a funding request, the estimate that represents the majority of the estimated funds is used.

Basis of Cost Estimate for CIP
Cost of Comparable Facility or Equipment
Rule of Thumb Indicator, Unit Costs
Cost Estimated by Engineer, Architect, or Vendor
Preliminary Estimate
Ball Park "Guesstimate"

Priority Selection of Projects

The CIP will rely on priorities defined by the Mayor, City Council, and City staff. As always, criteria such as government-imposed mandates, usefulness to the community, and impact on operational expenses will be reviewed in establishing priorities. A priority is assigned to each project by year and by funding source. Projects for which no funding is anticipated to be available will be placed on an "Unfunded Projects List," which will identify the cost of the project. This list identifies the project as being viable, but one for which no funding is presently available. Unfunded projects may be funded if actual revenue is above projected revenue, if costs on funded projects are below budget, or if another funding source is identified.

The Parks, Natural Resources and Cultural Affairs Advisory Board, Airport Board, City Council Transportation Committee, City Council Water, Sewer and Solid Waste Committee, and City Council Equipment Committee meetings all provide committee and public input and guidance regarding parks, streets, bridge and drainage improvements, water and sewer improvements, and equipment purchases planned for the next five years.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Project Summary

Since 1988, the City of Fayetteville has produced a five year Capital Improvements Program (CIP). The CIP examines the infrastructure and capital needs of the City and is reviewed and updated biennially to reflect the changing needs of the community and changes in available funding for financing capital projects. The CIP should be considered a financial planning tool that lists the City's capital improvement projects and schedules the projects for funding and implementation. The CIP should also be considered one of the primary policy making instruments utilized by the Mayor and City Council. The City's practice has been to adopt the CIP for the forthcoming five year period and then incorporate the projects for the following two years into the next two budget processes.

The subsequent pages provide a summary of the CIP listed by improvement area, followed by a listing of the capital projects which the City plans for the budget year.

Capital Improvements (By Funding Source) Compared to Approved CIP

Funding Source / Category / Division	2026 Projects 2026-2030 CIP	Budgeted 2026	Change
2100 - Street Fund			
Transportation Improvements			
Transportation Services (410)			
Transportation & Fleet Building Improvements	25,000	25,000	-
Transportation Improvements Total	25,000	25,000	-
2100 - Street Fund Total	25,000	25,000	-
2130 - Parking Fund			
Parking Improvements			
Parking Management (430)			
Parking Deck Improvements	30,000	30,000	-
Parking Equipment Replacements	15,000	15,000	-
Parking Infrastructure Improvements	20,000	20,000	-
Parking Lot Improvements & Overlays	35,000	35,000	-
Parking Technology Equipment Replacements	5,000	5,000	-
Parking Improvements Total	105,000	105,000	-
2130 - Parking Fund Total	105,000	105,000	-
2250 - Parks Dev			
Parks & Recreation Improvements			
Parks & Recreation (520)			
Community Park Improvements	275,000	275,000	-
Nature Parks/Conservation Area Improvements	248,000	-	(248,000)
Neighborhood Park Development	1,177,000	1,177,000	-
Parks & Recreation Improvements Total	1,700,000	1,452,000	(248,000)
2250 - Parks Dev Total	1,700,000	1,452,000	(248,000)
2300 - Impact Fee Fund			
Fire Improvements			
Fire (300)			
Fire Impact Fee Improvements	115,000	115,000	-
Fire Improvements Total	115,000	115,000	-
Water & Sewer Improvements			
Utilities Director (700)			
Wastewater Impact Fee Improvements	750,000	750,000	-
Water & Sewer Improvements Total	750,000	750,000	-
2300 - Impact Fee Fund Total	865,000	865,000	-

Capital Improvements (By Funding Source) Compared to Approved CIP

Funding Source / Category / Division	2026 Projects 2026-2030 CIP	Budgeted 2026	Change
4470 - Sales Tax Capital Fund			
Bridge & Drainage Improvements			
Engineering (621)			
Other Drainage/Bridge Improvements	50,000	50,000	-
Stormwater Quality Management	160,000	160,000	-
Bridge & Drainage Improvements Total	210,000	210,000	-
Facilities Improvements			
Facilities Management (140)			
ADA Assessment	3,000	3,000	-
Animal Services Improvements	40,000	40,000	-
Building Improvements	350,000	350,000	-
Building Improvements - ADA Improvements	85,000	85,000	-
Building Improvements - Fayetteville Town Center	200,000	200,000	-
Building Improvements - Senior Center	60,000	60,000	-
Building Improvements - White Hangar	30,000	30,000	-
Downtown Campus Renovation	250,000	250,000	-
Facilities Improvements Total	1,018,000	1,018,000	-
Fire Improvements			
Fire (300)			
Fire Apparatus Purchases Shop Transfer	516,000	516,000	-
Fire Facility Maintenance	125,000	125,000	-
Fire Mobile Radios	187,000	187,000	-
Fire Technology Equipment Replacements	30,000	30,000	-
Firefighter Safety Equipment	75,000	75,000	-
Fire Improvements Total	933,000	933,000	-
Information Technology Improvements			
Information Technology (170)			
Cyber Security	50,000	50,000	-
Enterprise Application Improvements	40,000	40,000	-
Fiber Optic Cable	50,000	50,000	-
Geographic Info System (GIS)	75,000	75,000	-
Local Area Network (LAN) Upgrades	150,000	150,000	-
Public Reporting Dashboard	40,000	40,000	-
Security Cameras	25,000	25,000	-
Technology Equipment Replacements	200,000	200,000	-
Telecommunication System Upgrades	90,000	90,000	-
Information Technology Improvements Total	720,000	720,000	-
Library Improvements			
Library (080)			
Library Materials Purchases	500,000	500,000	-
Library Technology Equipment Replacements	100,000	-	(100,000)
Library Improvements Total	600,000	500,000	(100,000)
Media Services Improvements			
Media Services (060)			
City Hall AV Maintenance	20,000	20,000	-
Digital Signage Implementation	10,000	10,000	-
Television Center Equipment	40,000	40,000	-
Media Services Improvements Total	70,000	70,000	-

Capital Improvements (By Funding Source) Compared to Approved CIP

Funding Source / Category / Division	2026 Projects 2026-2030 CIP	Budgeted 2026	Change
Other Capital Improvements			
Accounting (131)			
Audit Expense	13,000	13,000	-
City Clerk (051)			
Document Records Management	5,000	5,000	-
Economic Development (050)			
NCAP Utility Study	150,000	150,000	-
Facilities Management (140)			
7Hills Walker Residential Facility	150,000	150,000	-
Woolsey Homestead Restoration	100,000	100,000	-
Long Range Planning (634)			
Downtown Master Plan	250,000	250,000	-
Miscellaneous (090)			
Community and Neighborhood Resources	195,000	195,000	-
Greenspace Preservation (Res 288-21)	100,000	100,000	-
Public Works Director (610)			
Happy Hollow Campus Master Plan	200,000	-	(200,000)
Sustainability (631)			
Building Efficiency Improvements	60,000	60,000	-
Climate Resiliency	50,000	50,000	-
PD Shooting Range Decommissioning	150,000	150,000	-
Other Capital Improvements Total	1,423,000	1,223,000	(200,000)
Parks & Recreation Improvements			
Parks & Recreation (520)			
Cultural Planning / Creative Placemaking	45,000	45,000	-
Forestry and Outreach	323,000	323,000	-
Public Art Commission	100,000	100,000	-
Parks Operations (521)			
Artificial Turf Improvements	175,000	175,000	-
Lights of the Ozarks	25,000	25,000	-
Natural Resources Management	100,000	100,000	-
Park Maintenance and Improvements	630,000	630,000	-
Parks Maintenance Building Improvements	125,000	125,000	-
Parks Safety and ADA	15,000	15,000	-
Playground Improvements	400,000	400,000	-
Trash Removal	300,000	300,000	-
Parks & Recreation Improvements Total	2,238,000	2,238,000	-
Police Improvements			
Police (200)			
Police Ballistic Protection Replacements	40,000	40,000	-
Police Facility Improvements	50,000	50,000	-
Police Marked Vehicle Expansions	80,000	80,000	-
Police Public Safety Equipment	450,000	450,000	-
Police Radio Replacements	1,355,000	1,355,000	-
Police Specialized Equipment	100,000	100,000	-
Police Technology Improvements	100,000	100,000	-
Police Unmarked Vehicles Replacements	125,000	125,000	-
Police Improvements Total	2,300,000	2,300,000	-

Capital Improvements (By Funding Source) Compared to Approved CIP

Funding Source / Category / Division	2026 Projects 2026-2030 CIP	Budgeted 2026	Change
Street Improvements			
Engineering (621)			
Cost Share/ROW/Street Calming	200,000	200,000	-
Street Improvements Total	200,000	200,000	-
Trail Improvements			
Transportation Services (410)			
Trail Development	1,300,000	1,300,000	-
Trail Improvements Total	1,300,000	1,300,000	-
Transportation Improvements			
Transportation Services (410)			
Drainage Maintenance	30,000	30,000	-
In-House Pavement Improvements	1,800,000	1,800,000	-
Sidewalk Improvements	950,000	950,000	-
Traffic Signal Improvements	100,000	100,000	-
Transit Stop Infrastructure	80,000	80,000	-
Wireless Traffic Signal Control	42,000	42,000	-
Transportation Improvements Total	3,002,000	3,002,000	-
4470 - Sales Tax Capital Fund Total	14,014,000	13,714,000	(300,000)
5400 - Water & Sewer Fund			
Wastewater Treatment Plant Improvements			
Wastewater Treatment Plant (730)			
Building Improvements - WWTP	300,000	300,000	-
Plant Pumps & Equipment - WWTP	1,000,000	1,000,000	-
Upgrade/Replace Lift Stations - WWTP	300,000	300,000	-
Wastewater Treatment/Water Quality Improvements	100,000	100,000	-
Water & Sewer Maintenance (720)			
Phosphorus Standards Management	50,000	50,000	-
Wastewater Treatment Plant Improvements Total	1,750,000	1,750,000	-
Water & Sewer Improvements			
Water & Sewer Maintenance (720)			
Sanitary Sewer Rehabilitation	2,800,000	2,800,000	-
Utilities Financial Services Improvements	15,000	15,000	-
Water & Sewer Impact Fee Cost Sharing	150,000	150,000	-
Water & Sewer Relocations for Bond Projects	500,000	500,000	-
Water & Sewer Technology Equipment Replacements	20,000	20,000	-
Water Storage & Pump Station Maintenance	100,000	100,000	-
Water System Rehab & Replacements	4,445,000	4,445,000	-
Water Tank Improvements	1,000,000	1,000,000	-
Water & Sewer Improvements Total	9,030,000	9,030,000	-
Water & Sewer Services Improvements			
Water & Sewer Maintenance (720)			
Backflow Prevention Assemblies	50,000	50,000	-
Water & Sewer Building/Office Improvements	100,000	100,000	-
Water & Sewer Equipment Expansions	50,000	50,000	-
Water & Sewer Rate Operations Study	20,000	20,000	-
Water Meters	1,700,000	1,700,000	-
Water & Sewer Services Improvements Total	1,920,000	1,920,000	-
5400 - Water & Sewer Fund Total	12,700,000	12,700,000	-

Capital Improvements (By Funding Source) Compared to Approved CIP

Funding Source / Category / Division	2026 Projects 2026-2030 CIP	Budgeted 2026	Change
5450 - Stormwater Management Fund			
Bridge & Drainage Improvements			
Stormwater Management (740)			
Stormwater - Eastern Avenue	250,000	250,000	-
Stormwater - S River Meadows/Cherry Hills	500,000	500,000	-
Stormwater Drainage Materials	500,000	500,000	-
Stormwater Other Drainage Projects	50,000	50,000	-
Stormwater Utility Equipment	200,000	200,000	-
Bridge & Drainage Improvements Total	1,500,000	1,500,000	-
5450 - Stormwater Management Fund Total	1,500,000	1,500,000	-
5500 - Recycle & Trash Collection Fund			
Recycling & Trash Collections Improvements			
Recycling & Trash Collections (750)			
RTC Compactors & Containers	160,000	160,000	-
RTC Compost Site Improvements	200,000	200,000	-
RTC Master Plan Expansion	750,000	750,000	-
RTC Route Optimization & RFID System	50,000	50,000	-
RTC Technology Equipment Replacements	19,000	19,000	-
Recycling & Trash Collections Improvements Total	1,179,000	1,179,000	-
5500 - Recycle & Trash Collection Fund Total	1,179,000	1,179,000	-
5550 - Airport Fund			
Aviation Improvements			
Airport Services (760)			
Airport Camera Replacements	45,000	45,000	-
Airport Eng Consultant Services	20,000	20,000	-
Airport Equipment Replacements	20,000	20,000	-
Airport Lighting Improvements	10,000	10,000	-
Airport Movement Pavement Rehab	75,000	75,000	-
Airport Street Side Improvements	40,000	40,000	-
Airport T-hangar Rehab	40,000	40,000	-
Aviation Improvements Total	250,000	250,000	-
5550 - Airport Fund Total	250,000	250,000	-
9700 - Shop Fund			
Facilities Improvements			
Fleet Operations (770)			
Fleet/Transportation Building Improvements	20,000	20,000	-
Facilities Improvements Total	20,000	20,000	-
Vehicle & Equipment Improvements			
Fleet Operations (770)			
Fleet - Equipment Replacement	10,000	10,000	-
Fleet - Storage Container	18,000	18,000	-
Fleet - Vehicle Expansions	0	800,000	800,000
Fleet - Vehicle Replacements	5,955,000	5,971,000	16,000
Vehicle & Equipment Improvements Total	5,983,000	6,799,000	816,000
9700 - Shop Fund Total	6,003,000	6,819,000	816,000
TOTAL All Funding Sources	38,341,000	38,609,000	268,000

CITY OF FAYETTEVILLE, ARKANSAS
2026 CAPITAL PROJECTS
Summary by Project Category

Project Category	Capital Projects Funds	Enterprise Funds	Shop Fund	Special Revenue Funds	Total
Aviation Improvements	-	250,000	-	-	250,000
Bridge & Drainage Improvements	210,000	1,500,000	-	-	1,710,000
Facilities Improvements	1,018,000	-	20,000	-	1,038,000
Fire Improvements	933,000	-	-	115,000	1,048,000
Information Technology Improvements	720,000	-	-	-	720,000
Library Improvements	500,000	-	-	-	500,000
Media Services Improvements	70,000	-	-	-	70,000
Other Capital Improvements	1,223,000	-	-	-	1,223,000
Parking Improvements	-	-	-	105,000	105,000
Parks & Recreation Improvements	2,238,000	-	-	1,452,000	3,690,000
Police Improvements	2,300,000	-	-	-	2,300,000
Recycling & Trash Collections Improvements	-	1,179,000	-	-	1,179,000
Street Improvements	200,000	-	-	-	200,000
Trail Improvements	1,300,000	-	-	-	1,300,000
Transportation Improvements	3,002,000	-	-	25,000	3,027,000
Vehicle & Equipment Improvements	-	-	6,799,000	-	6,799,000
Wastewater Treatment Plant Improvements	-	1,750,000	-	-	1,750,000
Water & Sewer Improvements	-	9,030,000	-	750,000	9,780,000
Water & Sewer Services Improvements	-	1,920,000	-	-	1,920,000
Total	13,714,000	15,629,000	6,819,000	2,447,000	38,609,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Project Summary

Funding Source / Category / Division	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	TOTAL 2026-2030
2100 - Street Fund						
Transportation Improvements						
Transportation Services (410)						
Transportation & Fleet Building Improvements	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 Improvements & 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 Improvements	20,000	30,000	30,000	30,000	30,000	140,000
Parking Equipment Replacements	15,000	15,000	15,000	15,000	15,000	75,000
Parking Technology Equipment Replacements	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 Development	1,177,000	350,000	1,975,000	325,000	-	3,827,000
Community Park Improvements	275,000	1,500,000	-	-	310,000	2,085,000
Regional Park Improvements	-	-	-	-	2,065,000	2,065,000
Nature Parks/Conservation Area Improvements	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
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 Improvements	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 Improvements	50,000	200,000	250,000	300,000	200,000	1,000,000
Stormwater Quality Management	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 Improvements	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 Improvements - White Hangar	30,000	30,000	140,000	150,000	190,000	540,000
Building Improvements - ADA Improvements	85,000	35,000	100,000	100,000	150,000	470,000
Animal Services Improvements	40,000	40,000	100,000	100,000	30,000	310,000
Building Improvements - Fayetteville Town Center	200,000	100,000	-	-	-	300,000
Building Improvements - 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
Project Summary

Funding Source / Category / Division	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 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 Equipment Replacements	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 Replacements	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 Improvements	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 Equipment Replacements	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 Maintenance	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
Other Capital Improvements						
Accounting (131)						
Audit Expense	13,000	14,000	15,000	16,000	17,000	75,000
City Clerk (051)						
Document Records Management	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
Public Works Director (610)						
Happy Hollow Campus Master Plan	200,000	-	-	-	-	200,000
Sustainability (631)						
Building Efficiency Improvements	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
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

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Project Summary

Funding Source / Category / Division	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	TOTAL 2026-2030
Parks Operations (521)						
Park Maintenance and Improvements	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 Maintenance Building Improvements	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 Improvements	400,000	-	-	-	-	400,000
Artificial Turf Improvements	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 Equipment	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 Improvements	100,000	300,000	105,000	225,000	110,000	840,000
Police Unmarked Vehicles Replacements	125,000	155,000	156,000	206,000	195,000	837,000
Police Ballistic Protection Replacements	40,000	45,000	278,000	116,000	187,000	666,000
Police Marked Vehicle Expansions	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
Central Dispatch Impr	-	30,000	-	-	-	30,000
Police Gym Equipment	-	10,000	-	10,000	10,000	30,000
Police K9 Replacements	-	-	-	30,000	-	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
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 Improvements	1,800,000	2,000,000	2,300,000	2,600,000	2,400,000	11,100,000
Sidewalk Improvements	950,000	1,000,000	1,050,000	1,120,000	1,100,000	5,220,000
Traffic Signal Improvements	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
5400 - Water & Sewer Fund						
Wastewater Treatment Plant Improvements						
Wastewater Treatment Plant (730)						
Plant Pumps & Equipment - WWTP	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
Upgrade/Replace Lift Stations - WWTP	300,000	300,000	300,000	300,000	300,000	1,500,000
Building Improvements - WWTP	300,000	300,000	300,000	300,000	300,000	1,500,000
Wastewater Treatment/Water Quality Improvements	100,000	100,000	100,000	100,000	100,000	500,000
Water & Sewer Maintenance (720)						
Phosphorus Standards Management	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

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Project Summary

Funding Source / Category / Division	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	TOTAL 2026-2030
Water & Sewer Improvements						
Water & Sewer Maintenance (720)						
Water System Rehab & Replacements	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 Improvements	1,000,000	500,000	500,000	500,000	500,000	3,000,000
Water & Sewer Relocations for Bond Projects	500,000	500,000	500,000	500,000	500,000	2,500,000
Water & Sewer Impr Defined by Study	-	-	600,000	600,000	-	1,200,000
Water & Sewer Impact Fee Cost Sharing	150,000	150,000	150,000	150,000	150,000	750,000
Water Storage & Pump Station Maintenance	100,000	100,000	100,000	100,000	100,000	500,000
Water & Sewer Technology Equipment Replacements	20,000	146,000	29,000	108,000	49,000	352,000
Utilities Financial Services Improvements	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
Water & Sewer Building/Office Improvements	100,000	100,000	100,000	100,000	100,000	500,000
Water & Sewer Equipment Expansions	50,000	50,000	50,000	50,000	50,000	250,000
Backflow Prevention Assemblies	50,000	50,000	50,000	50,000	50,000	250,000
Water & Sewer 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
5450 - Stormwater Management 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 Avenue	250,000	200,000	250,000	250,000	-	950,000
Stormwater Other Drainage Projects	50,000	100,000	100,000	100,000	-	350,000
Bridge & Drainage Improvements Total	1,500,000	1,500,000	1,050,000	1,050,000	700,000	5,800,000
5450 - Stormwater Management Fund Total	1,500,000	1,500,000	1,050,000	1,050,000	700,000	5,800,000
5450 - Stormwater Mgmt Fund						
Bridge & Drainage Improvements						
Stormwater Management (740)						
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
Bridge & Drainage Improvements Total	-	-	450,000	450,000	800,000	1,700,000
5450 - Stormwater Mgmt Fund Total	-	-	450,000	450,000	800,000	1,700,000
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 Improvements	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 Equipment Replacements	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
Project Summary

Funding Source / Category / Division	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	TOTAL 2026-2030
5550 - Airport Fund						
Aviation Improvements						
Airport Services (760)						
Airport Street Side Improvements	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 Equipment Replacements	20,000	20,000	20,000	20,000	20,000	100,000
Airport Eng Consultant Services	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 Improvements	10,000	10,000	10,000	10,000	10,000	50,000
Airport Camera Replacements	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 Building Improvements	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
Fleet - Vehicle Expansions	0					0
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
2026 Capital Budget**

Project Title & Description	Budgeted 2026
2100 - Street Fund	
<u>2100.410.5500 - Street Projects</u>	
Transportation & Fleet Building Improvements (18001): This project is for building and site repairs and energy efficiency updates to Transportation and Fleet Operations buildings and grounds. HVAC, lighting, plumbing, flooring, security improvements, exterior painting, roofing, and other site and facility repairs and maintenance are addressed as needed.	\$ 25,000
2100.410.5500 - Total	25,000
2100 - Street Fund Total	\$ 25,000
2130 - Parking Fund	
<u>2130.430.9133 - Parking Management Projects</u>	
Parking Deck Improvements (24001): This project is for the ongoing maintenance of the Spring Street Parking Deck, Meadow Street Parking Deck, Town Center Parking Deck, and the new parking deck to be located at Dickson/West. An additional \$50,000 is being requested in 2024 to repair deteriorating portions of the south stairwell in the Spring Street Parking Deck caused by moisture and condensation.	30,000
Parking Equipment Replacements (19001): This project is for the continued replacement of parking infrastructure and installation of upgraded equipment as technology continues to evolve. Equipment types include pay stations, single-space smart meters, sensors, license-plate recognition and other enforcement equipment, and signage.	15,000
Parking Infrastructure Improvements (18003): This project is to fund lighting, sidewalk, street tree, signage, landscaping, area maintenance, and small equipment purchases necessary to improve the walkability and enhance the overall experience within the downtown parking districts. This project also seeks to improve connectivity from remote parking lots and spaces to core destinations.	20,000
Parking Lot Improvements and Overlays (06001): This project is to maintain the City's public parking lots. The City currently has twelve public parking lots and three City employee parking lots located in the Downtown Business and Entertainment Districts. The surface lots are asphalt that periodically require general maintenance such as crack seal, seal coat, re-striping, pot hole patching, and bumper block replacement. These lots also require a complete asphalt overlay on a less frequent basis.	35,000
Parking Technology Equipment Replacements (02057): This project is for the replacement of desktop technology, which includes PCs, laptops, scanners, printers, tablets, and miscellaneous desktop technology items that fall under a structured replacement schedule.	5,000
2130.430.9133 - Total	105,000
2130 - Parking Fund Total	\$ 105,000
2250 - Parks Development Fund	
<u>2250.520.9255 - Parks Development Capital</u>	
Community Park Improvements (13001): This project provides for renovations and enhancements to community parks based on the new Park System Master Plan. This project also supplements Parks bond projects.	275,000

**City of Fayetteville, Arkansas
2026 Capital Budget**

Project Title & Description	Budgeted 2026
Neighborhood Park Development (02013): This project will improve various neighborhood parks in the park system master plan to meet the needs of the community. Improvements include adding batting cages at Gary Hampton Park, developing two new neighborhood parks that will fill service area gaps in the east and west sides of town, supplementing the YRCC expansion project, creating a plan for improving the trails at Mount Sequoyah and improving Gordon Long Park.	1,177,000
2250.520.9255 - Total	1,452,000
2250 - Parks Development Fund Total	\$ 1,452,000
2300 - Impact Fee Fund	
<u>2300.300.9300 - Fire Impact Fees</u>	
Fire Impact Fee Improvements (07003): The purpose of this project is to accumulate funding for fire projects that are associated with the increase in developments throughout the City. The funding for this project comes from impact fees collected from developments.	115,000
2300.300.9300 - Total	115,000
<u>2300.720.9300 - Water Impact Fees</u>	
<u>2300.730.9300 - Wastewater Impact Fees</u>	
Wastewater Impact Fee Improvements (07004): The purpose of this project is to accumulate funding for wastewater projects that are associated with the increase in developments throughout the City. The funding for this project comes from impact fees collected from developments.	750,000
2300.730.9300 - Total	750,000
2300 - Impact Fee Fund Total	\$ 865,000
4470 - Sales Tax Capital Improvements Fund	
<u>4470.060.8900 - Other Capital, Media</u>	
City Hall A-V Maintenance (18007): This project is for the replacement, repair or reconfiguration of audio-visual equipment in City Hall.	20,000
Digital Signage Implementation (18009): This project is to maintain, improve, and expand digital signage and visual messaging in City facilities. This includes signage service, upgrading or replacing existing displays, adding new display technologies and types, adding new signage locations, and offering interactive displays to better communicate to citizens and staff.	10,000
Television Center Equipment (02061): This project is to replace and upgrade equipment at the Television Center. The equipment includes production technology, studio equipment and accessories, lighting, sound, signal processing, telecasting and streaming equipment, file storage, video archiving, field equipment, etc. The Television Center also provides support for the audio-visual needs of the Administration and City Departments/Divisions.	40,000
4470.060.8900 - Total	70,000
<u>4470.080.8080 - Library Improvements</u>	
Library Materials Purchases (02049): FPL collections strive to meet each Fayetteville resident's need for information; to help pursue life- long learning and cultural growth; to provide the means for thoughtful and productive participation by individuals and groups in the affairs of the community, the nation and the world; and to support the educational, governmental, cultural, recreational, and economic activities within the community.	500,000
4470.080.8080 - Total	500,000

City of Fayetteville, Arkansas
2026 Capital Budget

Project Title & Description	Budgeted 2026
<u>4470.090.8900 - Other Capital, Miscellaneous</u>	
City Clerk Document & Records Management (14003): The purpose of this project is to follow §31.30 of the City's code as well as all state and federal laws related to document retention of archived electronic, paper, or microfilmed records that are located in electronic storage or physical storage. This purpose also encompasses the purchase of hardware like, but not limited to, scanners, software, and creating processes that align with applicable laws.	5,000
NCAP Utility Study (26006): 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. This analysis will also identify obvious opportunities regarding pinch points in the utility system that can unlock capacity for housing through strategic infrastructure improvement projects.	150,000
7-Hills Walker Family Residential Facility (18004): This project is for facilities maintenance of the 7-Hills Walker Family Residential Facility. The repairs and/or replacements include windows, water heaters, lighting and security upgrades, interior finishes, millwork, exterior site improvements.	150,000
Woolsey Homestead Historic Restoration (15008): This project is to reconstruct the Woolsey homestead, surrounding outbuildings, and cemetery back to the 1840's era to allow tours and educational events. The overall project is to create a tourism, educational, and historical preservation component. The property is close to the Woolsey Wet Prairie and trail system.	100,000
Downtown Master Plan (24003): This project will focus on the City's infrastructure investments in the Downtown area - including water, sewer, transportation, parking, green infrastructure and social infrastructure investments. Included in the proposed project scope is a market study, community engagement to develop an updated vision for Downtown, an evaluation of current Downtown infrastructure compared to development goals and requirements, and implementation steps from the citywide Heritage & Historic Preservation Master Plan.	250,000
Community and Neighborhood Resources (26007): This 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 to support vulnerable populations and enhance quality of life, even when specific project details are not yet known.	195,000
Green Space Preservation (21016): This project will fund land purchases, conservation easements or other expenditures that would be used to fulfill the mission of the City's natural environment and ecosystems.	100,000
Building Efficiency Improvements (15009): This project consist of clean energy, energy efficiency, weatherization and water conservation improvements to City properties. It includes clean and renewable energy projects, repair/replacement of inefficient HVAC equipment, lighting upgrades, insulation & window repair/replacement, electric vehicle charging station work and water efficiency projects.	60,000
Climate Resiliency (22005): This project will fund implementation of the City's new Climate Action Plan. Funds may be used on projects for Carbon Sequestration & Storage, Climate Equity & Justice, Ecosystem Resilience & Adaptation, Ecosystem Services Improvements, Water Efficiency, Transportation Efficiency, Clean Energy, Energy Efficiency, Urban Heat Mitigation and Land Acquisition.	50,000

City of Fayetteville, Arkansas
2026 Capital Budget

Project Title & Description	Budgeted 2026
PD Shooting Range Decommissioning (24004): This project will fund design and construction of lead remediation/stabilization and fill for the old Police Department shooting range near the Happy Hollow Complex. An earthen embankment has been used for many years as the backstop at the PD shooting range. The embankment which is located adjacent to the West Fork of the White River has tested positive for lead contamination.	150,000
4470.090.8900 - Total	1,210,000
<u>4470.140.8900 - Other Capital, Facilities</u>	
ADA Assessment of City-Owned Facilities (21008): This project is to procure the services of an accessibility consultant to perform assessments of City-owned buildings and sites in order to plan and complete any necessary improvements/corrections.	3,000
Animal Services Improvements (14002): This project is for the maintenance and repair to the Animal Services building on Happy Hollow Road. Improvements include boiler replacement, drain replacement in the dog room, roof replacement, and the purchase of a generator.	40,000
Building Improvements (02046): This project is for the maintenance and repair of City facilities. The proposed scope includes repair and replacement of HVAC systems, old or damaged roofs, and repair and maintenance of building exteriors. The project also provides for other improvements such as interior remodels which include painting, lighting upgrades, plumbing fixtures, ceilings, floor coverings, furniture replacement, window replacement/upgrades, and modifications to alarm systems.	725,000
Downtown Campus Renovations (23003): This project is for the improvements of City buildings in the Downtown area, including roof, HVAC and significant office renovations to provide efficient use of space and future growth.	250,000
4470.140.8900 - Total	1,018,000
<u>4470.170.8170 - Information Technology Improvements</u>	
Cyber Security (18005): This project is to provide comprehensive cyber security training across the City, helping to mitigate security risk and improve security posture. This holistic approach to cyber security provides internal and external penetration testing to ensure the network is as secure and protected as possible.	50,000
Enterprise Application Improvements (24007): This project will provide funding for additional software licenses, support, and/or professional services to improve functionality for various City systems.	40,000
Fiber Optic Cable (09028): This project will interconnect City owned buildings with fiber and allow for added services such as video surveillance, access control, phones, and computers. This will allow for increased speeds and capacity with less reliance on leasing fiber from internet service providers, further reducing operating expenses.	50,000
Geographic Information System (GIS) (02055): This project is to upgrade and expand the City's Geographic Information Systems (GIS) computer hardware, software, and data collection systems to accommodate growth in the system's applications and user base. This system provides necessary information for the 911 system, the Planning, Engineering, Economic Development, Water & Sewer, and Transportation divisions, and utility projects.	75,000

City of Fayetteville, Arkansas
2026 Capital Budget

Project Title & Description	Budgeted 2026
Local Area Network (LAN) Upgrades (02056): This project is to upgrade and expand the City's Local Area Network (LAN)/Network infrastructure. The LAN is used by every division in the City across thirty locations connecting approximately 900 devices. While most components of the LAN are on a 5 year lifecycle, consideration is given to increases in the system's user base and advances in technology that create a need for hardware and operating system upgrades.	150,000
Public Reporting Dashboard (24006): This project is to implement a public data dashboard that would provide a single location for the City to publish reports and performance measures, which will improve access to key information, improve the efficiency of developing public reports, and provide reports to the public that help tell the story of City operations.	40,000
Security Cameras (24005): This project is to expand the City's existing video security camera system into additional parks, trail heads, parking facilities, Drake Field, traffic signals, and water/sewer locations.	25,000
Technology Equipment Replacements (02057): This project is for the replacement of desktop technology throughout the city, which includes PCs, laptops, scanners, printers, tablets, and miscellaneous desktop technology items that fall under a structured replacement schedule. This project is part of a larger replacement plan that is supported by CIP projects from enterprise funded departments and separate technology CIP's within Police and Fire.	200,000
Telecommunication Systems Upgrades (04001): This project is for telecommunication system upgrades, VOIP telephone handset replacement, VOIP telephone related hardware, and new software that become available for users as well as for additional VOIP licenses needed to support the entire city's VOIP telephone system.	90,000
4470.170.8170 - Total	720,000
<u>4470.200.8200- Police Improvements</u>	
Police Ballistic Protection Replacement (13011): This project provides funding for the replacement of expired bulletproof ballistic vests for our officers and members of our Emergency Response Team.	40,000
Police Facility Improvements (02047): This project is for major repairs and improvement of Police Department and Central Dispatch facilities, including but not limited to, tower sites, substations, storage, security door lock systems, fueling station and expansion for the police facilities.	50,000
Police Marked Vehicle Expansion (16007): This project is to expand the take-home vehicle program. This phase-in project will expand our patrol fleet with one vehicle per year for each year of the Capital Improvements Plan.	80,000
Police Public Safety Equipment (22007): This project provides for the replacement of the Police body worn camera (BWC) system, digital mobile video recorder (DMVR), the taser conducted energy weapons, and the interview room video recorder systems for the Police department. BWCs, DMVRs and tasers are an important component to police operations providing transparency of department actions to the public, allowing for review of uses of force, and ensuring accurate evidence collection for prosecution. All components are supplied by Axon in a public safety equipment package.	450,000
Police Radio Replacement (20004): Motorola has issued an "Intent to Cancel" notice for XTS/XTL radios. Parts and warranty will no longer be available for these radios. The Police Department has thirty-three 33 radios which will need to be replaced. Many of these radios will be 15 years old by the time of this project. This will ensure the same equipment is used throughout the department.	1,355,000

City of Fayetteville, Arkansas
2026 Capital Budget

Project Title & Description	Budgeted 2026
Police Specialized Equipment (02062): This project is to replace various outdated and/or malfunctioning equipment used during police operations. Examples of this equipment include traffic control equipment, e-bicycle replacement, radar units, automated external defibrillators (AED), crisis negotiation equipment, training equipment and other items used in police operations.	100,000
Police Technology Improvements (06002): This is an ongoing project for the replacement of end of life, obsolete or malfunctioning information technology, including network servers and equipment, desktop computers, software, printers, and other peripheral equipment based on the City's Information Technology Division replacement schedule.	100,000
Police Unmarked Vehicle Replacements (06003): This project is to purchase unmarked vehicles that are a necessity for an effective Police Department. The Department utilizes unmarked vehicles for a variety of tasks, including gathering intelligence for investigation of narcotics, theft, vandalism, domestic terrorism, and civil disobedience; conducting pre-raid intelligence for the deployment of the Emergency Response Team; conducting alcohol enforcement patrols; and any activity that must be kept covert to be effective.	125,000
4470.200.8200 - Total	2,300,000
<u>4470.300.8300 - Fire Improvements</u>	
Fire Apparatus Purchases - Shop Transfer (03019): This project is for the replacement of fire apparatus. The general guideline utilized for replacement of trucks is to serve for 10 years on the front line and five years in the reserve fleet.	516,000
Fire Facility Maintenance (02006): This project is for major repairs to existing and future facilities. Repairs include but are not limited to roofing, plumbing or drainage repairs and replacements, remodeling, fencing, driveway replacements, generators, stability assessments, fire escape replacements, and structural repairs to stations.	125,000
Fire Mobile Radios (21001): This project is to update the existing radio system. Funds will be included for yearly Subscriber Mobile Radio Replacements. Additionally, funds are requested to allow for Radio System Upgrades/System Dispatch and associated equipment as needed.	187,000
Fire Technology Equipment Replacements (10017): This project will allow for the replacement of systems as they become technologically obsolete or inoperable.	30,000
Firefighting Safety Equipment (16002): This project includes the procurement/replacement of fire apparatus equipment, as well as other life safety equipment such as self-contained breathing apparatus (SCBA) & associated equipment, technical rescue equipment and auto extrication equipment.	75,000
4470.300.8300 - Total	933,000
<u>4470.410.8410 - Transportation Improvements</u>	
In-House Pavement Improvements (02052): This project provides resources for the systematic overlay of existing streets and includes curb cuts, curb and guttering, pavement striping, and preparation costs for overlays.	1,800,000
Sidewalk Improvements (02053): This project is to improve the connectivity of the sidewalk system by constructing new and repairing existing sidewalks.	950,000
Traffic Signal Improvements (02063): This project provides funding for the installation of new traffic signals, upgrades, and replacement of UPS back-up system batteries and reflective sign material mandated by the latest version of the FHWA Manual on Uniform Traffic Control Devices (MUTCD).	100,000

City of Fayetteville, Arkansas
2026 Capital Budget

Project Title & Description	Budgeted 2026
Transit Stop Infrastructure (25004): This project provides for the implementation of a wireless Ethernet communication system for traffic signals (both data and video).	80,000
Wireless Traffic Signal Control (15018): This project provides for the implementation of a wireless Ethernet communication system for traffic signals (both data and video).	42,000
4470.410.8410 - Total	2,972,000
<u>4470.520.8520 - Parks & Recreation Improvements</u>	
Cultural Planning / Creative Placemaking (26003): 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.	45,000
Forestry and Outreach (22002): This funding is primarily targeted at planting approximately 1,000 new and replacement trees throughout the city annually. Funds will also be used to support plantings, such as supplies, irrigation and watering; and outreach efforts, such as Celebration of the Trees and Invasive Plant Bounty.	323,000
Public Art Commission (24009): This project seeks to enhance the cultural and artistic vibrancy of various public spaces across the community by installing a variety of public art, including sculptures, murals and infrastructure to support performing art. These projects are expected to create a sense of community pride and engagement, as residents will have multiple public artworks to appreciate and enjoy for years to come.	100,000
4470.410.8410 - Total	468,000
<u>4470.521.8520 - Parks Operations Improvements</u>	
Artificial Turf Improvements (26005): This project plans for the life cycle replacement of artificial turf as the warranties expire to ensure funds are available when needed to keep the fields in good condition.	175,000
Lights of the Ozarks (02001): The Lights of the Ozarks display is a Fayetteville tradition that spans nearly 30 years. Experience Fayetteville helps the City purchase lights each year. This project pays for lift rentals and other electrical supplies needed to install the display each year.	25,000
Natural Resources Management (15012): This project will provide funding for a Natural Resource Management Plan, as well as invasive plant removal, prescribed burns, etc.	100,000
Parks Maintenance and Improvements (24010): These are large scale projects that exceed the funding capabilities of the normal operating budget and need to be addressed to avoid large scale deferred maintenance projects that result in inferior or dilapidated facilities and amenities that will require a total rebuild and major funds to remedy.	630,000
Parks Maintenance Building Improvements (24011): The existing Parks office needs renovations to accommodate Park Operations staff and the efficient use of newly available space vacated by other departments. An outside equipment and dry storage shed is also needed to prolong the life of equipment and store materials and topsoil out of the weather.	125,000
Parks Safety and ADA (15011): This project covers unexpected safety and/or ADA issues that come up which need to be corrected immediately.	15,000

**City of Fayetteville, Arkansas
2026 Capital Budget**

Project Title & Description	Budgeted 2026
Playground Improvements (26004): This project creates a lifecycle replacement plan for park playgrounds 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.	400,000
Trash Removal (24012): This project will fund contractors to clean up along the trail system and in the creeks.	300,000
4470.521.8520 - Total	1,770,000
<u>4470.621.8810 - Bridge & Drainage Improvements</u>	
Drainage Maintenance (11021): This project will fund drainage projects as needed.	30,000
Other Drainage Improvements (02108): This project is for drainage projects needed to mitigate flooding, repair and upgrade existing systems, cost share with developments when applicable, and for storm drainage materials for use in projects constructed by in-house crews. There is additional funding in 2024 for the Brookbury Stream Restoration.	50,000
Stormwater Quality Management (02097): This project provides funding for partnerships with Regional Planning for Stormwater Education, USGS water quality monitoring and stream gauges, Beaver Watershed Alliance and Illinois River Watershed Partnership, as well as other water quality needs and stream restorations.	160,000
4470.621.8810 - Total	240,000
<u>4470.800.8820 - Street Improvements</u>	
Cost Share / ROW / Intersection / Street Calming (02116): This project is for developer cost shares to complete street improvements associated with developments. This funding also pays for traffic calming installations per the Traffic Calming Policy and City Council Transportation Committee direction.	200,000
4470.800.8820 - Total	200,000
<u>4470.800.8830 - Trail Improvements</u>	
Trail Development (02016): This program provides funding for the development of paved trails based on the adopted Active Transportation Plan.	1,300,000
4470.800.8830 - Total	1,300,000
<u>4470.800.8900 - Other Capital, Non-Departmental</u>	
Audit Expense (47038): This project is to account for the portion of the audit cost that is allocated to the sales tax capital fund.	13,000
4470.800.8900 - Total	13,000
4470 - Sales Tax Capital Improvements Fund Total	\$ 13,714,000
5400 - Water & Sewer Fund	
<u>5400.720.1840 - Meter Operations Capital</u>	
Water & Sewer Rate/Operations Study (02064): This project is to conduct periodical water and sewer rate studies. A rate study assesses the financial health of the Utilities Department, projects future operating and capital expenses needed to maintain the systems, and projects the future rates for customers that will generate sufficient revenues to cover operating and capital expenses and assure a sufficient level of cash reserves.	20,000
Water & Sewer Technology Equipment Replacements (02057): This project is for the replacement of desktop technology, which includes PCs, laptops, scanners, printers, tablets, and miscellaneous desktop technology items that fall under a structured replacement schedule.	20,000

**City of Fayetteville, Arkansas
2026 Capital Budget**

Project Title & Description	Budgeted 2026
Water Meters (02065): This project is for the replacement of aged water meters, expansion meters for new water service, and for purchasing new meters with technological advancements over the older style meters.	1,700,000
Backflow Prevention Assemblies (02066): This project is for installation/replacement of backflow prevention assemblies at City facilities to meet the requirements of City ordinances and the Arkansas Department of Health regulations, as well as a third-party service to track, store, and report backflow preventer inspection data on approximately 12,000 residential installations.	50,000
Utilities Financial Services Improvements (03038): This project is for various improvements in office hardware, software, communications, computers, safety features, and office configuration for the Utilities Financial Services Division.	15,000
Water & Sewer Equipment Expansions (13019): This project is for the expansion equipment for the Water & Sewer Operations Division. This project is needed in anticipation of adding additional construction crews in the future. It is also needed to adhere to changing technologies within the Water & Sewer profession.	50,000
Water & Sewer Building/Office Improvements (15020): This project is for structural maintenance, repair, and improvements of the existing Water & Sewer operations building.	100,000
5400.720.1840 - Total	1,955,000
<u>5400.720.5600 - Capital Water Mains</u>	
Water & Sewer Impact Fee Cost Sharing (04039): This project involves all cases where impact fees are used to cost-share with, and thus supplement, other funding sources to increase capacity in either water distribution, pumping, and storage systems or the wastewater collection and treatment systems.	150,000
Water & Sewer Relocations - Bond Projects (11011): This project is for various water and sewer relocations for street bond and other transportation projects where the street bond fund does not have sufficient funds to cover the utility relocations. Projects are to be paid first from any remaining water/sewer revenue bond funds, if available. If it involves capacity increases, impact fee funds could be used, if available.	500,000
Water System Rehabilitation & Replacement (12009): This project provides for upgrading, replacing, or rehabilitating existing water infrastructure consisting of water storage, pumping, and distribution assets system wide. This project may use Water & Sewer funds, impact fees, and cost shares where appropriate. Additionally, a portion of the project balance will be utilized on rehabilitation and replacement of troubled areas that experience frequent leaks.	4,445,000
Water Tank Improvements (14010): This project is to refurbish the existing water tanks and associated appurtenances as they get older. This ensures water quality and extends the life of the infrastructure.	1,000,000
Water Storage & Pump Station Maintenance (15021): The system wide water pump stations and grounds require maintenance. This project is used to replace generators and pumps, valves, etc.	100,000
5400.720.5600 - Total	6,195,000

City of Fayetteville, Arkansas
2026 Capital Budget

Project Title & Description	Budgeted 2026
<u>5400.720.5700 - Sewer Mains Construction</u>	
Sanitary Sewer Rehabilitation (02017): This project analyzes, repairs, upgrades, and replaces sewer collection system components to ensure adequate capacity and reduce storm and groundwater flows from entering the system. This project includes replacing, lining, and bursting existing sewer mains and manholes, installing main extensions and relief lines, capacity upgrades, upgrading the system model, purchasing easements, and sanitary sewer evaluation studies.	2,800,000
5400.720.5700 - Total	2,800,000
<u>5400.730.5800 - Wastewater Plant Capital</u>	
Building Improvements - WWTP (02032): This project is for structural maintenance, repair, and replacement of the existing buildings or parts of the buildings at each wastewater treatment facility.	300,000
Plant Pumps and Equipment - WWTP (02069): This project allows WWTP personnel to adapt to the needs of the daily plant operation to maintain compliance with effluent discharge standards.	1,000,000
Phosphorus Standards Management - WWTP (10027): This project supports efforts by the City operating independently or as part of a federal or state grant program to phosphorus or other stream changes that affect water quality, regulations, or wastewater plant discharge requirements.	50,000
Upgrade/Replace Lift Stations - WWTP (02068): This project is to maintain the lift stations for the wastewater treatment plants. The stations are exposed to extreme wear conditions and must be upgraded routinely.	300,000
Wastewater Treatment/Water Quality Improvements (13018): This project is for stream restoration and similar projects designed to maintain or improve water quality. This also includes maintaining the integrity of the projects previously performed.	100,000
5400.730.5800 - Total	1,750,000
5400 - Water & Sewer Fund Total	\$ 12,700,000
<u>5450 - Stormwater Management</u>	
<u>5450.740.5980 - Stormwater Projects</u>	
Stormwater - Eastern Avenue (26011): 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.	250,000
Stormwater - S River Meadows/Cherry Hills (26010): This project will fund construction to correct runoff from the area upstream which results in street flooding and the flooding of several structures within this subdivision.	500,000
Stormwater Drainage Materials (26008): This project will fund drainage materials that will be used in the operation and maintenance activities associated with the stormwater utility program.	500,000
Stormwater Other Drainage Projects (26012): This project will fund miscellaneous smaller projects associated with the stormwater utility program.	50,000
Stormwater Utility Equipment (26009): This project will fund equipment that will be used in the operation and maintenance activities associated with the stormwater utility program.	200,000
5500.750.5080 - Total	1,500,000
5500 - Recycling & Trash Collection Fund Total	\$ 1,500,000

City of Fayetteville, Arkansas
2026 Capital Budget

Project Title & Description	Budgeted 2026
5500 - Recycling & Trash Collection Fund	
<u>5500.750.5080 - Solid Waste Projects</u>	
RTC - Technology Equipment Replacements (02057): This project is for the replacement of failing and outdated personal computers (PCs), printers, and monitors.	19,000
RTC - Master Plan Expansion (18016): This project will support the continued implementation of the Solid Waste Reduction, Diversion, and Recycling Master Plan. This project will also maintain and repair the Transfer Station as required to conduct daily operations in compliance with the ADEQ permit.	750,000
RTC - Route Optimization & RFID System (19004): This project is for vehicle locator telematics and service verification equipment for all trucks in the fleet.	50,000
RTC - Compost Site Improvements (20006): This project is to maintain, repair and expand the Compost Site as required to conduct daily operations in compliance with the ADEQ permit and to accommodate growth of the city.	200,000
RTC - Compactors & Containers (24013): This project is for the purchase of compactors and open top containers used for the collection and hauling of waste.	160,000
5500.750.5080 - Total	1,179,000
5500 - Recycling & Trash Collection Fund Total	\$ 1,179,000
5550 - Airport Fund	
<u>5550.760.3960 - Airport Capital Expense</u>	
Airport Camera Replacements (26013): This project will fund the replacement of airfield cameras at Drake Field Airport.	45,000
Airport Engineering Consultant Services (15029): This project is for Engineering Consultant Services to be utilized through various Federal and State Grant projects.	20,000
Airport Equipment Replacement (18019): This project is for the planned replacement of airport equipment, including the ARFF vehicle, Lav and Water Cart, and a GPU.	20,000
Airport Lighting Improvements (15026): This project is to replace the outdated and inefficient lighting in multiple locations at Drake Field, including but not limited to, the tarmac, parking lot, T-hangars, FBO hangar, and roadway lighting.	10,000
Airport Movement Pavement Rehabilitation (21010): This project will be used to provide funds for the City's match on grants.	75,000
Airport Street Side Improvements (24015): This purpose of this project is to improve the public facing side of the airfield to include burying of utilities, sidewalk improvements, updated signage, landscaping and fencing improvements.	40,000
Airport T-Hangar Rehabilitation (21011): This project will be used for a T-hangar Door Rehab and T-hangar Construction. These projects will be a combination of State and Federal Grants.	40,000
5550.760.3960 - Total	250,000
5550 - Airport Fund Total	\$ 250,000

**City of Fayetteville, Arkansas
2026 Capital Budget**

Project Title & Description	Budgeted 2026
9700 - Shop Fund	
<u>9700.770.1920 - Fleet Capital Improvements</u>	
Fleet - Vehicle Expansions (97000): This project is funded by division transfers as vehicles and equipment are added to the City fleet.	800,000
Fleet - Vehicle Replacements (97001): This project funds the replacement of citywide vehicles and equipment as they reach end of life.	5,971,000
Transportation & Fleet Building Improvements (18001): This project is for building and site repairs and energy efficiency updates to Transportation and Fleet Operations buildings and grounds. HVAC, lighting, plumbing, flooring, security improvements, exterior painting, roofing, and other site and facility repairs and maintenance are addressed as needed.	20,000
Fleet Fixed Assets (20008): This project will provide funding for the purchase of two mobile lift columns and an overhead crane.	28,000
9700.770.1920 - Total	6,819,000
9700 - Shop Fund Total	\$ 6,819,000
Total Capital Improvements Program	\$ 38,609,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Operating Impacts

Funding Source / Category / Division	Description of Operating Impact	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Total 2026-2030
2100 - Street Fund							
Transportation Improvements							
Transportation Services (410)	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 Technology Equipment Replacements	No effect on operations	-	-	-	-	-	-
Parking Lot Improvements & Overlays	No effect on operations	-	-	-	-	-	-
Parking Infrastructure Improvements	No effect on operations	-	-	-	-	-	-
Parking Equipment Replacements	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
Neighborhood Park Development	Addtl costs for operations and maint	-	12,500	17,500	30,000	30,000	90,000
Community Park Improvements	Addtl FTE, vehicle, cleaning supplies, and B&G maint	5,000	119,500	14,500	14,500	14,500	168,000
Nature Parks/Conservation Area Improvements	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
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)							
Water Impact Fee Impr	No effect on operations	-	-	-	-	-	-
Wastewater Impact Fee Improvements	No effect on operations	-	-	-	-	-	-
Water & Sewer Improvements Total		-	-	-	-	-	-
2300 - Impact Fee Fund Total							

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Operating Impacts

Funding Source / Category / Division	Description of Operating Impact	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Total 2026-2030
4470 - Sales Tax Capital Fund							
Bridge & Drainage Improvements							
Engineering (621)							
Stormwater Quality Management	No effect on operations	-	-	-	-	-	-
Other Drainage/Bridge Improvements	No effect on operations	-	-	-	-	-	-
Bridge & Drainage Improvements Total							
Facilities Improvements							
Facilities Management (140)							
ADA Assessment	No effect on operations	-	-	-	-	-	-
Downtown Campus Renovation	No effect on operations	-	-	-	-	-	-
Building Improvements	No effect on operations	-	-	-	-	-	-
Building Improvements - White Hangar	No effect on operations	-	-	-	-	-	-
Building Improvements - ADA Improvements	No effect on operations	-	-	-	-	-	-
Building Improvements - Senior Center	No effect on operations	-	-	-	-	-	-
Animal Services Improvements	No effect on operations	-	-	-	-	-	-
Building Improvements - Fayetteville Town Center	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	-	-	-	-	-	-
Firefighter Safety Equipment	No effect on operations	-	-	-	-	-	-
Fire Technology Equipment Replacements	No effect on operations	-	-	-	-	-	-
Fire Improvements Total							
Information Technology Improvements							
Information Technology (170)							
Cyber Security	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	-	-	-	-	-	-
Telecommunication System Upgrades	No effect on operations	-	-	-	-	-	-
Technology Equipment Replacements	No effect on operations	-	-	-	-	-	-
Enterprise Application Improvements	No effect on operations	-	-	-	-	-	-
Information Technology Improvements Total							
Library Improvements							
Library (080)							
Library Materials Purchases	No effect on operations	-	-	-	-	-	-
Library Technology Equipment Replacements	No effect on operations	-	-	-	-	-	-
Library Improvements Total							

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Operating Impacts

Funding Source / Category / Division	Description of Operating Impact	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Total 2026-2030
Media Services Improvements							
Media Services (060)							
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
City Hall AV Maintenance	No effect on operations	-	-	-	-	-	-
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 Management	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)							
Community and Neighborhood Resources	No effect on operations	-	-	-	-	-	-
Greenspace Preservation (Res 288-21)	No effect on operations	-	-	-	-	-	-
Public Works Director (610)							
Happy Hollow Campus Master Plan	No effect on operations	-	-	-	-	-	-
Sustainability (631)							
Climate Resiliency	No effect on operations	-	-	-	-	-	-
PD Shooting Range Decommissioning	No effect on operations	-	-	-	-	-	-
Building Efficiency Improvements	Reduced utility and maintenance costs	(60,000)	(70,000)	(80,000)	(90,000)	(100,000)	(400,000)
Other Capital Improvements Total		(208,600)	(218,600)	(228,600)	(238,600)	(248,600)	(1,143,000)
Parks & Recreation Improvements							
Parks & Recreation (520)							
Arts Infrastructure and Maintenance	No effect on operations	-	-	-	-	-	-
Cultural Planning / Creative Placemaking	No effect on operations	-	-	-	-	-	-
Forestry and Outreach	No effect on operations	-	-	-	-	-	-
Public Art Commission	No effect on operations	-	-	-	-	-	-
Parks Operations (521)							
Lights of the Ozarks	No effect on operations	-	-	-	-	-	-
Natural Resources Management	No effect on operations	-	-	-	-	-	-
Parks Safety and ADA	No effect on operations	-	-	-	-	-	-
Trash Removal	No effect on operations	-	-	-	-	-	-
Park Maintenance and Improvements	No effect on operations	-	-	-	-	-	-
Parks Maintenance Building Improvements	No effect on operations	-	-	-	-	-	-
Playground Improvements	No effect on operations	-	-	-	-	-	-
Artificial Turf Improvements	No effect on operations	-	-	-	-	-	-
Parks & Recreation Improvements Total		-	-	-	-	-	-

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Operating Impacts

Funding Source / Category / Division	Description of Operating Impact	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 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 Equipment Repl	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 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 Weapon Replacements	No effect on operations	-	-	-	-	-	-
Police Facility Improvements	No effect on operations	-	-	-	-	-	-
Police Technology Improvements	No effect on operations	-	-	-	-	-	-
Police Unmarked Vehicles Replacements	No effect on operations	-	-	-	-	-	-
Police Ballistic Protection Replacements	No effect on operations	-	-	-	-	-	-
Police Marked Vehicle Expansions	Motorpool charges for vehicles	6,000	12,000	18,000	24,000	30,000	90,000
Police Public Safety Equipment	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)							
Drainage Maintenance	No effect on operations	-	-	-	-	-	-
Transit Stop Infrastructure	No effect on operations	-	-	-	-	-	-
Wireless Traffic Signal Control	No effect on operations	-	-	-	-	-	-
In-House Pavement Improvements	No effect on operations	-	-	-	-	-	-
Sidewalk Improvements	No effect on operations	-	-	-	-	-	-
Traffic Signal Improvements	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 Impacts

Funding Source / Category / Division	Description of Operating Impact	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Total 2026-2030
5400 - Water & Sewer Fund							
Wastewater Treatment Plant Improvements							
Wastewater Treatment Plant (730)							
Upgrade/Replace Lift Stations - WWTP	No effect on operations	-	-	-	-	-	-
Plant Pumps & Equipment - WWTP	No effect on operations	-	-	-	-	-	-
Building Improvements - WWTP	No effect on operations	-	-	-	-	-	-
Wastewater Treatment/Water Quality Improvements	No effect on operations	-	-	-	-	-	-
Water & Sewer Maintenance (720)							
Phosphorus Standards Management	No effect on operations	-	-	-	-	-	-
Wastewater Treatment Plant Improvements Total		-	-	-	-	-	-
Water & Sewer Improvements							
Water & Sewer Maintenance (720)							
Sanitary Sewer Rehabilitation	No effect on operations	-	-	-	-	-	-
Water & Sewer Impact Fee Cost Sharing	No effect on operations	-	-	-	-	-	-
Water & Sewer Impr Defined by Study	No effect on operations	-	-	-	-	-	-
Utilities Financial Services Improvements	No effect on operations	-	-	-	-	-	-
Water & Sewer Relocations for Bond Projects	No effect on operations	-	-	-	-	-	-
Water System Rehab & Replacements	No effect on operations	-	-	-	-	-	-
Water Tank Improvements	No effect on operations	-	-	-	-	-	-
Water Storage & Pump Station Maintenance	No effect on operations	-	-	-	-	-	-
Water & Sewer Technology Equipment Replacements	No effect on operations	-	-	-	-	-	-
Water & Sewer Improvements Total		-	-	-	-	-	-
Water & Sewer Services Improvements							
Water & Sewer Maintenance (720)							
Backflow Prevention Assemblies	No effect on operations	-	-	-	-	-	-
Water Meters	No effect on operations	-	-	-	-	-	-
Water & Sewer Rate Operations Study	No effect on operations	-	-	-	-	-	-
Water & Sewer Equipment Expansions	No effect on operations	-	-	-	-	-	-
Water & Sewer Building/Office Improvements	No effect on operations	-	-	-	-	-	-
Water & Sewer Services Improvements Total		-	-	-	-	-	-
5400 - Water & Sewer Fund Total		-	-	-	-	-	-
5450 - Stormwater Management Fund							
Bridge & Drainage Improvements							
Stormwater Management (740)							
Stormwater - S River Meadows/Cherry Hills	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	-	-	-	-	-	-
Stormwater - Eastern Avenue	No effect on operations	-	-	-	-	-	-
Bridge & Drainage Improvements Total		-	-	-	-	-	-
5450 - Stormwater Management Fund Total		-	-	-	-	-	-

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Operating Impacts

Funding Source / Category / Division	Description of Operating Impact	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Total 2026-2030
5450 - Stormwater Mgmt Fund							
Bridge & Drainage Improvements							
Stormwater Management (740)	No effect on operations	-	-	-	-	-	-
Stormwater - Elmhurst/McClinton PH2	No effect on operations	-	-	-	-	-	-
Stormwater - Pollard Ave	No effect on operations	-	-	-	-	-	-
Stormwater - Salem Dr		-	-	-	-	-	-
Bridge & Drainage Improvements Total		-	-	-	-	-	-
5450 - Stormwater Mgmt Fund Total		-	-	-	-	-	-
5500 - Recycle & Trash Collections Fund							
Recycling & Trash Collections Improvements							
Recycling & Trash Collections (750)	No effect on operations	-	-	-	-	-	-
RTC Compactors & Containers	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 Equipment Replacements	No effect on operations	-	-	-	-	-	-
RTC Compost Site Improvements	No effect on operations	-	-	-	-	-	-
Recycling & Trash Collections Improvements Total		-	-	-	50,000	50,000	100,000
5500 - Recycle & Trash Collections Fund Total		-	-	-	50,000	50,000	100,000
5550 - Airport Fund							
Aviation Improvements							
Airport Services (760)	No effect on operations	-	-	-	-	-	-
Airport Eng Consultant Services	No effect on operations	-	-	-	-	-	-
Airport Movement Pavement Rehab	No effect on operations	-	-	-	-	-	-
Airport Terminal Impr	No effect on operations	-	-	-	-	-	-
Airport T-hangar Rehab	No effect on operations	-	-	-	-	-	-
Airport Lighting Improvements	No effect on operations	-	-	-	-	-	-
Airport Equipment Replacements	No effect on operations	-	-	-	-	-	-
Airport Street Side Improvements	No effect on operations	-	-	-	-	-	-
Airport Camera Replacements	No effect on operations	-	-	-	-	-	-
Aviation Improvements Total		-	-	-	-	-	-
5550 - Airport Fund Total		-	-	-	-	-	-

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Operating Impacts

Funding Source / Category / Division	Description of Operating Impact	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Total 2026-2030
9700 - Shop Fund							
Facilities Improvements							
Fleet Operations (770)		-	-	-	-	-	-
Fleet/Transportation Building Improvements	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	-	-	-	-	-	-
Fleet - Vehicle Expansions	(blank)	-	-	-	-	-	-
Vehicle & Equipment Improvements Total							
9700 - Shop Fund Total		-	-	-	-	-	-
TOTAL All Funding Sources		(38,700)	(26,300)	(130,300)	(71,800)	(75,800)	(342,900)

City of Fayetteville's Debt Position

The City of Fayetteville has established a practice and policy of paying for all capital projects and capital improvements on a pay-as-you-go basis using current revenues, whenever possible. If a project or improvement is of sufficient size and need that it cannot be financed with current revenues, long-term debt will be considered. The basis for this policy is that the City's commitment to infrastructure improvement and maintenance will be continued. The City also considers the cost versus the benefits of debt financing. A recommendation is made only when the benefits outweigh the costs. The City's debt policy also states that the City will attempt to refinance outstanding debt if a determination is made that the City will benefit by reduced interest expense over the remaining life of the bonds.

Like most municipalities, the City of Fayetteville borrows funds primarily through tax exempt municipal bonds. The City carefully analyzes each proposed bond issue to determine the need for the improvement, its useful life, and current and future revenues available to provide debt service. Existing debt service requires resources from both general governmental resources and enterprise fund resources.

Bond Ratings

The City's debt policy states that communications will be maintained with the bond rating agencies and that the City will continue to strive for improvements in the City's bond rating. Such communications are normally very important because usually, the higher rating a city has the lower the interest rate that must be paid. As such, the City will periodically confer with the rating agencies to update them on the financial status of the City.

The following schedule briefly describes the ratings provided by Standard & Poor for municipal bonds.

<u>Ratings</u>	<u>Description</u>
AAA	Best quality, extremely strong capacity to pay principal and interest.
AA	High quality, very strong capacity to pay principal and interest.
A	Upper medium quality, and strong capacity to pay principal and interest.
BBB	Medium grade quality, adequate capacity to pay principal and interest.
BB and Lower	Speculative quality, low capacity to pay principal and interest.

Description of Outstanding Bonds

Special Obligation Bonds

Property Tax Increment Interest Accretion Bonds (Highway 71 East Square Redevelopment District No. 1 Project), Series 2005 (Not Rated): The bonds are special obligations of the City payable solely from the Property Tax Increment of the District and monies in the funds and accounts established under the indenture. The proceeds of the bonds were issued for the purpose of financing the costs of acquisition of certain real property within the City, the demolition of existing structures thereon, site preparation in connection therewith and the construction of sidewalk and crosswalk improvements. The original issue amount was \$3,725,000.

City of Fayetteville's Debt Position

Sales and Use Tax Capital Improvement and Refunding Bonds, Series 2019A (AA-): The bonds are special obligations payable solely from and secured by a pledge of the receipts of a special, city-wide sales and use tax at the rate of one percent (1.00%). The proceeds of the bonds are for the purpose of defeasing and redeeming certain outstanding indebtedness of the City secured by sales and use taxes; financing all or a portion of the costs of certain street improvements, trail system improvements, drainage improvements, parks system improvements, City facilities improvements, arts corridor improvements, police facilities improvements and firefighting facilities improvements. The original issue amount was \$124,425,000.

Sales and Use Tax Capital Improvement Bonds, Series 2022 (AA-): The bonds are special obligations payable solely from and secured by a pledge of the receipts of a special, city-wide sales and use tax at the rate of one percent (1.00%). The proceeds of the bonds are for the purpose of defeasing and redeeming certain outstanding indebtedness of the City secured by sales and use taxes; financing all or a portion of the costs of certain street improvements, trail system improvements, drainage improvements, parks system improvements, City facilities improvements, arts corridor improvements, and firefighting facilities improvements. The original issue amount was \$74,340,000.

Sales and Use Tax Capital Improvement Bonds, Series 2024 (AA-): The bonds are special obligations payable solely from and secured by a pledge of the receipts of a special, city-wide sales and use tax at the rate of one percent (1.00%). The proceeds of the bonds are for the purpose of financing all or a portion of the costs of certain street improvements and parks system improvements. The original issue amount was \$15,000,000.

Arkansas Ad Valorem Tax Library Expansion Bonds, Series 2017 (A): The Series 2017 Bonds are special limited tax obligations of the City secured by and payable solely from receipts of the Library Property Tax and the Special Tax Collections. The City will levy the Library Tax at the rate of one and two-tenths (1.20) mill (.0012) for collection in 2017 and continuously in each year thereafter until the debt is extinguished. The purpose of this bond issue was to expand and renovate the Fayetteville Public Library. The Series 2017 Bonds do not constitute an indebtedness of the City within the meaning of any constitutional or statutory debt limitation or restriction. The issuance of the Series 2017 Bonds shall not directly, indirectly or contingently obligate the City to levy or pledge any taxes whatsoever or to make any appropriation for the payment of the Series 2017 Bonds, except as described herein with respect to the Tax Receipts. The original issue amount was \$26,500,000.

Revenue Bonds

Parking Revenue Improvement Bonds, Series 2012 (Not Rated): The bonds are payable solely from the net parking revenues. The bonds do not constitute an indebtedness of the City within the meaning of any constitutional or statutory debt limitation or restriction. The issuance of the Series 2012 Bonds shall not directly, indirectly or contingently obligate the City to levy or pledge any taxes whatsoever or to make any appropriation for the payment of the Series 2012 Bonds. The original issue amount was \$6,220,000.

Hotel, Motel & Restaurant Gross Receipts Tax and Tourism Revenue Capital Improvement and Refunding Bonds, Series 2014 (A+): These bonds are special obligations of the City and were issued for the purpose of paying a portion of the costs of redeeming all of the outstanding Hotel & Restaurant Gross Receipts Tax Refunding Bonds, Series 2003 Bonds, paying a portion of the costs of expanding and renovating the Walton Arts Center and paying a portion of the costs of acquiring, constructing and equipping a regional park within the City. The bonds are payable solely from amounts received by the City from a 1% Hotel & Restaurant Gross Receipts tax. The original issue amount was \$10,980,000.

City of Fayetteville, Arkansas
Bonds Outstanding
December 31, 2025

Description	Outstanding			
	Bond Issue	Due Dates	Interest Rates	Principal Outstanding
<u>Special Obligation Bonds</u>				
Tax Increment Interest Accretion Bonds	2005	2006-2029	6.500%	\$ 1,616,160 *
Sales and Use Tax Capital Improvement and Refunding Bonds, Series 2019A	2019	2020-2035	1.60-5.00%	1,570,000
Sales and Use Tax Capital Improvement Bonds, Series 2022	2022	2022-2032	1.30-2.875%	58,330,000
Sales and Use Tax Capital Improvement Bonds, Series 2024	2024	2024-2033	3.2500%	15,000,000
Arkansas Ad Valorem Library Expansion Tax Bonds, Series 2017	2017	2018-2047	0.9-3.46%	16,870,000
				<u>93,386,160</u>
<u>Revenue Bonds</u>				
Parking Revenue Improvement Bonds, Series 2012	2012	2013-2037	2.00-3.63%	3,700,000
HMR Tax Bonds 2014 Debt Service Series 2014	2014	2015-2039	2.00-5.00%	7,325,000
				<u>11,025,000</u>
				<u>\$ 104,411,160</u>

*The accreted value at December 31, 2025 was \$6.1M.

City of Fayetteville, Arkansas
2026 Debt Service Payment Schedule

		Payment Due		
Description	Bond Issue	Principal	Interest	Total
Special Obligation Bonds				
Sales and Use Tax Capital Improvement and Refunding Bonds, Series 2019A	2019	\$ 1,570,000	\$ 605,550	\$ 2,175,550
Sales and Use Tax Capital Improvement Bonds, Series 2022	2022	5,385,000	1,716,512	7,101,512
Sales and Use Tax Capital Improvement Bonds, Series 2024	2024	0	487,500	487,500
Arkansas Ad Valorem Library Expansion Tax Bonds, Series 2017	2017	655,000	602,280	1,257,280
		<u>7,610,000</u>	<u>3,411,842</u>	<u>11,021,842</u>
Revenue Bonds				
Parking Revenue Improvement Bonds, Series 2012	2012	260,000	118,845	378,845
HMR Tax Bonds 2014 Debt Service Series 2014	2014	390,000	310,387	700,387
		<u>650,000</u>	<u>429,232</u>	<u>1,079,232</u>
		<u>\$ 8,260,000</u>	<u>\$ 3,841,074</u>	<u>\$ 12,101,074</u>

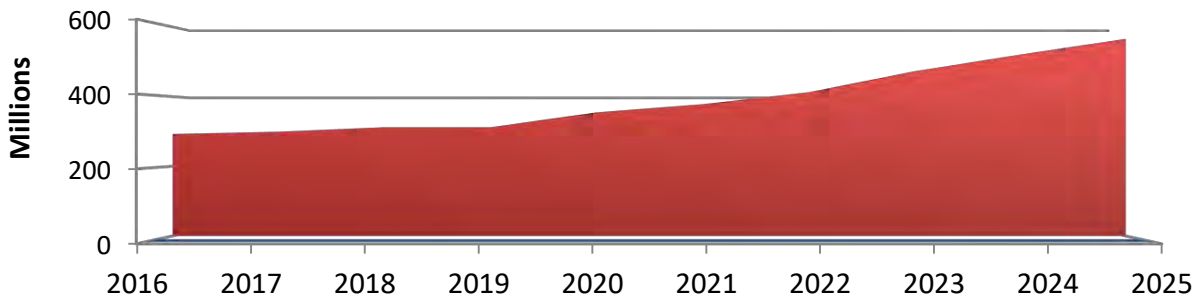
City of Fayetteville, Arkansas
Computation of Legal Debt Margin
December 31, 2025

General Obligation Debt Limit

Debt margin is a calculation based on the assessed value of property located within the City limits. The debt limit is established by state statute and is limited to 20% of assessed value.

2025 Assessed Value		\$ 2,828,233,622 *
Debt Limit - 20% of Assessed Value		565,646,724
General Obligation Bonds Payable	\$ -	
Less: Debt Service Fund	-	
Total Debt Applicable to Debt Limit	-	
Legal Debt Margin		\$ 565,646,724

**Debt Applicable to Debt Limit
10 Year History**



Enterprise Fund Debt Limit (Revenue Bond Debt)

Enterprise fund debt is established by the cash flow for each enterprise fund. For example, the Water & Sewer Fund must be able to generate sufficient cash flows to meet normal operating and capital, as well as provide sufficient resources to meet the annual debt service requirements. Prior to issuing enterprise fund bonds, an analysis of current revenues and expenses is conducted to determine the revenues required to support a bond issue.

Special Obligation Bond Debt Limit

Special obligation bond debt is limited by the maximum amount the special source (such as sales tax) can generate within terms of bond covenants.

** Note: The assessed value does not include City utilities.*

City of Fayetteville, Arkansas
Total Debt to Maturity Schedule - All Funds
December 31, 2025

Total Principal Amount Outstanding						
Maturity Year	Beginning Balance	Additions	Reductions	Ending Balance	Interest	Annual Debt Requirement
2026	\$ 104,411,160	\$ 0	\$ 8,260,000	\$ 96,151,160	\$ 3,841,074	\$ 12,101,074
2027	96,151,160	0	6,960,000	89,191,160	2,977,028	9,937,028
2028	89,191,160	0	7,140,000	82,051,160	2,802,223	9,942,223
2029	82,051,160	0	8,961,160	73,090,000	7,112,313 *	16,073,473
2030	73,090,000	0	7,585,000	65,505,000	2,415,736	10,000,736
2031	65,505,000	0	15,565,000	49,940,000	2,209,042	17,774,042
2032	49,940,000	0	17,250,000	32,690,000	1,697,229	18,947,229
2033	32,690,000	0	16,705,000	15,985,000	1,136,443	17,841,443
2034	15,985,000	0	1,775,000	14,210,000	610,661	2,385,661
2035	14,210,000	0	1,855,000	12,355,000	570,677	2,425,677
2036	12,355,000	0	1,925,000	10,430,000	536,052	2,461,052
2037	10,430,000	0	2,000,000	8,430,000	407,523	2,407,523
2038	8,430,000	0	1,690,000	6,740,000	284,493	1,974,493
2039	6,740,000	0	1,750,000	4,990,000	260,117	2,010,117
2040	4,990,000	0	1,115,000	3,875,000	234,805	1,349,805
2041	3,875,000	0	1,150,000	2,725,000	234,805	1,384,805
2042	2,725,000	0	1,190,000	1,535,000	140,811	1,330,811
2043	1,535,000	0	1,230,000	305,000	46,818	1,276,818
2044	305,000	0	305,000	0	46,818	351,818
	<u>\$ 104,411,160</u>	<u>\$ 0</u>	<u>\$ 104,411,160</u>	<u>\$ 0</u>	<u>\$ 27,564,666</u>	<u>\$ 131,975,826</u>

* Assumes maximum exposure if no TIF bonds are redeemed until final maturity. Actual TIF bonds redeemed will be determined by the amount of tax collections and TIF bonds tendered pursuant to the TIF Bond Tender Offer redemption program.

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City of Fayetteville, Arkansas
General Government & Miscellaneous Activity
Division Overviews and Performance Measures

Mayor's Administration

Division Overview

The Mayor is the elected Chief Executive Officer for the City of Fayetteville and is the presiding officer for the City Council. As Chief Executive Officer of the City, the Mayor has a statutory duty to oversee the enforcement of City policies, ordinances, administrative rules and state laws, as well as direct City offices and employees to discharge their duties. The Mayor accomplishes this task by providing and maintaining an open door policy for residents, business interests, and other interest parties to discuss City policies, concerns and requests.

Chief of Staff

Division Overview

This division is responsible for the management of the divisions that comprise the Operations Department. This program directs and manages these divisions in a manner that will minimize operational costs and provide excellent service to the customers of the department, which include the citizens of the community and internal City departments/divisions. This division is also responsible for the emergency management of significant emergency events that take place within the City of Fayetteville and manages those events to best utilize resources available, minimize risk to citizens, and ensure a fast response to hazards that impact the City.

Communications & Marketing

Division Overview

This division reports to the Chief of Staff and is the primary point-of-contact for dissemination of public information concerning City activities, programs, and special events and serves as the overall clearinghouse for public information to be provided to the City Council, press, and public. This division maintains the websites (internet and intranet) and the City's social media channels. The director is public policy advisor to the Mayor and develops working relationships that facilitate and promote the City's legislative agenda.

City Attorney

Division Overview

This division provides general legal advice, drafts of ordinances, resolutions, contracts, and special services to the City Council, Mayor, Planning Commission, and Board of Adjustments, as well as City departments and staff. This office also represents the City in land condemnation and other civil cases in State and Federal courts and in appeals to State and Federal appellate courts.

City of Fayetteville, Arkansas
General Government & Miscellaneous Activity
Division Overviews and Performance Measures

City Prosecutor

Division Overview

This office investigates, prepares, and prosecutes cases set for court in District and Circuit courts and takes complaints, which results with a warning letter, issuing a prosecutor subpoena, filing a warrant, or closing the case. The City Prosecutor deals with all misdemeanor crimes as well as City Code violations, which occur within the Fayetteville city limits. The hot check program assists Fayetteville merchants and citizens in regaining lost revenue due to receiving checks returned by financial institutions for insufficient balance or account closed status (hot checks).

FY2025 Highlights & Accomplishments

1. Continued operating the Fingerprint collection equipment for Fayetteville District Court.
2. Collected victim restitution in the amount of \$20,217 by end of June 2025.
3. Collected delinquent HRM taxes in the amount of \$185,585 by end of June 2025.

FY2026 Objectives

1. Expand existing digital file system to assist District Court in the transition to a digital document system

<i>Performance Measures</i>	Actual 2024	Budgeted 2025	Estimated 2025	Budgeted 2026
1. Complaints	687	650	625	650
2. Code Complaints	324	325	300	300
3. Circuit Court Cases	15	20	18	20
4. Trials - District & Circuit Courts	57	50	40	45
5. Warrant Charges	412	400	520	450
6. Nonwarrant Charges	8,571	8500	9,800	9700
7. DWIs	1,211	1,375	1,375	1,400
8. Batteries - Domestic & Regular	403	400	400	400
9. Other Domestic Cases	194	200	200	200

City of Fayetteville, Arkansas
General Government & Miscellaneous Activity
Division Overviews and Performance Measures

Fayetteville District Court

Division Overview

The District Judge is an elected position responsible for the adjudication of all criminal and civil cases. This division provides a forum for the prompt resolution of cases filed. The criminal program is responsible for processing all criminal and traffic violations filed by area law enforcement agencies. The small claims and civil program provides a forum for citizens to file lawsuits to recover money or property valued at \$25,000 or less. The Court Services Officer is responsible for all public service related programs, court security and issuance of all criminal commitments.

FY2025 Highlights & Accomplishments

1. Case and collection increase

FY2026 Objectives

1. Continue to focus on collections with court and prosecutor staff

<i>Performance Measures</i>	Actual 2024	Budgeted 2025	Estimated 2025	Budgeted 2026
1. Criminal Cases Filed	16,277	18,500	27,240	28,000
2. Civil Cases Filed	621	650	726	800
3. Criminal Cases Disposed of	19,976	19,200	20,718	22,000
4. Criminal Trial Settings	14,400	12,056	14,700	5,000
5. Fines/Costs Assessed	\$957,560	\$3,950,000	\$2,100,500	\$1,125,000
6. Fines/Costs Collected	\$491,820	\$1,505,250	\$1,025,000	\$3,456,123
7. Public Services Completed	1,332	3,322	4,200	5,000
8. Value of Public Services Completed	\$19,980	\$49,830	\$63,000	\$75,000

City of Fayetteville, Arkansas
General Government & Miscellaneous Activity
Division Overviews and Performance Measures

Economic Development

Division Overview

This division assists the Mayor, City Council, Chief of Staff, Department Directors, Division Heads, and staff in the execution and implementation of the City's guiding economic plan. As the City's economic development arm, the division manages the City's Entrepreneurship & Innovation services contract and functions as a liaison between the City and small businesses, employers, workers, and other community stakeholders. The division's core service areas include industry recruitment, retention, and expansion; workforce development and job skills training; and community development. This includes an emphasis on supporting Fayetteville's small business community, workforce development programming for residents who face persistent barriers, and growth concept oriented development. The division likewise supports the development of stable care networks and affordable housing opportunities.

FY2025 Highlights & Accomplishments

1. Engaged in multiple housing-related initiatives throughout 2025, including Small Scale Developer Training, HUD HOME funding deployment, Rental Fee Disclosure policy development, and a voluntary Developer Commitment for affordable housing.
2. Developed the deployment framework and comprehensive policy and procedures manual for the City's HUD HOME program to guide consistent and effective implementation.
3. Achieved the highest level of employment-based project activity since 2018, with more than seven new or expanding projects across Fayetteville's targeted industry sectors.

FY2026 Objectives

1. Launch the City's new Industry and Employer Engagement and Expansion Series, in partnership with local economic development organizations, to strengthen relationships with key industries and support business growth.
2. Maintain consistent outreach and promotion to increase community awareness of the services and assistance offered by the Department of Economic Development, while regularly highlighting project successes and outcomes.
3. Actively recruit and retain retail-based businesses and focus attention towards scaled commercial development in specified industry target sectors

<i>Performance Measures</i>	Actual 2024	Budgeted 2025	Estimated 2025	Budgeted 2026
1. Net New Businesses Opened within Targeted Industry Sectors	240	200	250	200
2. Net New Jobs created within Targeted Industry Sectors	750	500	600	700
3. New Retail/Service establishments	100	125	80	100
4. Inquiries from prospective companies	100	100	75	100
5. Number of Businesses licensed	4,050	4,250	4,000	4,250
6. Number of employment projects	20	25	25	25
7. Number of business retention and expansion projects	50	50	50	75
8. Number of businesses, residents, and brokers assisted	410	250	400	300
9. Number of partner referrals made for residents and businesses	150	100	100	100

City of Fayetteville, Arkansas
General Government & Miscellaneous Activity
Division Overviews and Performance Measures

Media Services

Division Overview

This division operates the Fayetteville Government Channel (FGC), the Fayetteville Public Access Channel (FPTV) and the Fayetteville Education Channel. The City Television Center is equipped, maintained and configured with technologies suited for government, public access and education (PEG) television, video production and public training. This division also supports City Administration with internal and external media creation.

FY2025 Highlights & Accomplishments

1. A/V installation in City Hall 1st Floor new public meeting room
2. FPTV earned two Telly Awards for original programming
3. Updated A/V in City Council chambers

FY2026 Objectives

1. Move public access operation to the library's Center of Innovation
2. Add tape-based archive for long term storage of old City meetings

	Actual	Budgeted	Estimated	Budgeted
<i>Performance Measures</i>	2024	2025	2025	2026
1. FGC Meetings Recorded	351	400	358	350
2. FGC Total Program Hours	491.5	350	256	265
3. FPTV Class Participations	158	275	285	280
4. FPTV Internal Produced Programs	86	140	145	150
5. FPTV External Produced Programs	103	150	153	145

City of Fayetteville, Arkansas
General Government & Miscellaneous Activity
Division Overviews and Performance Measures

Internal Audit

Division Overview

This division assists the Mayor, City Council, Department Directors, Division Heads, and staff in realizing a satisfactory operation to safeguard the resources and assets of the City. The Internal Auditor objectively reviews and appraises accounting and operating records and internal controls throughout the City, reports exceptions noted, and recommends practical and economic corrective actions to be taken. This program provides an independent evaluation of City activities in order to promote economy, effectiveness, and efficiency in the City by using sound management principles and by maintaining a high level of public trust and confidence in the City's staff and public officials to deliver desired and needed services.

FY2025 Highlights & Accomplishments

1. Assisted in preparing and reviewing 2024 ACFR and assisted with ARPA subrecipient monitoring
2. Completed audits including Retirement Savings Review, CivicRec Review, NovaTime Review
3. Completed physical inventory and petty cash counts with low variances compared to prior years
4. Assisted with external audit, policy updates, and Grant reviews

FY2026 Objectives

1. Perform reviews of Retirement savings plan and City grants
2. Maintain low variances during physical inventory counts
3. Complete reviews more efficiently to allow for more time on more complex reviews
4. Sign up for and complete necessary work/testing to earn CFE and/or CIA designation(s)

	Actual 2024	Budgeted 2025	Estimated 2025	Budgeted 2026
<i>Performance Measures</i>				
1. Performance Audits	3	4	4	5
2. Special Projects	16	15	15	15
3. Audit Committee Meetings	3	3	3	3

City of Fayetteville, Arkansas
General Government & Miscellaneous Activity
Division Overviews and Performance Measures

City Clerk/Treasurer

Division Overview

This division maintains various official records and public documents of the City. It also provides support for the City Council by preparing agendas and creating the minutes for the meetings. The City Clerk's Office maintains the City's Code of Ordinances, and is responsible for the document retention schedule policy and procedures. This division maintains the City's Boards and Committees, schedules meetings for City rooms, and maintains a 12-month calendar of those meetings. The City Clerk also serves on the Policemen's Pension & Relief Board of Trustees, attends the meetings, prepares the agendas and correspondence, and records and creates the minutes for the meetings.

FY2025 Highlights & Accomplishments

1. Increased opportunities for training/certifications of team members.
2. Continued to provide clear and open communication throughout the team.
3. Increased community engagement via community events and attending the Farmer's Market.
4. Continued to provide great customer service to internal and external customers.

FY2026 Objectives

1. Continue to provide training and team building opportunities.
2. Continue to revamp process for scheduling internal and public meeting rooms.
3. Continue to review, evaluate, and update internal SOPs.
4. Continue implementation of the City's Retention Schedule Policy.
5. Continue to provide great customer service to all internal and external customers.

<i>Performance Measures</i>	Actual 2024	Budgeted 2025	Estimated 2025	Budgeted 2026
1. Meetings Attended	455	409	409	430
2. Agendas & Minutes Prepared	84/27	72/36	72/36	72/27
3. Ordinances & Resolutions Passed	103/268	102/292	102/292	110/298
4. Committee Vacancies & Applicants	59/235	77/178	77/178	43/208
5. Meeting Rooms Scheduled	1,286	1,348	1,348	1,266
6. Elections Coordinated	2	1	1	1
7. Permanent Record Retention	409,512	474,040	474,040	410,000
8. Policy and Procedure Changes	3	3	3	1
9. Code of Ordinances Updates	75	58	58	62

City of Fayetteville, Arkansas
Finance & Internal Services Activity
Division Overviews and Performance Measures

Chief Financial Officer

Division Overview

This division's primary purpose is to provide leadership and overall direction to the various divisions within the Finance & Internal Services Department. The Chief Financial Officer (CFO) establishes and directs budget parameters to accomplish the Mayor's overall goals and objectives for the fiscal year, advises the Mayor and/or City Council of citywide financial issues, and provides alternative solutions to financial problems or issues. The CFO is also responsible for the monitoring and management of the current year budget on a day-to-day basis and provides advice and support to the Mayor and Chief of Staff on an as-needed basis.

Human Resources

Division Overview

This division is committed to attracting and retaining a diverse, highly qualified and high performing, multi-generational workforce. A diverse and highly talented workforce will support the delivery of excellent services to the citizens of Fayetteville. Staff will administer a competitive total rewards package and support a work environment that is safe, healthy and enriching. Policies and practices will be administered and effectively communicated to support the City in meeting its goals through our most valuable resource - City employees.

FY2025 Highlights & Accomplishments

1. Automated processes to support document management - Laserfiche PA
2. Training and Development - Leadership Lab 2 classes
3. Personnel File Scanning - break into subfolders for future document retention schedules

FY2026 Objectives

1. Compensation and Classification Study - McGrath Human Resources Group, Inc.
2. LMS Launch - NeoGov
3. Document Retention Schedule Scanning and Management - Laserfiche

	Actual	Budgeted	Estimated	Budgeted
<i>Performance Measures</i>	2024	2025	2025	2026
1. New Hires	214	315	250	275
2. Employees Newly Eligible for Retirement Plans	103	150	101	130
3. Job Applications Processed	4,860	5,700	7,100	7,500
4. Workers' Comp Injuries with Medical Treatment	86	100	89	95

City of Fayetteville, Arkansas
Finance & Internal Services Activity
Division Overviews and Performance Measures

Accounting & Audit

Division Overview

The Accounting and Audit Division is responsible for maintaining accurate and timely financial information and reporting this information to the City Administration and to the public. The division oversees the external audit and prepares the Annual Comprehensive Financial Report.

FY2025 Highlights & Accomplishments

1. Successful external 2024 audit
2. Successful implementation of GASB 101 - Compensated Absences
3. Produced Annual Comprehensive Financial Report from The Reporting Solutions software
4. Created and implemented new pension plan for elected officials

FY2026 Objectives

1. Successful external 2024 audit
2. Automating Entries
3. Update Accounting internal policies

<i>Performance Measures</i>	Actual 2024	Budgeted 2025	Estimated 2025	Budgeted 2026
1. External Audit	1	1	1	1
2. Funds Maintained	60	64	64	62
3. Financial Statements Prepared	26	26	26	26
4. Outstanding Bond Issues	9	9	9	9
5. Payrolls prepared	29	26	27	26
6. Pensions Distributed	12	12	24	12

Budget & Information Management

Division Overview

This division is responsible for preparing and monitoring the City's Annual Budget and Work Program, preparing the bi-annual update to the City's Capital Improvements Program and ensuring those funds are expended/expensed as appropriated by City Council. Additionally, the division performs special duties and conducts special studies as requested by the Chief Financial Officer, the Mayor, and the City Council. Finally, the division compiles and reviews performance measures and quarterly reports submitted by other City divisions to ensure the accuracy of the listed statistics relating to the budgeted performance measures.

FY2025 Highlights & Accomplishments

1. Assisted various divisions with special projects and reorganizations
2. Compiled quarterly Executive Management Reports
3. Received GFOA Distinguished Budget Presentation Award

FY2026 Objectives

1. Implement new Cost Allocation software
2. Provide accurate and timely customer service to City staff and citizens

<i>Performance Measures</i>	Actual 2024	Budgeted 2025	Estimated 2025	Budgeted 2026
1. Budget Submissions Reviewed	142	142	145	150
2. CIP Submissions Reviewed	0	150	168	0
3. Programs Reviewed	292	295	312	350
4. Budget Adjustments Processed	613	600	600	600
5. Funds Reviewed	43	45	45	55

City of Fayetteville, Arkansas
Finance & Internal Services Activity
Division Overviews and Performance Measures

Facilities Management

Division Overview

Facilities Management maintains City-owned buildings to provide a safe and sound working environment for employees and customers. This division also provides repair and replacement services on mechanical, electrical, and plumbing systems and performs custodial and other services on City-owned facilities to keep them in clean working order. Other duties of the division include safe entry and egress to buildings, securing facilities, and providing support for City programs and functions. Project Management services are also provided to ensure construction projects are delivered on time and within budget, adhere to industry quality standards, and meet the facility needs of our customers.

FY2025 Highlights & Accomplishments

1. Cultural Arts Corridor Plaza construction
2. YRCC Expansion
3. Fire Station 2 relocation construction
4. City Administration building office improvements
5. Porter Apple Warehouse stabilization
6. HVAC Preventive Maintenance Agreements for Police and Fire Facilities
7. City Hall HVAC replacement
8. Fire Training Expansion

FY2026 Objectives

1. Masonry City Hall
2. Accessibility improvements
3. HVAC Preventive Maintenance City Wide
4. Stephen Carr Memorial and Landscaping
5. Fayetteville Town Center Plaza Repairs
6. City Council Chamber Renovation
7. White Hangar Stabilization (Siding & Roof)

<i>Performance Measures</i>	Actual 2024	Budgeted 2025	Estimated 2025	Budgeted 2026
1. City Owned Buildings	89	89	89	89
2. City Buildings Maintained	86	86	86	86
3. City Buildings Janitorial Services	27	28	28	28
4. Work Order Requests	800	800	750	800
5. Managed Projects <\$20,000	20	20	14	20
6. Managed Projects >\$20,000	12	15	14	9
7. Preventative Maintenance Inspections	150	450	150	1,073

City of Fayetteville, Arkansas
Finance & Internal Services Activity
Division Overviews and Performance Measures

Procurement

Division Overview

This division is responsible for providing oversight of the procurement of commodities, construction, and professional services for all City departments. The Procurement division also ensures compliance with state/federal procurement law, and city ordinances and policies, manages the City's Surplus disposal program, manages City-wide corporate accounts, as well as track and serve as administrators for City contracts. This division also manages the City's insured and self-insured property and liability programs. Management of the insured programs include the evaluation of insurance needs, risk management and assessment, purchase and renewal of insurance policies, and coordination of all losses and claims. Management of the self-insured program includes the judgement and damages from which all third-party liability and City property damages under deductibles or uninsured are paid.

FY2025 Highlights & Accomplishments

1. Streamlined bidding processes and removed redundancies
2. Contracted with Alternate Claims Management in effort to receive additional payout from claims
3. Revised and updated all Procurement policies

FY2026 Objectives

1. Continue to streamline processes and remove unnecessary barriers
2. Implement additional surplus auction resources to maximize the City's profit
3. Provide more diligent service to City staff and citizens

<i>Performance Measures</i>	Actual 2024	Budgeted 2025	Estimated 2025	Budgeted 2026
1. Purchase Orders Issued	966	1,000	1,000	1,050
2. Purchasing Card Transactions	20,112	18,000	20,000	19,000
3. Purchasing Card Volume	\$17,378,918	\$17,000,000	\$18,000,000	\$18,500,000
4. Surplus Auctions Conducted	91	100	120	100
5. Surplus Auction Volume	\$761,966	\$1,000,000	\$650,000	\$800,000
6. Formal Bids/RFPs/RFQs Requested	64	75	80	75
7. Bid/RFP/RFQ Volume	\$56,178,929	\$50,000,000	\$50,000,000	\$52,000,000
8. Insurance Claims Processed	88	100	110	100
9. Number of Vehicles and Equipment Insured	996	950	1,000	1,050
10. Total Insured Value for Real Property, Equipment, and Vehicles	\$498,995,700	\$550,000,000	\$550,000,000	\$525,000,000
11. Active Renewable Contracts Managed	200	350	250	275

City of Fayetteville, Arkansas
Finance & Internal Services Activity
Division Overviews and Performance Measures

Information Technology

Division Overview

This division provides Information Technology (IT) and Geographic Information Systems (GIS) support for City divisions across 53 locations and approximately 900 user accounts. IT strives to ensure technology requests and projects are implemented in accordance with citywide goals and initiatives. IT focuses on implementing processes and procedures to ensure the effective and economical use of IT resources, while improving staff efficiency and improving services to the citizens of Fayetteville. Staff makes every effort to operate equipment to its maximum useful life, but also budgets enough funds to replace equipment when needed to ensure optimal efficiency. To manage the replacement of technology items, IT maintains an accurate inventory and standardized replacement schedule for technology-based products. GIS provides geographic information and geographic data management services to all City departments.

FY2025 Highlights & Accomplishments

1. Replaced all Public Safety mobile computers as part of annual replacement schedule
2. IT/GIS engineered and implemented the technology that powers the stormwater utility
3. Migrated to a new IT asset inventory system for more efficient tracking of assets
4. Continue to install fiber conduit as part of the City's overall digital strategy
5. Continued process improvements through the development of Laserfiche forms across divisions
6. Provided technology support for bond projects (Cityhall rehab, YRCC, Parking, The Ramble)

FY2026 Objectives

1. Support mayor initiatives such as Stormwater Utility
2. Continue to automate processes and improve customer service through technology projects
3. Provide quarterly cybersecurity user training and host CISA regional cybersecurity events
4. Continue migration of video security cameras to a single vendor to improve quality and management
5. Redesign and implement a new traffic network to improve efficiency and security
6. Upgrade the City's telephony system to improve efficiency, accessibility, and redundancy

<i>Performance Measures</i>	Actual 2024	Budgeted 2025	Estimated 2025	Budgeted 2026
1. Service Requests - Desktop	2,760	2,500	3,700	4,000
2. Service Requests - Network/Systems	697	1,800	1,000	1,000
3. Service Requests - Application Systems	450	800	700	750
4. Service Requests - Fire	456	350	350	400
5. Service Requests - Telecommunications	195	350	400	500
6. Service Requests - Police	2,069	2,200	2,200	2,500
7. Projects	100	100	100	100

City of Fayetteville, Arkansas
Police Activity
Division Overviews and Performance Measures

Central Dispatch

Division Overview

This division is a 24-hour operation, which provides emergency and non-emergency call taking and dispatching for police, fire, and city services, as needed. The center is also the primary answering point for the City of Fayetteville's 911 calls, which includes transferring emergency calls to the appropriate agencies.

FY2025 Highlights & Accomplishments

1. Met National Emergency Number Association (NENA) call-answering standard by answering 90% of all 911 calls within 15 seconds and 95% within 20 seconds.
2. Implemented Rapid Video which allows dispatchers the ability to request on-scene, live video from callers, enhancing situational awareness and responder safety.
3. Conducted monthly Quality Assurance reviews to ensure accurate call coding and proper call handling.
4. Implemented Live 911 software providing responders with real-time access to active 911 calls.

FY2026 Objectives

1. Maintain compliance with national call-answering and fire call-processing standards.
2. Ensure all trainees successfully complete state-mandated training.
3. Conduct Quality Assurance reviews to ensure adherence to National Center for Missing and Exploited Children (NCMEC) standards.
4. Launch and implement the Police and Fire Radio Replacement Project.
5. Achieve a successful Arkansas Crime Information Center (ACIC) audit.
6. Complete recertification of the Central Dispatch Center training program through the Association of Public Safety Communication Officials (APCO) Agency Training Program Certification.

	Actual	Budgeted	Estimated	Budgeted
<i>Performance Measures</i>	2024	2025	2025	2026
1. Total Calls for Service	60,113	60,115	60,856	62,073
a. Police	44,394	44,482	44,324	45,210
b. Fire	13,563	13,511	14,198	14,482
c. Citywide	2,156	2,122	2,334	2,381
2. Police Self-Initiated Calls	46,697	48,058	45,258	46,163
3. Telephone (Minus 911)	93,213	95,241	89,432	91,221
4. 911 Calls	41,250	40,990	41,038	41,859
5. Average 911 Calls Per Day	113	112	112	112

City of Fayetteville, Arkansas
Police Activity
Division Overviews and Performance Measures

Police Department

Division Overview

The Fayetteville Police Department has 211 officers and staff, and provides a wide range of protection and enforcement services (patrol, investigative, community outreach, Central Dispatch, etc.) for our residents, visitors, and businesses. The department provides administrative control, logistical support, policy setting, and decision-making relative to all aspects of police operations. Crime reduction and service to our community remains the highest priority of the department, and community outreach and engagement are the foundation for maintaining positive relationships with those we serve.

FY2025 Highlights & Accomplishments

1. Completed the Glock 45 MOS/RDS pistol transition for all sworn personnel.
2. Successfully launched the Community Response Unit.
3. Reduced total staff openings to five, and obtained a single-digit staff turnover rate.
4. Increased supervision within the SRO Unit and expanded the CIRT program to meet demands.
5. Continued evidence-based deployment led to historical overall crime reductions in 2025.

FY2026 Objectives

1. Increase Records staffing to meet the growing volume and legal requirements of FOIA requests.
2. Enhance analytics to anticipate crime patterns and optimize resource allocation.
3. Enhance training & professional development opportunities for a less-experienced workforce.
4. Increase resources for the COP Unit to strengthen and grow community partnerships.
5. Implement and upgrade software platforms to improve interdepartmental workflow.

<i>Performance Measures</i>	Actual 2024	Budgeted 2025	Estimated 2025	Budgeted 2026
1. Calls for Service	44,394	44,482	44,324	44,623
2. Emergency Response Time	5:22	5:40	5:39	5:41
3. Traffic Accidents	3,202	3,150	2,928	3,015
4. Tickets Issued	6,143	6,283	5,628	5,796
5. Warnings Issued	8,956	10,145	9,654	9,943
6. Custodial Arrests Made	3,493	3,528	2,584	2,662
7. DUI/DWI Arrests Made	363	363	304	313
8. Investigative Cases Assigned	1,019	1,201	498	513
9. Drug Task Force Cases	315	333	498	513
10. Community Outreach Events	201	237	175	175

City of Fayetteville, Arkansas
Fire Activity
Division Overviews and Performance Measures

Fire Department

Division Overview

This department responds to all types of hazards encountered by citizens including fires, situations of entrapment, emergency medical calls, and hazardous materials incidents. The department's goal is to arrive on scene of every fire response in 6 minutes and 20 seconds or less, 90% of the time. This department is responsible for public education, code enforcement/building inspections and fire origin/cause investigations with the goal to investigate 100% of all fires, inspect commercial occupancies in addition to the state mandated inspections, and reach children and adults annually with seasonal safety messages and training. All personnel are provided with effective and realistic training based on fire and medical service standards, information analysis, and emergency response demands. The hazardous materials response program was established through an inter-local co-operation agreement between the City of Fayetteville and all cities, towns and rural areas within Washington County.

FY2025 Highlights & Accomplishments

1. Formal accreditation by the Commission on Fire Accreditation International
2. Implementation of the new heavy-duty rescue company in the new Station 2
3. Remodel of former Station 2 on Garland Avenue into equipment maintenance station

FY2026 Objectives

1. Begin implementation of EMS Program with Advanced EMTs
2. Expansion of Training Facility with additional classroom space and parking
3. Implementation of new portable radios

<i>Performance Measures</i>	Actual 2024	Budgeted 2025	Estimated 2025	Budgeted 2026
1. Fire Responses	652	692	672	692
2. EMS Responses	9,993	9,834	10,293	10,602
3. Rescue Responses	577	536	594	612
4. Other Responses	2,355	2,612	2,426	2,499

City of Fayetteville, Arkansas
Community Planning & Engineering Activity
Division Overviews and Performance Measures

Development Services

Division Overview

The Development Services Department facilitates changes necessary to accommodate the community's anticipated rapid growth and expansion by continually assisting the community in adjusting its vision for the future, regulatory framework, and capital improvement projects. The Department ensures that developers, builders, and business entrepreneurs investing and building in the community are treated fairly and with consistency and predictability by coordinating the development review process. The Department works across divisional and departmental lines of authority to create a seamless, efficient, and lean regulatory framework and procedures.

FY2025 Highlights & Accomplishments

1. Carried to adoption the first phase of user fee changes and associated staffing plan
2. Received CIP approval and expanded funding for long-term Planning initiatives
3. Participated in multiple summits, panels, conferences, and other events of regional scale
4. Curated multiple housing initiatives to implementation and ordinances to adoption

FY2026 Objectives

1. Coordinate cross-divisional/departamental efforts for downtown plan
2. Reduce business license renewal review times for some or all classes of license
3. Complete second phase of user fee changes and support impact fee changes

	Actual 2024	Budgeted 2025	Estimated 2025	Budgeted 2026
<i>Performance Measures</i>				
1. Business Licenses - New	632	625	650	675
2. Business Licenses - Renewals	3,855	3,700	3,800	3,850

City of Fayetteville, Arkansas
Community Planning & Engineering Activity
Division Overviews and Performance Measures

Development Review

Division Overview

This division manages the administration and enforcement of zoning and development regulations for the City and its planning area; provides professional services and advice to the Mayor, the City Council, the Planning Commission, committees, and other City divisions involved in growth management; processes all land use activity and reviews building permits to ensure compliance; performs field analysis and inspection; formulates recommendations; responds to public inquiries and complaints; and issues violation notices when necessary. As growth continues at high rates, funds are organized to support the essential functions necessary to comply with notification requirements, public hearings, research, and reporting activities. Increased efficiency, productivity, and consistency are priorities for this program.

FY2025 Highlights & Accomplishments

1. Continued to work with Long-Range Planning on appropriate changes to the Unified Development Code to improve process
2. Maintained staff to improve institutional knowledge in the division

FY2026 Objectives

1. Continue to improve process through ordinance changes, staffing, and improved institutional knowledge.
2. Engage more proactively with development community and stakeholders on process improvements.

<i>Performance Measures</i>	Actual 2024	Budgeted 2025	Estimated 2025	Budgeted 2026
1. Public Meetings & Agenda Sessions	101	110	85	85
2. Development Consultant Meetings/Hours	353/306	350/350	350/350	350/350
3. Planning Reports	578	700	600	600
4. Violations Reported	1667	900	1000	1000
5. Building Permits Reviewed/Staff Hrs	804/402	700/350	750/375	700

City of Fayetteville, Arkansas
Community Planning & Engineering Activity
Division Overviews and Performance Measures

Long Range Planning

Division Overview

Long Range Planning staff is responsible for changes to the City's zoning code, drafting new ordinances that work toward achieving the goals of City Plan 2040, and coordinating with the citizens and stakeholders of Fayetteville.

FY2025 Highlights & Accomplishments

1. Historic Black Community of Southeast Fayetteville Historic Context Statement (community engagement sessions, photo digitizing, and over 300 hardcopies)
2. Pro-housing UDC amendment package for modular, ADUs & lot frontage
3. Historic Preservation Awards (6 awards; 9 letters of acclamation; largest attendance)
4. Successful completion of two AHPP-funded grant projects with reimbursement
5. Successful CIP plan proposal for 5-year long range project work plan & budget

FY2026 Objectives

1. First ever Citywide Historic Resource Survey starting with phase 1 survey area & historic context
2. New Downtown Master Plan
3. First local historic district for a neighborhood
4. Increase outreach and community engagement, particularly for neighborhood projects
5. Early input & set up for Comprehensive Plan (City Plan 2040) update and UDC Re-write

<i>Performance Measures</i>	Actual 2024	Budgeted 2025	Estimated 2025	Budgeted 2026
1. Public Meetings / Agenda Sessions	35/24	60/40	54/24	64/48
2. Planning Project Meetings/Staff Hours	225/1,197	60/1200	365/1,550	550/2,500
3. Planning Reports / LRP Work Group	42/5	36/12	42/16	60/24
4. HDC Meetings / BHPC Meetings	131/23	12/12	114/23	125/24

City of Fayetteville, Arkansas
Community Planning & Engineering Activity
Division Overviews and Performance Measures

Engineering

Division Overview

This division provides in-house engineering design, manages contracted engineering and construction services, and oversees design and construction of all City infrastructure, including water, sewer, drainage, sidewalks, trails, and streets. It reviews all development plans for compliance with City design standards and administers floodplain, stormwater, and erosion control programs. The division also handles trail design and permitting, property and easement acquisition, records management, property transactions, and inspection and construction management for City projects.

FY2025 Highlights & Accomplishments

1. Completion of the Midtown Corridor
2. Completion of the Mission Blvd. Trail (Viewpoint Dr. to Rush Dr.)
3. Maple Street Improvements Commencement (Leverett to Gregg)
4. SS4A Projects Design underway on 4 remaining projects
5. Prairie and West Completion
6. College Avenue Construction Commencement

FY2026 Objectives

1. Hamestring Creek Trail (Salem to Ruppel)
2. White River Trail
3. Safe Streets for All project design (College Ave., S. School., Joyce Blvd., Gregg Ave.)
4. Stephen Carr Interchange Design
5. Transportation Bond Program Project Development
6. Development of Stormwater Capital Projects
7. Stormwater Program-Policy and Program Development

	Actual	Budgeted	Estimated	Budgeted
<i>Performance Measures</i>	2024	2025	2025	2026
1. Plan Reviews	715	700	800	850
2. Permit Reviews	7,660	7,000	6,300	7,000
4. Grading Permits Applied for	128	150	150	170
5. ROW Excavation Permits Applied for	174	250	225	240
6. Temp Closure Permits Applied for	129	150	125	140
7. Engineering Inspections	6,745	7,500	5,700	6,500
8. City Projects Completed (Design)	4	5	9	5
9. Easement/ROW Acquisitions	95	100	165	100
10. Trails-Number of Trail Projects	2	3	3	2
11. Trails-Number of Miles Designed	2	2	2	1
12. Bicycle & Pedestrian Projects/Programs/Initiatives	8	10	10	8

City of Fayetteville, Arkansas
Community Planning & Engineering Activity
Division Overviews and Performance Measures

Sustainability & Resilience

Division Overview

This department is focused on guiding the City of Fayetteville towards becoming a resource efficient community of livable neighborhoods that meets present needs while providing opportunities to support the long term health, well-being and prosperity of future generations. The department develops and implements policies and projects that can be quantified through a triple bottom line accounting framework focused on social, environmental and financial performance metrics.

FY2025 Highlights & Accomplishments

1. Implementation of 2024 Climate Action Plan
2. Complete construction of additional large ground mount solar array
3. Implementation of Climate Pollution Reduction Grant with Regional Partners
4. Support RTC Rate Study
5. Support for LEED Building Certifications on City Bond Project

FY2026 Objectives

1. Support RTC implementation of cart-based recycling
2. Continue to pursue grants for sustainability project implementation
3. Continue to pursue energy efficiency and clean energy project development
4. Support for Climate Resiliency Planning that focuses on emergency preparedness for more frequent extreme weather events (heat, drought, flooding & winter storms).

<i>Performance Measures</i>	Actual 2024	Budgeted 2025	Estimated 2025	Budgeted 2026
1. Policy Analysis/Ordinance Adoption	5	6	5	4
2. Intra-Division Projects/Collaborations	22	19	19	20
3. Energy Efficiency & Renewable Energy Projects	11	7	9	7
4. Grants and Award Applications	6	6	6	5

City of Fayetteville, Arkansas
Community Planning & Engineering Activity
Division Overviews and Performance Measures

Building Safety

Division Overview

The Building Safety Division promotes and protects the health, safety, and welfare of the citizens of Fayetteville by assuring that buildings are designed and constructed in accordance with current local, state, and national building codes. The division serves the community by performing inspections and consultations on-site and investigating complaints from the public. The division is also responsible for maintaining a building code reference library, archiving construction documents, and posting construction related information and statistics to the City website.

FY2025 Highlights & Accomplishments

1. Maintained continuous improvement efforts
2. Set up virtual inspections and same day inspections
3. Implemented new permit fees
4. Revised and updated SOPs and other policies & procedures

FY2026 Objectives

1. Maintain continuous improvement efforts
2. Continue to revise and update SOPs and other policies & procedures
3. Public outreach program for city and building codes
4. Create over the counter same day permit procedures

<i>Performance Measures</i>	Actual 2024	Budgeted 2025	Estimated 2025	Budgeted 2026
1. Building Permit Applications	1,836	1,900	1,700	1,600
2. Building Permits Issued	1,602	1,750	1,600	1,500
3. Single-Family Permits	559	800	800	675
4. Commercial Permits	63	65	60	55
5. Addition & Alteration Permits	395	500	400	400
6. Inspections Performed	25,680	29,000	26,000	25,000
7. Total Issued Permits - All Types	7,616	8,000	7,700	7,000

City of Fayetteville, Arkansas
Community Planning & Engineering Activity
Division Overviews and Performance Measures

Housing and Community Services

Division Overview

The Housing and Community Services Department is responsible for developing and implementing the City's housing strategy to address resident needs along the full housing continuum. This includes managing annual funding allocations from HUD for housing and community development activities that support low- and moderate-income residents as well as housing and wrap-around case management for homeless individuals and families. The department engages in cross-departmental and external collaboration to advance housing and other community objectives.

FY2025 Highlights & Accomplishments

1. Provided 41 adults and 10 children with permanent supportive housing (PSH) through the City's Hearth Program, which continues to operate at full capacity
2. Provided 15 low-income households with housing repairs or rehabilitation work; 17 elderly or disabled residents with taxi coupons to support mobility; and 27 families with childcare subsidies
3. Launched the City's HOME Investment Partnerships Program in coordination with the Economic Development Department to create new housing opportunities for low-income residents
4. Secured a planning grant from the National League of Cities to pilot a process for advancing resident-driven housing solutions and sponsored the Housing Co-Create workshop and pitch competition
5. Issued four RFPs to solicit proposals to develop mixed-income housing on City-owned land through public-private partnerships

FY2026 Objectives

1. Update and release the annual Fayetteville Housing Assessment to set policy, program, and partnership priorities and develop the five-year Consolidated Plan to guide investment of CDBG/HOME funding
2. Expedite the obligation of housing investments committed in 2025 (i.e., new bridge housing development, permanent supportive housing rehabilitation, down payment assistance program) and pursue new braided funding opportunities to expand investments in affordable housing and supports for lower income residents
3. Expand municipal efforts to maintain existing affordable housing stock, including through coordination with Engineering to assist residents in flood-prone areas
4. Collaborate with Long Range Planning and other relevant divisions to advance pro-housing code reforms that enable housing choice for Fayetteville residents
5. Cultivate strong relationships with local, regional, and national affordable housing partners and the development community

<i>Performance Measures</i>	Actual 2024	Budgeted 2025	Estimated 2025	Budgeted 2026
1. Public Meetings/Agenda Sessions Staffed	N/A	0	10	16
2. Community Engagement Events	N/A	0	5	24
3. Low/Moderate-Income Residents Assisted	N/A	0	95	100
4. Community Organizations Assisted	4	3	5	4
5. Units of Housing Stock Assisted	11	15	15	20
6. Residents Housed by Hearth Program	N/A	0	51	51

City of Fayetteville, Arkansas
Community Planning & Engineering Activity
Division Overviews and Performance Measures

Animal Services

Division Overview

This division handles the processing of animal redemptions and adoptions, and educates the public regarding responsible animal ownership. The program provides 24-hour emergency services and enforces the Arkansas Rabies Control Act and City Ordinances. The program provides a clinic staffed with a veterinarian that allows for the animals adopted from the shelter to be spayed/neutered and the operation of an income based low cost spay/neuter clinic for City residents.

FY2025 Highlights & Accomplishments

1. Maintained a euthanasia rate of less than the 10% "no kill" benchmark: current at 3.8%
2. Overhauled our volunteer program and orientation system to be paperless.

FY2026 Objectives

1. Continue to maintain a euthanasia rate of less than 10%.
2. Expand community outreach and offer more accessible vaccines for low income citizens.

<i>Performance Measures</i>	Actual 2024	Budgeted 2025	Estimated 2025	Budgeted 2026
1. Fayetteville Strays Intake	924	1,100	1,000	1,000
2. Fayetteville Owner Surrenders Intake	329	360	350	350
3. Citizen Service Requests	6,883	7,200	7,000	7,000
4. After Hours Emergency Responses	242	700	250	250
5. Animal Bite Investigations	77	140	80	80
6. Citations Issued	105	140	105	105
7. Animals Sterilized at Shelter Clinic	1,288	1,300	1,300	1,300

City of Fayetteville, Arkansas
Transportation Services Activity
Division Overviews and Performance Measures

Transportation Services

Division Overview

This division manages and coordinates construction and maintenance of rights-of-way, streets, sidewalks, trails, drainage, and traffic control within the City. Also managed by this division are In-House Pavement Improvements, Sidewalk Improvements, and Trail Development projects which are funded in the City's Sales Tax Capital Fund.

FY2025 Highlights & Accomplishments

1. Completed over 100 service requests for Sidewalk Repair
2. Maintained existing street network through the overlay program
3. Completed the Mission Boulevard trail all the way to North Street

FY2026 Objectives

1. Improved walkability and safety by replacing deteriorated sidewalks and installing access ramps
2. Resurface 10 miles of city streets
3. Increase drainage maintenance and reduce response time with the new Stormwater program

<i>Performance Measures</i>	Actual 2024	Budgeted 2025	Estimated 2025	Budgeted 2026
1. ROW Brush/Tree Trimming Hours	1,088	2,000	800	1,000
2. ROW Mowing Hours	8,091	7,000	7,000	7,000
3. Tons of ROW Litter Removed	24.27	25	40	30
4. Street Sweeper Debris (Tons)	823.7	1,000	800	1,000
5. Asphalt Overlay (Miles)	8.15	10.00	6.00	10.00
6. Drain Pipe Installation (Feet)	1755	1,500	1,000	1,500
7. Traffic Signals Maintained	155	170	167	170
8. Trail Construction (Miles)	0.66	3.00	1.00	2.50
9. Sidewalk Construction (Feet)	2,575	4,000	3,000	3,000
10. Curb Construction (Feet)	1,339	3,500	1,000	3,000

City of Fayetteville, Arkansas
Transportation Services Activity
Division Overviews and Performance Measures

Parking Management

Division Overview

The division implements parking rules and enforces parking regulations for the Downtown, Entertainment, and Residential Districts. The division is responsible for increasing public awareness of ordinances which regulate parking and responding to the needs of citizens regarding inquiries and complaints concerning parking matters. The division also manages prepaid event parking for the Walton Arts Center and TheatreSquared and oversees the City's special event and film permitting processes.

FY2025 Highlights & Accomplishments

1. Executed two public parking agreements for management of privately-owned parking facilities
2. Made paving, lighting, and other infrastructure improvements on surface parking lots and decks
3. Provided funding to and represented City on the Downtown Fayetteville Coalition Board

FY2026 Objectives

1. Explore feasibility of additional parking districts near UA and existing downtown border
2. Update lighting in the Town Center Parking Deck
3. Continue to balance parking supply and demand by adjusting rates and regulations as necessary

	Actual	Budgeted	Estimated	Budgeted
<i>Performance Measures</i>	2024	2025	2025	2026
1. Estimate of Tickets to be Issued	27,897	24,000	24,000	25,000
2. Number of Spaces managed	2,850	2,850	3,113	3,113
3. Number of Special Event Permits	85	85	95	100
4. Prepaid Parking Events Staffed	115	100	100	100

City of Fayetteville, Arkansas
Transportation Services Activity
Division Overviews and Performance Measures

Fleet Operations

Division Overview

This division is responsible for the maintenance and replacement of vehicles and equipment to ensure safety and proper performance during operation. The total fleet size of 908 assets within and outside of motorpool (not including units being decommissioned for surplus) consists of 363 Automotive assets which include sedans, SUV's, Emergency response vehicles and motorcycles and work trucks. 114 Over the Road Class 7-8 trucks, including all Fire Apparatus and Trash and Recycling trucks. 431 off-road, specialized equipment, trailers and construction equipment. In-house maintenance is supported by sublet operations such as major accidents, engine rebuilds, automatic transmission repairs or larger operator responsible repairs.

FY2025 Highlights & Accomplishments

1. Telematics increased shop performance, driver accountability and fleet safety awareness
2. 35.5% increase in PM compliance vs FY23 and 9% increase vs FY24
3. Gamification of mechanic staff brought 80% productivity and efficiency levels of the following:
Automotive 146%, HD Trucks 106% and Offroad 109% vs historical repair times.

FY2026 Objectives

1. Through new telematics Fleet Risk data, decrease accident and Operator responsible charges
2. Continue PM compliance improvements reaching and surpassing 95%
3. Continue to reduce "u" units and use telematics data to assist approval/deny expansions

<i>Performance Measures</i>	Actual 2024	Budgeted 2025	Estimated 2025	Budgeted 2026
1. Repair Requests	4,493	5,000	4,400	4,500
2. Vehicle/Equipment Repair Hours	18,975	23,500	19,561	21,000
3. Preventive Maint. Service & Inspections	1,682	3,000	1,700	1,800
4. Preventive Maint. Generated Repairs	3,919	3,500	4,306	4,500
5. Road Failures	179	150	152	150

City of Fayetteville, Arkansas
Parks, Natural Resources and Cultural Affairs Activity
Division Overviews and Performance Measures

Parks, Natural Resources and Cultural Affairs

Division Overview

Parks, Natural Resources and Cultural Affairs (PNRCA) plans for and provides facilities and programs centered around recreation, green spaces, art and culture. These spaces provide a “third space” for Fayetteville residents and visitors to enjoy a wide range of experiences that support individuals’ mental and physical health and provide opportunities for socialization through events such as the Dickson Street Mile, YRCC and other summer camps, Square to Square bike ride, and interaction at hundreds of team sporting events, as well as opportunities to improve the environment through tree plantings and tree giveaways such as Celebration of the Trees. PNRCA helps build Fayetteville's social capital.

FY2025 Highlights & Accomplishments

1. Grew participants in the Fayetteville Race Series
2. Completion of aquatic feasibility study
3. Completion of YRCC expansion and Buddy Hayes Park
4. Construction started at Bryce Davis, Walker and Underwood Parks
5. Completed the Park Development Impact Study
6. Installation of 5 significant public art pieces (Nelson Hackett Blvd., YRCC Mural, Paks Mural, 2 Leon Keer Murals)

FY2026 Objectives

1. Complete design of aquatic center
2. Complete construction at Bryce Davis, Underwood, and Walker Community Parks
3. Complete construction at Veterans Park Playground Area
4. Begin construction at Gulley Park - Parking, Tennis/Pickleball/Dog Park
5. Begin Stream restoration work at Wilson
6. Begin Construction at Combs Park Upper Areas

<i>Performance Measures</i>	Actual 2024	Budgeted 2025	Estimated 2025	Budgeted 2026
1. Park Properties / Acreage Maintained	75 / 4,227	74 / 4,214	78 / 4,038	78/4,078
2. Trail Miles Maint: Hard / Natural Surface	58 / 57	62 / 58.6	61.1 / 60.2	61.1 / 62.2
3. Park & Trail Volunteer Hours	13,141	12,750	13,500	14,000
4. Recreation Program Participants	7,650	7,700	7,612	7,700
5. Race Series Events / Participants	6 / 4,805	5 / 5,200	5 / 5,500	5/5,900
6. Gulley Park Concerts / Attendance	6 / 13,500	6/ 13,500	6 / 15,000	6/16,800
7. YRCC Programs & Events / Participants	20 / 26, 950	20 / 22,000	12, 832	28,000
8. Swimming Pool Attendance	23,411	23,000	22,000	23,000
9. Fishing/Boating Permits Lake Fayetteville	2,796	2,700	2,700	2,700
10. Trees Planted	528	400	430	350
11. Artists Served	205	170	195	210
12. Art Infused Community Events	65	85	85	90

City of Fayetteville, Arkansas
Business-Type Activity
Division Overviews and Performance Measures

Utilities Director

Division Overview

This division is responsible for the management of two divisions - Water, Sewer & Meter Maintenance and Wastewater Treatment Plants (WWTPs) - and coordinates various capital improvement projects. Program outcomes relate to drinking water quality, environmental protection, customer services, and adequate infrastructure. Departmental performance includes tangible and intangible measures with key indicators coming from trackable accomplishments, project advances, issue resolutions and reduction in non-revenue water. The project management team is also included in this division.

FY2025 Highlights & Accomplishments

1. Started a service line replacement program
2. Progress Continues on the 48-inch west transmission line
3. Installing Smart Meters

FY2026 Objectives

1. Continue a service line replacement program
2. Completion of the 48-inch West Transmission Line
3. Continue major Water Distribution Line Evaluations
4. Continue Installing Smart Meters

<i>Performance Measures</i>	Actual 2024	Budgeted 2025	Estimated 2025	Budgeted 2026
1. Water Purchased	\$14,274,777	\$15,331,900	\$16,946,760	\$18,422,000
2. Capital Expenditures	\$15,785,041	\$34,005,821	\$33,781,473	\$46,067,100
3. Ending Total Net Assets	\$408,016,983	\$405,500,000	\$430,624,785	\$443,318,178

City of Fayetteville, Arkansas
Business-Type Activity
Division Overviews and Performance Measures

Utilities Financial Services

Division Overview

Utilities Financial Services provides monthly billing services to utility customers and collects various revenues for the City. Utility billings include charges for water, sewer, fire protection, recycling and trash, and other charges related to these services. Over 52,000 utility accounts are maintained through monthly billing and the collection of payments across multiple payment channels. City revenues collected include impact fees, court fines, building permits, HMR taxes, and parking tickets. These revenues are reconciled daily by Utilities Financial Services. This division is also responsible for all accounting and financial work/review for operations and capital for the Water and Sewer Fund.

FY2025 Highlights & Accomplishments

1. Updated over the counter payment gateway to help City employees to have more tools to enter, review and reconcile revenues receipted into Tyler Cashiering.

FY2026 Objectives

1. Integrate Chargeback processes with Laserfiche to streamline the returned item processes. This will give us the ability to email customers their chargeback amounts instead of mailing a letter.
2. Streamline the Leak Adjustment review process and utilize Laserfiche to allow customers to submit leak adjustment review requests online.

<i>Performance Measures</i>	Actual 2024	Budgeted 2025	Estimated 2025	Budgeted 2026
1. Utility Bills Processed	594,179	585,000	605,000	610,000
2. On/Off and Internal Orders Processed	32,097	32,000	32,500	33,000
3. New Accounts Added	958	1,160	1,100	1,200
4. Utility Payments Processed	519,144	530,000	525,500	530,500
5. Utility Deposits Processed	8,522	8,200	8,550	8,600
6. Other Cash Receipts Processed	121,657	126,000	126,500	127,000
7. Total Utility Customers Billed	51,183	52,000	52,500	54,500

City of Fayetteville, Arkansas
Business-Type Activity
Division Overviews and Performance Measures

Water & Sewer Maintenance

Division Overview

This division manages the operations, maintenance, and safety of the water distribution system, water storage tanks and pump stations, sewer mains and manholes, meter reading and maintenance, backflow prevention, both wastewater treatment plants, and new service connections.

FY2025 Highlights & Accomplishments

1. Water/Sewer installed 1,700 feet of new 6" water line on Star Rd and Canvas
2. Meter continued upgrading water meters to cellular smart meters totaling over 27,000 smart meters
3. Water/Sewer began a water service line replace program to eliminate failing polyethylene lines
4. Cleared easements on our water transmission lines from Beaver Water

FY2026 Objectives

1. Install 6,000' of 6" water line to upgrade the Ridgeway and Crestwood areas
2. Continue replacing water services to address water loss by eliminating failing polyethylene lines
3. Continue a smoke testing program to address I&I in our sewer collection system
4. Focus on a weekly inhouse training program to assist staff with obtaining a water license

<i>Performance Measures</i>	Actual 2024	Budgeted 2025	Estimated 2025	Budgeted 2026
1. Water Leaks Repaired	1,523	1,650	1,500	1,800
2. Water Line Constructed (Feet)	1,570	1,000	1,700	6,000
3. Fire Hydrants Repaired/Installed	55	60	150	150
4. Sewer Lines Cleaned (Feet)	730,287	1,100,000	1,100,000	1,100,000
5. Sewer Line Replaced/Sliplined (Feet)	520	1,000	0	1,000
6. New Water/Sewer Connections	223	300	275	300
7. Meters Read	597,073	613,590	621,000	628,000
8. Meters Installed	1,298	4,500	7,000	5,500
9. Meter Accounts	50,611	51,132	53,000	55,000
10. Meters Tested	4,568	5,500	5,500	6,000
11. Backflow Devices Tested	24	24	24	24

City of Fayetteville, Arkansas
Business-Type Activity
Division Overviews and Performance Measures

Wastewater Treatment

Division Overview

This division manages the operations, maintenance, safety, and compliance of the wastewater treatment facilities, lift stations, SCADA operations, water tanks, pump stations, and the Biosolids Management Site. Additionally, this division monitors and maintains the Woolsey Wet Prairie Wetlands Site.

FY2025 Highlights & Accomplishments

1. Replace inoperable pumps within various lift stations
2. Completed 10% design of the Noland Plant upgrades
3. Upgrade the Ozone system at Noland
4. Improve and increase WTR handling and revenue
5. Upgrade SCADA cellular to FirstNet

FY2026 Objectives

1. Complete 100% design of Noland upgrades
2. Installation of influent pump at Noland
3. Improve biosolids handling and reduce landfilling
4. Perform lift station capacity testing and address issues
5. Complete condition assessment of all wastewater treatment equipment

<i>Performance Measures</i>	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
1. Contract Demand/Workload	\$8,450,000	\$8,898,968	\$8,450,000	\$8,872,500
2. Average MGD Treated	14.9	14.3	21.4	28.0
3. Average BOD Loading (lbs/day)	6,766	22,660	6,812	6,872
4. Average TSS Loading(lbs/day)	8,524	21,967	9,492	10,460

Aviation

Division Overview

This division manages the Fayetteville Municipal Airport (Drake Field) to FAR Part 139 Standards, administers Federal and State Aviation Grant funding, and oversees capital development projects, the self-serve fuel facility, tenant leases, and the FBO.

FY2025 Highlights & Accomplishments

1. Successful completion of East-Side infrastructure improvements, Phase I.
2. Development and adoption of new 20-year Airport Master Plan.
3. Overhaul of airport fuel facilities to improve safety and fuel quality.

FY2026 Objectives

1. Development and implementation of Master Plan & Business Plan.
2. Construction of Taxiway-E extension, existing pavement rehabilitation, and Phase II of East-Side Infrastructure improvements.
3. Beautification of airport grounds and public spaces.

<i>Performance Measures</i>	Actual 2024	Budgeted 2025	Estimated 2025	Budgeted 2026
1. Fuel Dispensed (Gallons)	782,888	1,017,100	1,017,100	1,017,100
2. Number of Operations (Landings/Take Offs/Taxi)	26,145	32,000	32,000	32,000

City of Fayetteville, Arkansas
Business-Type Activity
Division Overviews and Performance Measures

Recycling Trash Collection

Division Overview

This division provides for the collection, transportation, and disposal of trash, and processing and marketing of recyclables. In addition the division also administers other services including bulky waste drop off and curbside collection, a weekly Household Hazardous Waste collection program, the Pick Me Up litter and trash abatement program, commercial and residential collection of food waste for composting, apartment recycling, and special event trash and recycling services. Educational programs are provided and include the Recycle Something and Waste Not Use Less campaigns designed to create behavior change toward more sustainable behaviors.

FY2025 Highlights & Accomplishments

1. Increased landfill diversion with recycling and composting program growth
2. Implemented pilot food waste curbside collection model
3. Improvements made to the Transfer Station operations and recycling processing facility
4. Worked with NWA Council and Regional SW Districts to improve landfill diversion programs
5. Completed audit of 2 Franchise Waste Haulers using Przybysz auditing firm
6. Adoption of RTC Rate Study

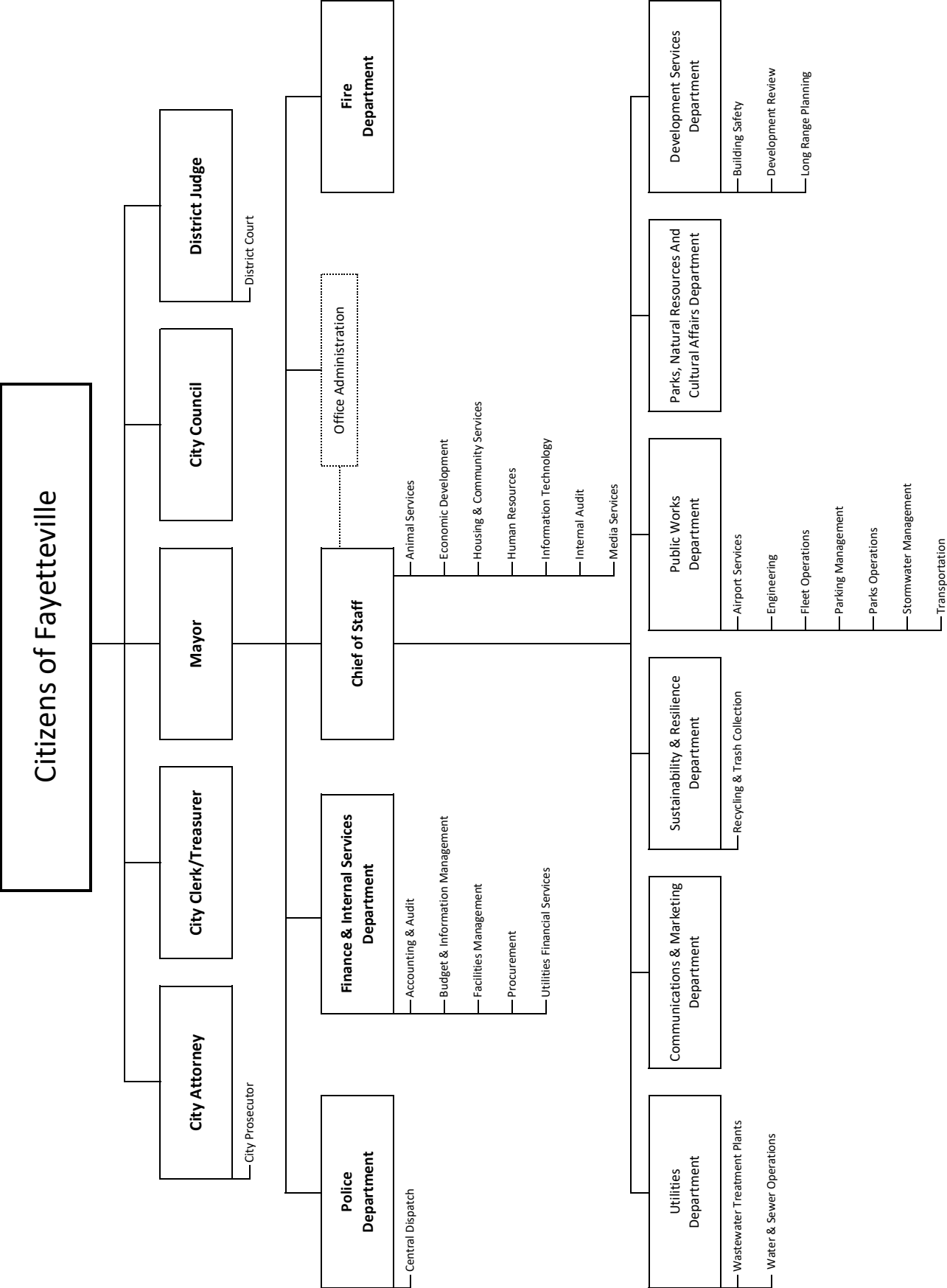
FY2026 Objectives

1. Continued efforts to remediate the old Police Shooting range to be used for RTC operations
2. Expand recycling access to multi-family residents and commercial businesses
3. Overhaul recycling operations by transitioning to cart-based recycling collections
4. Create new education program focusing on reduced contamination in recycling collections
5. Establish permanent food waste curbside collection program

<i>Performance Measures</i>	Actual 2024	Budgeted 2025	Estimated 2025	Budgeted 2026
1. Commercial Accts - Dumpster	1,431	1,440	1,404	1,440
2. Commercial Accts - Carts	598	650	599	630
3. Commercial Accts - Cardboard	317	320	320	320
4. Commercial Accts - Recycling Bins	271	275	264	300
5. Commercial Accts - Dumpster Recycling	41	46	41	50
6. Apartment Recycling - Units	3,086	4,000	3,086	4,500
7. Residential Carts Collected	27,422	28,000	27,717	28,000
8. Total Drop Box Loads Pulled	3,664	4,200	3,222	3,900
9. Landfilled Waste	75,665	82,000	73,016	78,800
10. Recycling/Compost Tonnage Diverted	15,095	11,000	15,400	16,600
11. Compost/Mulch Sold - Cubic Yards	12,355	12,000	15,118	13,000

City of Fayetteville, Arkansas

Organizational Chart



Officials of the City of Fayetteville, Arkansas

ELECTED OFFICIALS

Mayor	Molly Rawn	479.575.8330	mayor@fayetteville-ar.gov
Ward 1, Position 1	Bob Stafford	479.879.6802	ward1_pos1@fayetteville-ar.gov
Ward 1, Position 2	D'Andre Jones	479.283.9152	ward1_pos2@fayetteville-ar.gov
Ward 2, Position 1	Sarah Moore	479.263.6629	ward2_pos1@fayetteville-ar.gov
Ward 2, Position 2	Mike Wiederkehr	805.625.2410	ward2_pos2@fayetteville-ar.gov
Ward 3, Position 1	Scott Berna	479.841.5331	ward3_pos1@fayetteville-ar.gov
Ward 3, Position 2	Sarah Bunch	479.633.7473	ward3_pos2@fayetteville-ar.gov
Ward 4, Position 1	Teresa Turk	206.713.2265	ward4_pos1@fayetteville-ar.gov
Ward 4, Position 2	Monique Jones		ward4_pos2@fayetteville-ar.gov
City Attorney	Kit Williams	479.575.8313	kwilliams@fayetteville-ar.gov
City Clerk/Treasurer	Kara Paxton	479.575.8323	cityclerk@fayetteville-ar.gov
District Judge	Clinton "Casey" Jones	479.587.3591	district_court@fayetteville-ar.gov

MANAGEMENT STAFF

Executive Staff

Chief Communications Officer	Gracie Ziegler	479.575.8330	gziegler@fayetteville-ar.gov
Chief Financial Officer	Steven Dotson	479.575.8330	sdotson@fayetteville-ar.gov
Chief of Staff	Keith Macedo	479.575.8330	kmacedo@fayetteville-ar.gov
Fire Chief	Brad Hardin	479.575.8365	fire@fayetteville-ar.gov
Police Chief	Michael Reynolds	479.587.3500	police@fayetteville-ar.gov
Senior Advisor to the Mayor	Blake Rutherford	479.575.8330	blrutherford@fayetteville-ar.gov

Senior Department Directors

Chief Housing Officer	Marlee Stark	479.575.8290	mstark@fayetteville-ar.gov
Development Services Director	Jonathan Curth	479.575.8308	jcurth@fayetteville-ar.gov
Environmental Director	Peter Nierengarten	479.575.8272	pnierengarten@fayetteville-ar.gov
Parks, Nat. Res. & Cultural Affairs Director	Alison Jumper	479.444.3471	parks_and_recreation@fayetteville-ar.gov
Public Works Director	Chris Brown	479.575.8206	cbrown@fayetteville-ar.gov
Utilities Director	Tim Nyander	479.575.8390	tnyander@fayetteville-ar.gov

Division Heads

Accounting Director	Kristin Cavette	479.575.8281	accounting@fayetteville-ar.gov
Airport Director	Jared Rabren	479.718.7653	jrabren@fayetteville-ar.gov
Assistant Public Works Director - Operations	Terry Gulley	479.575.8228	tgulley@fayetteville-ar.gov
Budget Director	Kevin Springer	479.575.8347	budget_research@fayetteville-ar.gov
Building Safety Director	Dennis Sanders	479.575.8229	dsanders@fayetteville-ar.gov
City Prosecutor	Brian Thomas	479.575.8377	bthomas@fayetteville-ar.gov
Deputy Chief Financial Officer	Vacant		
Dispatch Manager	Kathy Stocker	479.587.3555	police@fayetteville-ar.gov
District Court Administrator	Beth Ledbetter	479.587.3597	district_court@fayetteville-ar.gov
Economic Development Director	Devin Howland	479.575.8221	dhowland@fayetteville-ar.gov
Fleet Operations Superintendent	Ross Jackson Jr.	479.444.3495	fleet@fayetteville-ar.gov
Human Resources Director	Missy Hutcheson	479.575.8278	mhutcheson@fayetteville-ar.gov
Information Technology Director	Brad Fulmer	479.575.8217	bfulmer@fayetteville-ar.gov
Internal Auditor	Aaron Colley	479.575.8261	acolley@fayetteville-ar.gov
Long Range Planning / Special Projects Mgr	Britin Bostick	479.575.8262	bbostick@fayetteville-ar.gov
Media Services Director	Doug Bankston	479.444.3434	dbankston@fayetteville-ar.gov
Parking Manager	Justin Clay	479.575.8280	parking@fayetteville-ar.gov
Parks Operations & Facilities Director	Byron Humphry	479.575.8368	bhumphry@fayetteville-ar.gov
Project & Construction Manager	Wade Abernathy	479.575.8361	wabernathy@fayetteville-ar.gov
Procurement Director	Amanda Beilfuss	479.575.8220	purchasing@fayetteville-ar.gov
Utilities Financial Services Manager	Cheryl Partain	479.521.1258	cpartain@fayetteville-ar.gov
Water & Sewer Operations Manager	Aaron Watkins	479.575.8203	jwatkins@fayetteville-ar.gov

City of Fayetteville, Arkansas
2026 Operating Budget
Community Partner Funding

	Actual 2024	Budgeted 2025	Estimated 2025	Budgeted 2026
<u>General Fund (1010):</u>				
7Hills Homeless Center	\$ 119,400	\$ 125,370	\$ 125,370	\$ 125,370
AAANWA (Senior Center)	153,104	160,759	160,759	182,577
Arkansas Air & Military Museum	41,000	43,000	43,000	41,000
*Central Emergency Medical Service	988,555	1,007,492	1,007,492	1,216,622
Community Access Television (Your Media)	211,216	220,725	220,725	220,725
Fayetteville Boys & Girls Club	225,000	225,000	225,000	225,000
*NWA Regional Planning	79,857	79,857	79,857	79,857
Total General Fund	1,818,132	1,862,203	1,862,203	2,091,151
<u>Street Fund (2100):</u>				
Transit Agencies	\$ 1,204,593	\$ 1,266,457	\$ 1,266,457	\$ 1,770,323
Total Street Fund	1,204,593	1,266,457	1,266,457	1,770,323
 Total Community Partner Funding	 3,022,725	 3,128,660	 3,128,660	 3,861,474

*These Community Partners Have Interlocal Governmental Agreements.

LISTING OF ACRONYMS

AAANWA.....	Area Agency on Aging of Northwest Arkansas
A&P.....	Advertising & Promotion
ADA.....	Americans with Disabilities Act
ADEQ.....	Arkansas Department of Environmental Quality
ADH.....	Arkansas Department of Health
AED.....	Automated External Defibrillator
AEP.....	Arkansas Electric Power
AHTD.....	Arkansas Highway Transportation Department
AMRR.....	Arkansas and Missouri Railroad
APS.....	Advanced Public Safety
ARFF.....	Aircraft Rescue Fire Fighting
ARPA.....	American Rescue Plan Act
A/V.....	Audio/Visual
AVL.....	Automatic Vehicle Location
BMS.....	Bio-Solids Management Site
BWD.....	Beaver Water District
CAD.....	Computer Aided Design
CALEA.....	Commission on Accreditation for Law Enforcement Agencies
CAT.....	Community Access Television
CCTV.....	Closed Circuit Television
CDBG.....	Community Development Block Grant
CFO.....	Chief Financial Officer
CIP.....	Capital Improvements Program
CMS.....	Content Management System
CPI.....	Consumer Price Index
CPR.....	Cardiovascular Pulmonary Resuscitation
CPU.....	Central Processing Unit
DDS.....	Data Security Standards
DOT.....	Department of Transportation
DTF.....	Drug Task Force
DVD.....	Digital Versatile Disc
DWI.....	Driving While Intoxicated
ECM.....	Enterprise Content Management
EDMS.....	Electronic Document Management System
EMS.....	Emergency Medical Services
EMT.....	Emergency Medical Technician
EPA.....	Environmental Protection Agency
ERP.....	Enterprise Resource Planning
ERS.....	Emergency Response Station
ERT.....	Emergency Response Team
FAA.....	Federal Aviation Administration
FAR.....	Federal Aviation Regulation
FASB.....	Financial Accounting Standards Board
FBO.....	Fixed Based Operator
FCC.....	Federal Communication Commission
FEDC.....	Fayetteville Economic Development Council
FEEDC.....	Fayetteville Expressway Economic Development Corridor
FEMA.....	Federal Emergency Management Agency

LISTING OF ACRONYMS, (cont.)

FGC	Fayetteville Government Channel
FHWA.....	Federal Highway Administration
FOIA	Freedom of Information Act
FPL	Fayetteville Public Library
FPTV.....	Fayetteville Public Access Channel
FTE	Full-Time Equivalent
GA	General Aviation
GAAP	Generally Accepted Accounting Principles
GASB	Governmental Accounting Standards Board
GFOA.....	Government Finance Officers Association
GHG	Greenhouse Gas
GIS.....	Geographic Information System
GPS.....	Global Positioning System
HEARTH.....	Homeless Emergency Assistance and Rapid Transition to Housing Act
HMI	Human Machine Integration
HMR	Hotel/Motel Restaurant Tax
HOME	HOME Grant Program
HR	Human Resources
HUD	Housing & Urban Development
HVAC.....	Heating, Ventilation, and Air Conditioning
IFS	Influent Pump Station
ILS	Integrated Library System
IP	Internet Protocol
IPP	Industrial Pretreatment Program
ISO	International Standards Organization
IT	Information Technology
LAN	Local Area Network
LED	Light Emitting Diode
LEED	Low Energy Electron Diffraction
LOPFI.....	Local Police and Fire Retirement
LPR	License Plate Recognition
MCT	Mobile Computer Terminal
MDT	Mobile Data Terminal
MGD.....	Million Gallons per Day
MLK.....	Martin Luther King
MMBTU... ..	One Million British Thermal Units
MRF.....	Materials Recovery Facility
MSA	Metropolitan Statistical Area
MUTCD... ..	Manual on Uniform Traffic Control Devices
MVR	Mobile Video Recorder
NEA	National Endowment for the Arts
NPDES	National Pollutant Discharge Elimination System
NWA.....	Northwest Arkansas
NWACC	Northwest Arkansas Community College
NWAEDD.....	Northwest Arkansas Economic Development District
NWARPC	Northwest Arkansas Regional Planning Commission
O&M	Operation & Maintenance
OCLC	Online Computer Library Center
ORT	Ozark Regional Transit

LISTING OF ACRONYMS, (cont.)

PA.....	Public Address
PACE.....	Property Assessed Clean Energy
PAPI.....	Precision Approach Path Indicator
PC.....	Personal Computer
PCI.....	Payment Card Industry
PCIDSS.....	Payment Card Industry Data Security Standard
PEG	Public/Education/Government
PO	Purchase Order
PRAB.	Parks & Recreation Advisory Board
RFID.	Radio-Frequency Identification
RFP	Request for Proposals
RFQ	Request for Qualifications
ROW.....	Right-of-Way
RTC.....	Recycling & Trash Collection
RTU	Remote Terminal Units
SAN	Storage Area Network
SCADA.....	Supervisory Control & Data Acquisition
SCBA.....	Self-Contained Breathing Apparatus
SSMA.....	SQL Server Migration Assistant
SNAPS	Special Needs Assistance Programs
SQL.....	Structured Query Language
SSO.....	Sanitary Sewer Overflow
SSRS	SQL Server Reporting Services
STAR.....	Sustainability Tools for Assessing & Rating
STP	Surface Transportation Program
SUV	Sport Utility Vehicle
SWEPCO.....	Southwestern Electric Power Company
TIF	Tax Increment Financing
TOD	Transit Oriented Development
TSS	Total Suspended Solids
TV.....	Television
UDC.....	Unified Development Code
UPS.....	Uninterruptable Power Supply
USACE	United States Army Corps of Engineers
USDA.....	United States Department of Agriculture
UTV	Utility Task Vehicle
UV	Ultra Violet
VoIP.....	Voice over Internet Protocol
VR.....	Video Recorder
W&S, W/S	Water & Sewer
WAC	Walton Arts Center
WAN.....	Wide Area Network
WORK.....	Watershed Conservation Resource Center
WWT	Wastewater Treatment
WWTP.....	Wastewater Treatment Plant
YRCC.....	Yvonne Richardson Community Center

GLOSSARY

ACCOUNTING SYSTEM. Records and procedures that discover, record, classify, and report information on the financial position and operations of a governmental unit or any of its funds.

ACCRUAL. Revenue and expenses are recorded when they are incurred.

AD VALOREM. A basis for levy of taxes upon property based on value.

AGENCY FUND. A fund consisting of resources received and held by the governmental unit as an agent for others.

APPROPRIATION. An authorization granted by the board to incur liabilities for specific purposes.

ASSETS. Probable future economic benefits obtained or controlled by a particular entity as a result of past transactions or events.

BALANCED BUDGET. A budget balanced by fund, means the total anticipated revenues are equal to or exceed the budgeted expenditures for that fund.

BOND. A written promise to pay a specified sum of money, called the face value or principal amount, at a specified date or dates in the future, called the maturity date(s), together with periodic interest at a specified rate.

BOND DISCOUNT. The excess of the face value of a bond over the price for which it is acquired or sold.

BOND PREMIUM. The excess of the price at which a bond is acquired or sold over its face value.

BONDED DEBT. The portion of indebtedness represented by outstanding bonds.

BUDGET. A financial operating plan consisting of estimates of proposed expenditures for a given period and the proposed means of financing them.

BUDGET CONTROL. The control or management of the approved Budget for the purpose of keeping expenditures within the limitations of available appropriations and available revenues.

BUDGET DOCUMENT. The instrument used by the budget-making authority to present a comprehensive financial program to the appropriating body.

BUDGET MESSAGE. A general discussion of the budget as presented in writing by the Mayor to the City Council. The message contains an explanation of the principal budget items and recommendations regarding the financial policy for the coming year.

CAPITAL BUDGET. This budget deals with large expenditures for capital items normally financed by borrowing. Usually capital items have long-range returns, useful life spans, are relatively expensive, and have physical presence such as buildings, roads, sewage systems, etc.

CAPITAL IMPROVEMENT. Any property, asset, or improvement with an estimated value greater than five thousand dollars, and estimated life or usefulness of one or more years, including land, interest therein and including constructions, enlargements, and renovations.

CAPITAL IMPROVEMENT PROGRAM. An approach or technique for identifying and forecasting capital outlay decisions that a government expects to make over a five-year period.

CAPITAL OUTLAY. Expenditures that result in the acquisition of or addition to fixed assets.

CAPITAL PROJECTS FUND. A fund created to account for all resources to be used for the acquisition or construction of designated fixed assets.

GLOSSARY (cont.)

CASH. Legal tender or coins that can be used in exchange for goods, debt, or services. This includes the value of assets that can be converted into cash immediately

CONSTRUCTION WORK IN PROGRESS. The cost of construction work that has been started but not yet completed and placed in service.

CONTINGENCY FUND. Funds set aside for unforeseen expenses of uncertain amounts or funds set aside for identified expenses, such as salary increases, but for which amounts are uncertain.

CONTRACTUAL SERVICE. An agreement to perform a service or task by external organizational units. A group of accounts which cover the above as well as travel and training and other miscellaneous services.

DEBT SERVICE. The amount of money necessary to pay interest on an outstanding debt, the principal of maturing bonds, and required contributions to a sinking fund for term bonds.

DEBT SERVICE FUND. A governmental type fund used to account for accumulations of resources that are restricted, committed, or assigned to expenditures for principal and interest.

DEMAND. Demand is the external factor that demonstrates the "need" for a program. Demand data enables decision-makers to adjust services and costs to respond to changes in direction for the service.

DEPARTMENT. Departments are the major organizational subdivisions. They have a broad overall purpose. In the City of Fayetteville organization structure, each department is comprised of one or more divisions.

DEPRECIATION. Expiration in the service life of fixed assets, attributable to wear and tear, deterioration, action of the physical elements, inadequacy, and obsolescence.

DESIGNATED FUND. Funds created to account for assets set aside for a specific purpose.

DIVISION. Divisions are the major functional sub-divisions and correspond roughly to the departmental hierarchy used by the City. Each Division reports to one or more departments.

EFFECTIVENESS. Effectiveness data enables decision-makers to see that quality does not suffer as productivity increases, and that constituents are satisfied with services.

ENCUMBRANCE. An account used to record the estimated amount of contracts, salary commitments and purchase orders that are chargeable to an appropriation.

ENTERPRISE FUND. A fund established to finance and account for the acquisition, operation, and maintenance of governmental facilities and services which are entirely or predominantly self-supporting by user charges.

EXPENDITURE. Under the current financial resource's measurement focus (modified accrual basis), decreases in net financial resources not classified as other uses.

EXPENSE. An outflow of resources that results in the consumption of net assets by the entity during the reporting period.

FIDUCIARY FUND. Any fund held by a governmental unit as an agent or trustee.

FISCAL YEAR. A 12-month period of time to which the annual budget applies and at the end of which a governmental unit determines its financial position and the results of its operations.

GLOSSARY (cont.)

FIXED ASSET. Long-term assets that are intended to be held or used, such as land, buildings, machinery, furniture, and other equipment. Fixed assets depreciate.

FRANCHISE TAX. Fees levied on a corporation in return for granting a privilege sanctioning a monopoly or permitting the use of public property, usually subject to regulation set by the governing body.

FULL-TIME EQUIVALENT POSITION (FTE). A part-time position converted to the decimal equivalent of a full-time position based on 2,080 hours per year. For example, a summer lifeguard working for four months, or 690 hours, would be equivalent to .33 of a full-time position.

FUND. A fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities, or balances, and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations.

FUND BALANCE. Fund equity of a fund or in Governmental Funds, the amount assets exceed liabilities. Unrestricted Fund Balances are available for appropriation.

FUND EQUITY. The excess of assets over liabilities. A portion of the equity may be reserved, restricted or designated; the remainder is undesignated Fund Balance.

GENERAL FUND. A fund used to account for all transactions of a governmental unit that are not accounted for in another fund.

GOAL. A goal is a statement of desired conditions to be maintained or achieved through the efforts of an organization. Actual total achievement may be impossible, but the goal is a standard against which to measure progress toward ideal conditions. A goal is a definition of results toward which the work of the organization is directed.

GOVERNMENTAL FUND. A generic classification of funds used to account for activities primarily supported by taxes, grants, and similar revenue sources.

GRANT. A contribution by one governmental unit to another unit. The contribution is usually made to aid in the support of a specified function or for the acquisition or construction of fixed assets.

INCOME. A term used to represent the excess of revenues earned over the expenses incurred in carrying on an enterprise operation.

INTERGOVERNMENTAL REVENUE. Revenue from other governments. Grants, entitlements, and shared revenues are types of intergovernmental revenue.

INTERNAL SERVICE FUND. A fund established to finance and account for services and commodities furnished by a designated department to other departments. Amounts expended by the fund are reestablished from either operating earnings or by transfers from other funds.

INVESTMENT. Securities held for the production of income in the form of interest and dividends.

LIABILITY. Probable future sacrifices of economic benefits arising from present obligations of a particular entity to transfer assets or provide services to other entities in the future as a result of past transactions or events.

LINE-ITEM. A detailed classification of an expense or expenditure classified by object within each Division.

LONG-TERM DEBT. Debt with a maturity of more than one year after the date of issuance.

GLOSSARY (cont.)

MODIFIED ACCRUAL BASIS. Governmental funds use the modified accrual basis of accounting. Revenues are recognized in the period in which they become both available and measurable. Expenditures are recognized at the time a liability is incurred.

NET INCOME. A term used in governmental enterprise to designate the excess of total revenues over total expenses.

NONOPERATING EXPENSE. Proprietary fund expenses incurred in performance of activities not directly related to supplying the basic service by a governmental enterprise.

NONOPERATING INCOME. Proprietary fund income that is not derived from the basic operations of such enterprises.

OBJECT CODE. Expenditure classification according to the types of items purchased or services obtained; for example, personnel services, materials and supplies, contractual service, and capital.

OBJECTIVE. An objective is a decision about the amount of progress to be made within a specified period of time. It states in measurable and quantitative terms the results to be achieved within a specified time and plans the incremental steps to achieve the goal.

OPERATING TRANSFER. Legally authorized interfund transfers from a fund receiving revenue to the fund that makes expenditures.

ORDINANCE. A formal legislative enactment by the governing board of a municipality. If it is not in conflict with any higher form of law, such as a state statute or constitutional provision, it has the full force and effect of law within the boundaries of the municipality to which it applies.

PERFORMANCE BUDGET. A budget which relates appropriations to work loads. By featuring unit measures, performance budgets are believed to express official and citizen interest in the managerial value of efficiency.

PERFORMANCE MEASURES. Performance measures provide a means of identifying the level of service provided. Performance measures include a measurement of Demand, Workload, Productivity, and Effectiveness.

PROGRAM. Operating units within a Division. Each program represents a specific type of activity within its Division aimed at providing a service for which the City is responsible.

PROGRAM BUDGET. A budget which relates appropriations to goals. Budget makers practicing this approach strive to appropriate sums to non-organization, goal-oriented cost centers. Program budgeting is believed to express official and citizen interest in planning and in the effective use of resources.

PROGRAM OBJECTIVES. A program objective is a decision about the amount of progress to be made within a specified period of time in reducing the gap between real conditions and the ideal conditions described in the Program Description. It states in measurable quantitative terms the results to be achieved within a specified time and plans the incremental steps to achieve them.

PRODUCTIVITY. Unit cost (productivity data) enables decision-makers to measure efficiency, as opposed to total expenditures. Productivity unit costs can also be used to quickly estimate the cost of adding more service or savings realized from reductions in service.

PROPRIETARY FUND. Sometimes referred to as "income-determination" or "commercial-type" funds. Examples are enterprise and internal service funds.

RESERVE. An account that records a portion of the fund equity that must be segregated for some future use and which is not available for further appropriation or expenditure.

GLOSSARY (cont.)

RETAINED EARNINGS. The accumulated earnings of an enterprise or internal service fund that have been retained in the fund and that are not reserved for any specific purpose.

REVENUE. Additions to fund financial resources other than from interfund transfers and debt issue proceeds.

SPECIAL REVENUE FUND. A fund established to account for revenues from specific taxes or other earmarked revenue sources that by law are designated to finance particular functions or activities of government.

TAX. A compulsory charge levied by a governmental unit for the purpose of raising revenue. These revenues are used to pay for services or improvements provided for the general public benefit.

UNRESERVED FUND BALANCE. The amount remaining in a fund that is not reserved for some future use and which is available for further appropriation or expenditure.

USER CHARGE. A charge levied against users of a service or purchasers of a product of an enterprise or internal service funds.

WORKLOAD. Workload data answers the question about how much service is being provided, as well as how output is meeting service demand. Workload data is also the basis, along with total expenditures, for unit cost or productivity indicators.

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MEETING OF NOVEMBER 13, 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-2025-0048: Rezoning (N. MARKS MILL LN/RAMAY JR. HIGH SCHOOL, 368): Submitted by CRAFTON TULL for property located SOUTH OF N. MARKS MILL LANE. in WARD 3. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and UC, URBAN CORRIDOR, and contains approximately 26.7 acres. The request is to rezone the property to P-1, INSTITUTIONAL.**

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 central Fayetteville, east of College Avenue and south of where N. Marks Mill Lane terminates. Totalling approximately 26.7 acres, the property is zoned RSF-4, Residential Single-Family, 4 Units per Acre and UC, Urban Corridor, and is within the Hillside/Hilltop Overlay District. The site is almost entirely covered with tree canopy and has an approximately 23% slope upward as the property moves eastward away from N. College Avenue.

Request: The request is to rezone the subject property from RSF-4, Residential Single-Family, 4 Units per Acre, and UC, Urban Corridor, to P-1, Institutional.

Public Comment: Staff and the Planning Commission received comments in support of and in opposition to the request. Those in support value the centralized location for a potential school and appreciate the school district's proposed design. Some in support regarded the school's centralized location as an environmental net benefit, arguing that placing a school in the center of town would reduce vehicle miles traveled and overall emissions. Those in opposition issued concerns with the environmental implications of building a school facility on a tree-covered hillside, including erosion, stormwater runoff, and removal of significant tree canopy and negative effects to wildlife. Opposition also reflects concerns about traffic patterns and adequacy of existing street networks.

Land Use Compatibility: Staff finds the requested rezoning to be compatible with the surrounding area and current land uses. The property in question encompasses approximately 26 acres which fronts the 71-B Corridor to the west, and transitions into a residential neighborhood as it moves eastward. RSF-4 zoning allows for single-family residential uses where P-1 would allow for institutional uses such as schools, parks, and government facilities. More broadly, while the applicant intends to use this property for a public school, P-1 would be the appropriate zoning district to apply to this site if it were to be used for parks purposes, or other

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

community-oriented uses such as hospitals or community centers. Under the current zoning allowances, the RSF-4 portion of the site could be built to an overall density of 4 units per acre, or up to 92 single-family dwelling units. The UC portion could be constructed with an unspecified density allowance and up to 8 stories in building height. The lot widths, areas, and building height requirements in P-1 are compatible as well. While RSF-4 has a maximum building height of 3 stories, P-1 allows for a maximum building height of 6 stories. Given the property's slope, a 6-story structure would likely need to be built into the hillside for structural reasons, so a 6-story building is not likely to overpower either N. College Avenue or the surrounding residential neighborhood. The City of Fayetteville's zoning code governs story height by building code requirements, which state that a story is measured having its finished floor surface entirely above grade plane.

The Hillside Hilltop Overlay District also affects this property; this overlay is meant to protect development outcomes along hillsides by requiring additional tree preservation and engineered footings for structures to help avoid foundational issues in the future. Further, while the property is currently within a floodplain and there is a protected stream on site, these details are evaluated and reviewed for compliance at the time of development. Tree preservation requirements are also reviewed for at the time of development.

Land Use Plan Analysis: Staff finds the proposed rezoning to be consistent with the goals in City Plan 2040. A rezoning from RSF-4 to P-1 contributes to City Plan 2040 goal #3, in that it helps promote a compact, complete, and connected development throughout the area by affording the ability to develop additional amenities and services rather than the existing designation. Building schools, parks, and other facilities closely to residential areas promotes walkability and desirability for residents and families and aligns with the City's goals for infill. These anchor institutions can also be catalysts for other types of nearby, compatible development, as opposed to citing these facilities in peripheral areas. Given the City's recent initiative to rezone the 71-B Corridor to a zoning designation that allows for residential uses, staff finds that this location for a school or other institutional use could help promote the type of development goals that the City intends for the overall corridor.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of **5-9** for this site. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station #2, 138 W. North Street)
- Near Sewer Main (N. College Ave., Marks Mill Lane, E. Ash Street)
- Near Water Main (N. College Ave., Marks Mill Lane, E. Ash Street)
- Near Public School (Woodland Jr. High)
- Near City Park (Gregory Park)
- Near Paved Trail (Old Wire Sidepath Trail)
- Near ORT Bus Stop (N. College and Poplar)
- Appropriate Future Land Use (City Neighborhood, west side of site)
- Near 71B Corridor (Adjacent to N. College Avenue)

DISCUSSION:

At the October 27, 2025 Planning Commission meeting, a vote of 7-1-1 forwarded this item to the City Council with a recommendation of approval. Commissioner Payne made the motion with Commissioner McGetrick offering the second. (Commissioner Payne was opposed and Commissioner Cabe recused). Commissioners in support of the rezoning request found that it was compatible with surrounding land uses and consistent with overarching City goals. More specifically, Commissioners argued that an institutional zoning district in this location was likely the best outcome for a difficult piece of property to develop. In response to public comment, Commissioners conferred with the City Attorney's office and City staff regarding enforcement of private

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covenants, factors for consideration when looking at a rezoning request, and what development-level details should be expected of an applicant at this time in the process. Recognizing that public improvements (such as street improvements or necessary traffic studies) would be discussed and determined at the time of a development proposal, Commissioners supported the request to change the zoning at this location. Commissioner Payne, who opposed the request, found that there were too many environmental concerns with the physical nature of the site and could not support it. Thirty members of the public spoke at the meeting, with 18 opposed, and 12 in favor. Four members of the public who were in favor were members of the Fayetteville Public School Board. Public comments are summarized above, and written comments are attached to the staff's packet.

BUDGET/STAFF IMPACT:

N/A

ATTACHMENTS: 3. Staff Review Form, 4. Exhibit A, 5. Exhibit B, 6. Planning Commission Staff Report



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-2270

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2025-48 FOR APPROXIMATELY 26.7 ACRES LOCATED SOUTH OF NORTH MARKS MILL LANE IN WARD 3 FROM RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE AND UC, URBAN CORRIDOR TO P-1, INSTITUTIONAL

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 RSF-4, Residential Single-Family, 4 Units Per Acre and UC, Urban Corridor to P-1, Institutional.

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

2025-2270

Item ID

11/18/2025

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

Jonathan Curth

10/31/2025

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN-2025-0048: Rezoning (N. MARKS MILL LN/RAMAY JR. HIGH SCHOOL, 368): Submitted by CRAFTON TULL for property located SOUTH OF N. MARKS MILL LANE in WARD 3. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and UC, URBAN CORRIDOR, and contains approximately 26.7 acres. The request is to rezone the property to P-1, INSTITUTIONAL.

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:

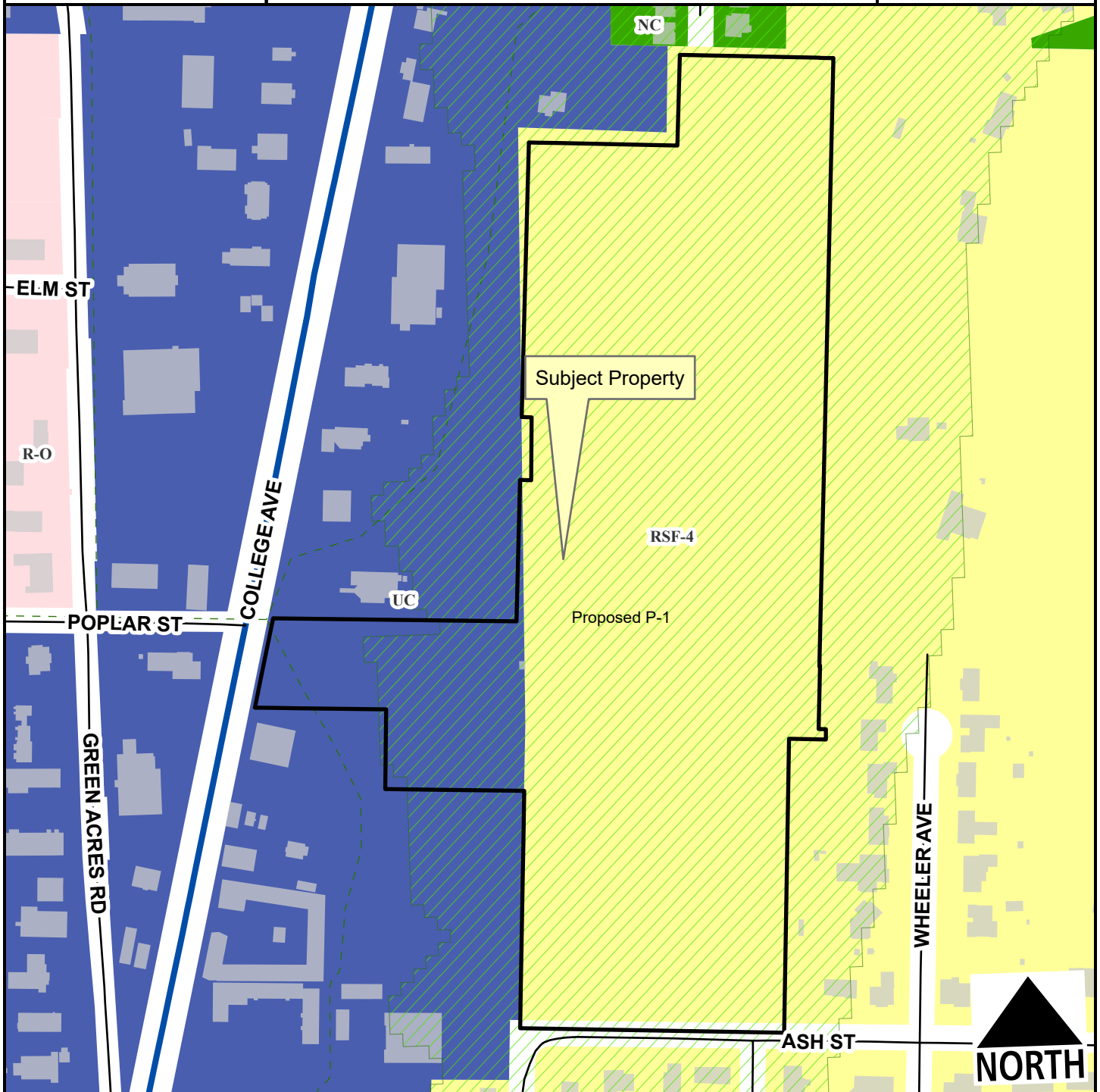
Comments:

RZN-2025-0048

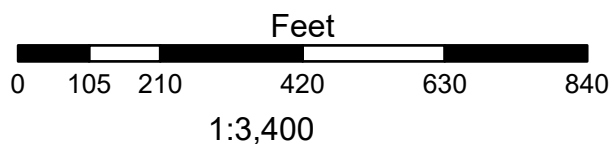
N. MARKS MILL LN

EXHIBIT A

Close Up View



- Regional Link - High Activity
- Residential Link
- Hillside-Hilltop Overlay District
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits



Zone	Current	Proposed
P-1	0.0	26.5
RSF-4	23.2	0.0
UC	3.1	0.0

Total 26.5 ac

EXHIBIT B

TRACT "A", AS PER PLAT RECORD 2024-000225626 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 3, TOWNSHIP 16 NORTH, RANGE 30 WEST, WASHINGTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 3, SAID POINT BEING A 2" ALUMINUM CAP STAMPED PS 1005;
THENCE ALONG THE WEST LINE THEREOF S03°00'13"W 176.40 FEET TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "A", SAID POINT BEING A 1/2" IRON WITH PS 1005 CAP;
THENCE ALONG THE NORTH LINE THEREOF S87°18'12"E 289.44 FEET TO A 1/2" IRON WITH PS 1005 CAP;
THENCE ALONG SAID NORTH LINE N03°02'01"E 176.44 FEET TO THE NORTH LINE OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 3 ON THE NORTH LINE OF SAID TRACT "A", SAID POINT BEING A 5/8" IRON WITH PS 1642 CAP;
THENCE ALONG SAID NORTH LINE S87°18'41"E 299.51 FEET TO THE NORTHEAST CORNER OF SAID TRACT "A", SAID POINT BEING A 1/2" IRON WITH PS 1005 CAP;
THENCE ALONG THE EAST LINE THEREOF S02°50'50"W 1193.95 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A", SAID POINT BEING A 1/2" IRON WITH PS 1005 CAP;
THENCE ALONG THE SOUTH LINE THEREOF S37°52'11"W 150.73 FEET TO A 1/2" IRON;
THENCE ALONG SAID SOUTH LINE N87°31'44"W 506.15 FEET TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 3 AT THE SOUTHWEST CORNER OF SAID TRACT "A", SAID POINT BEING A 2" ALUMINUM CAP STAMPED PS 1005;
THENCE ALONG THE WEST LINE OF SAID TRACT "A" THE FOLLOWING FIVE COURSES:
THENCE N03°00'13"E 485.23 FEET TO THE SOUTH LINE OF DEED RECORD 2016-00026988, SAID POINT BEING A 1/2" IRON WITH PS 1005 CAP;
THENCE ALONG SAID SOUTH LINE S86°38'24"E 21.47 FEET TO THE SOUTHEAST CORNER OF DEED RECORD 2016-00026988, SAID POINT BEING A 5/8" IRON;
THENCE ALONG EAST LINE THEREOF N01°59'23"E 122.76 FEET TO THE NORTHEAST CORNER OF DEED RECORD 2016-00026988, SAID POINT BEING A 3/4" PIPE;
THENCE ALONG NORTH LINE THEREOF N86°54'20"W 19.30 FEET TO A 1/2" IRON WITH PS 1005 CAP;
THENCE LEAVING SAID NORTH LINE N03°00'13"E 534.82 FEET TO THE POINT OF BEGINNING, CONTAINING 16.52 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

AND

PART OF TRACT "B", AS PER PLAT RECORD 2024-000225626 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING PART OF THE W 1/2 OF THE SW 1/4 OF SECTION 3, TOWNSHIP 16 NORTH, RANGE 30 WEST, WASHINGTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 3, ON THE EAST LINE OF SAID TRACT "B", SAID POINT BEING A 2" ALUMINUM CAP STAMPED PS 1005;
THENCE ALONG THE WEST LINE THEREOF S03°01'22"W 129.90 FEET TO THE NORTHEAST CORNER OF SAID TRACT "B", SAID POINT BEING A 5/8" IRON WITH PS 1532 CAP;

THENCE ALONG THE NORTH LINE THEREOF N87°17'46"W 270.41 FEET TO THE NORTHWEST CORNER OF SAID TRACT "B", SAID POINT BEING A 1/2" IRON;
THENCE ALONG THE WEST LINE THEREOF N02°42'14"E 155.40 FEET TO A MAG NAIL;
THENCE LEAVING SAID WEST LINE N87°17'46"W 256.04 FEET TO A 1/2" IRON WITH PS 1005 CAP;
THENCE N13°35'18"E 177.82 FEET TO THE SOUTH LINE OF SAID TRACT "B", SAID POINT BEING A 1/2" IRON WITH PS 1005 CAP;
THENCE ALONG SAID SOUTH LINE S87°17'15"E 494.65 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "B", SAID POINT BEING A 1/2" IRON WITH PS 1005 CAP;
THENCE ALONG THE EAST LINE THEREOF S03°00'13"W 200.05 FEET TO THE POINT OF BEGINNING, CONTAINING 3.01 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

AND

PART OF THE SE OF THE SW OF SECTION 3, TOWNSHIP 16 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID 40-ACRE TRACT, AND RUNNING THENCE SOUTH 3S.9 RODS; THENCE EAST 31.17 RODS; THENCE NORTH 35.9 RODS; THENCE WEST 31,17 RODS TO THE POINT OF BEGINNING. ALSO PART OF THE SE OF THE SW OF SECTION 3, TOWNSHIP 16 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID LAST DESCRIBED TRACT, AND RUNNING THENCE EAST 4 1/3 RODS THENCE SOUTH 20 FEET; THENCE WEST 4 1/3 RODS; THENCE NORTH TO THE POINT OF BEGINNING. ALSO PART THE SE OF THE SW OF SECTION 3, TOWNSHIP 16 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS 9 CHAINS EAST OF THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT, AND RUNNING THENCE NORTH 126 FEET; THENCE IN A SOUTHWESTERLY DIRECTION TO THE SOUTH LINE OF SAID FORTY ACRE TRACT TO A POINT 87 FEET WEST OF THE BEGINNING POINT; THENCE EAST 87 FEET TO THE POINT OF BEGINNING.



TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director

MEETING DATE: October 27, 2025 **Updated with final results**

SUBJECT: **RZN-2025-0048: Rezoning (N. MARKS MILL LN/RAMAY JR. HIGH SCHOOL, 368):** Submitted by CRAFTON TULL for property located SOUTH OF N. MARKS MILL LANE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and UC, URBAN CORRIDOR, and contains approximately 26.7 acres. The request is to rezone the property to P-1, INSTITUTIONAL.

RECOMMENDATION:

Staff recommends forwarding **RZN-2025-0048** to City Council with a recommendation of approval.

RECOMMENDED MOTION:

*"I move to forward **RZN-2025-0048** to City Council with a recommendation of approval."*

BACKGROUND:

The subject property is in central Fayetteville, east of College Avenue and south of where N. Marks Mill Lane terminates. Totalling approximately 26.7 acres, the property is zoned RSF-4, Residential Single-Family, 4 Units per Acre and UC, Urban Corridor, and is within the Hillside/Hilltop Overlay District. The site is almost entirely covered with tree canopy and has an approximately 23% slope upward as the property moves eastward away from N. College Avenue. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	UC, Urban Corridor; NC, Neighborhood Conservation
South	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre
East	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre
West	Commercial	UC, Urban Corridor

Request: The request is to rezone the subject property from RSF-4, Residential Single-Family, 4 Units per Acre, and UC, Urban Corridor, to P-1, Institutional.

Public Comment: To date, staff has received public comment both in support of an opposition to this request. Those in support value the centralized location for a potential school. Those in opposition have major concerns with the environmental implications of building a school facility on a tree-covered hillside, including erosion, stormwater runoff, and removal of significant tree canopy and negative effects to wildlife. Opposition also reflects concerns about traffic patterns and adequacy of existing street networks.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The subject area has street frontage along North College Avenue. North College Avenue is an improved Regional Link – High Activity Street with asphalt paving, sidewalk, curb, and gutter. The subject area has street frontage along East Ash Street. East Ash Street is a partially improved Residential Link Street with asphalt paving and open ditches. The subject area has street frontage at the end of N. Marks Mill Lane, which is a partially improved Residential Link Street with asphalt paving and open areas at the end of the street. 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 8-inch water main is present along N. College Avenue. An existing 8-inch water main is present along E. Ash Street, and an existing 8-inch water main is present at the end of North Marks Mill Lane.

Sewer: Sanitary sewer is available to the subject area. An existing 6-inch sewer main is present along N. College Avenue. An existing 6-inch sewer main is present along E. Ash Street and along the East side of the subject property. An existing 8-inch sewer main is present at the end of N. Marks Mill Lane and along the North side of the subject property. There are known wet weather sewer capacity issues identified in the City's 2021 Sewer Master Plan that appear in the system approximately 6,500 linear feet downstream of this property.

Drainage: Portions of this site are located within the Hillside-Hilltop Overlay District. Portions of the site along N. College Avenue are also located within a FEMA floodplain, contain a protected stream and there are hydric soils present. Engineered footing designs will be required at the time of building permit submittal, as well as grading, erosion control and tree preservation plans. A floodplain development review will be required at the time of permit or plan submittal. This will restrict the type of development and impact in flood zones; and may require additional documentation such as flood studies or elevation certificates depending on the type of development. If a development impacts a floodplain, those impacts may require review and approval from FEMA. Streamside Protection Zones generally consists of a protected area on each side of a stream or creek. This "protected area" is meant to preserve woody vegetation and natural areas along stream corridors to improve/protect stream health. At a minimum, it will be 50ft wide as measured from the top of bank but depending on the shape and extents of the floodway, it could be substantially more. Certain construction activities such as trails and some utilities are allowed in these zones, but in general, improvements such as parking lots or buildings are prohibited.

Hydric soils are a known indicator of wetlands. However, for an area to be classified as wetlands, it may also need other characteristics such as hydrophytes (plants that grow in water), and shallow water during parts of the year. Hydric Soils can be found across many areas of Fayetteville, including valleys, floodplains, and open prairies. It's important to identify these natural resources during development, so when these soils are identified on a property, further environmental studies will be required at the time of development. Before permits can 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 at the time of development submittal.

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 2, located at 138 W North St, protects this site. The property is located approximately 1.1 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. The 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, P-1, Institutional, requires **25% minimum canopy preservation**. RSF-4, Residential Single-Family, 4 Units per Acre requires **25% minimum canopy preservation** and UC, Urban Corridor 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 **City Neighborhood and Residential Neighborhood Areas**.

Residential Neighborhood Areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context: single-family, duplexes, rowhouses, multifamily and accessory dwelling units. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods, such as retail and offices, on corners and along connecting corridors. This designation recognizes existing conventional subdivision developments which may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment. Building setbacks may vary depending on the context of the existing neighborhood.

City 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 **5-9** for this site with a weighted score of **11**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station #2, 138 W. North Street)

- Near Sewer Main (N. College Ave., Marks Mill Lane, E. Ash Street)
- Near Water Main (N. College Ave., Marks Mill Lane, E. Ash Street)
- Near Public School (Woodland Jr. High)
- Near City Park (Gregory Park)
- Near Paved Trail (Old Wire Sidepath Trail)
- Near ORT Bus Stop (N. College and Poplar)
- Appropriate Future Land Use (City Neighborhood, west side of site)
- Near 71B Corridor (Adjacent to N. College 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:*** Staff finds the requested rezoning to be compatible with the surrounding area and current land uses. The property in question encompasses approximately 26 acres which fronts the 71-B Corridor to the west, and transitions into a residential neighborhood as it moves eastward. RSF-4 zoning allows for single-family residential uses where P-1 would allow for institutional uses such as schools, parks, and government facilities. More broadly, while the applicant intends to use this property for a public school, P-1 would be the appropriate zoning district to apply to this site if it were to be used for parks purposes, or other community-oriented uses such as hospitals or community centers. Under the current zoning allowances, the RSF-4 portion of the site could be built to an overall density of 4 units per acre, or up to 92 single-family dwelling units. The UC portion could be constructed with an unspecified density allowance and up to 8 stories in building height. The lot widths, areas, and building height requirements in P-1 are compatible as well. While RSF-4 has a maximum building height of 3 stories, P-1 allows for a maximum building height of 6 stories. Given the property's slope, a 6-story structure would likely need to be built into the hillside for structural reasons, so a 6-story building is not likely to overpower either N. College Avenue or the surrounding residential neighborhood. The City of Fayetteville's zoning code governs story height by building code requirements, which state that a story is measured having its finished floor surface entirely above grade plane.

The Hillside Hilltop Overlay District also affects this property; this overlay is meant to protect development outcomes along hillsides by requiring additional tree preservation and engineered footings for structures to help avoid foundational issues in the future. Further, while the property is currently within a floodplain and there is a protected stream on site, these details are evaluated and reviewed for compliance at the time of development. Tree preservation requirements are also reviewed for at the time of development.

Land Use Plan Analysis: Staff finds the proposed rezoning to be consistent with the goals in City Plan 2040. A rezoning from RSF-4 to P-1 contributes to City Plan 2040 goal #3, in that it helps promote a compact, complete, and connected development throughout the area by affording the ability to

develop additional amenities and services rather than the existing designation. Building schools, parks, and other facilities closely to residential areas promotes walkability and desirability for residents and families and aligns with the City's goals for infill. These anchor institutions can also be catalysts for other types of nearby, compatible development, as opposed to citing these facilities in peripheral areas. Given the City's recent initiative to rezone the 71-B Corridor to a zoning designation that allows for residential uses, staff finds that this location for a school or other institutional use could help promote the type of development goals that the City intends for the overall corridor.

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

Finding: Staff finds there is sufficient justification to rezone the property from RSF-4 to P-1. This request will allow for the development of institutional uses in the area. Schools and other cultural and recreational facilities are a vital service and while not strictly residential, are a necessary neighborhood amenity.

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

Finding: A rezoning from RSF-4 to P-1 has the potential to increase traffic to this location, though not necessarily in a way that is significantly worse than how the property could be developed under its current zoning entitlement. The property has access to three street frontages, which can help deconcentrate and diffuse traffic for development. It is worth noting that institutional uses, such as churches or schools, can have more concentrated traffic patterns than a residential district would, and any necessary street improvements to off-set those challenges would have to be borne by the developer.

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

Finding: The P-1 zoning district does not permit by-right residential uses and is therefore unlikely to increase the population density in this area. The overall property has access to existing water and sanitary sewer as well as fully-improved streets. Any development on this site will be responsible for increasing sewer, water, and street capacity as needed. As for the project's impact on school capacity, the proposal is a response to increasing attendance in the Fayetteville Public School District.

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-2025-0048 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION: Required <u>YES</u>			
Date: <u>October 27, 2025</u>	☐ Tabled	☒ Forwarded	☐ Denied
Motion: Payne		with a recommendation of approval.	
Second: McGetrick			
Vote: 7-1-1 (Payne opposed; Cabe recused).			

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Unified Development Code
 - §161.07 District RSF-4, Residential Single-Family - Four (4) Units Per Acre
 - §161.36 Urban Corridor
 - §161.32 District P-1, Institutional
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map
- Request Letter
- Long-Range Planning Memo
- Public Comment **UPDATED 10/28/2025**

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.

161.36 Urban Corridor

(A) *Purpose.* The Urban Corridor District is designed to provide a mix of commercial uses and housing along corridors that provide multi-modal transportation options. The district encourages walkable commercial, residential, and mixed-use developments in urban form that enhance function, economic vitality, and appearance along major urban thoroughfares.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 10	Three- and Four-Family Dwellings
Unit 13	Eating places
Unit 14	Hotel, Motel, and Amusement Facilities
Unit 16	Shopping Goods
Unit 19	Commercial Recreation, Small Sites
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 34	Liquor Stores
Unit 40	Sidewalk Cafes
Unit 41	Accessory Dwellings
Unit 45	Small scale production
Unit 46	Short-term rentals

Note: Any combination of the 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 8	Single-Family Dwellings
Unit 9	Two-Family Dwellings
Unit 17	Transportation trades and services
Unit 18	Gasoline Service Stations and Drive-Thru Restaurants
Unit 20	Commercial Recreation, Large Sites
Unit 21	Warehousing and Wholesale
Unit 28	Center for Collecting Recyclable Materials
Unit 29	Dance Halls
Unit 32	Sexually Oriented Business
Unit 35	Outdoor Music Establishments
Unit 36	Wireless communication facilities
Unit 38	Mini-Storage Units
Unit 42	Clean Technologies
Unit 43	Animal Boarding and Training
Unit 44	Cluster Housing Development
Unit 48	Private dormitories

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

- (1) *Lot Width Minimum.* None.
- (2) *Lot Area Minimum.* None.

(E) *Setback Regulations.*

Front	A build-to zone that is located between the front property line and a line 30 feet from the front property line.
Side and rear:	None
Side or rear, when contiguous to a single-family residential district:	15 feet

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

(G) *Building Height Regulations.*

Building Height Maximum	8 stories
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(Ord. No. 6793, § 1, 9-17-24; Ord. No. 6810, §1, 11-19-24; Ord. No. 6879, §2, 5-20-25)

161.32 District P-1, Institutional

(A) *Purpose.* The Institutional District is designed to protect and facilitate use of property owned by larger public institutions and church related organizations.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
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 26	Multi-family dwellings
Unit 36	Wireless communications facilities
Unit 42	Clean technologies

(C) *Density.* None.

(D) *Bulk and Area Regulations.* None.

(E) *Setback Regulations.*

Front	30 feet
Front, if parking is allowed between the right-of-way and the building	50 feet
Side	20 feet
Side, when contiguous to a residential district	25 feet
Rear	25 feet
Rear, from center line of public alley	10 feet

(F) *Height Regulations.* There shall be no maximum height limits in P-1 Districts, provided, however, if a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.

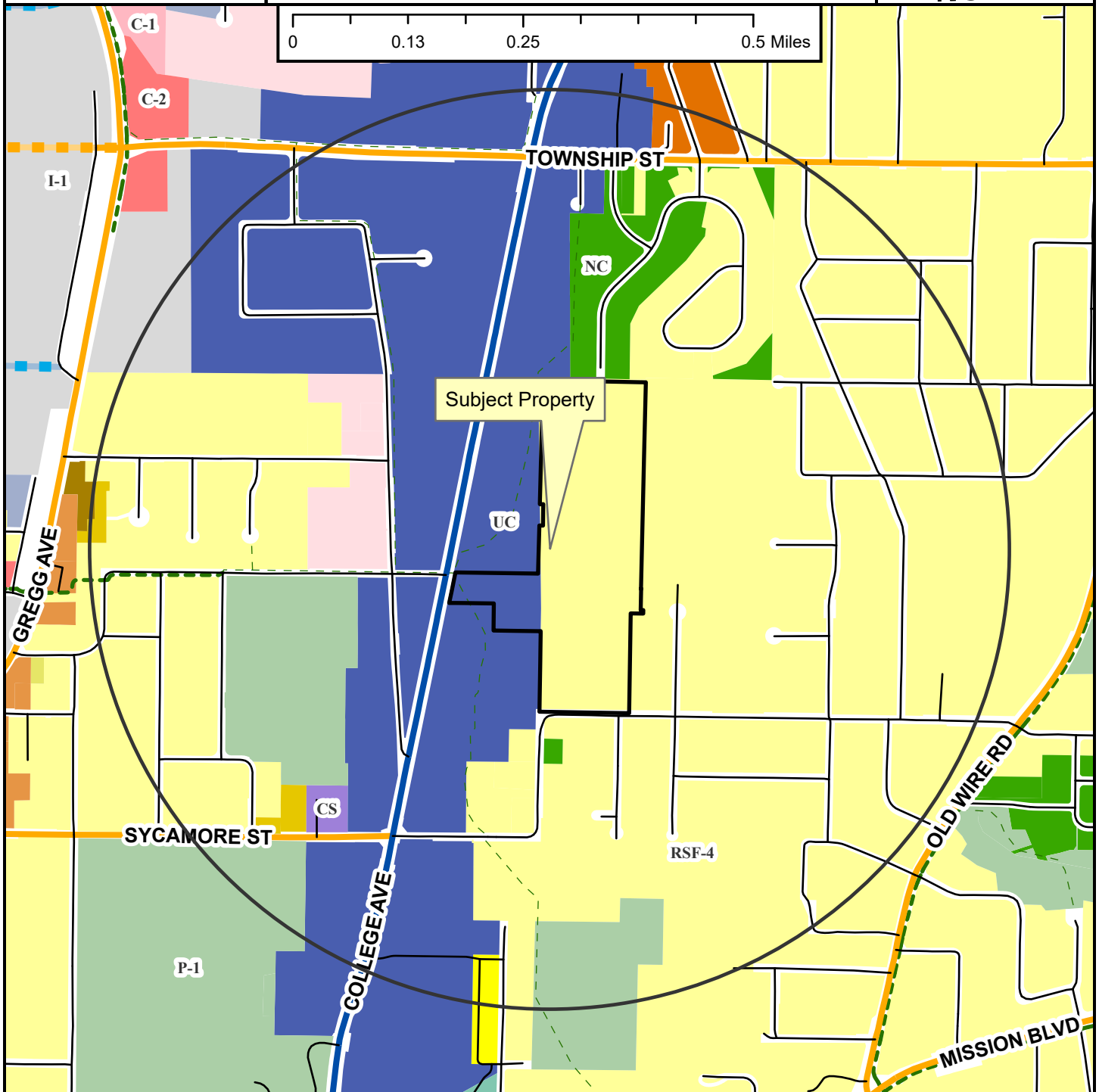
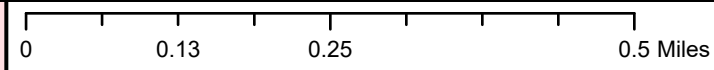
(G) *Building Area.* On any lot the area occupied by all buildings shall not exceed 60% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

(Code 1965, App. A., Art. 5(XI); Ord. No. 2603, 2-19-80; Ord. No. 2621, 4-1-80; Ord. No. 1747, 6-29-70; Code 1991, §160.042; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5073, 11-06-07; Ord. No. 5195, 11-6-08; Ord. No. 5312, 4-20-10; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5945, §§5, 7, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6245, §2, 10-15-19; Ord. No. 6521, §8, 1-18-22)

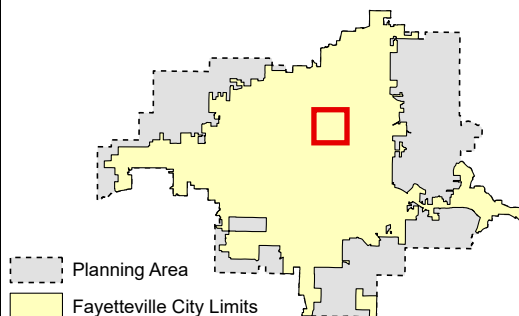
RZN-2025-0048

N. MARKS MILL LN

One Mile View



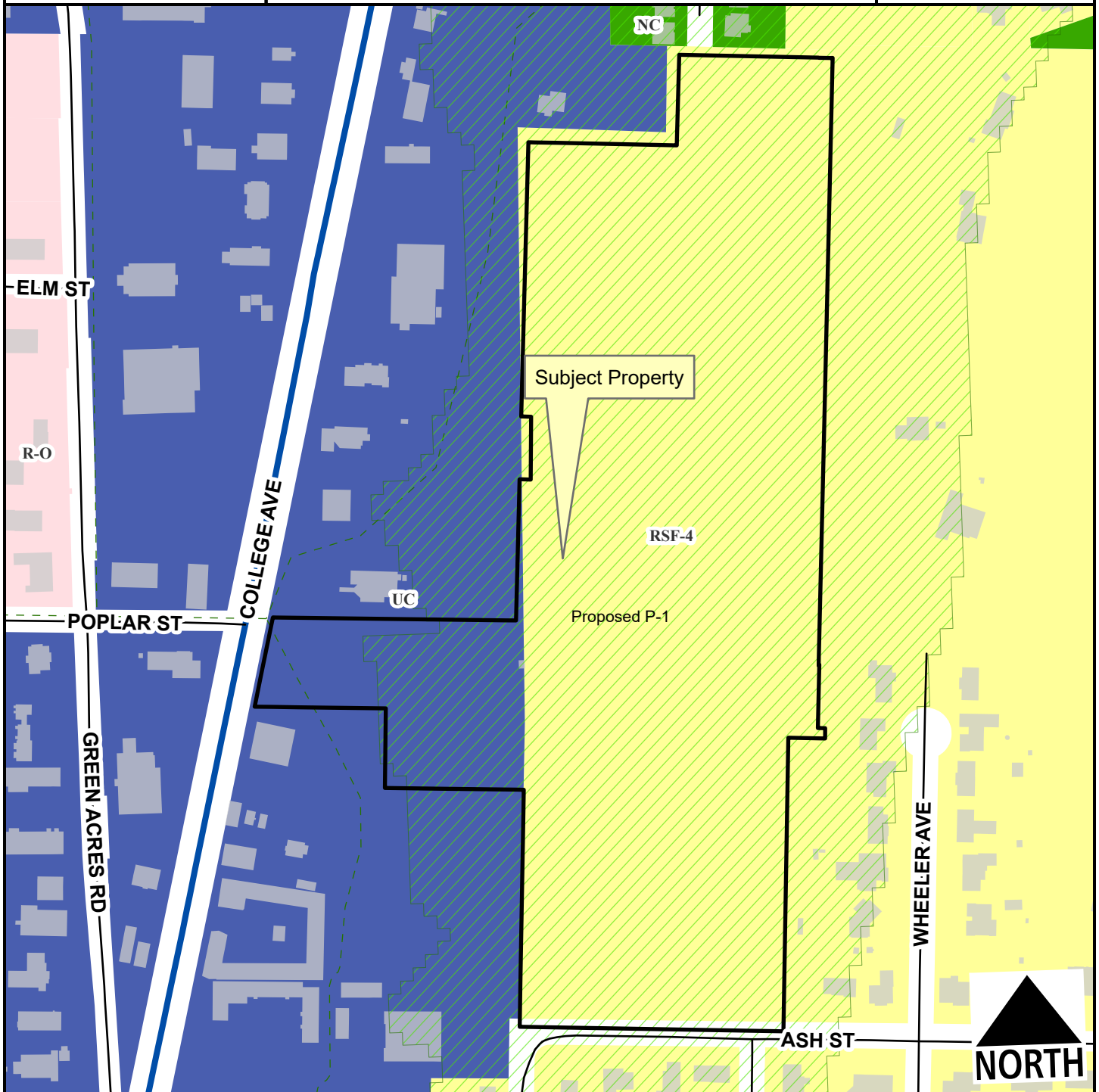
- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Residential Link
- Planned Neighborhood Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



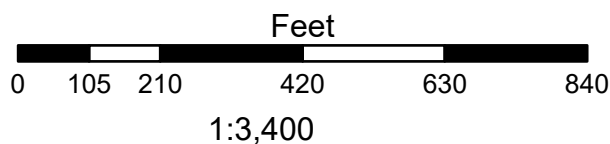
RZN-2025-0048

N. MARKS MILL LN

Close Up View



- Regional Link - High Activity
- Residential Link
- Hillside-Hilltop Overlay District
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits



Zone	Current	Proposed
P-1	0.0	26.5
RSF-4	23.2	0.0
UC	3.1	0.0

Total 26.5 ac

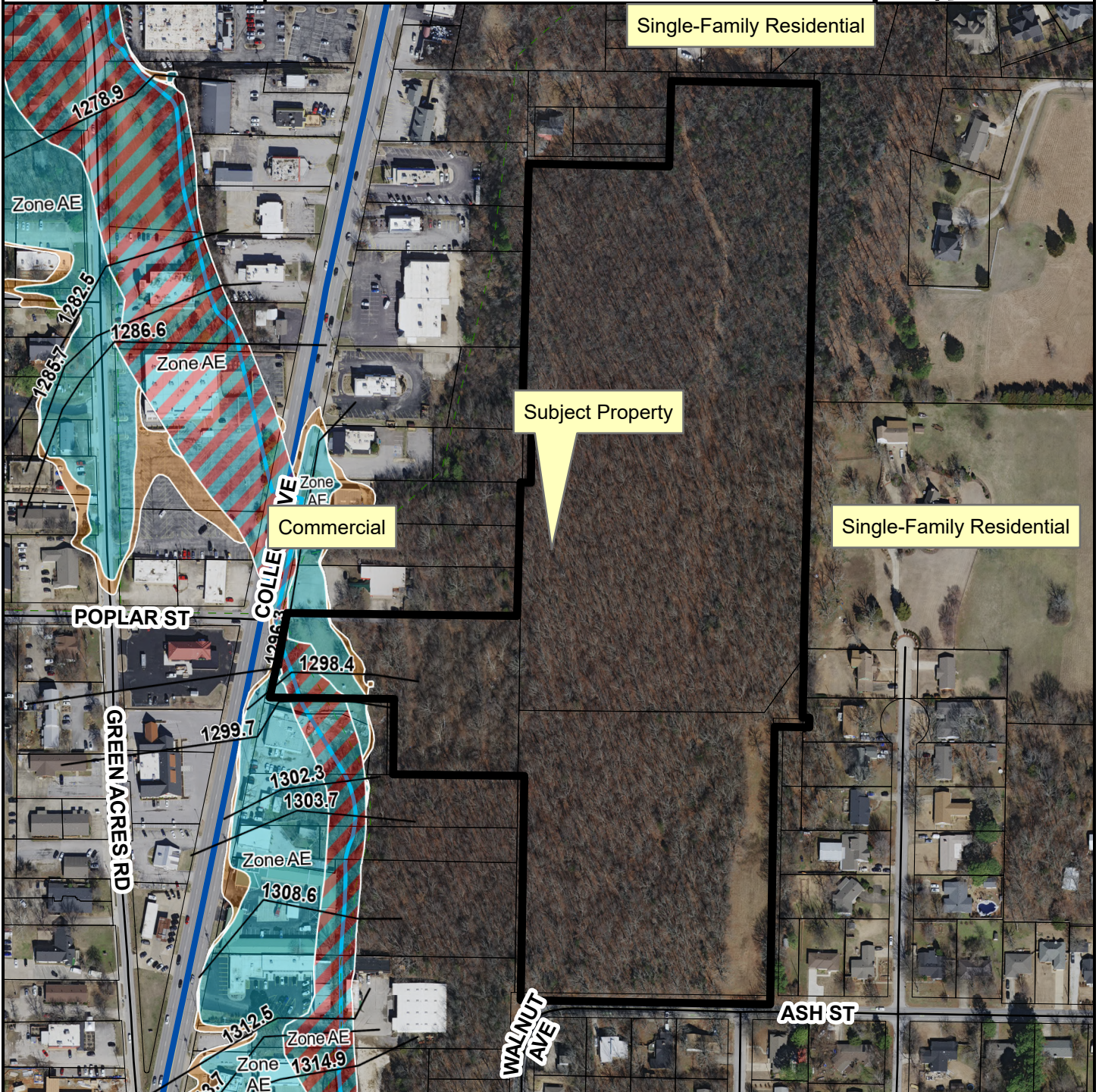
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N. MARKS MILL LN

Current Land Use



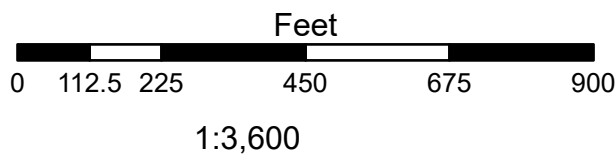
Single-Family Residential



Subject Property

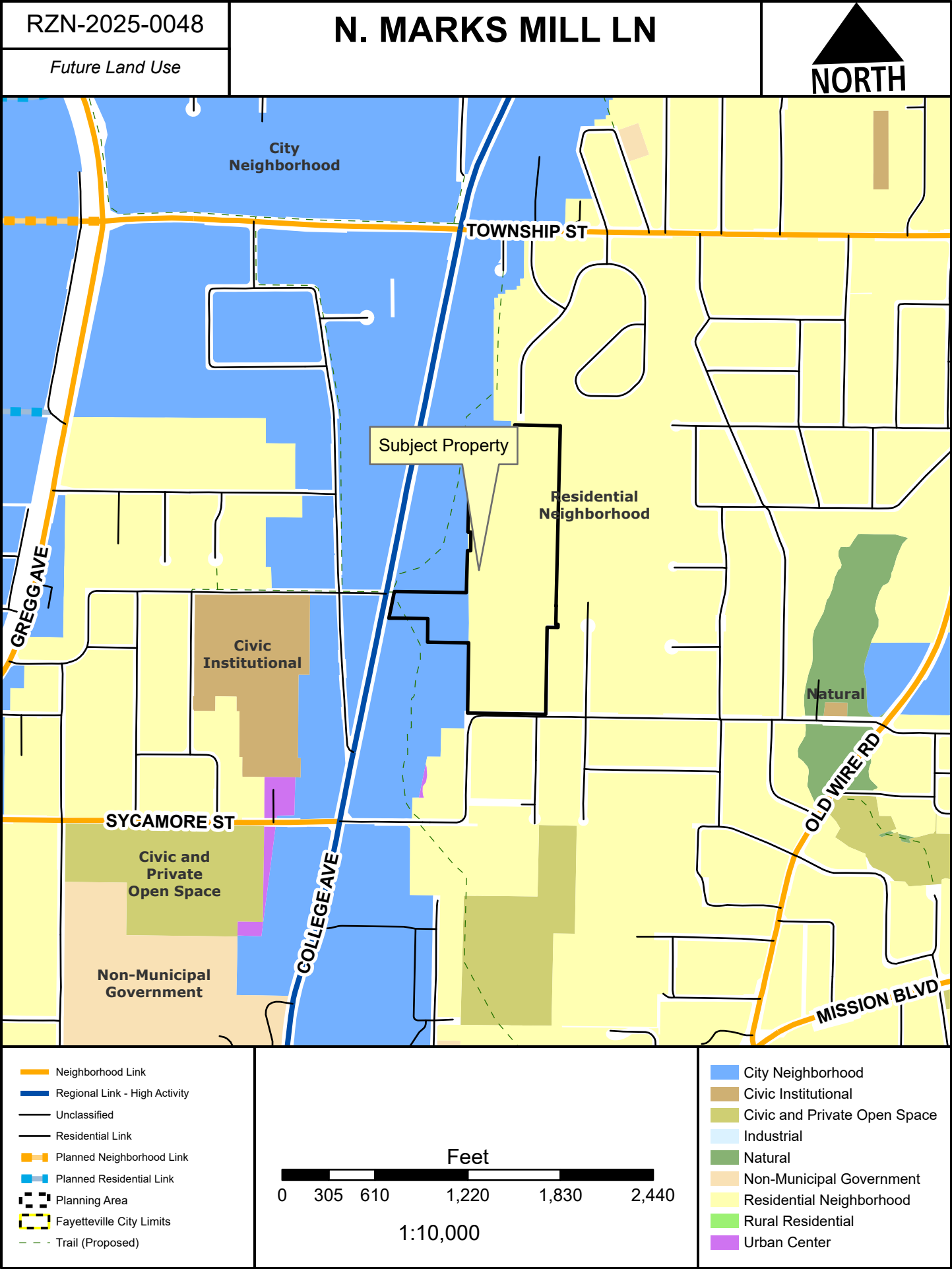
Single-Family Residential

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



FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway





September 17th, 2025

City of Fayetteville
Development Services
125 W Mountain Street
Fayetteville, AR 72701

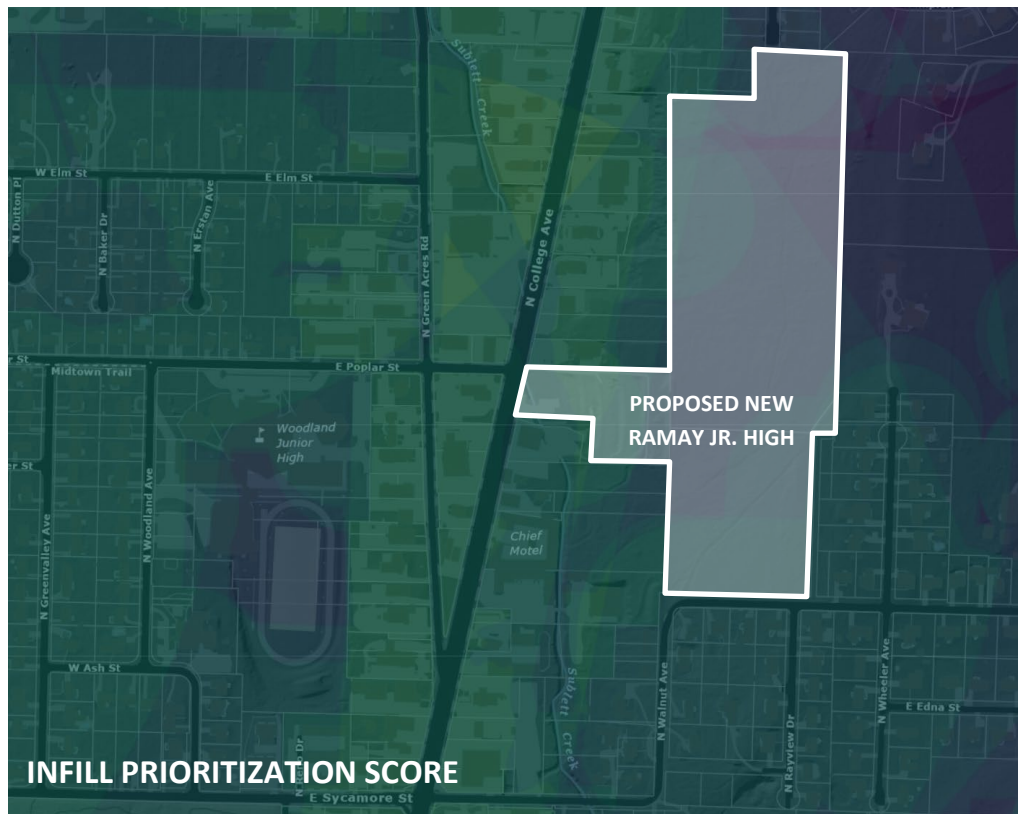
Re: Rezoning Request for Parcels 765-13438-000, 765-13436-001, and 765-13516-001
Attn: Planning Staff

Dear Ms. Masters,

On behalf of our client, Fayetteville School District # 1, we are submitting the attached application to rezone the above-referenced parcels from RSF-4 and UC to P-1. These are parcel numbers 765-13438-000, 765-13436-001, and 765-13516-001.

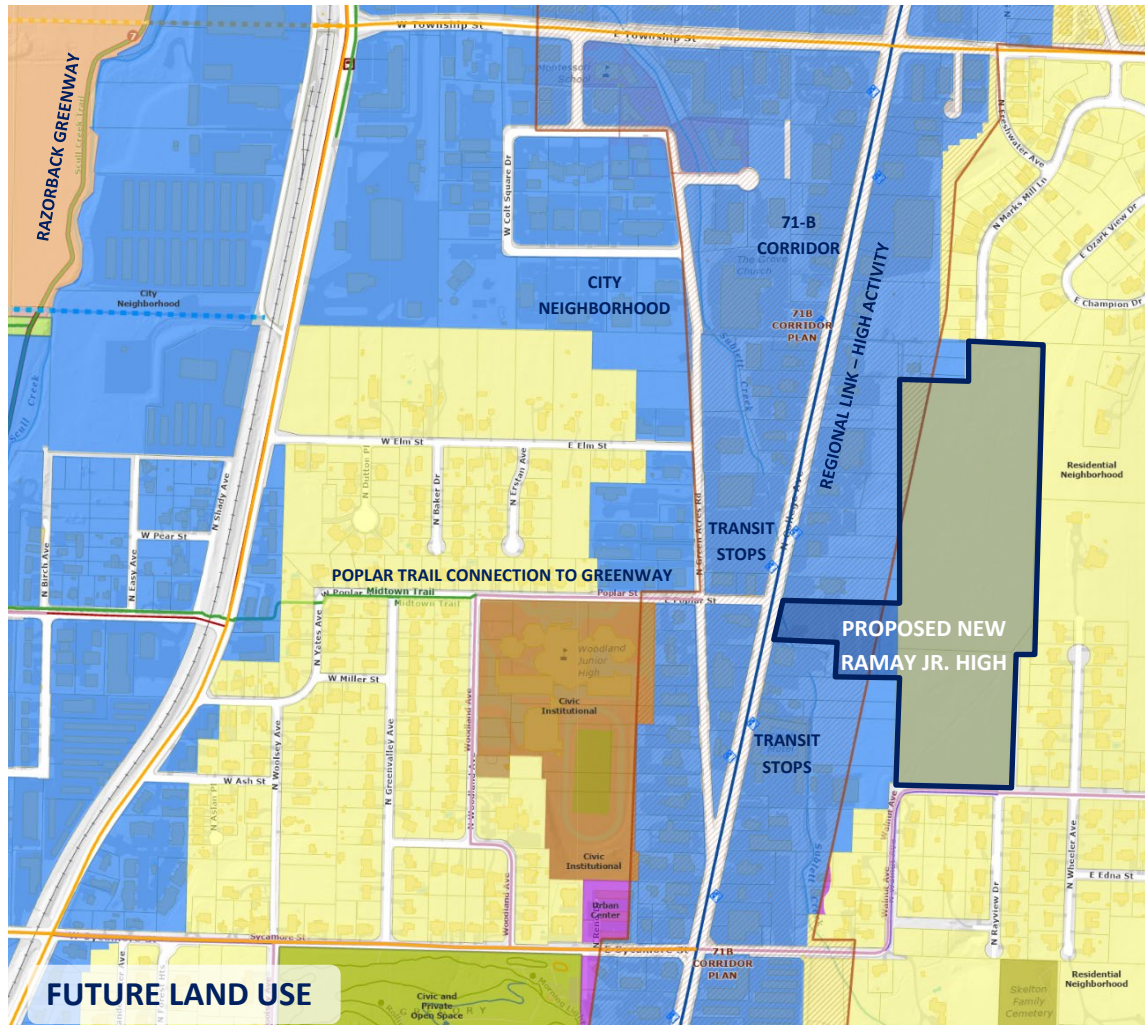
The intent of rezoning these parcels is to accommodate public institutions. Fayetteville Public Schools (FPS) seeks to proactively update its system-wide feeder patterns for improved student experience and greater facility parity between schools across the district. This approach also supports the following City Plan 2040 goals:

- 3.1 Make appropriate infill and revitalization our highest priorities.
 - Cost savings of utility and road infrastructure that already exists in the core of the city.
 - All utility infrastructure is readily available to the site.
 - Infill prioritization score ranges from 3-9 across the site, averaging around 6 for the entire site.





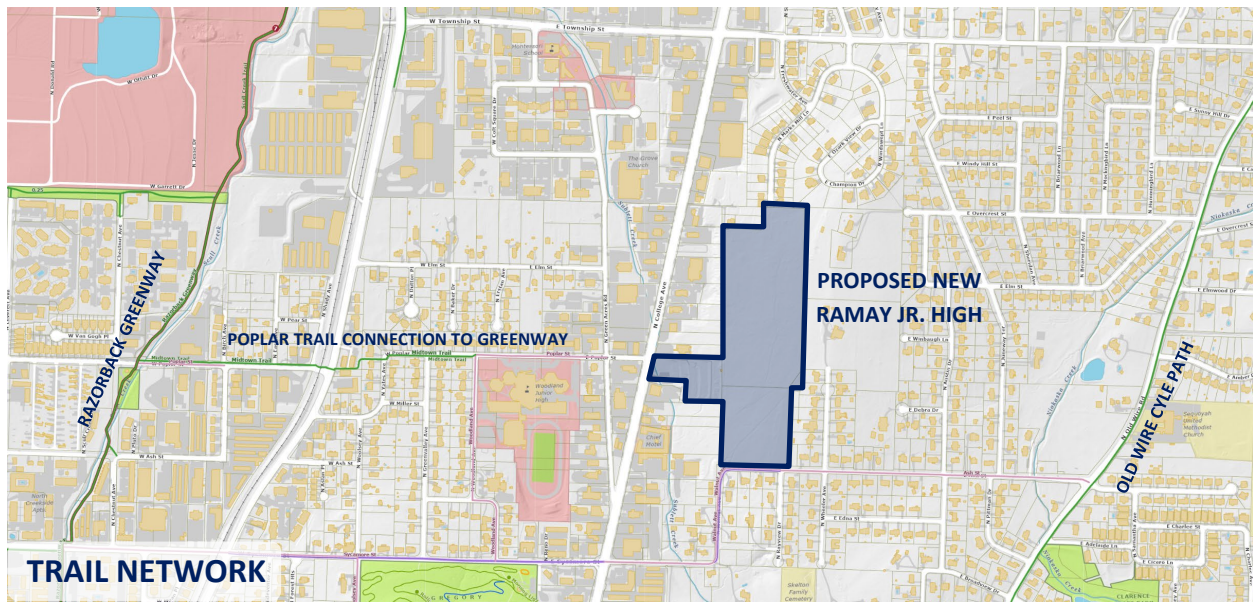
- Promote the densest development around logical future transit stops.
 - Site entry sits on College Avenue, a High Activity Regional Link, with multiple nearby existing Ozark Regional Transit stops.
 - Supports the City's Future Land Use Plan by activating the 71-B Corridor and proposed City Neighborhood running north-south through central Fayetteville.



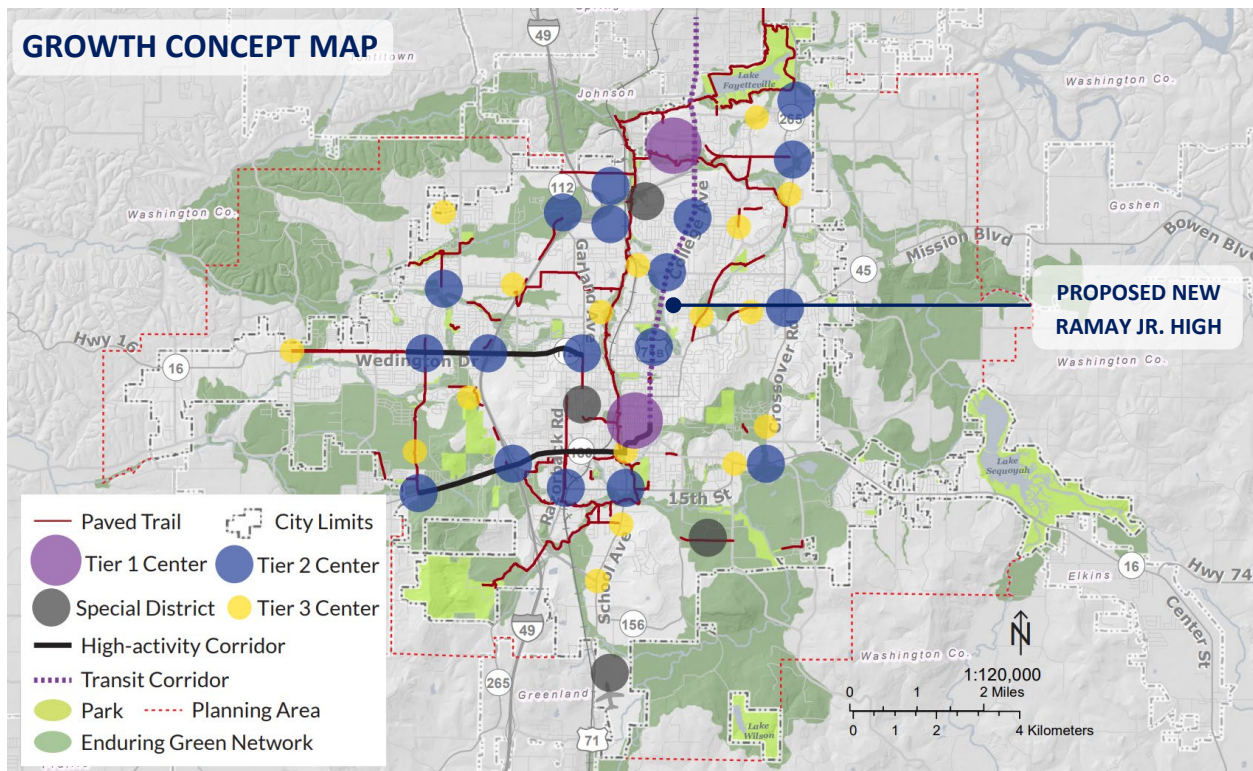
- 3.2 Discourage suburban sprawl.
 - Direct capital improvements that encourage and support infill and revitalization.
 - A school encourages the City's desired community character along College Avenue and reduces car travel
- 3.3 Make traditional town form the standard.
 - Prepare a transit-worthy community.
 - Locating cultural institutions that are visited daily, like a Junior High School, on this transit-served corridor further develops College Avenue as a multimodal community thoroughfare.
 - Increase the viability of businesses by leveraging the economic performance of appealing environments that are mixed-use, walkable, and integrated with green space.
 - The school's placement at the eastern termination of Poplar Avenue, especially with its future planned trail extension, expands the "economic development



catalyst...in mid-town around Poplar Street¹ of the Greenway and City trail network.



- The school's position as a mid-point node between two planned Tier 2 centers will act as an anchor institution for redevelopment along 71-B and promote an active, mixed use community main street.



¹ Fayetteville City Plan 2040, p.32.



- Aggregate employment into mixed-use centers with amenities.
 - The school's need for faculty and staff will create valuable employment opportunities in Fayetteville's central corridor.
- 3.4 We will grow a livable transportation network.
 - Community design should precede and outrank traffic planning.
 - Locating schools near neighborhoods and active transportation networks makes it possible for students and staff to have shorter car trips or use alternative transportation options. More importantly, it connects the school to residential and commercial areas in a way that makes it a part of the community fabric.

P-1 zoning will serve as a transitional zone between the commercial UC zoning to the west and the residential zoning to the east. This change in land use aligns with the City's Climate Action Plan by reducing car miles traveled² and the 71-B Corridor Plan that encourages mixed-uses along College Avenue and a multimodal transportation network. The plan notes that "Poplar is the most direct and comfortable route from the Midtown segment of College to the Razorback Greenway."³

Rezoning these centrally located parcels to P-1 supports the district's educational and community goals while furthering the City's planning goals.

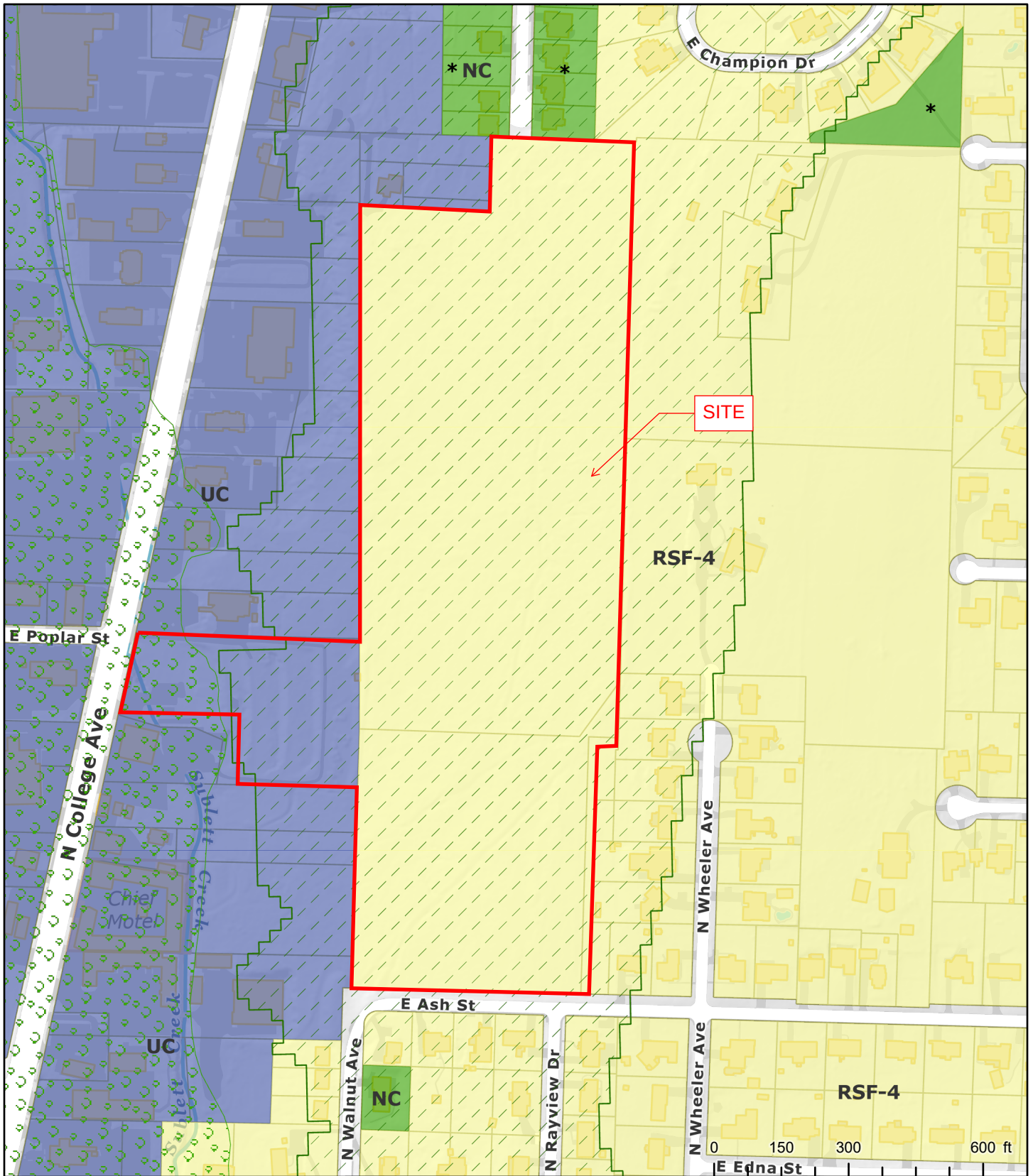
Thank you for your consideration in this matter. If you have any questions or concerns, please contact Steve Flickinger (FPS) at steve.flickinger@fayar.net or 479-444-3098 or Wes Burgess (Crafton Tull) at wes.burgess@craftontull.com or 479-636-4838.

Sincerely,

Trent Woessner, P.E.
Civil Project Engineer
Crafton Tull & Associates, Inc.

² Ashlea Milborn, via E. McKinnon. (2025, 31 Aug). "Officials: Due diligence done for Ramay site." NWA Democrat Gazette. <https://edition.nwaonline.com/article/286495804335963>.

³ 71-B Corridor Master Plan, p.82.



-  Hillside/Hilltop Overlay District
-  Enduring Green Network
-  NC
-  RSF-4
-  UC

Site Exhibit for Ramay Rezone

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 defending itself, 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: 9/12/2025
Credits: City of Fayetteville, AR
Map Author:



TO: Jessica Masters, Planning Director

THRU: Britin Bostick, Long Range Planning/Special Projects Manager

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: October 27, 2025

SUBJECT: Long Range Planning Comments Regarding RZN-2025-0048

BACKGROUND:

The applicant, Crafton Tull on behalf of Fayetteville Public Schools, requests to rezone approximately 26.7 acres from RSF-4, Residential Single-Family, 4 Units Per Acre and UC, Urban Corridor to P-1, Institutional. *City Plan 2040* and the *71B Corridor Plan* are both relevant when evaluating this request. The *Climate Action Plan* and its predecessor, the *Energy Action Plan*, are also applicable.

City Plan 2040 (2020):

City Plan 2040 includes several relevant plan goals and objectives:

- Goal 1 – We will make appropriate infill and revitalization our highest priority.
 - 3.1.2 – Recognize the benefits and cost savings of utility and road infrastructure that already exists in the core of the city... (p.23)
 - 3.1.3 – Convert shopping centers and commercial corridors to mixed-use centers by adding residences, offices and lodging (p.23)
 - 3.1.4 – Promote the densest development around logical future transit stops (p.24)
- Goal 2 – We will discourage suburban sprawl.
- Goal 3 – We will make compact, complete, and connected development the standard.
 - 3.3.3 Increase the viability of businesses by leveraging the economic performance of appealing environments that are mixed-use, walkable, and integrated with green space (p. 32)
 - 3.4.9 Expand and interconnect the sidewalk and trail system at the neighborhood, citywide, and regional levels (p. 39)
- Goal 5 – We will assemble an enduring green network.
 - 3.5.2 Strategically plan for and acquire land that can be incorporated into the Enduring Green Network (p. 41)
 - 3.5.3 Promote conservation easements and alternative development patterns that encourage efficient use of land (p. 41)

On its adoption in early 2020, *City Plan 2040* carried forward goals from prior comprehensive plans and organized them into six primary goals. The goals were meant to focus the City's efforts on appropriate infill that furthers a variety of transportation options, supports the creation of affordable housing, and limits the amount of land consumed by development on the City's periphery, often termed "suburban sprawl". Increasing density within the existing city limits and limiting the annexation of additional land has therefore been the lens through which a multitude

of decisions have been made over the last five plus, and that increase in density includes more than just residential development. While *City Plan 2040* does not address school sites or campus planning with a great degree of detail, it does offer goals to balance in the consideration of development requests, particularly rezonings, or changes to the city's land use patterns.

71B Corridor Plan:

The *71B Corridor Plan* does not directly address either future public school sites or the development of large institutional sites along or adjacent to the corridor, and instead focuses primarily on transportation, housing, and retail frameworks. The plan does include discussion of and preference for mixed use development. It also points to the creation of transportation nodes, alternative transportation routes, and the need to create housing opportunities along the corridor that support transit options. The subject property is largely outside of the corridor study area, which focused on properties abutting or on streets connecting to College Avenue. The plan does also contemplate green space interspersed with development in response to the *Energy Action Plan* adopted in 2018. The *71B Corridor Plan* states, "This does not imply that existing buildings should never be replaced. Free-standing commercial buildings built during an earlier period can be very inefficient, and the plan also proposes replacement and redevelopment of inefficient or uneconomic buildings with new development at higher density and, under current city codes, higher efficiency."¹ Other significant plan recommendations and illustrations include redesigning parking lots to increase efficiency and reduce impermeable area, rethinking intersections and interchanges to reduce pavement and introduce a variety of functional green spaces from neighborhood squares, accessible large-scale spaces at the Fulbright interchange, and greenways along trails and drainage corridors. All of these create important opportunities for both stormwater management and increasing tree cover. The plan's street design guides for 71B and associated streets also envision extensive use of street trees and landscaping." Page 120 of the *71B Corridor Plan* also states an *Energy Action Plan* goal to "Achieve 40% tree canopy coverage by 2030" with the goal stated above as a direct response to the tree canopy percentage identified.

The plan continues to offer a statement in support of reducing vehicle miles traveled, a component of greenhouse gas emissions, "The vision of corridor urbanism ultimately is to show a practical way to achieve mixed use urban corridors that uses the land use inefficiency inherent in commercial strips as a resource to build quality living environments, placing residents within easy walking or biking distance from the goods, services, and attractions offered by these corridors. If achieved, this concept reduces the number of short- and medium-distance auto trips that people now make by default."²

In 2024, City Council rezoned sections of the 71B Corridor area from a mixture of primarily commercial-only zoning to UC, Urban Corridor which facilitates a mixture of commercial and residential uses and implements several objectives outlined in the *71B Corridor Plan*. Much of the property subject to this request was outside of the area identified for rezoning to UC, but the area directly abutting College Avenue was rezoned as part of the larger initiative. A rezoning to facilitate institutional uses on the periphery of the 71B Corridor may further advance these goals and objectives, including the development of new residential uses along the corridor.

DISCUSSION:

Historic Landscape:

Much discussion about the historic landscape and role of natural resource conservation in Fayetteville has emerged via this request. Although the presence of a 20+ acre stand of trees

¹ *71B Corridor Plan*, 120.

² *71B Corridor Plan*, 121.

near the center of the city may present an image of a pristine forest, historical accounts suggest otherwise. In fact, historical accounts remark that the first white settlers to Fayetteville weren't met with pristine forests, but hills "bare of timber, and... covered with a luxuriant growth of grasses, which afforded excellent pasturage for buffaloes and other herbivorous animals."³ As the area became increasingly settled and farmed, natural occurrences like fire that maintained the prairie were controlled, stands of trees were planted or seeds were spread naturally, and the area became increasingly forested. Well into the late-nineteenth century, the landscape of Fayetteville looked very different than it does today, with significantly less tree canopy, more open pasture, and, of course, fewer buildings.



Figure 1. View to the southwest from Mount Sequoyah, ca. 1890.

By the mid-twentieth century, Fayetteville's landscape had evolved to something that would be nearly unrecognizable to those who came before. As cars became cheaper and more available, the landscape of cities changed dramatically, including Fayetteville, particularly along State Highway 71/College Avenue. Development along the corridor was increasingly auto oriented with large parking lots, increasing width, and uses that catered to regional rather than neighborhood needs. The subject property, at least the portion directly adjacent to College Ave., has a history as the former location of a residence and several businesses including Cliff's Dairy Mart, a miniature golf course, and the Cliffside Trailer Park between approximately 1950 and 1990.⁴

Especially as the city experiences increasing development, maintaining a healthy urban forest is a priority for Fayetteville's residents. As outlined in the *71B Corridor Plan* and former



³ Goodspeed, *History of Benton, Washington, Carroll, Madison, Crawford, Franklin, and Sebastian Counties, Arkansas, County* (Chicago: The Goodspeed Publishing Company: 1889), 149.
https://www.google.com/books/edition/History_of_Benton_Washington_Carroll_Mad/zFW0FccemgAC?hl=en&gbpv=1, accessed October 20, 2025.

⁴ Anthony J. Wappel and Dennis L. Garrison, *On the Avenue: An Illustrated History of Fayetteville's US Highway 71B*, (Fayetteville, AR: Anthony J. Wappel, 2015), 231.

Energy Action Plan, later replaced by the *Climate Action Plan*, there is a goal for 40% tree canopy citywide by 2030. According to *Urban Forestry Management Plan* this number was at 39.4% in 2019.⁵ Strategic parkland acquisition, annexation, private conservation efforts (land trusts), and development requirements have contributed to ensuring that Fayetteville's urban forest areas are part of our future. Standards for developments require that parkland dedication, tree canopy preservation, and mitigation of lost trees are evaluated during the development process, which helps advance climate and urban forestry goals as development occurs.

The following series of aerial images illustrate the subject property's evolution from 1941 to 2025. The photos show a dynamic landscape that includes sparse areas of canopy cover, a mobile home/RV park, and evidence of convenience or social trails through the site.

1941 Aerial Imagery



1954 Aerial Imagery



⁵ 71B Corridor Plan, 120. *Urban Forestry Management Plan*, 9.

1965 Aerial Imagery



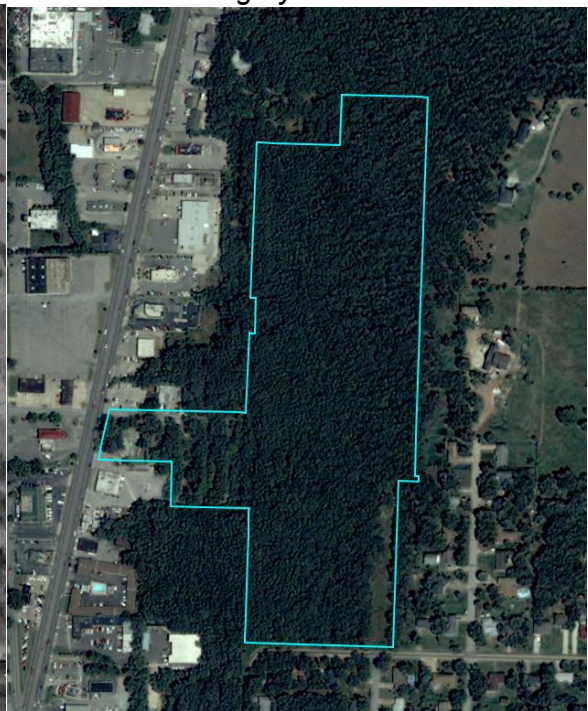
1978 Aerial Imagery



1994 Aerial Imagery



2003 Aerial Imagery



2013 Aerial Imagery

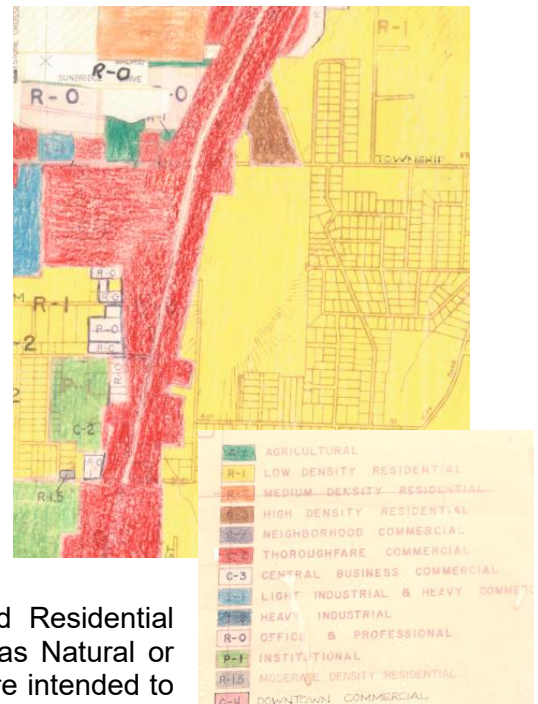


2025 Aerial Imagery



Zoning History:

In June 1970, City Council adopted the first “modern” zoning map of Fayetteville. Since that time, the subject area has been designated for low-density single-family development. This zoning designation was consistent for decades, including through the updates to the General Plan in the early 2000s and the new zoning map adopted in 2003. This zoning map had been amended hundreds of times over the preceding thirty-three years, and at any point ecologically sensitive areas or areas identified for conservation could be set aside, typically by changing to R-A designation (as it was the de-facto conservation and parks district for many years). Since the subject properties were privately owned until August 2024⁶ and no requests to downzone the property were filed, the City did not initiate this process.



City Plan 2040 and Future Land Use Plan:

This area is designated as both City Neighborhood and Residential Neighborhood areas, and there are no areas designated as Natural or Civic and Private Open Space. City Neighborhood areas are intended to serve the residents of Fayetteville and are “more densely developed than residential neighborhood areas and provide a mix of non-residential uses.” Residential Neighborhood areas are primarily residential in nature but emphasizes using “principles of

⁶ One parcel (765-13436-001) is still under private ownership according to Washington County Assessor records as of October 21, 2025.

traditional residential urban design to create compatible, livable and accessible neighborhoods.”⁷ A critical component of livable and accessible neighborhoods are vital public services like schools, childcare, and small businesses that support those living in the area. Further, when these services are supported by existing infrastructure like water, sewer, streets, and trails it reduces costs to developers and taxpayers. Prioritizing creating complete and connected neighborhoods in areas where infrastructure already exists provides better outcomes for citizens, reduces dependency on vehicles via alternative transit options, minimizes public investment in infrastructure costs, and supports Goals 1, 2, 3, and 4 of *City Plan 2040*.

As discussed above, the subject area has not been identified for land conservation. This includes on the Enduring Green Network Map. The map was a result of the 2010 Fayetteville Natural Heritage Association study, which evaluated “floodplains, riparian corridors, parks and trails, and land identified as having high ecological value.” Only a small portion of the property directly abutting College Avenue is included in the Enduring Green Network Map. Importantly, this map and concept was never intended to be a regulatory tool. Rather, it is intended to inform land use recommendations and guide discussions on parkland acquisition, trail corridors, and land conservation.⁸

Conclusions:

A level of expectation setting is always necessary when evaluating rezoning requests, particularly in cases where there are concerns about a specific natural or historic resource. To be clear, no zoning district mandates the conservation or preservation of natural or historic resources. Under the current zoning, RSF-4 requires 25% minimum canopy and UC requires 20%. This would not change under the requested P-1 designation which similarly requires 25% canopy. The only zoning district with significantly higher minimum canopy is CCR, at 80%, but written into that particular zoning district is the expectation that it would be voluntarily initiated by the property owner. The proposed P-1 district would still permit the active conservation management of the site and would not “save” trees so much as encourage land management for a healthy forested ecosystem.

This report will defer to the Urban Forestry team in making a determination about the health and priority of trees on the site. While trees may be lost with any type of development, in many ways, a P-1 designation that intends to create a public school may be the ideal partner for best-practice land management. Opportunities to re-establish and manage not only the tree canopy, but also the understory, shrub layer, and herb layer, exist school through outdoor and environmental education, outdoor classrooms, and service projects that would benefit young learners. Similarly, the city’s park system is primarily zoned P-1, the same zoning district as that requested, which facilitates stewardship of publicly owned lands, including those with substantial tree canopies.



⁷ *City Plan 2040*, 130.

⁸ *City Plan 2040*, 40-41.

The *71B Corridor Plan* outlined the 71B area as an “opportunity” to evolve into “an urban environment with greater vitality and lower impact.” More specifically, by offering a mixture of businesses and destinations (including schools) 71B has the capacity to be an ideal place for people to live. Additionally underused land or vacant land provides major opportunities “for new and different development and connections,” like a school that would transition from low density residential uses to the more intense mixed-use developments that may one day line the corridor.⁹ Placing key services strategically near what the city envisions as a new center of urban development will capitalize on existing infrastructure and elevate vacant land to its highest and best use.

Values for tree canopy, natural resources, climate resilience, and natural beauty are strong in Fayetteville and merit consideration, as do goals for walkability, compact development, and revitalization. While it is ideal for these values and goals to be aligned, there are circumstances, particularly as the city grows, where alignment does not occur, and in which a balancing of competing values and goals must be evaluated. In 2017 nine guiding principles were captured as the city looks toward the year 2050:

- Diverse, Growing Local Economy - Pathways to Prosperity
- Naturally Beautiful City
- Ecosystem Preservation
- Well-Maintained City Infrastructure and Facilities
- Safe and Fun City in which to Live
- Greater Ease of Transportation Mobility
- Financially Sustainable City Government
- Quality Public Schools
- Educational, Research and Healthcare Excellence

Those nine guiding principles also offer context in which to evaluate this proposal. Urban forests, the protection of hillsides, and the maintenance of our natural beauty are rightly a component of our desired future, as are well maintained infrastructure, fiscal sustainability, quality public schools, and educational excellence. While the proposed rezoning in itself does not create any of these outcomes, it does set the stage for future outcomes that may occur under the zoning constraints.

Recommendation:

On the balance of considerations, long range planning staff recommends approval of this request finding that the request is supported by currently adopted plans and policies and stated City goals.

⁹ *71B Corridor Plan*, 68.

Compiled Public Comment
RZN-2025-0048

From: Jason Smith <jason.edward.smith@gmail.com>
Sent: Monday, October 20, 2025 12:49 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: support for RZN-2025-0048

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.

Just wanted to reach out and voice my support for the new Ramay Jr High school location. We currently live in the center of the City of Fayetteville and our son buses to JLC across town. The central location looks so much better both for our kids and for parents to be involved at the school more easily.

I have seen some loud opposition to cutting of the trees there, while little to no opposition in the developments going in on Old Wire and Old Missouri Roads.

Thanks,

Jason Smith

408 E Lafayette

From: Sarah Rack <sarah.rack@gmail.com>
Sent: Monday, October 20, 2025 10:00 AM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Support for RZN-2025-0048, Land for Ramay Junior High

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.

Dear Planning Commissioners -

I am writing to express my strong support for the zoning change **RZN-2025-0048** to allow for the development of the new Ramay Junior High in the heart of Fayetteville.

This school represents a critical investment in the future of our city—one that aligns directly with Fayetteville's Vision 2050 Guiding Principles. Building Ramay in this central location supports:

- A **diverse, growing local economy** by ensuring equitable access to quality education across our community.
- The preservation of a **naturally beautiful city** through thoughtful planning and responsible land use.
- **Well-maintained infrastructure** and facilities that meet the needs of our growing population.
- A **safe, vibrant community** where families can live, learn, and thrive.
- **Quality public schools** that serve as cornerstones of educational excellence and opportunity.

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Locating this junior high in the heart of the city strengthens our neighborhoods, reduces transportation barriers, and demonstrates Fayetteville's continued commitment to smart, sustainable growth.

Thank you for your consideration and for your leadership in ensuring Fayetteville remains a city where every child has access to exceptional educational opportunities close to home.

Warm regards,

Sarah Rack

Fayetteville Resident and Public School Supporter

-----Original Message-----

From: Leslie Reeves <lesliereeves05@gmail.com>

Sent: Tuesday, October 14, 2025 4:32 PM

To: Planning Shared <planning@fayetteville-ar.gov>

Subject: RZN-2025-0048 Rezoning Land for Ramay Junior High School

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.

City of Fayetteville Planning Commissioners,

Knowing that you must not communicate among yourselves I have blind-copied you. I hope I typed all of the email addresses correctly. First, I want to thank you for your service to the City of Fayetteville - for the long hours you must often put in, and for listening to the citizens of our city. I rotated off the Planning Commission a number of years ago now, and hadn't anticipated either coming to speak before you, or sending you an email advocating for or against something before you. But here I am!

I want to encourage you to approve sending the rezoning for the new Ramay Junior High to the City Council with a recommendation that they approve it. It's difficult to rezone property knowing that trees will be removed. But the choice is almost always between density and sprawl. And I believe that the values of our city - and the best alternative for the Planning Commission and City Council - is infill.

I don't envy you the decision before you, but I trust that you will endure the input and make a good decision.

Sincerely,

Leslie (Belden) Reeves

From: D Neely <dgn.edensgreen@gmail.com>

Sent: Saturday, October 11, 2025 1:26 PM

To: Rawn, Molly <molly.rawn@fayetteville-ar.gov>; john.mulford@fayar.net

Cc: Macedo, Keith <kmacedo@fayetteville-ar.gov>; tim.hudson@fayar.net; justin.eichmann@fayar.net;

Compiled Public Comment
RZN-2025-0048

keaton.smith@fayar.net; ivone.hudson@fayar.net; tracey.pomeroy@fayar.net; katrina.osborne@fayar.net; nika.waitsman@fayar.net; alan.wilbourn@fayar.net; kfreeman@connect-advisors.com; emckinnon@nwaonline.com; Bunch, Sarah <sarah.bunch@fayetteville-ar.gov>; Berna, Scott <scott.berna@fayetteville-ar.gov>; Jones, D'Andre <dandre.jones@fayetteville-ar.gov>; Stafford, Bob <bob.stafford@fayetteville-ar.gov>; Moore, Sarah <sarah.moore@fayetteville-ar.gov>; Jones, Monique <monique.jones@fayetteville-ar.gov>; jeff.pummill@gmail.com; glpatterson01@gmail.com; staceybuff@gmail.com; grimsleygraham@gmail.com; darlinton.imhanzuaria@gmail.com; alexmauroner@gmail.com; spencer.vicki@gmail.com; mmbritain@gmail.com; Andrew Dominick <andrew.dominick@marshalltown.com>; Brink, Andrew <andrew.brink@fayetteville-ar.gov>; aholeyfield@impactpolicystrategies.com; Payne, Brad <brad.payne@fayetteville-ar.gov>; Gulley, Fred <fred.gulley@fayetteville-ar.gov>; Madden, Mary <mary.madden@fayetteville-ar.gov>; McGetrick, Mary <mary.mcgetrick@fayetteville-ar.gov>; Cabe, Matthew <matthew.cabe@fayetteville-ar.gov>; Werner, Nick <nick.werner@fayetteville-ar.gov>; Masters, Jessica <jmasters@fayetteville-ar.gov>; Long Range Planning <LongRangePlanning@fayetteville-ar.gov>; Carlo Bertani <carlo.bertani@maersk.com>; hannah.ashh <hannah.ashh@gmail.com>; jnparrish54 <jnparrish54@gmail.com>; joedona@gmail.com; shirleykatharine8 <shirleykatharine8@gmail.com>; tas <tas@biodesicstrategies.com>; foresterfox51 <foresterfox51@gmail.com>; gharrison@fayetteville-ar.gov; Bostick, Britin <bbostick@fayetteville-ar.gov>; Turk, Teresa <teresa.turk@fayetteville-ar.gov>; kkellam@uark.edu; Hunter.Adkisson@prismds.co; jennyb@prismds.co; Nierengarten, Peter <pnierengarten@fayetteville-ar.gov>; Douglas, Bethany <bdouglas@fayetteville-ar.gov>; Curth, Jonathan <jcurth@fayetteville-ar.gov>; Masters, Jessica <jmasters@fayetteville-ar.gov>; gharton@nwaonline.com; dustin@fayettevilleflyer.com; stacy@fayettevilleflyer.com; news@knwa.com; news@kfsn.com

Subject: Aquatic Recreation Center and "New" Ramay Project

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

Hello, Mayor Rawn and Dr John!

(Cc: FPS Board, City of Fvl Admin/Staff/Boards/Commissions, Contractors, Fayetteville Flyer, KNWA, KFSM, NWADG, KUAF, KPSQ)

Thanks to responses I've received from Mike Wiederkehr and Scott Berna, I better understand why bond proposals are not the proper funding mechanisms for housing AND have an enlightened perspective regarding public input supporting the Aquatic Recreation Center.

On another topic, so much about the "New" Ramay Project . . .

Considering the potential dramatic negative impact in the N College Urban Corridor from large-scale construction on an unstable hill slope, unforeseen drainage issues, inadequate routes for traffic, site SAFETY and ADA accessibility limitations, as well as COST OVERRUNS wasting tax dollars . . . the FPS District and City should give the PUBLIC the same opportunity to provide input as was the case for the Aquatic Recreation Center* (**see Scott Berna email excerpt below**).

ALL ASPECTS of the plan for the "New" Ramay Hill-Slope Site are WHOLLY INAPPROPRIATE.

So much about the "New" Ramay plan has been mis-handled, forced, and out of proper sequence that it has given ever more members of the general public (who are becoming aware of the plans . . . over 1100

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on [change.org](#) and still counting) the sense that the FPS Board and the City decided to push re-zoning and the project approval through sometime in 2024.

Far better would be to use the Old Woodland site for building the "New" Ramay.

STUDENTS could lead a RE-GREENING INITIATIVE to design and plant a native botanical landscape on the Old Woodland property. This would give students life-long pride in CREATING A NEW GREEN OASIS OF NATIVE SPECIES AND SAVING THE HILLSIDE URBAN FOREST for use as a STEAM Outdoor Classroom/Gym/Lab.

Another better site could be acquired for a middle-school with a smaller foot-print requiring less acreage and NO FOOTBALL FIELD ON A TREE-DENUDED SLOPE.

Where there's a will there's a way for the FPS Board, the City, and local non-profit(s) to collaborate on saving the Ash/N College Urban Forest property (possibly putting it into a conservation easement).

Everybody WINS in this scenario.

IMHO & Cheers! Dot Neely/Fayetteville Resident-UAF M.S. Geology-Environmental Educator

*On Oct 10, 2025, at 6:12 PM, Berna, Scott <scott.berna@fayetteville-ar.gov> wrote:

“ In regards to the aquatic center, for **over a year, the City has taken the time to really listen to Fayetteville residents about what they want** in a new aquatic and recreation center.

Starting August 1, 2024, we launched an **extensive community engagement campaign**.

- Online and surveys, pop-up events, and public meetings were designed specifically to reach people where they already spend their time.
- Over a nine-month window, two online surveys* through Speak Up Fayetteville drew more than 6,500 views and 2,854 participants.
- City staff also hosted tables at First Thursday, Movie in the Park, and the Yvonne Richardson Community Center's Back-to-School Night, and met residents at Wilson Park Pool to hear from families and swimmers directly.
- Together with social media, email, and Parks and City newsletter outreach, those City-led efforts directly reached an estimated 75,000 residents.
- Local television and digital coverage, including stories from 4029 News and the Fayetteville Flyer, expanded widespread community awareness to drive participation.

Sent from my iPhone

On Oct 10, 2025, at 6:12 PM, Berna, Scott <scott.berna@fayetteville-ar.gov> wrote:

Dot,

Thank you for reaching out on this issue. We don't always agree but I do appreciate your input.

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RZN-2025-0048

I do want to push back a little on one of your comments. The administration is working every day on the housing issue and just because we feel this bond issue is not the right vehicle to fund housing does NOT mean we are "TONE DEAF".

Multiple staff members work on this daily and the Mayor has hired a new Housing Officer to focus on this exact issue. I might add the Housing Officer spoke Tuesday night and publicly stated this bond with its water and sewer infrastructure requests does in fact improve our ability to build housing.

In my time on council we have approved well over a million dollars to agencies who help the underserved. Just in the last couple of months the Mayor and city council have approved \$450,000.00 towards improving housing to the underserved. We have another item coming before us on the next council agenda that talks about housing as well as workforce training which I personally think is a critical component too improving someone's future.

In regards to the aquatic center, for over a year, the City has taken the time to really listen to Fayetteville residents about what they want in a new aquatic and recreation center. Starting August 1, 2024, we launched an extensive community engagement campaign. Online and surveys, pop-up events, and public meetings were designed specifically to reach people where they already spend their time.

Over a nine-month window, two online surveys* through Speak Up Fayetteville drew more than 6,500 views and 2,854 participants. City staff also hosted tables at First Thursday, Movie in the Park, and the Yvonne Richardson Community Center's Back-to-School Night, and met residents at Wilson Park Pool to hear from families and swimmers directly. Together with social media, email, and Parks and City newsletter outreach, those City-led efforts directly reached an estimated 75,000 residents. Local television and digital coverage, including stories from 4029 News and the Fayetteville Flyer, expanded widespread community awareness to drive participation.

What staff heard was clear and consistent: people want a year-round aquatic and recreation center that serves everyone — families, lap swimmers, seniors, and kids learning to swim. They asked for a space that brings indoor and outdoor features together, with places to play, exercise, and relax. In every type of feedback session, residents overwhelmingly said they support building a modern, multi-use facility that Fayetteville can be proud of for decades to come.

*3,000 views and 1,545 participants in the first round, and 3,600 views and 1,309 participants in the second.

Again thank you for reaching out and expressing your opinion. You clearly have a passion for Fayetteville and for that I applaud you.

Scott

From: D Neely <dgn.edensgreen@gmail.com>

Sent: Thursday, October 9, 2025 5:31 PM

To: Moore, Sarah <sarah.moore@fayetteville-ar.gov>; Stafford, Bob <bob.stafford@fayetteville-ar.gov>; Jones, D'Andre <dandre.jones@fayetteville-ar.gov>; Berna, Scott <scott.berna@fayetteville-ar.gov>; Bunch, Sarah <sarah.bunch@fayetteville-ar.gov>; Turk, Teresa <teresa.turk@fayetteville-ar.gov>; Jones, Monique <monique.jones@fayetteville-ar.gov>; Rawn, Molly <molly.rawn@fayetteville-ar.gov>

Cc: keith.macedo@fayetteville-ar.gov <keith.macedo@fayetteville-ar.gov>

Subject: Tues Oct 7 Bond Proposal

Compiled Public Comment
RZN-2025-0048

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.

Dear Mayor Rawn and City Council Members (Cc: Keith Macedo):

The overall proposal is sound . . . However; it is REALLY TONE-DEAF to designating \$60 million for an Aquatic Recreation Center in Lewis Park before funding affordable housing, especially after all of the City Pronouncements in Support of Low-Middle Income Housing, Calls for Public Input, Special Housing Task Force Problem-Solving Efforts/etc . . .

Fayetteville needs homes for workers who contribute to community creativity and economic viability . . .

Endeavor to persevere and do the next right thing, y'all . . .
Yours, Citizen Dot

Sent from my iPhone

Sent from my iPad

From: Colley Bailey <colley.bailey@gmail.com>

Sent: Thursday, October 9, 2025 11:25 AM

To: Planning Shared <planning@fayetteville-ar.gov>

Subject: Support for RZN-2025-0048, Land for Ramay Junior High

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.

Dear City Planning Commission Members,

I am writing to express my support for the proposed rezoning of the hillside land in Fayetteville, AR, for the development of Ramay Junior High. This new school will provide valuable educational opportunities in a well thought out new facility for our students. It will allow them to thrive educationally amongst nature and give them an appreciation of green spaces.

Many of us believe that investing in our local schools is essential for the future of our children and community. I respectfully ask you to consider the importance of this project and to support the approval of the rezoning to make Ramay Junior High a reality.

Thank you for your time and consideration.

Sincerely,

--

Colley Bailey, Principal Broker,

LoneRock Realty

479-777-3379 (work cell)

479-856-9422 (personal cell)

Compiled Public Comment
RZN-2025-0048

<https://www.LoneRockHomeTeam.com/>

649 E Huntsville Rd, Fayetteville, AR 72701

From: amanda bailey <amanda.bailey32@gmail.com>
Sent: Wednesday, October 8, 2025 10:09 AM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Support for RZN-2025-0048, Land for Ramay Junior High

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.

Dear City Planning Commission Members,

I am writing to express my support for the proposed rezoning of the hillside land in Fayetteville, AR, for the development of Ramay Junior High. This new school will provide valuable educational opportunities in a well thought out new facility for our students. It will allow them to thrive educationally amongst nature and give them an appreciation of green spaces.

After reading the breakdown of the 2040 City Plan, it seems like this school is aligned with Fayetteville's growth goals. The school has been so intentional, and thoughtful about ecological issues, with their design and accompanying studies for that design. I feel like this school won't be the eyesore that some others think it will be. I believe that it will blend beautifully with the surrounding trees and give the kids that attend there such an amazing place to attend Junior High.

Many of us believe that investing in our local schools is essential for the future of our children and community. I respectfully ask you to consider the importance of this project and to support the approval of the rezoning to make Ramay Junior High a reality.

Thank you for your time and consideration.

Sincerely,

Amanda Bailey

-----Original Message-----

From: Paige Goodman Wolven <paigelorrabeth@gmail.com>
Sent: Tuesday, September 30, 2025 6:30 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Support of RZN - 2025-0048

Compiled Public Comment
RZN-2025-0048

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

Hello,

I'm emailing to voice my support of the rezone of the land for the future Ramay build. The proposed school right in the center of town would be a great thing for our city.

Paige

From: D Neely <dgn.edensgreen@gmail.com>

Sent: Monday, September 29, 2025 1:03 PM

To: John Mulford <john.mulford@fayar.net>

Cc: tim.hudson@fayar.net; justin.eichmann@fayar.net; keaton.smith@fayar.net; ivone.hudson@fayar.net; tracey.pomeroy@fayar.net; katrina.osborne@fayar.net; nika.waitsman@fayar.net; alan.wilbourn@fayar.net; kfreeman@connect-advisors.com; emckinnon@nwaonline.com; Rawn, Molly <molly.rawn@fayetteville-ar.gov>; Bunch, Sarah <sarah.bunch@fayetteville-ar.gov>; Berna, Scott <scott.berna@fayetteville-ar.gov>; Jones, D'Andre <dandre.jones@fayetteville-ar.gov>; Stafford, Bob <bob.stafford@fayetteville-ar.gov>; Moore, Sarah <sarah.moore@fayetteville-ar.gov>; Jones, Monique <monique.jones@fayetteville-ar.gov>; jeff.pummill@gmail.com; glpatterson01@gmail.com; staceybuff@gmail.com; grimsleygraham@gmail.com; darlinton.imhanzuaria@gmail.com; alexmauroner@gmail.com; spencer.vicki@gmail.com; mmbritain@gmail.com; Andrew Dominick <andrew.dominick@marshalltown.com>; Brink, Andrew <andrew.brink@fayetteville-ar.gov>; aholeyfield@impactpolicystrategies.com; Payne, Brad <brad.payne@fayetteville-ar.gov>; Gulley, Fred <fred.gulley@fayetteville-ar.gov>; Madden, Mary <mary.madden@fayetteville-ar.gov>; McGetrick, Mary <mary.mcgetrick@fayetteville-ar.gov>; Cabe, Matthew <matthew.cabe@fayetteville-ar.gov>; Werner, Nick <nick.werner@fayetteville-ar.gov>; Masters, Jessica <jmasters@fayetteville-ar.gov>; Long Range Planning <LongRangePlanning@fayetteville-ar.gov>; Carlo Bertani <carlo.bertani@maersk.com>; hannah.ashh <hannah.ashh@gmail.com>; jnparrish54 <jnparrish54@gmail.com>; joedona@gmail.com; shirleykatharine8 <shirleykatharine8@gmail.com>; tas <tas@biodesicstrategies.com>; foresterfox51 <foresterfox51@gmail.com>; gharrison@fayetteville-ar.gov

Subject: Ash-N College School Site Conservation Easement Collaboration

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

Hello, Dr John! (Cc: FPS Board, City of Fvl Admin/Staff/Boards/Commissions)

Y'all will be in over your heads on the hillside site. Just trying to save the FPSD, City, and tax payers exorbitant expense and problems yet to be encountered.

Urban forests are irreplaceable . . . There are other better site options for school construction.

I have a respected 501(c)(3)non-profit ready to collaborate and combine resources with FPSD and the City on a Conservation Easement for the Ash/N College junior high site.

Do the right thing . . . Preserve Fayetteville's Enduring Green Network . . .

Cheers! Dot

Compiled Public Comment
RZN-2025-0048

Sent from my iPhone

On Sep 29, 2025, at 10:06 AM, John Mulford <john.mulford@fayar.net> wrote:

Thank you, Dot.

Both emails have been received. As I watch these videos I think of two things:

1. I am excited about how we can improve this type of runoff that currently exists for our neighbors to the west of us due to the condition of the site and lack of runoff mitigation strategies on the site. Our design team has given great care in coming up with a plan that will keep more water onsite and lead to slower runoff during heavy rains.

2. For this family on Walnut, with their home being further south than where our property is located, I don't know that they will benefit from our site improvements. But, I am hopeful that they will.

Storm water runoff continues to be a top focus for our design team and we remain committed to improving the situation over what currently exists.

John Mulford, Ed.D.

Superintendent

Fayetteville Public Schools

479-444-3000

john.mulford@fayar.net

"Don't let what you cannot do interfere with what you can do." - John Wooden

On Fri, Sep 26, 2025 at 4:53 PM D Neely <dgn.edensgreen@gmail.com> wrote:

Greetings Dr. John! (Cc: FPS Board Members, Alan Wilbourn, Kelly Freeman, Edward McKinnon)

A new friend on the Walnut segment of the Sycamore-Walnut-Ash hill sent two videos of the Tuesday 9/23/2025 storm runoff from the slope behind her recently purchased home.

Video #2 is attached with this email.

Video #1 was sent previously in a separate email due to file size.

As you are now aware, the New Ramay hillside site is a "Pandora's Box" of problems which development will unleash at great expense to the FPSD, City, business owners on adjacent downslope properties, and resident

Compiled Public Comment
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tax payers.

Building Ramay anew on the current Woodland property and securing a smaller parcel on level-to-gently sloping ground is a better, more affordable way forward.

The best scenario for the 20+ hillside acres is for the FPS Board to partner with the City and a respected local non-profit (TBA) to place the site into a Conservation Easement, in keeping with the City's 2040 Master Plan, Hillside and Tree Preservation Ordinances, and the Climate Action Plan.

Placed in a Conservation Easement, the site would effectually preserve and extend the City's Enduring Green Network north of the Brooks-Hummel Preserve. The wooded slope will provide an essential green-buffer between planned intensive infill development along the N College Urban Corridor and neighborhoods to the east.

I can get with each of you individually at your convenience to talk more about issues with the proposed hillside site and partnering to place it in a Conservation Easement, if you like.

Cheers! Dot

P.S. Please check through your FPS Email Inbox for my email of 7/26/2025 with attached information re: the New Ramay Site.

From: Amylou Wilson <hattiemcneil@hotmail.com>

Sent: Sunday, September 28, 2025 7:48 PM

To: Payne, Brad <brad.payne@fayetteville-ar.gov>; Gulley, Fred <fred.gulley@fayetteville-ar.gov>; JGarlock@fayetteville-ar.gov; Madden, Mary <mary.madden@fayetteville-ar.gov>; McGetrick, Mary <mary.mcgetrick@fayetteville-ar.gov>; Cabe, Matthew <matthew.cabe@fayetteville-ar.gov>; Castin, Nick <nick.castin@fayetteville-ar.gov>; Werner, Nick <nick.werner@fayetteville-ar.gov>; Masters, Jessica <jmasters@fayetteville-ar.gov>; Wonsower, Donna <dwonsower@fayetteville-ar.gov>; Hyke, Bliss <ehyke@fayetteville-ar.gov>; gharrison@fayetteville-ar.gov; Hopkins, Mirinda <mhopkins@fayetteville-ar.gov>; Tamijani, Zak <ztamijani@fayetteville-ar.gov>; Frank, Wes <wfrank@fayetteville-ar.gov>; Bostick, Britin <bbostick@fayetteville-ar.gov>; Olson, Leif <lolson@fayetteville-ar.gov>

Subject: Against Rezoning/New Ramey School

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.

I am against the rezoning of land the school board has purchased for the new Ramey Junior High. We can do better than this! I've worked in the water sector and this is a disaster in the making. Mr. Bayyari is correct in his assessment as a developer in the letter to the editor printed in the newspaper recently. Please do not allow this to happen.

Amy (Amylou) Wilson

1833 E. Applebury Drive

Fayetteville, AR

Compiled Public Comment
RZN-2025-0048

hattiemcneil@hotmail.com

From: Masters, Jessica
Sent: Friday, September 26, 2025 4:49 PM
To: 'Lana Harris' <lanaharris08@gmail.com>
Subject: RE: Question regarding proposed Ramay Jr. High site

Lana,

Thank you for your questions; it's what we're here for, so I don't mind answering them.

Yes, the school district recently submitted their request to rezone the property in question, and I've attached their documents for your consideration. The rezoning item will be heard by Planning Commission on October 27 at a meeting which will begin at 5:30 PM. The variance that was approved recently was for a separate matter, and does not take the property's zoning into account. Geotechnical borings are a typical, due diligence process that is often done on a property where no clearing is involved, so no permits are involved or necessary from the City. In that particular matter, a grading permit was required because of the amount of clearing the developer required given the level of geotechnical work they were planning on doing. However, in order for them to obtain that permit, code requires that typically a large-scale development has already been approved. Since a large-scale development has NOT yet been approved, (nor, as you've mentioned, has the property been rezoned yet), the developer sought a variance to that standard so that they could begin that site analysis work.

You are correct that the developer has not yet obtained a grading permit in relation to that variance, but it is my understanding they are still working through that process. So, the test results won't necessarily be a part of the rezoning, but it sounds like many Commissioners will be interested to hear if that information will be ready yet. The applicant has not provided it, nor is it a typical requirement of any rezoning item, though I would anticipate that the question will arise, and perhaps the developer will have more information at the time of the rezoning hearing.

Let me know if I can be of further assistance.

Jessie

Jessie Masters, AICP

Planning Director

Development Services

City of Fayetteville, Arkansas

(479) 575-8239

www.fayetteville-ar.gov

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



Compiled Public Comment
RZN-2025-0048

From: Lana Harris <lanalharris08@gmail.com>

Sent: Friday, September 26, 2025 12:11 PM

To: Masters, Jessica <jmasters@fayetteville-ar.gov>

Subject: Question regarding proposed Ramay Jr. High site

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

Good afternoon, Jessie,

I hope you're doing well. I hate to bug you with questions, but I'm struggling to fully understand all of the moving parts and pieces to the Ramay Jr. High site rezoning process.

I believe the school district has submitted their application for rezoning for the 19.7 acre parcel, as well as the 7-acre parcel to the south, which they have under contract.

Can you help me understand how the variance approval impacts the rezoning decision?

I thought the variance approval for boring was so the school district could conduct their geotechnical tests to determine if the site is suitable for a school. Since they haven't even applied for their grading permit yet, I would assume that means they haven't completed any of their testing.

Wouldn't those test results be necessary prior to the planning commission voting on rezoning? I was under the impression, based on conversation by commissioners at the meeting where they approved the variance, that the rezoning wouldn't be considered until the boring results were presented. Many of the commissioners discussed how the results of the boring tests would impact their decisions on rezoning, which is why I'm a bit confused.

I'd appreciate any insight or clarification you could give me around this. If it would be easier to explain via phone call or an in-person meeting, I'm more than happy to do either. Thank you so much for your help. I hope you have a great weekend.

Sincerely,

Lana Harris

479-445-8002

lanalharris08@gmail.com

From: John Mulford <john.mulford@fayar.net>

Sent: Monday, August 18, 2025 3:49 PM

To: Andrea Fournet <andreaournet@gmail.com>

Cc: Masters, Jessica <jmasters@fayetteville-ar.gov>; jeff.pummill@gmail.com; glpatterson01@gmail.com; Andrew Dominick <andrew.dominick@marshalltown.com>; mmbritain@gmail.com; alexmauroner@gmail.com; grimsleygraham@gmail.com; staceybuff@gmail.com; tomdeere13@yahoo.com; tod.yeslow@yeslow-law.com; spencer.vicki@gmail.com; Brink, Andrew <andrew.brink@fayetteville-ar.gov>; bpayne51@gmail.com; Fredgully1@gmail.com; wesinfay@gmail.com; mmadden86@hotmail.com;

Compiled Public Comment
RZN-2025-0048

Mjmcgetr@gmail.com; cabe.arch@gmail.com; ncastin@gmail.com; werner.nickc@gmail.com

Subject: Re: Urgent: Parking & Traffic at current Woodland Campus and possible new Ramay Campus

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

Hello, Andrea.

I will do my best to provide answers to the questions you have presented. Please keep in mind that many of the things asked will be navigated during the Design Development phase of the project. Up to this point, Schematic design is the only thing that has occurred as we investigate how a building will best fit on the site while minimizing the footprint and saving as many significant trees as possible. The Schematic design is on hold until we know whether or not the rezoning will move forward and whether or not the additional 7 acres to the south will be available to be used for placement of school facilities.

Thar said, I think we need to distinguish a key difference between the current Woodland site and the proposed Ramay site. When Woodland was built roughly 70 years ago, the district was much smaller and the site was on the west edge, if not outside of town. There were no houses or businesses around it. And as is typical, after the school was constructed, other developments popped up around it. Additions were made to this site as the district grew, leaving limited room for parking. Currently, Woodland Junior high has roughly 170 designated parking spaces. Outside of these parking spaces, the small driveways are often used for additional parking along the curbs during things like open house and ball games. While these drives do provide some additional parking, it is limited because the drives are relatively small and were not designed to serve in that way at the time the building was built. It is also important to note that Woodland currently serves about 800 students, as does the current Ramay.

With a new feeder pattern set to take effect August 2027, a third junior high will be added, which will be done by converting John L Colbert Middle school to a junior high, and the current Woodland building will become a middle school. By doing so, and using current enrollment data and projections, the middle school to be housed there and Ramay Junior High would each have about 600 students.

Given all that background, one of the things we have at the top of our design focus is the need for sufficient parking onsite for the new Ramay. Unlike the current Woodland, there isn't a parking lot at a neighboring church that is easily accessible, nor are their bordering streets immediately adjacent to the school that people can park along. When you consider the neighborhoods that are close by, they still aren't immediately adjacent like the current Woodland, which I believe will greatly reduce the amount of people who will try to park in neighborhoods like Summit Place and walk.

With all that said, below (in purple) are the response we have at this time:

Follow-Up Questions

1. Capacity – How many parking spaces will the possible new Ramay campus include? - As you know, the City of Fayetteville has parking maximums. It is my understanding from our design team that our maximum number of actual designated parking spaces allowed is around 200. That said, the ability to park at least 350 cars onsite is the target we are currently working toward. To accomplish this, we are designing the road around the school to be wide enough to allow for parallel parking during evening and special events. Using our current schematic design, we estimate roughly another 130-

140 cars can park on the side of the drive. All that said, it is still early in the design process and design aspects must go through city planning. Additionally, our approach to parking is to avoid a large parking lot, so we haven't yet hit the target of 200 actual parking spaces, but we are getting there. Based on the current Schematic Design, we feel confident we will be able to accommodate 300 cars between the actual spots and the drive, but will continue to work toward 350. With an anticipated 600 student enrollment, we believe this will be sufficient parking.

2. Event Load – How many attendees are projected for an open house? - Open house is a hard thing to predict, but would easily be the event during which the most vehicles would be present. What makes it unique is ALL staff are present, plus families on top of that. Unlike an athletic event, during which minimal staff are present. And even for those who do attend, not all are there at the same time. For the junior high level, we estimate between 50-65% of students/families attend. Then within that number, we have families with multiple kids at the building and parents coming at different times. So looking ahead, with an enrollment of 600 students, we would anticipate 300-400 students/families might attend. If needed, we can stagger open house, which some of our buildings that have limited parking already do. Additionally, if needed, we could have staff park at the current woodland site on open house night and shuttle them back and forth.
3. Infrastructure Plan – Will additional parking be built to meet that need? - I think this question is answered above.
4. Traffic Flow – How will gridlock on the hillside and in adjacent neighborhoods be prevented? - We have to keep in mind that 800 students are already flowing to the current Woodland campus, many of which come from the east and/or south. Once that building becomes a middle school and the new Ramay opens, there will be 1200 students between the two of them, a net increase of 400 students. Several of these additional students will be the same families who have multiple kids in grades 5-8, so their car would be going that way already to drop off their middle school child. Assuming the district does not purchase the additional 7 acres to the south, we expect there to be little noticeable difference between the amount of school-related cars traveling those roads then vs. now. The key difference will be traffic between the two campuses. And, with an intersection being added, that should allow for ease of flow between the two sites. As a reminder, that intersection was already in the city plans prior to the district purchasing the land. As for the new Ramay site, the driveway that circles the building should be more than sufficient to keep cars off of College during parent drop-off and pick-up. Now, if the district purchases the additional 7 acres, an additional traffic study will be conducted to see how that Ash Street access could/should be best used. Of course, the city will have a big part in determining that as well.
5. Alternate Transport – If buses/shuttles are planned, how will they be scheduled and incentivized? - This location allows for potential partnerships with the city around public transportation due to its location to existing routes. We would have to collaborate with the city about how we might collaborate to provide more options for families beyond district run bus routes. We already have about 45-50% of students who ride our own buses, which is strong participation. The development of this site would also allow the trail to connect from Poplar to Ash. Now, I know it would be uphill coming from the west, but it would provide a safe crossing at College that would at least provide the opportunity for more students to walk or cycle to school. I also feel it provides a walkable/bikeable opportunity for students who live to the east that really isn't available now.

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6. Timeline – When will the community be informed of the finalized traffic and parking plan? - As referenced above, many of those details will be finalized as part of the Design Development phase. We will not ask the Design Team to start on that phase unless the property is rezoned. However, the Schematic Design will give us a pretty firm idea of how traffic and parking will flow. One key piece outstanding is that additional 7 acres. We are hoping to know one way or the other on that property very soon. Our Design Team will be presenting an update at the August 28th board meeting.

John Mulford, Ed.D.

Superintendent

Fayetteville Public Schools

479-444-3000

john.mulford@fayar.net

"Don't let what you cannot do interfere with what you can do." - John Wooden

On Mon, Aug 18, 2025 at 7:57 AM Andrea Fournet <andreafournet@gmail.com> wrote:

Dear Dr. Mulford,

The Woodland Junior High open house on August 14, 2025, created severe traffic congestion and a dangerous parking shortage. Cars overflowed into neighborhoods, businesses and onto lawns. It was unsafe. Woodland admin and staff were clearly unprepared for the number of families attending. Many people parked in the huge parking lot owned by the church on Green Acres Rd and walked on level flat sidewalks to get to the Woodland campus.

I am very concerned the same—or worse—will occur at the new Ramay campus on the hillside. With limited on-site parking, open houses could easily draw over 500 cars, leading to bottlenecks on the hill and spillover into nearby neighborhoods. Parents will not rely on buses or bikes, and many will find alternative routes—parking up and down the streets in the Summit Place neighborhood to the north, walking through woods, and creating hazards. They sure won't park at the bottom of the hillside and walk up the switch back!

What is the district's concrete plan to prevent this? Will a parking lot be built to handle open house attendance, or will we see a repeat of Woodland? This is not a minor inconvenience—it is a safety issue for students, families, and the community. Advance planning is essential.

Follow-Up Questions

1. Capacity – How many parking spaces will the possible new Ramay campus include?
2. Event Load – How many attendees are projected for an open house?
3. Infrastructure Plan – Will additional parking be built to meet that need?
4. Traffic Flow – How will gridlock on the hillside and in adjacent neighborhoods be prevented?
5. Alternate Transport – If buses/shuttles are planned, how will they be scheduled and incentivized?
6. Timeline – When will the community be informed of the finalized traffic and parking plan?

I look forward to your detailed response.

Compiled Public Comment
RZN-2025-0048

Sincerely,
Andrea Fournet



ANDREA FOURNET, C-IAYT
CEO/Founder

📞 479-521-9642

✉️ yogalady@aryoga.com

📍 1949 N Green Acres Rd,
Fayetteville, AR 72703

🌐 www.aryoga.com

All we have is emails.

Brink, Andrew andrew.brink@fayetteville-ar.gov

McGetrick, Mary mary.mcgetrick@fayetteville-ar.gov

Madden, Mary mary.madden@fayetteville-ar.gov

Payne, Brad brad.payne@fayetteville-ar.gov

Gulley, Fred Fred.Gulley@fayetteville-ar.gov

Werner, Nick nick.werner@fayetteville-ar.gov

Castin, Nick Nick.Castin@fayetteville-ar.gov

Cabe, Matthew Matthew.Cabe@fayetteville-ar.gov

Ashlyn Holeyfield ashlyn.holeyfield@fayetteville-ar.gov

Thank you

Mirinda Hopkins

Development Coordinator

Planning Division

City of Fayetteville

479-575-8267



From: Nancy Harris <nanghar@gmail.com>

Sent: Tuesday, October 7, 2025 4:08 PM

To: Planning Shared <planning@fayetteville-ar.gov>

Subject: can you give me the individual contact info for planning commission members

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this is in regard to the project to build a new Ramay on the hill.

Thanks, Nancy Harris

Fyi and apologies that I just realized you were not included. The attachment more than the email appears to be the substance of the public comment.

Jonathan Curth, AICP

Development Services Director

Development Services Department

City of Fayetteville, Arkansas

jcurth@fayetteville-ar.gov

479.575.8308

Website | Facebook | Twitter | Youtube

-----Original Message-----

From: Mayor <Mayor@fayetteville-ar.gov>

Sent: Monday, September 22, 2025 1:10 PM

To: Curth, Jonathan <jcurth@fayetteville-ar.gov>; Rutherford, Blake <blrutherford@fayetteville-ar.gov>; Ziegler, Gracie <gziegler@fayetteville-ar.gov>; Macedo, Keith <kmacedo@fayetteville-ar.gov>

Subject: FW: Letter RE Selected Site for Ramay Junior High

Compiled Public Comment
RZN-2025-0048

This was sent to me, council, planning commissioners, and Peter's team. I am simply making you aware.

I had not yet heard school security/student safety used as an argument against this site so that was a new one.

Mayor Molly Rawn

City of Fayetteville, Arkansas

Mayor@fayetteville-ar.gov

(479) 575-8330

-----Original Message-----

From: Dawn Fisher <dawn_fisher@fastmail.fm>

Sent: Sunday, September 21, 2025 5:28 PM

To: Brink, Andrew <andrew.brink@fayetteville-ar.gov>; Payne, Brad <brad.payne@fayetteville-ar.gov>; Gulley, Fred <fred.gulley@fayetteville-ar.gov>; Madden, Mary <mary.madden@fayetteville-ar.gov>; McGetrick, Mary <mary.mcgetrick@fayetteville-ar.gov>; Cabe, Matthew <matthew.cabe@fayetteville-ar.gov>; Castin, Nick <nick.castin@fayetteville-ar.gov>; Werner, Nick <nick.werner@fayetteville-ar.gov>; Berna, Scott <scott.berna@fayetteville-ar.gov>; Bunch, Sarah <sarah.bunch@fayetteville-ar.gov>; Mayor <Mayor@fayetteville-ar.gov>; Turk, Teresa <teresa.turk@fayetteville-ar.gov>; Jones, Monique <monique.jones@fayetteville-ar.gov>; Jones, D'Andre <dandre.jones@fayetteville-ar.gov>; Wiederkehr, Mike <mike.wiederkehr@fayetteville-ar.gov>; Moore, Sarah <sarah.moore@fayetteville-ar.gov>; robert.stafford@fayetteville-ar.gov

Cc: Nierengarten, Peter <pnierengarten@fayetteville-ar.gov>; Olson, Leif <lolson@fayetteville-ar.gov>

Subject: Letter RE Selected Site for Ramay Junior High

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

Good evening,

I submit to members of the Planning Committee and to the Mayor and City Council Members, with a cc. to two Planning Committee staff members, regarding the proposed site for the Ramay Junior High School. Parts of this have been communicated to the Environmental Action Committee, and parts to the Fayetteville Public Schools Superintendent and Board members. (Three minutes doesn't seem to cover much when I'm before an august board for the first time in my life, and public speaking is not my strength.) However, I hope you will consider with some weight what I have given much of my thought to since I heard about FSB plans to build on this site and all the implications that followed as a result of my conversations and queries.

Since then, though my background in education gives me to understand the motivations of the school board, I really must express my concerns about this proposal and what I feel to be very real and LIKELY negative outcomes, should the school be built on the site as proposed.

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I am not certain I have all e-mail addresses correct, but if any return as "undeliverable," I will try to deliver by alternate means (via hard copy directly to City Hall). Thank you in advance for your time and consideration.

With regards,

Dawn Fisher, 848 E. Peel St.

Fayetteville, AR 72703

--

Dawn Fisher

dawn_fisher@fastmail.fm

From: **Dawn Fisher**, 848 E. Peel St., Fayetteville, 72703

To: **Mayor** Molly Rawn

City Council Members: Robert Stafford, D'Andre Jones, Sarah Moore, Mike Wiederkehr, Scott Berna, Sarah Bunch, Teresa Turk, Monique Jones

City Planning Committee Members: Andrew Brink, Brad Payne, Fred Gulley, Mary Madden, Mary McGetrick, Matthew Cabe, Nick Castin, Nick Werner,

CC: Peter Nierengarten
Leif Olson

September 21, 2025

I have already communicated by letter (7.17.25) to the members of the Environmental Action Committee and to the Superintendent and members of the Fayetteville Public Schools in person (8.29.25) regarding FPS plans to build a junior high school on the hill between Township and Ash, to the east of College.

I write to you not as an expert, but as an observer, a reader, an inquisitive person who has an interest in promoting what is good for the community (children, residents, and taxpayers) of the city of Fayetteville and the FP School District, and admittedly taking the position that what is good for preserving the natural environment is good for humans who share the space, the air, the resources.

This is not the best site for a school, ***nor is a school the best use of this site.*** This steep wooded hillside is NOT CURRENTLY ZONED for a school facility. It is also in the City's Hillside/Hilltop Overlay District, which protects fragile natural areas from development. Dr. Mulford has admitted that the location is ideal; the site is not. Wes Burgess, Crafton Tull representative, said he could "make it happen," that the facility CAN be built FOR A PREMIUM: Development costs are estimated to be three times that of building on flat land.

Also, Dr. Mulford initially estimated that the design could preserve up to 50% of the trees/coverage (but that 50% coverage assumed successful purchase of an additional parcel to the south); after further design work, Burgess assured the board that with creative design, "We will have to retain a minimum of 25% of that wooded area...we want to preserve as much wooded area as possible... ***so I think we'll be able to do that.***" I have heard since that time more qualifying comments regarding that aspiration.

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This “Big Beautiful Building” in the woods is a conceptual idea, of opportunities, collaboration, a spectacular space...presented in renderings, projections, and promises. The renderings are actually very seductive. I wish it could be so. But wishing does not make it so.

The question has been asked, “**Can we build it?**” Probably.

The appropriate question here is: “**SHOULD we build it?**”

Should we build the thing if what we value most *about that thing* cannot be manifest?

...If we harm what we say we value? And if it comes at great cost AND great risk?

*(This brings to my mind the lesson in **The Gift of the Magi**.)*

What example of nature appreciation are we *to our children* when we cut down the trees and impose a 4-story structure and lines of traffic for access and egress to hundreds every day? It is counter-intuitive to talk about using multiple strategies to *mitigate the damage* done to the hillside and to prevent downhill flooding and erosion caused by this imposition...and when the base of the only in-and-out access for the public, and the traffic light/crosswalk...is in a floodway? (Not a flood zone, but a **FLOODWAY**.)

Wes Burgess, Crafton Tull representative plainly laid it out: It will cost a PREMIUM. He estimated that development will cost an estimated THREE TIMES that of developing flat land before the school is even built. Some experienced local builders and objective geologists with specialties in the soils and hydrogeology/geohydrology of the area suspect that this may be only a PORTION of the additional cost...(to the taxpayers, mind you).

Governmental entities have the power of the purse and tools of law to pursue public goals for the public good. As we have seen, our political culture has pressed into service laws to expedite specific goals not necessarily “of, by, and for the people,” and even challenged some of those boundaries which are set into place to protect the public from the urgent impulses of those who might not have the same long-term view that their predecessors did when establishing safeguards.

So it is to be expected that these cultural changes translate into the public being in general more skittish and skeptical, and for it to scrutinize decisions that elected officials make. Though inconvenient, or a seeming nuisance, this can be a **good thing** in the decision-making process.

I would also gather that City and FPS council/boards and staff have close working relationships and history of cooperation and collaboration. I do hope that does not translate (in this case) into one overlooking violations or making accommodations that they wouldn’t for other requests of equal merit. That, in truth, might translate into double-charging tax-payers for both additional cost of the school plus the ultimate cost of additional street and infrastructure improvements necessary to accommodate the building and maintenance of, and access to the school.

OTHER IMPORTANT FACTORS FOR YOUR CONSIDERATION:

Assaults on school children are becoming all too common. They happen not just INSIDE, but AROUND the school and grounds. We value our children and our neighborhoods. Safety is paramount. “One way in, one way out. Surrounded by woods.” Ask any school safety specialist if this is a good combination. Years ago, when the Dalai Lama visited, an initial plan included lodging our honored guests in a peaceful inn in the woods very near the University of Arkansas campus. When the Special Agents of Diplomatic Security Service (DSS) of the State Department did their site visit to inspect arrangements, they nixed this plan immediately: **One way in, one way out, woods all around. An invitation to disaster.**

I am not saying that there will be stalkers in the woods targeting our children/students. But Superintendent Mulford is promoting this site as walkable and bike-able. **Is it? And is it safe?** Last month’s UA assault and RazALERT was a hoax. But will the next assault be? With predictable accuracy, one knows when our children will be on established paths surrounded by woods. Can the school board provide that surround which is promoted as an asset

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for science exploration and appreciation of nature, and still provide the safe, accessible environment for those whose safety and well-being we so value? OR, after construction is complete, will it even still be the forest surround and habitat envisioned and marketed?

MANY other issues remain unresolved as the School Board goes ahead with its plans:

In this particular case, and with the selected parcels, the goals of infill and incorporating greenways in the city seem to be incompatible. Previous-mentioned concerns don't BEGIN to address the logistical challenges of evacuation in the event of severe weather or other emergency.

Nor does it address the hazardous alternate route sometimes suggested through the Ash/Walnut/Sycamore route/corridor. It would be an engineer's or bus-driver's nightmare, let alone a parent's on a slippery day...Dr. Mulford responded to the "what if" question that school would be called off on inclement weather days. But this hill is a different situation. The option I imagine the City resorting to is designate one of the now-quiet residential streets to serve as a collector and take a straight shot to the top of the hill from Old Wire. Has this been discussed as a back-up plan? The neighbors want to know in advance, not after-the-fact.

When asked about how the traffic lights on College will affect traffic at the Poplar intersection, Dr. Mulford simply replied something to the effect that "sometimes during the day better, sometimes not."

Many businesses along College below this site already suffer from the down-slope water and residuals after a rain event. In addition, several businesses are "adult" in nature. There are no prohibitions against their existence since they precede the building of the school, but if the school is built, it will affect their ability to sell their location to other similar businesses.

Certainly, infill where it makes sense. It doesn't make sense on this slope, with its *geohydrology* and the constraints of our **already imposed development**. Take a lesson from the cities around Seattle, Washington where builders in their hubris built on steep hillsides, only to see their structures buried by the super-saturated hillsides behind them; or losing deep footings as eroding land around them gave way.

Just as there is a human community, there is a forest community. When there is loss, the *whole* experiences that loss; we experience loss, whether it is of the forest itself, or of what it offers us: clean air, a climate buffer, a natural habitat for those who were here before us and who now struggle to survive because of our human-centric priorities. There is an intelligence in nature. We dominate and manipulate at our own peril. The trees, in THEIR Natural State, help make our burgeoning community not just livable, but outstanding.

I am not blind to the stated needs of FPS to establish and ensure completion of their in-progress "feeder pattern" of student cohorts, and to make it a fait-accompli. They have searched for options, found one they are invested in (with our tax dollars): land, development and architecture/design fees, contracts... This site seems to be the lynchpin, the hill not to be given up.

The truth is, school enrollments are NOT increasing (even though the City's population is). Changing demographics, private schools and home-schooling are taking some of the pressure off; there's no rush. I urge the City Planning Department, which I understand is short on engineers, to take ITS time to consider carefully the request from FPS to change the zoning and for the Planning Department and City Council to encourage them to seek other options.

I know that the EAC has offered to help with FSB efforts to consider other options, and there may be potential stakeholders interested in participating in a plan that could enable the school board to recoup some of their investment, should they reconsider other options.

I apologize for the length of this. It comes with my hope for a positive resolution, whatever that may be.

Compiled Public Comment

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Respectfully yours,

Dawn Fisher

From: Andrea Fournet <andreaournet@gmail.com>

Sent: Tuesday, April 29, 2025 7:35 AM

To: Carlo Bertani <carlo.bertani@maersk.com>; Nathan Walker <nathan-walker@outlook.com>; Bethany Douglas <bedouglas17@gmail.com>; James Parrish <jnparrish54@gmail.com>; foresterfox51@gmail.com <foresterfox51@gmail.com>; Scott, John <jscott@fayetteville-ar.gov>; Kate Shirley <shirleykatharine8@gmail.com>; Thomason, Willa <wthomason@fayetteville-ar.gov>; Tas Zinck (tas@biodesicstrategies.com) <tas@biodesicstrategies.com>; Hannah Ash <hannah.ashh@gmail.com>

Subject: Future Ramay Junior High school location

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.

Dear Members of the Fayetteville Urban Forestry Advisory Board,

I am writing to urgently bring to your attention a deeply troubling situation.

The Fayetteville School District is advancing plans to construct a new junior high school and football field atop one of our city's last undeveloped hillsides — an approximately 18-acre old-growth hardwood forest just east of College Avenue. Disturbingly, the district has moved forward without first seeking the city's required zoning approvals, without adequately addressing hillside and drainage protections, and without meaningful solutions to critical traffic concerns, given there is currently only one point of public access, (emergency exit doesn't count).

Public funds have already been spent to purchase the land and commission architectural plans, even though this project would permanently destroy an irreplaceable urban forest. This forest has quietly served our community for generations — stabilizing the hillside, protecting our watershed, cooling and purifying the air, sheltering wildlife, and providing immeasurable beauty to Fayetteville.

At a time when our community and nation are investing heavily in climate resilience, it is unthinkable to pursue a project that echoes the destructive development practices of the past. It is 2025. We have better knowledge and better tools. We must uphold higher standards.

Fayetteville is nationally recognized for environmental stewardship and smart, sustainable growth. Allowing this project to proceed without full public transparency, compliance with city ordinances, and an exhaustive exploration of alternatives would represent a significant failure of governance and vision.

This hillside is not simply a hardwood forest; it is a vital natural asset. Its loss would be irreversible, leaving a permanent scar on our landscape and, I believe, casting a lasting shadow on the legacy of current city leadership.

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I respectfully urge you to intervene, enforce all applicable regulations, and explore every possible avenue to protect this forested hillside. Our responsibility is not just to today's residents, but to future generations.

Thank you for your attention and service to our community. Let's help keep Fayetteville Shay by preserving our long existing hardwood forests, like this one, in tack.

Sincerely,
Andrea Fournet
Fayetteville Resident and Business Owner

Andrea Fournet, C-IAYT

CEO/Founder-AYC

Arkansas Yoga and Therapy Center

Good morning, Andrea,

I appreciate you reaching out to express your concerns about this project, and I will do my best to address them. However, I would recommend that you reach out to the Planning Commission and City Council representatives as they will ultimately be the ones to vote on this development.

- **Disturbingly, the district has moved forward without first seeking the city's required zoning approvals, without adequately addressing hillside and drainage protections, and without meaningful solutions to critical traffic concerns, given there is currently only one point of public access, (emergency exit doesn't count).**

As of now, this project has not been submitted to the City for formal review. When the applicant submits plans for this project, it will be processed as a large-scale development and will be reviewed by planning, urban forestry, engineering, building safety, fire, and any other applicable departments to ensure the plans adhere to our City's municipal code. This review will include assessment of the plans adherence to zoning regulations, hillside and drainage protections, traffic considerations, and appropriate locations of ingress/egress.

- **Fayetteville is nationally recognized for environmental stewardship and smart, sustainable growth. Allowing this project to proceed without full public transparency, compliance with city ordinances, and an exhaustive exploration of alternatives would represent a significant failure of governance and vision.**

Because this project will be processed as a large-scale development, review comments and staff determinations will be heard at Tech Plat, a public meeting with the applicant, and at Planning Commission, a public hearing. This process ensures public transparency throughout the development of the project. If staff determine that any aspect of the plans do not comply with City ordinances, the project will be tabled until changes are made to bring the plans into compliance.

- **This hillside is not simply a hardwood forest; it is a vital natural asset. Its loss would be irreversible, leaving a permanent scar on our landscape and, I believe, casting a lasting shadow on the legacy of current city leadership.**

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This parcel is zoned RSF-4 which, per §167.04(C) Table 1, requires 25% minimum canopy preservation. Because the parcel is in the Hillside/Hilltop Overlay District (HHOD), the percent minimum canopy requirement must be increased by 5% to a total requirement of 30%. This is the maximum percent minimum canopy requirement outlined in UDC §167. Additionally, land located within the HHOD is subject to additional grading and erosion control requirements administered by engineering.

- **I respectfully urge you to intervene, enforce all applicable regulations, and explore every possible avenue to protect this forested hillside.**

While the Urban Forestry Advisory Board may issue opinions on development projects, the administration of Code is the responsibility of staff, and final decisions are made by Planning commissioners and City Council members. Again, I recommend that you voice your concerns to the Planning Commission, City Council, and the Mayor, as well as UFAB and staff.

Please let me know if you have any questions or want to discuss this further.

Thanks!

Willa

Willa Thomason, M.S.

Urban Forester

Development Services

City of Fayetteville, Arkansas

(479) 444-3486

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



PUBLIC COMMENT

The Fayetteville Youth Advisory Council writes to formally recommend against the rezoning of parcel #765-13438-000, which is currently owned by the Fayetteville Public School District. After discussion and careful consideration, the YAC voted 8-0 on May 29, 2025 in favor of forwarding this letter to the City Council and the Planning Commission. The YAC determines that this land is unsuitable for development, and urges the City Council to consider the following:

1. The soil on this land is key in controlling water flow, disrupting and compacting it during construction increases the likelihood of floods onto N. College Ave. and the businesses below parcel #765-13438-000.
2. The accessibility to the school in proposed plans is highly limited, with one official road, and one 'emergency' road. The official road stems off of N. College, and the traffic congestion due to the proposed school and the revamped middle school (formally Woodland Jr. High) would greatly increase. In the situation of bad weather or emergency, getting in and out of the school would be difficult, and a potential danger to the students.
3. Parcel #765-13438-000 is a densely forested slope, any construction would be difficult and destructive of its ecological systems. As one of few areas of dense, native vegetation and wildlife left in Fayetteville, the YAC deems it important to protect the nature of this land as much as possible.

Furthermore, the Fayetteville Youth Advisory Council urges the Fayetteville Public School District to utilize this land for alternative, non-destructive stewardship and educational opportunities. The YAC also encourages the FPS District to pursue the purchase and development of underutilized land, such as unused parking lots, for the building of the new Ramey school.

This decision will affect hundreds of Fayetteville's youth, and the YAC feels a deep responsibility to advocate for the safest and most sustainable route in regards to the development of the new schools. We respectfully ask the FPS to consider alternative locations that would better meet the schools goals of safety and would cause minimal harm to the ecosystems and environment surrounding it.

We appreciate the work of the City Council and Planning Commission and thank you for your attention to our concerns. The YAC welcomes the opportunity to discuss this further as decisions are made, and remains committed to finding solutions that best reflect the interests of Fayetteville's Youth.

PUBLIC COMMENT

Bland, Justin

From: Andrea Fournet <andreafournet@gmail.com>
Sent: Monday, September 22, 2025 4:32 PM
To: Brown, Chris; Bland, Justin; Moore, Sarah; Wiederkehr, Mike
Subject: Traffic study for proposed Ramay Junior High site

Follow Up Flag: Follow up
Flag Status: Completed

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

Hello Chris and Justin,

Could the City conduct its own traffic safety study for the proposed Ramay Junior High site off College Avenue? The City has done so before—such as for the Zion Road project—when line-of-sight and turning safety were in question. This site raises even greater concerns: students crossing five lanes of traffic, and two left-hand turns off College on to Poplar from both directions. Left turns across multiple lanes are among the most dangerous traffic movements for pedestrians, bikes, scooters, wheelchairs, and cars and relying solely on the school district’s consultants may risk overlooking that.

Many recent developments on major arterials avoid this hazard by allowing only right-in/right-out access. Will the City require similar protections here?

And how will the College Avenue entrance be made ADA accessible for students walking or using a wheelchair from neighborhoods west of the site?

Will the continuation of Poplar be a city maintained road or private maintained by our public school system?

Thank you for your time concerning this project.

Best regards,
Andrea



From: Drew Conner <drewconner1022@gmail.com>
Sent: Monday, October 27, 2025 10:31 AM
To: Planning Shared <planning@fayetteville-ar.gov>
Cc: Brink, Andrew <andrew.brink@fayetteville-ar.gov>; Holeyfield, Ashlyn <ashlyn.holeyfield@fayetteville-ar.gov>; Payne, Brad <brad.payne@fayetteville-ar.gov>; Gulley, Fred <fred.gulley@fayetteville-ar.gov>; Madden, Mary <mary.madden@fayetteville-ar.gov>; McGetrick, Mary <mary.mcgetrick@fayetteville-ar.gov>; Cabe, Matthew <matthew.cabe@fayetteville-ar.gov>; Castin, Nick <nick.castin@fayetteville-ar.gov>; Werner, Nick <nick.werner@fayetteville-ar.gov>
Subject: SUPPORT the New Ramay Junior High Plan

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.

Commissioners,

I am a Root Elementary parent, I live in the Summit Place neighborhood next to the proposed Ramay build site, and I want to express my support for the new Ramay project.

I have attended a community discussion with Dr. Mulford, learned the facts, and agree that the site is centrally located within the proposed Ramay feeder pattern, is environmentally responsible, and is a much needed upgrade for our children and community.

I understand that you are having a planning commission meeting today to listen to members of the community regarding the new Ramay proposal. I am unable to attend, but hope that this email is read with as much weight as an in-person 3 minute speaking session.

For what it's worth, I recently applied for the vacant school board position...and while I wasn't chosen...the process was amazing because it gave me the opportunity to meet my neighbors. The application process had me canvassing my neighborhood for signatures. The new Ramay build project was on top of everybody's mind...with 80+% very much on board with this project. I get the impression that the very loud minority of those who are against the project are simply uninformed with complaints not rooted in fact. For those who have attended engagement meetings and understand how much time, effort, and research that has already gone into this new school proposal, this project is a 'no-brainer'.

Thank you for your time and attention.

Drew Conner

(479) 283-6602

497 E. Ozark View Drive

Fayetteville, AR 72703

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RZN-2025-0048

From: Elizabeth Bainbridge <bainbridge.e@gmail.com>
Sent: Monday, October 27, 2025 1:02 PM
To: Tamijani, Zak <ztamijani@fayetteville-ar.gov>
Subject: Plan for Ramay junior high

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

Hi Zach, this is Elizabeth. I'm really concerned about the risk for significant traffic congestion on Ash/Walnut/sycamore to the extent that we may have trouble getting to work or having emergency vehicles come to our neighborhood. Further, if we can't get out of our neighborhood to the west and have to go out the back way to old wire, I believe old wire will also be congested to the extent that it will be very difficult for us to get out of our neighborhood.

Now that the new piece of land is in the process of being purchased, they took out the exit on the opposite northside and put two exit entrances on our street our side of the street

I'm not thrilled about the school being built and ruining the woods near my house but I can accept it. What I cannot accept is blacks and blocks of backed up traffic in my neighborhood.

What can the planning commission do to protect our neighborhood?

Elizabeth Bainbridge, LLC, MA, CCC-SLP
Speech Language Pathologist

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From: Jason Smith <jason.edward.smith@gmail.com>
Sent: Monday, October 20, 2025 12:49 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: support for RZN-2025-0048

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.

Just wanted to reach out and voice my support for the new Ramay Jr High school location. We currently live in the center of the City of Fayetteville and our son buses to JLC across town. The central location looks so much better both for our kids and for parents to be involved at the school more easily.

I have seen some loud opposition to cutting of the trees there, while little to no opposition in the developments going in on Old Wire and Old Missouri Roads.

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RZN-2025-0048

Thanks,

Jason Smith

408 E Lafayette

From: Sarah Rack <sarah.rack@gmail.com>

Sent: Monday, October 20, 2025 10:00 AM

To: Planning Shared <planning@fayetteville-ar.gov>

Subject: Support for RZN-2025-0048, Land for Ramay Junior High

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.

Dear Planning Commissioners -

I am writing to express my strong support for the zoning change **RZN-2025-0048** to allow for the development of the new Ramay Junior High in the heart of Fayetteville.

This school represents a critical investment in the future of our city—one that aligns directly with Fayetteville's Vision 2050 Guiding Principles. Building Ramay in this central location supports:

- A **diverse, growing local economy** by ensuring equitable access to quality education across our community.
- The preservation of a **naturally beautiful city** through thoughtful planning and responsible land use.
- **Well-maintained infrastructure** and facilities that meet the needs of our growing population.
- A **safe, vibrant community** where families can live, learn, and thrive.
- **Quality public schools** that serve as cornerstones of educational excellence and opportunity.

Locating this junior high in the heart of the city strengthens our neighborhoods, reduces transportation barriers, and demonstrates Fayetteville's continued commitment to smart, sustainable growth.

Thank you for your consideration and for your leadership in ensuring Fayetteville remains a city where every child has access to exceptional educational opportunities close to home.

Warm regards,

Sarah Rack

Fayetteville Resident and Public School Supporter

-----Original Message-----

Compiled Public Comment
RZN-2025-0048

From: Leslie Reeves <lesliereeves05@gmail.com>

Sent: Tuesday, October 14, 2025 4:32 PM

To: Planning Shared <planning@fayetteville-ar.gov>

Subject: RZN-2025-0048 Rezoning Land for Ramay Junior High School

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.

City of Fayetteville Planning Commissioners,

Knowing that you must not communicate among yourselves I have blind-copied you. I hope I typed all of the email addresses correctly. First, I want to thank you for your service to the City of Fayetteville - for the long hours you must often put in, and for listening to the citizens of our city. I rotated off the Planning Commission a number of years ago now, and hadn't anticipated either coming to speak before you, or sending you an email advocating for or against something before you. But here I am!

I want to encourage you to approve sending the rezoning for the new Ramay Junior High to the City Council with a recommendation that they approve it. It's difficult to rezone property knowing that trees will be removed. But the choice is almost always between density and sprawl. And I believe that the values of our city - and the best alternative for the Planning Commission and City Council - is infill.

I don't envy you the decision before you, but I trust that you will endure the input and make a good decision.

Sincerely,

Leslie (Belden) Reeves

From: D Neely <dgn.edensgreen@gmail.com>

Sent: Saturday, October 11, 2025 1:26 PM

To: Rawn, Molly <molly.rawn@fayetteville-ar.gov>; john.mulford@fayar.net

Cc: Macedo, Keith <kmacedo@fayetteville-ar.gov>; tim.hudson@fayar.net; justin.eichmann@fayar.net; keaton.smith@fayar.net; ivone.hudson@fayar.net; tracey.pomeroy@fayar.net; katrina.osborne@fayar.net; nika.waitsman@fayar.net; alan.wilbourn@fayar.net; kfreeman@connect-advisors.com; emckinnon@nwaonline.com; Bunch, Sarah <sarah.bunch@fayetteville-ar.gov>; Berna, Scott <scott.berna@fayetteville-ar.gov>; Jones, D'Andre <dandre.jones@fayetteville-ar.gov>; Stafford, Bob <bob.stafford@fayetteville-ar.gov>; Moore, Sarah <sarah.moore@fayetteville-ar.gov>; Jones, Monique <monique.jones@fayetteville-ar.gov>; jeff.pummill@gmail.com; glpatterson01@gmail.com; staceybuff@gmail.com; grimsleygraham@gmail.com; darlinton.imhanzuaria@gmail.com; alexmauroner@gmail.com; spencer.vicki@gmail.com; mmbritain@gmail.com; Andrew Dominick <andrew.dominick@marshalltown.com>; Brink, Andrew <andrew.brink@fayetteville-ar.gov>; aholeyfield@impactpolicystrategies.com; Payne, Brad <brad.payne@fayetteville-ar.gov>; Gulley, Fred <fred.gulley@fayetteville-ar.gov>; Madden, Mary <mary.madden@fayetteville-ar.gov>; McGetrick, Mary <mary.mcgetrick@fayetteville-ar.gov>; Cabe, Matthew <matthew.cabe@fayetteville-ar.gov>; Werner, Nick <nick.werner@fayetteville-ar.gov>; Masters, Jessica <jmasters@fayetteville-ar.gov>; Long Range Planning <LongRangePlanning@fayetteville-ar.gov>; Carlo Bertani <carlo.bertani@maersk.com>; hannah.ashh

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<hannah.ashh@gmail.com>; jnparrish54 <jnparrish54@gmail.com>; joedona@gmail.com; shirleykatharine8 <shirleykatharine8@gmail.com>; tas <tas@biodesicstrategies.com>; foresterfox51 <foresterfox51@gmail.com>; gharrison@fayetteville-ar.gov; Bostick, Britin <bbostick@fayetteville-ar.gov>; Turk, Teresa <teresa.turk@fayetteville-ar.gov>; kkellam@uark.edu; Hunter.Adkisson@prismds.co; jennyb@prismds.co; Nierengarten, Peter <pnierengarten@fayetteville-ar.gov>; Douglas, Bethany <bdouglas@fayetteville-ar.gov>; Curth, Jonathan <jcurth@fayetteville-ar.gov>; Masters, Jessica <jmasters@fayetteville-ar.gov>; gharton@nwaonline.com; dustin@fayettevilleflyer.com; stacy@fayettevilleflyer.com; news@knwa.com; news@kfsm.com

Subject: Aquatic Recreation Center and "New" Ramay Project

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

Hello, Mayor Rawn and Dr John!

(Cc: FPS Board, City of Fvl Admin/Staff/Boards/Commissions, Contractors, Fayetteville Flyer, KNWA, KFSM, NWADG, KUAF, KPSQ)

Thanks to responses I've received from Mike Wiederkehr and Scott Berna, I better understand why bond proposals are not the proper funding mechanisms for housing AND have an enlightened perspective regarding public input supporting the Aquatic Recreation Center.

On another topic, so much about the "New" Ramay Project

Considering the potential dramatic negative impact in the N College Urban Corridor from large-scale construction on an unstable hill slope, unforeseen drainage issues, inadequate routes for traffic, site SAFETY and ADA accessibility limitations, as well as COST OVERRUNS wasting tax dollars . . . the FPS District and City should give the PUBLIC the same opportunity to provide input as was the case for the Aquatic Recreation Center* (**see Scott Berna email excerpt below**).

ALL ASPECTS of the plan for the "New" Ramay Hill-Slope Site are WHOLLY INAPPROPRIATE.

So much about the "New" Ramay plan has been mis-handled, forced, and out of proper sequence that it has given ever more members of the general public (who are becoming aware of the plans . . . over 1100 on change.org and still counting) the sense that the FPS Board and the City decided to push re-zoning and the project approval through sometime in 2024.

Far better would be to use the Old Woodland site for building the "New" Ramay.

STUDENTS could lead a RE-GREENING INITIATIVE to design and plant a native botanical landscape on the Old Woodland property. This would give students life-long pride in CREATING A NEW GREEN OASIS OF NATIVE SPECIES AND SAVING THE HILLSIDE URBAN FOREST for use as a STEAM Outdoor Classroom/Gym/Lab.

Another better site could be acquired for a middle-school with a smaller foot-print requiring less acreage and NO FOOTBALL FIELD ON A TREE-DENUDED SLOPE.

Where there's a will there's a way for the FPS Board, the City, and local non-profit(s) to collaborate on saving the Ash/N College Urban Forest property (possibly putting it into a conservation easement).

Everybody WINS in this scenario.

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IMHO & Cheers! Dot Neely/Fayetteville Resident-UAF M.S. Geology-Environmental Educator

*On Oct 10, 2025, at 6:12 PM, Berna, Scott <scott.berna@fayetteville-ar.gov> wrote:

“ In regards to the aquatic center, for **over a year, the City has taken the time to really listen to Fayetteville residents about what they want** in a new aquatic and recreation center.

Starting August 1, 2024, we launched an **extensive community engagement campaign**.

- Online and surveys, pop-up events, and public meetings were designed specifically to reach people where they already spend their time.
- Over a nine-month window, two online surveys* through Speak Up Fayetteville drew more than 6,500 views and 2,854 participants.
- City staff also hosted tables at First Thursday, Movie in the Park, and the Yvonne Richardson Community Center's Back-to-School Night, and met residents at Wilson Park Pool to hear from families and swimmers directly.
- Together with social media, email, and Parks and City newsletter outreach, those City-led efforts directly reached an estimated 75,000 residents.
- Local television and digital coverage, including stories from 4029 News and the Fayetteville Flyer, expanded widespread community awareness to drive participation.

Sent from my iPhone

On Oct 10, 2025, at 6:12 PM, Berna, Scott <scott.berna@fayetteville-ar.gov> wrote:

Dot,

Thank you for reaching out on this issue. We don't always agree but I do appreciate your input.

I do want to push back a little on one of your comments. The administration is working every day on the housing issue and just because we feel this bond issue is not the right vehicle to fund housing does NOT mean we are "TONE DEAF".

Multiple staff members work on this daily and the Mayor has hired a new Housing Officer to focus on this exact issue. I might add the Housing Officer spoke Tuesday night and publicly stated this bond with its water and sewer infrastructure requests does in fact improve our ability to build housing.

In my time on council we have approved well over a million dollars to agencies who help the underserved. Just in the last couple of months the Mayor and city council have approved \$450000.00 towards improving housing to the underserved. We have another item coming before us on the next council agenda that talks about housing as well as workforce training which I personally think is a critical component too improving someone's future.

In regards to the aquatic center, for over a year, the City has taken the time to really listen to Fayetteville residents about what they want in a new aquatic and recreation center. Starting August 1, 2024, we launched an extensive community engagement campaign. Online and surveys, pop-up events, and public meetings were designed specifically to reach people where they already spend their time.

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Over a nine-month window, two online surveys* through Speak Up Fayetteville drew more than 6,500 views and 2,854 participants. City staff also hosted tables at First Thursday, Movie in the Park, and the Yvonne Richardson Community Center's Back-to-School Night, and met residents at Wilson Park Pool to hear from families and swimmers directly. Together with social media, email, and Parks and City newsletter outreach, those City-led efforts directly reached an estimated 75,000 residents. Local television and digital coverage, including stories from 4029 News and the Fayetteville Flyer, expanded widespread community awareness to drive participation.

What staff heard was clear and consistent: people want a year-round aquatic and recreation center that serves everyone — families, lap swimmers, seniors, and kids learning to swim. They asked for a space that brings indoor and outdoor features together, with places to play, exercise, and relax. In every type of feedback session, residents overwhelmingly said they support building a modern, multi-use facility that Fayetteville can be proud of for decades to come.

*3,000 views and 1,545 participants in the first round, and 3,600 views and 1,309 participants in the second.

Again thank you for reaching out and expressing your opinion. You clearly have a passion for Fayetteville and for that I applaud you.

Scott

From: D Neely <dgn.edensgreen@gmail.com>

Sent: Thursday, October 9, 2025 5:31 PM

To: Moore, Sarah <sarah.moore@fayetteville-ar.gov>; Stafford, Bob <bob.stafford@fayetteville-ar.gov>; Jones, D'Andre <dandre.jones@fayetteville-ar.gov>; Berna, Scott <scott.berna@fayetteville-ar.gov>; Bunch, Sarah <sarah.bunch@fayetteville-ar.gov>; Turk, Teresa <teresa.turk@fayetteville-ar.gov>; Jones, Monique <monique.jones@fayetteville-ar.gov>; Rawn, Molly <molly.rawn@fayetteville-ar.gov>

Cc: keith.macedo@fayetteville-ar.gov <keith.macedo@fayetteville-ar.gov>

Subject: Tues Oct 7 Bond Proposal

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.

Dear Mayor Rawn and City Council Members (Cc: Keith Macedo):

The overall proposal is sound . . . However; it is REALLY TONE-DEAF to designating \$60 million for an Aquatic Recreation Center in Lewis Park before funding affordable housing, especially after all of the City Pronouncements in Support of Low-Middle Income Housing, Calls for Public Input, Special Housing Task Force Problem-Solving Efforts/etc . . .

Fayetteville needs homes for workers who contribute to community creativity and economic viability . . .

Endeavor to persevere and do the next right thing, y'all . . .

Yours, Citizen Dot

Sent from my iPhone

Compiled Public Comment

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Sent from my iPad

From: Colley Bailey <colley.bailey@gmail.com>

Sent: Thursday, October 9, 2025 11:25 AM

To: Planning Shared <planning@fayetteville-ar.gov>

Subject: Support for RZN-2025-0048, Land for Ramay Junior High

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.

Dear City Planning Commission Members,

I am writing to express my support for the proposed rezoning of the hillside land in Fayetteville, AR, for the development of Ramay Junior High. This new school will provide valuable educational opportunities in a well thought out new facility for our students. It will allow them to thrive educationally amongst nature and give them an appreciation of green spaces.

Many of us believe that investing in our local schools is essential for the future of our children and community. I respectfully ask you to consider the importance of this project and to support the approval of the rezoning to make Ramay Junior High a reality.

Thank you for your time and consideration.

Sincerely,

--

Colley Bailey, Principal Broker,

LoneRock Realty

479-777-3379 (work cell)

479-856-9422 (personal cell)

<https://www.LoneRockHomeTeam.com/>

649 E Huntsville Rd, Fayetteville, AR 72701

From: amanda bailey <amanda.bailey32@gmail.com>

Sent: Wednesday, October 8, 2025 10:09 AM

To: Planning Shared <planning@fayetteville-ar.gov>

Subject: Support for RZN-2025-0048, Land for Ramay Junior High

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.

Dear City Planning Commission Members,

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I am writing to express my support for the proposed rezoning of the hillside land in Fayetteville, AR, for the development of Ramay Junior High. This new school will provide valuable educational opportunities in a well thought out new facility for our students. It will allow them to thrive educationally amongst nature and give them an appreciation of green spaces.

After reading the breakdown of the 2040 City Plan, it seems like this school is aligned with Fayetteville's growth goals. The school has been so intentional, and thoughtful about ecological issues, with their design and accompanying studies for that design. I feel like this school won't be the eyesore that some others think it will be. I believe that it will blend beautifully with the surrounding trees and give the kids that attend there such an amazing place to attend Junior High.

Many of us believe that investing in our local schools is essential for the future of our children and community. I respectfully ask you to consider the importance of this project and to support the approval of the rezoning to make Ramay Junior High a reality.

Thank you for your time and consideration.

Sincerely,

Amanda Bailey

-----Original Message-----

From: Paige Goodman Wolven <paigelorrabeth@gmail.com>

Sent: Tuesday, September 30, 2025 6:30 PM

To: Planning Shared <planning@fayetteville-ar.gov>

Subject: Support of RZN - 2025-0048

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

Hello,

I'm emailing to voice my support of the rezone of the land for the future Ramay build. The proposed school right in the center of town would be a great thing for our city.

Paige

From: D Neely <dgn.edensgreen@gmail.com>

Sent: Monday, September 29, 2025 1:03 PM

To: John Mulford <john.mulford@fayar.net>

Cc: tim.hudson@fayar.net; justin.eichmann@fayar.net; keaton.smith@fayar.net; ivone.hudson@fayar.net; tracey.pomeroy@fayar.net; katrina.osborne@fayar.net; nika.waitsman@fayar.net; alan.wilbourn@fayar.net; kfreeman@connect-advisors.com; emckinnon@nwaonline.com; Rawn, Molly <molly.rawn@fayetteville-

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ar.gov>; Bunch, Sarah <sarah.bunch@fayetteville-ar.gov>; Berna, Scott <scott.berna@fayetteville-ar.gov>; Jones, D'Andre <dandre.jones@fayetteville-ar.gov>; Stafford, Bob <bob.stafford@fayetteville-ar.gov>; Moore, Sarah <sarah.moore@fayetteville-ar.gov>; Jones, Monique <monique.jones@fayetteville-ar.gov>; jeff.pummill@gmail.com; glpatterson01@gmail.com; staceybuff@gmail.com; grimsleygraham@gmail.com; darlinton.imhanzuaria@gmail.com; alexmauroner@gmail.com; spencer.vicki@gmail.com; mmbritain@gmail.com; Andrew Dominick <andrew.dominick@marshalltown.com>; Brink, Andrew <andrew.brink@fayetteville-ar.gov>; aholeyfield@impactpolicystrategies.com; Payne, Brad <brad.payne@fayetteville-ar.gov>; Gulley, Fred <fred.gulley@fayetteville-ar.gov>; Madden, Mary <mary.madden@fayetteville-ar.gov>; McGetrick, Mary <mary.mcgetrick@fayetteville-ar.gov>; Cabe, Matthew <matthew.cabe@fayetteville-ar.gov>; Werner, Nick <nick.werner@fayetteville-ar.gov>; Masters, Jessica <jmasters@fayetteville-ar.gov>; Long Range Planning <LongRangePlanning@fayetteville-ar.gov>; Carlo Bertani <carlo.bertani@maersk.com>; hannah.ashh <hannah.ashh@gmail.com>; jnparrish54 <jnparrish54@gmail.com>; joedona@gmail.com; shirleykatharine8 <shirleykatharine8@gmail.com>; tas <tas@biodesicstrategies.com>; foresterfox51 <foresterfox51@gmail.com>; gharrison@fayetteville-ar.gov
Subject: Ash-N College School Site Conservation Easement Collaboration

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

Hello, Dr John! (Cc: FPS Board, City of Fvl Admin/Staff/Boards/Commissions)

Y'all will be in over your heads on the hillside site. Just trying to save the FPSD, City, and tax payers exorbitant expense and problems yet to be encountered.

Urban forests are irreplaceable . . . There are other better site options for school construction.

I have a respected 501(c)(3)non-profit ready to collaborate and combine resources with FPSD and the City on a Conservation Easement for the Ash/N College junior high site.

Do the right thing . . . Preserve Fayetteville's Enduring Green Network . . .

Cheers! Dot

Sent from my iPhone

On Sep 29, 2025, at 10:06 AM, John Mulford <john.mulford@fayar.net> wrote:

Thank you, Dot.

Both emails have been received. As I watch these videos I things of two things:

1. I am excited about how we can improve this type of runoff that currently exists for our neighbors to the west of us due to the condition of the site and lack of runoff mitigation strategies on the site. Our design team has given great care in coming up with a plan that will keep more water onsite and lead to slower runoff during heavy remains.
2. For this family on Walnut, with their home being further south than where our property is located, I don't know that they will benefit from our site improvements. But, I am hopeful that they will.

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Storm water runoff continues to be a top focus for our design team and we remain committed to improving the situation over what currently exists.

John Mulford, Ed.D.

Superintendent

Fayetteville Public Schools

479-444-3000

john.mulford@fayar.net

"Don't let what you cannot do interfere with what you can do." - John Wooden

On Fri, Sep 26, 2025 at 4:53 PM D Neely <dgn.edensgreen@gmail.com> wrote:

Greetings Dr. John! (Cc: FPS Board Members, Alan Wilbourn, Kelly Freeman, Edward McKinnon)

A new friend on the Walnut segment of the Sycamore-Walnut-Ash hill sent two videos of the Tuesday 9/23/2025 storm runoff from the slope behind her recently purchased home.

Video #2 is attached with this email.

Video #1 was sent previously in a separate email due to file size.

As you are now aware, the New Ramay hillside site is a "Pandora's Box" of problems which development will unleash at great expense to the FPSD, City, business owners on adjacent downslope properties, and resident tax payers.

Building Ramay anew on the current Woodland property and securing a smaller parcel on level-to-gently sloping ground is a better, more affordable way forward.

The best scenario for the 20+ hillside acres is for the FPS Board to partner with the City and a respected local non-profit (TBA) to place the site into a Conservation Easement, in keeping with the City's 2040 Master Plan, Hillside and Tree Preservation Ordinances, and the Climate Action Plan.

Placed in a Conservation Easement, the site would effectually preserve and extend the City's Enduring Green Network north of the Brooks-Hummel Preserve. The wooded slope will provide an essential green-buffer between planned intensive infill development along the N College Urban Corridor and neighborhoods to the east.

I can get with each of you individually at your convenience to talk more about issues with the proposed hillside site and partnering to place it in a Conservation Easement, if you like.

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Cheers! Dot

P.S. Please check through your FPS Email Inbox for my email of 7/26/2025 with attached information re: the New Ramay Site.

From: Amylou Wilson <hattiemcneil@hotmail.com>

Sent: Sunday, September 28, 2025 7:48 PM

To: Payne, Brad <brad.payne@fayetteville-ar.gov>; Gulley, Fred <fred.gulley@fayetteville-ar.gov>; JGarlock@fayetteville-ar.gov; Madden, Mary <mary.madden@fayetteville-ar.gov>; McGetrick, Mary <mary.mcgetrick@fayetteville-ar.gov>; Cabe, Matthew <matthew.cabe@fayetteville-ar.gov>; Castin, Nick <nick.castin@fayetteville-ar.gov>; Werner, Nick <nick.werner@fayetteville-ar.gov>; Masters, Jessica <jmasters@fayetteville-ar.gov>; Wonsower, Donna <dwonsower@fayetteville-ar.gov>; Hyke, Bliss <ehyke@fayetteville-ar.gov>; gharrison@fayetteville-ar.gov; Hopkins, Mirinda <mhopkins@fayetteville-ar.gov>; Tamijani, Zak <ztamijani@fayetteville-ar.gov>; Frank, Wes <wfrank@fayetteville-ar.gov>; Bostick, Britin <bbostick@fayetteville-ar.gov>; Olson, Leif <lolson@fayetteville-ar.gov>

Subject: Against Rezoning/New Ramey School

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.

I am against the rezoning of land the school board has purchased for the new Ramey Junior High. We can do better than this! I've worked in the water sector and this is a disaster in the making. Mr. Bayyari is correct in his assessment as a developer in the letter to the editor printed in the newspaper recently. Please do not allow this to happen.

Amy (Amylou) Wilson

1833 E. Applebury Drive

Fayetteville, AR

hattiemcneil@hotmail.com

From: Masters, Jessica

Sent: Friday, September 26, 2025 4:49 PM

To: 'Lana Harris' <lanalharris08@gmail.com>

Subject: RE: Question regarding proposed Ramay Jr. High site

Lana,

Thank you for your questions; it's what we're here for, so I don't mind answering them.

Yes, the school district recently submitted their request to rezone the property in question, and I've attached their documents for your consideration. The rezoning item will be heard by Planning Commission on October 27 at a meeting which will begin at 5:30 PM. The variance that was approved recently was for a separate matter, and does not take the property's zoning into account. Geotechnical borings are a typical, due diligence process that is often done on a property where no clearing is involved, so no permits are involved or necessary from the City. In that particular matter, a grading permit was required because of the amount of

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clearing the developer required given the level of geotechnical work they were planning on doing. However, in order for them to obtain that permit, code requires that typically a large-scale development has already been approved. Since a large-scale development has NOT yet been approved, (nor, as you've mentioned, has the property been rezoned yet), the developer sought a variance to that standard so that they could begin that site analysis work.

You are correct that the developer has not yet obtained a grading permit in relation to that variance, but it is my understanding they are still working through that process. So, the test results won't necessarily be a part of the rezoning, but it sounds like many Commissioners will be interested to hear if that information will be ready yet. The applicant has not provided it, nor is it a typical requirement of any rezoning item, though I would anticipate that the question will arise, and perhaps the developer will have more information at the time of the rezoning hearing.

Let me know if I can be of further assistance.

Jessie

Jessie Masters, AICP

Planning Director

Development Services

City of Fayetteville, Arkansas

(479) 575-8239

www.fayetteville-ar.gov

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



From: Lana Harris <lanalharris08@gmail.com>

Sent: Friday, September 26, 2025 12:11 PM

To: Masters, Jessica <jmasters@fayetteville-ar.gov>

Subject: Question regarding proposed Ramay Jr. High site

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

Good afternoon, Jessie,

I hope you're doing well. I hate to bug you with questions, but I'm struggling to fully understand all of the moving parts and pieces to the Ramay Jr. High site rezoning process.

I believe the school district has submitted their application for rezoning for the 19.7 acre parcel, as well as the 7-acre parcel to the south, which they have under contract.

Can you help me understand how the variance approval impacts the rezoning decision?

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I thought the variance approval for boring was so the school district could conduct their geotechnical tests to determine if the site is suitable for a school. Since they haven't even applied for their grading permit yet, I would assume that means they haven't completed any of their testing.

Wouldn't those test results be necessary prior to the planning commission voting on rezoning? I was under the impression, based on conversation by commissioners at the meeting where they approved the variance, that the rezoning wouldn't be considered until the boring results were presented. Many of the commissioners discussed how the results of the boring tests would impact their decisions on rezoning, which is why I'm a bit confused.

I'd appreciate any insight or clarification you could give me around this. If it would be easier to explain via phone call or an in-person meeting, I'm more than happy to do either. Thank you so much for your help. I hope you have a great weekend.

Sincerely,

Lana Harris

479-445-8002

lanaharris08@gmail.com

From: John Mulford <john.mulford@fayar.net>

Sent: Monday, August 18, 2025 3:49 PM

To: Andrea Fournet <andreafournet@gmail.com>

Cc: Masters, Jessica <jmasters@fayetteville-ar.gov>; jeff.pummill@gmail.com; glpatterson01@gmail.com; Andrew Dominick <andrew.dominick@marshalltown.com>; mmbritain@gmail.com; alexmauroner@gmail.com; grimsleygraham@gmail.com; staceybuff@gmail.com; tomdeere13@yahoo.com; tod.yeslow@yeslow-law.com; spencer.vicki@gmail.com; Brink, Andrew <andrew.brink@fayetteville-ar.gov>; bpayne51@gmail.com; Fredgulley1@gmail.com; wesinfay@gmail.com; mmadden86@hotmail.com; Mjmcgetr@gmail.com; cabe.arch@gmail.com; ncastin@gmail.com; werner.nickc@gmail.com

Subject: Re: Urgent: Parking & Traffic at current Woodland Campus and possible new Ramay Campus

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

Hello, Andrea.

I will do my best to provide answers to the questions you have presented. Please keep in mind that many of the things asked will be navigated during the Design Development phase of the project. Up to this point, Schematic design is the only thing that has occurred as we investigate how a building will best fit on the site while minimizing the footprint and saving as many significant trees as possible. The Schematic design is on hold until we know whether or not the rezoning will move forward and whether or not the additional 7 acres to the south will be available to be used for placement of school facilities.

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Thar said, I think we need to distinguish a key difference between the current Woodland site and the proposed Ramay site. When Woodland was built roughly 70 years ago, the district was much smaller and the site was on the west edge, if not outside of town. There were no houses or businesses around it. And as is typical, after the school was constructed, other developments popped up around it. Additions were made to this site as the district grew, leaving limited room for parking. Currently, Woodland Junior high has roughly 170 designated parking spaces. Outside of these parking spaces, the small driveways are often used for additional parking along the curbs during things like open house and ball games. While these drives do provide some additional parking, it is limited because the drives are relatively small and were not designed to serve in that way at the time the building was built. It is also important to note that Woodland currently serves about 800 students, as does the current Ramay.

With a new feeder pattern set to take effect August 2027, a third junior high will be added, which will be done by converting John L Colbert Middle school to a junior high, and the current Woodland building will become a middle school. By doing so, and using current enrollment data and projections, the middle school to be housed there and Ramay Junior High would each have about 600 students.

Given all that background, one of the things we have at the top of our design focus is the need for sufficient parking onsite for the new Ramay. Unlike the current Woodland, there isn't a parking lot at a neighboring church that is easily accessible, nor are their bordering streets immediately adjacent to the school that people can park along. When you consider the neighborhoods that are close by, they still aren't immediately adjacent like the current Woodland, which I believe will greatly reduce the amount of people who will try to park in neighborhoods like Summit Place and walk.

With all that said, below (in purple) are the response we have at this time:

Follow-Up Questions

1. Capacity – How many parking spaces will the possible new Ramay campus include? - As you know, the City of Fayetteville has parking maximums. It is my understanding from our design team that our maximum number of actual designated parking spaces allowed is around 200. That said, the ability to park at least 350 cars onsite is the target we are currently working toward. To accomplish this, we are designing the road around the school to be wide enough to allow for parallel parking during evening and special events. Using our current schematic design, we estimate roughly another 130-140 cars can park on the side of the drive. All that said, it is still early in the design process and design aspects must go through city planning. Additionally, our approach to parking is to avoid a large parking lot, so we haven't yet hit the target of 200 actual parking spaces, but we are getting there. Based on the current Schematic Design, we feel confident we will be able to accommodate 300 cars between the actual spots and the drive, but will continue to work toward 350. With an anticipated 600 student enrollment, we believe this will be sufficient parking.
2. Event Load – How many attendees are projected for an open house? - Open house is a hard thing to predict, but would easily be the event during which the most vehicles would be present. What makes it unique is ALL staff are present, plus families on top of that. Unlike an athletic event, during which minimal staff are present. And even for those who do attend, not all are there at the same time. For the junior high level, we estimate between 50-65% of students/families attend. Then within that number, we have families with multiple kids at the building and parents coming at different times. So looking ahead, with an enrollment of 600 students, we would anticipate 300-400 students/families might attend. If needed, we can stagger open house, which some of our buildings that have limited

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parking already do. Additionally, if needed, we could have staff park at the current woodland site on open house night and shuttle them back and forth.

3. Infrastructure Plan – Will additional parking be built to meet that need? - I think this question is answered above.
4. Traffic Flow – How will gridlock on the hillside and in adjacent neighborhoods be prevented? - We have to keep in mind that 800 students are already flowing to the current Woodland campus, many of which come from the east and/or south. Once that building becomes a middle school and the new Ramay opens, there will be 1200 students between the two of them, a net increase of 400 students. Several of these additional students will be the same families who have multiple kids in grades 5-8, so their car would be going that way already to drop off their middle school child. Assuming the district does not purchase the additional 7 acres to the south, we expect there to be little noticeable difference between the amount of school-related cars traveling those roads then vs. now. The key difference will be traffic between the two campuses. And, with an intersection being added, that should allow for ease of flow between the two sites. As a reminder, that intersection was already in the city plans prior to the district purchasing the land. As for the new Ramay site, the driveway that circles the building should be more than sufficient to keep cars off of College during parent drop-off and pick-up. Now, if the district purchases the additional 7 acres, an additional traffic study will be conducted to see how that Ash Street access could/should be best used. Of course, the city will have a big part in determining that as well.
5. Alternate Transport – If buses/shuttles are planned, how will they be scheduled and incentivized? - This location allows for potential partnerships with the city around public transportation due to its location to existing routes. We would have to collaborate with the city about how we might collaborate to provide more options for families beyond district run bus routes. We already have about 45-50% of students who ride our own buses, which is strong participation. The development of this site would also allow the trail to connect from Poplar to Ash. Now, I know it would be uphill coming from the west, but it would provide a safe crossing at College that would at least provide the opportunity for more students to walk or cycle to school. I also feel it provides a walkable/bikeable opportunity for students who live to the east that really isn't available now.
6. Timeline – When will the community be informed of the finalized traffic and parking plan? - As referenced above, many of those details will be finalized as part of the Design Development phase. We will not ask the Design Team to start on that phase unless the property is rezoned. However, the Schematic Design will give us a pretty firm idea of how traffic and parking will flow. One key piece outstanding is that additional 7 acres. We are hoping to know one way or the other on that property very soon. Our Design Team will be presenting an update at the August 28th board meeting.

John Mulford, Ed.D.

Superintendent

Fayetteville Public Schools

479-444-3000

john.mulford@fayar.net

"Don't let what you cannot do interfere with what you can do." - John Wooden

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On Mon, Aug 18, 2025 at 7:57 AM Andrea Fournet <andreafournet@gmail.com> wrote:

Dear Dr. Mulford,

The Woodland Junior High open house on August 14, 2025, created severe traffic congestion and a dangerous parking shortage. Cars overflowed into neighborhoods, businesses and onto lawns. It was unsafe. Woodland admin and staff were clearly unprepared for the number of families attending. Many people parked in the huge parking lot owned by the church on Green Acres Rd and walked on level flat sidewalks to get to the Woodland campus.

I am very concerned the same—or worse—will occur at the new Ramay campus on the hillside. With limited on-site parking, open houses could easily draw over 500 cars, leading to bottlenecks on the hill and spillover into nearby neighborhoods. Parents will not rely on buses or bikes, and many will find alternative routes—parking up and down the streets in the Summit Place neighborhood to the north, walking through woods, and creating hazards. They sure won't park at the bottom of the hillside and walk up the switch back!

What is the district's concrete plan to prevent this? Will a parking lot be built to handle open house attendance, or will we see a repeat of Woodland? This is not a minor inconvenience—it is a safety issue for students, families, and the community. Advance planning is essential.

Follow-Up Questions

1. Capacity – How many parking spaces will the possible new Ramay campus include?
2. Event Load – How many attendees are projected for an open house?
3. Infrastructure Plan – Will additional parking be built to meet that need?
4. Traffic Flow – How will gridlock on the hillside and in adjacent neighborhoods be prevented?
5. Alternate Transport – If buses/shuttles are planned, how will they be scheduled and incentivized?
6. Timeline – When will the community be informed of the finalized traffic and parking plan?

I look forward to your detailed response.

Sincerely,
Andrea Fournet



ANDREA FOURNET, C-IAYT
CEO/Founder

📞 479-521-9642

✉ yogalady@aryoga.com

📍 1949 N Green Acres Rd,
Fayetteville, AR 72703

🌐 www.aryoga.com

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All we have is emails.

Brink, Andrew andrew.brink@fayetteville-ar.gov

McGetrick, Mary mary.mcgetrick@fayetteville-ar.gov

Madden, Mary mary.madden@fayetteville-ar.gov

Payne, Brad brad.payne@fayetteville-ar.gov

Gulley, Fred Fred.Gulley@fayetteville-ar.gov

Werner, Nick nick.werner@fayetteville-ar.gov

Castin, Nick Nick.Castin@fayetteville-ar.gov

Cabe, Matthew Matthew.Cabe@fayetteville-ar.gov

Ashlyn Holeyfield ashlyn.holeyfield@fayetteville-ar.gov

Thank you

Mirinda Hopkins

Development Coordinator

Planning Division

City of Fayetteville

479-575-8267



From: Nancy Harris <nanghar@gmail.com>

Sent: Tuesday, October 7, 2025 4:08 PM

To: Planning Shared <planning@fayetteville-ar.gov>

Subject: can you give me the individual contact info for planning commission members

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this is in regard to the project to build a new Ramay on the hill.

Thanks, Nancy Harris

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Fyi and apologies that I just realized you were not included. The attachment more than the email appears to be the substance of the public comment.

Jonathan Curth, AICP

Development Services Director

Development Services Department

City of Fayetteville, Arkansas

jcurth@fayetteville-ar.gov

479.575.8308

Website | Facebook | Twitter | Youtube

-----Original Message-----

From: Mayor <Mayor@fayetteville-ar.gov>

Sent: Monday, September 22, 2025 1:10 PM

To: Curth, Jonathan <jcurth@fayetteville-ar.gov>; Rutherford, Blake <blrutherford@fayetteville-ar.gov>;
Ziegler, Gracie <gziegler@fayetteville-ar.gov>; Macedo, Keith <kmacedo@fayetteville-ar.gov>

Subject: FW: Letter RE Selected Site for Ramay Junior High

This was sent to me, council, planning commissioners, and Peter's team. I am simply making you aware.

I had not yet heard school security/student safety used as an argument against this site so that was a new one.

Mayor Molly Rawn

City of Fayetteville, Arkansas

Mayor@fayetteville-ar.gov

(479) 575-8330

-----Original Message-----

From: Dawn Fisher <dawn_fisher@fastmail.fm>

Sent: Sunday, September 21, 2025 5:28 PM

To: Brink, Andrew <andrew.brink@fayetteville-ar.gov>; Payne, Brad <brad.payne@fayetteville-ar.gov>; Gulley, Fred <fred.gulley@fayetteville-ar.gov>; Madden, Mary <mary.madden@fayetteville-ar.gov>; McGetrick, Mary

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<mary.mcgetrick@fayetteville-ar.gov>; Cabe, Matthew <matthew.cabe@fayetteville-ar.gov>; Castin, Nick <nick.castin@fayetteville-ar.gov>; Werner, Nick <nick.werner@fayetteville-ar.gov>; Berna, Scott <scott.berna@fayetteville-ar.gov>; Bunch, Sarah <sarah.bunch@fayetteville-ar.gov>; Mayor <Mayor@fayetteville-ar.gov>; Turk, Teresa <teresa.turk@fayetteville-ar.gov>; Jones, Monique <monique.jones@fayetteville-ar.gov>; Jones, D'Andre <dandre.jones@fayetteville-ar.gov>; Wiederkehr, Mike <mike.wiederkehr@fayetteville-ar.gov>; Moore, Sarah <sarah.moore@fayetteville-ar.gov>; robert.stafford@fayetteville-ar.gov

Cc: Nierengarten, Peter <pnierengarten@fayetteville-ar.gov>; Olson, Leif <lolson@fayetteville-ar.gov>

Subject: Letter RE Selected Site for Ramay Junior High

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Good evening,

I submit to members of the Planning Committee and to the Mayor and City Council Members, with a cc. to two Planning Committee staff members, regarding the proposed site for the Ramay Junior High School. Parts of this have been communicated to the Environmental Action Committee, and parts to the Fayetteville Public Schools Superintendent and Board members. (Three minutes doesn't seem to cover much when I'm before an august board for the first time in my life, and public speaking is not my strength.) However, I hope you will consider with some weight what I have given much of my thought to since I heard about FSB plans to build on this site and all the implications that followed as a result of my conversations and queries.

Since then, though my background in education gives me to understand the motivations of the school board, I really must express my concerns about this proposal and what I feel to be very real and LIKELY negative outcomes, should the school be built on the site as proposed.

I am not certain I have all e-mail addresses correct, but if any return as "undeliverable," I will try to deliver by alternate means (via hard copy directly to City Hall). Thank you in advance for your time and consideration.

With regards,

Dawn Fisher, 848 E. Peel St.

Fayetteville, AR 72703

--

Dawn Fisher

dawn_fisher@fastmail.fm

From: **Dawn Fisher**, 848 E. Peel St., Fayetteville, 72703

To: **Mayor Molly Rawn**

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City Council Members: Robert Stafford, D'Andre Jones, Sarah Moore, Mike Wiederkehr, Scott Berna, Sarah Bunch, Teresa Turk, Monique Jones

City Planning Committee Members: Andrew Brink, Brad Payne, Fred Gulley, Mary Madden, Mary McGetrick, Matthew Cabe, Nick Castin, Nick Werner,

CC: Peter Nierengarten
Leif Olson

September 21, 2025

I have already communicated by letter (7.17.25) to the members of the Environmental Action Committee and to the Superintendent and members of the Fayetteville Public Schools in person (8.29.25) regarding FPS plans to build a junior high school on the hill between Township and Ash, to the east of College.

I write to you not as an expert, but as an observer, a reader, an inquisitive person who has an interest in promoting what is good for the community (children, residents, and taxpayers) of the city of Fayetteville and the FP School District, and admittedly taking the position that what is good for preserving the natural environment is good for humans who share the space, the air, the resources.

This is not the best site for a school, ***nor is a school the best use of this site.*** This steep wooded hillside is NOT CURRENTLY ZONED for a school facility. It is also in the City's Hillside/Hilltop Overlay District, which protects fragile natural areas from development. Dr. Mulford has admitted that the location is ideal; the site is not. Wes Burgess, Crafton Tull representative, said he could "make it happen," that the facility CAN be built FOR A PREMIUM: Development costs are estimated to be three times that of building on flat land.

Also, Dr. Mulford initially estimated that the design could preserve up to 50% of the trees/coverage (but that 50% coverage assumed successful purchase of an additional parcel to the south); after further design work, Burgess assured the board that with creative design, "We will have to retain a minimum of 25% of that wooded area...we want to preserve as much wooded area as possible... ***so I think we'll be able to do that.***" *I have heard since that time more qualifying comments regarding that aspiration.*

This "Big Beautiful Building" in the woods is a conceptual idea, of opportunities, collaboration, a spectacular space...presented in renderings, projections, and promises. The renderings are actually very seductive. I wish it could be so. But wishing does not make it so.

The question has been asked, "**Can we build it?**" Probably.

The appropriate question here is: "**SHOULD we build it?**"

Should we build the thing if what we value most ***about that thing*** cannot be manifest?

...If we harm what we say we value? And if it comes at great cost AND great risk?

*(This brings to my mind the lesson in **The Gift of the Magi.**)*

What example of nature appreciation are we ***to our children*** when we cut down the trees and impose a 4-story structure and lines of traffic for access and egress to hundreds every day? It is counter-intuitive to talk about using multiple strategies to ***mitigate the damage*** done to the hillside and to prevent downhill flooding and erosion caused by this imposition...and when the base of the only in-and-out access for the public, and the traffic light/crosswalk...is in a floodway? (Not a flood zone, but a **FLOODWAY.**)

Wes Burgess, Crafton Tull representative plainly laid it out: It will cost a PREMIUM. He estimated that development will cost an estimated THREE TIMES that of developing flat land before the school is even built. Some experienced local builders and objective geologists with specialties in the soils and hydrogeology/geohydrology of the area suspect that this may be only a PORTION of the additional cost...(to the taxpayers, mind you).

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Governmental entities have the power of the purse and tools of law to pursue public goals for the public good. As we have seen, our political culture has pressed into service laws to expedite specific goals not necessarily “of, by, and for the people,” and even challenged some of those boundaries which are set into place to protect the public from the urgent impulses of those who might not have the same long-term view that their predecessors did when establishing safeguards.

So it is to be expected that these cultural changes translate into the public being in general more skittish and skeptical, and for it to scrutinize decisions that elected officials make. Though inconvenient, or a seeming nuisance, this can be a **good thing** in the decision-making process.

I would also gather that City and FPS council/boards and staff have close working relationships and history of cooperation and collaboration. I do hope that does not translate (in this case) into one overlooking violations or making accommodations that they wouldn't for other requests of equal merit. That, in truth, might translate into double-charging tax-payers for both additional cost of the school plus the ultimate cost of additional street and infrastructure improvements necessary to accommodate the building and maintenance of, and access to the school.

OTHER IMPORTANT FACTORS FOR YOUR CONSIDERATION:

Assaults on school children are becoming all too common. They happen not just INSIDE, but AROUND the school and grounds. We value our children and our neighborhoods. Safety is paramount. “One way in, one way out. Surrounded by woods.” Ask any school safety specialist if this is a good combination. Years ago, when the Dalai Lama visited, an initial plan included lodging our honored guests in a peaceful inn in the woods very near the University of Arkansas campus. When the Special Agents of Diplomatic Security Service (DSS) of the State Department did their site visit to inspect arrangements, they nixed this plan immediately: **One way in, one way out, woods all around. An invitation to disaster.**

I am not saying that there will be stalkers in the woods targeting our children/students. But Superintendent Mulford is promoting this site as walkable and bike-able. **Is it? And is it safe?** Last month's UA assault and RazALERT was a hoax. But will the next assault be? With predictable accuracy, one knows when our children will be on established paths surrounded by woods. Can the school board provide that surround which is promoted as an asset for science exploration and appreciation of nature, and still provide the safe, accessible environment for those whose safety and well-being we so value? OR, after construction is complete, will it even still be the forest surround and habitat envisioned and marketed?

MANY other issues remain unresolved as the School Board goes ahead with its plans:

In this particular case, and with the selected parcels, the goals of infill and incorporating greenways in the city seem to be incompatible. Previous-mentioned concerns don't BEGIN to address the logistical challenges of evacuation in the event of severe weather or other emergency.

Nor does it address the hazardous alternate route sometimes suggested through the Ash/Walnut/Sycamore route/corridor. It would be an engineer's or bus-driver's nightmare, let alone a parent's on a slippery day...Dr. Mulford responded to the “what if” question that school would be called off on inclement weather days. But this hill is a different situation. The option I imagine the City resorting to is designate one of the now-quiet residential streets to serve as a collector and take a straight shot to the top of the hill from Old Wire. Has this been discussed as a back-up plan? The neighbors want to know in advance, not after-the-fact.

When asked about how the traffic lights on College will affect traffic at the Poplar intersection, Dr. Mulford simply replied something to the effect that “sometimes during the day better, sometimes not.”

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Many businesses along College below this site already suffer from the down-slope water and residuals after a rain event. In addition, several businesses are “adult” in nature. There are no prohibitions against their existence since they precede the building of the school, but if the school is built, it will affect their ability to sell their location to other similar businesses.

Certainly, infill where it makes sense. It doesn’t make sense on this slope, with its *geohydrology* and the constraints of our **already imposed development**. Take a lesson from the cities around Seattle, Washington where builders in their hubris built on steep hillsides, only to see their structures buried by the super-saturated hillsides behind them; or losing deep footings as eroding land around them gave way.

Just as there is a human community, there is a forest community. When there is loss, the *whole* experiences that loss; we experience loss, whether it is of the forest itself, or of what it offers us: clean air, a climate buffer, a natural habitat for those who were here before us and who now struggle to survive because of our human-centric priorities. There is an intelligence in nature. We dominate and manipulate at our own peril. The trees, in THEIR Natural State, help make our burgeoning community not just livable, but outstanding.

I am not blind to the stated needs of FPS to establish and ensure completion of their in-progress “feeder pattern” of student cohorts, and to make it a fait-accompli. They have searched for options, found one they are invested in (with our tax dollars): land, development and architecture/design fees, contracts... This site seems to be the lynchpin, the hill not to be given up.

The truth is, school enrollments are NOT increasing (even though the City’s population is). Changing demographics, private schools and home-schooling are taking some of the pressure off; there’s no rush. I urge the City Planning Department, which I understand is short on engineers, to take ITS time to consider carefully the request from FPS to change the zoning and for the Planning Department and City Council to encourage them to seek other options.

I know that the EAC has offered to help with FSB efforts to consider other options, and there may be potential stakeholders interested in participating in a plan that could enable the school board to recoup some of their investment, should they reconsider other options.

I apologize for the length of this. It comes with my hope for a positive resolution, whatever that may be.

Respectfully yours,

Dawn Fisher

From: Andrea Fournet <andreaournet@gmail.com>

Sent: Tuesday, April 29, 2025 7:35 AM

To: Carlo Bertani <carlo.bertani@maersk.com>; Nathan Walker <nathan-walker@outlook.com>; Bethany Douglas <bedouglas17@gmail.com>; James Parrish <jnparrish54@gmail.com>; foresterfox51@gmail.com <foresterfox51@gmail.com>; Scott, John <jscott@fayetteville-ar.gov>; Kate Shirley <shirleykatharine8@gmail.com>; Thomason, Willa <wthomason@fayetteville-ar.gov>; Tas Zinck (<tas@biodesicstrategies.com>) <tas@biodesicstrategies.com>; Hannah Ash <hannah.ashh@gmail.com>

Subject: Future Ramay Junior High school location

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Dear Members of the Fayetteville Urban Forestry Advisory Board,

I am writing to urgently bring to your attention a deeply troubling situation.

The Fayetteville School District is advancing plans to construct a new junior high school and football field atop one of our city's last undeveloped hillsides — an approximately 18-acre old-growth hardwood forest just east of College Avenue. Disturbingly, the district has moved forward without first seeking the city's required zoning approvals, without adequately addressing hillside and drainage protections, and without meaningful solutions to critical traffic concerns, given there is currently only one point of public access, (emergency exit doesn't count).

Public funds have already been spent to purchase the land and commission architectural plans, even though this project would permanently destroy an irreplaceable urban forest. This forest has quietly served our community for generations — stabilizing the hillside, protecting our watershed, cooling and purifying the air, sheltering wildlife, and providing immeasurable beauty to Fayetteville.

At a time when our community and nation are investing heavily in climate resilience, it is unthinkable to pursue a project that echoes the destructive development practices of the past. It is 2025. We have better knowledge and better tools. We must uphold higher standards.

Fayetteville is nationally recognized for environmental stewardship and smart, sustainable growth. Allowing this project to proceed without full public transparency, compliance with city ordinances, and an exhaustive exploration of alternatives would represent a significant failure of governance and vision.

This hillside is not simply a hardwood forest; it is a vital natural asset. Its loss would be irreversible, leaving a permanent scar on our landscape and, I believe, casting a lasting shadow on the legacy of current city leadership.

I respectfully urge you to intervene, enforce all applicable regulations, and explore every possible avenue to protect this forested hillside. Our responsibility is not just to today's residents, but to future generations.

Thank you for your attention and service to our community. Let's help keep Fayetteville Shay by preserving our long existing hardwood forests, like this one, in tack.

Sincerely,

Andrea Fournet

Fayetteville Resident and Business Owner

Andrea Fournet, C-IAYT

CEO/Founder-AYC

Arkansas Yoga and Therapy Center

Good morning, Andrea,

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I appreciate you reaching out to express your concerns about this project, and I will do my best to address them. However, I would recommend that you reach out to the Planning Commission and City Council representatives as they will ultimately be the ones to vote on this development.

- **Disturbingly, the district has moved forward without first seeking the city's required zoning approvals, without adequately addressing hillside and drainage protections, and without meaningful solutions to critical traffic concerns, given there is currently only one point of public access, (emergency exit doesn't count).**

As of now, this project has not been submitted to the City for formal review. When the applicant submits plans for this project, it will be processed as a large-scale development and will be reviewed by planning, urban forestry, engineering, building safety, fire, and any other applicable departments to ensure the plans adhere to our City's municipal code. This review will include assessment of the plans adherence to zoning regulations, hillside and drainage protections, traffic considerations, and appropriate locations of ingress/egress.

- **Fayetteville is nationally recognized for environmental stewardship and smart, sustainable growth. Allowing this project to proceed without full public transparency, compliance with city ordinances, and an exhaustive exploration of alternatives would represent a significant failure of governance and vision.**

Because this project will be processed as a large-scale development, review comments and staff determinations will be heard at Tech Plat, a public meeting with the applicant, and at Planning Commission, a public hearing. This process ensures public transparency throughout the development of the project. If staff determine that any aspect of the plans do not comply with City ordinances, the project will be tabled until changes are made to bring the plans into compliance.

- **This hillside is not simply a hardwood forest; it is a vital natural asset. Its loss would be irreversible, leaving a permanent scar on our landscape and, I believe, casting a lasting shadow on the legacy of current city leadership.**

This parcel is zoned RSF-4 which, per §167.04(C) Table 1, requires 25% minimum canopy preservation. Because the parcel is in the Hillside/Hilltop Overlay District (HHOD), the percent minimum canopy requirement must be increased by 5% to a total requirement of 30%. This is the maximum percent minimum canopy requirement outlined in UDC §167. Additionally, land located within the HHOD is subject to additional grading and erosion control requirements administrated by engineering.

- **I respectfully urge you to intervene, enforce all applicable regulations, and explore every possible avenue to protect this forested hillside.**

While the Urban Forestry Advisory Board may issue opinions on development projects, the administration of Code is the responsibility of staff, and final decisions are made by Planning commissioners and City Council members. Again, I recommend that you voice your concerns to the Planning Commission, City Council, and the Mayor, as well as UFAB and staff.

Please let me know if you have any questions or want to discuss this further.

Thanks!

Willa

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Willa Thomason, M.S.

Urban Forester

Development Services

City of Fayetteville, Arkansas

(479) 444-3486

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



From: Andrea Fournet <andreafournet@gmail.com>

Sent: Monday, October 27, 2025 3:36 PM

To: Masters, Jessica <jmasters@fayetteville-ar.gov>

Subject: Re: Photos for my 3 minute talk at Planning Commission 10/27/25

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Thank you so much!

Just as long they all get shown

Andrea Fournet, C-IAYT

CEO/Founder - AYC

Arkansas Yoga and Therapy Center, Inc.

On Mon, Oct 27, 2025 at 3:30 PM Masters, Jessica <jmasters@fayetteville-ar.gov> wrote:

Andrea,

I will have them shown, but I cannot guarantee that they will be timed up as you specified below. Thank you!

Jessie Masters, AICP

Planning Director

Development Services

City of Fayetteville, Arkansas

(479) 575-8239

www.fayetteville-ar.gov

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



From: Andrea Fournet <andreaournet@gmail.com>
Sent: Monday, October 27, 2025 2:36 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Re: Photos for my 3 minute talk at Planning Commission 10/27/25

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So how will they get shown?

Andrea Fournet, C-IAYT
CEO/Founder - AYC
Arkansas Yoga and Therapy Center, Inc.

On Mon, Oct 27, 2025 at 2:33 PM Masters, Jessica <jmasters@fayetteville-ar.gov> wrote:

Andrea,

I will have the photos available; I just don't have the opportunity to create a timed slideshow today.

Thank you,

Jessie

Jessie Masters, AICP

Planning Director

Development Services

City of Fayetteville, Arkansas

(479) 575-8239

www.fayetteville-ar.gov

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



From: Andrea Fournet <andreaournet@gmail.com>
Sent: Monday, October 27, 2025 1:12 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Re: Photos for my 3 minute talk at Planning Commission 10/27/25

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Thank you for letting me know. I will have to pass on showing my photos as I don't have time before tonight's meeting. Wish I had known before the weekend.

Media services will do this for me for the City Council meeting.

Best,

Andrea



ANDREA FOURNET, C-IAYT
CEO/Founder

📞 479-521-9642

✉️ yogalady@aryoga.com

📍 1949 N Green Acres Rd,
Fayetteville, AR 72703

🌐 www.aryoga.com

On Mon, Oct 27, 2025 at 12:39 PM Masters, Jessica <jmasters@fayetteville-ar.gov> wrote:

Andrea –

I unfortunately do not have the capacity to create a powerpoint presentation for you, but I am happy to share one. If you could please create a powerpoint presentation or otherwise that compiles all of these I am happy to share it.

Many thanks,

Jessie

Jessie Masters, AICP

Planning Director

Development Services

City of Fayetteville, Arkansas

(479) 575-8239

www.fayetteville-ar.gov

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



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RZN-2025-0048

From: Andrea Fournet <andreaournet@gmail.com>

Sent: Monday, October 27, 2025 12:36 PM

To: Masters, Jessica <jmasters@fayetteville-ar.gov>

Subject: Fwd: Photos for my 3 minute talk at Planning Commission 10/27/25

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Sending the 8 photos again



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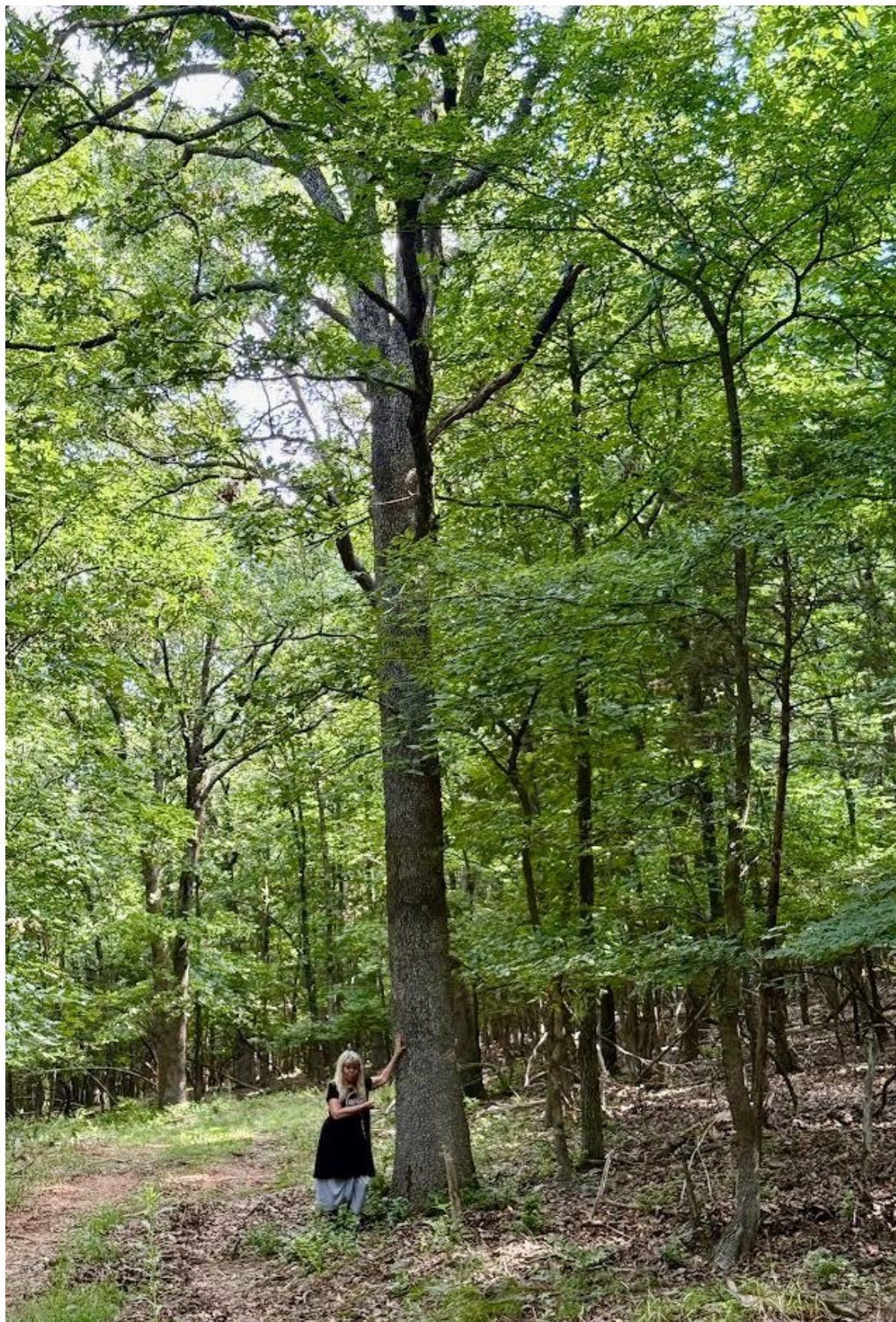
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Compiled Public Comment
RZN-2025-0048











Bland, Justin

From: Andrea Fournet <andreafournet@gmail.com>
Sent: Monday, September 22, 2025 4:32 PM
To: Brown, Chris; Bland, Justin; Moore, Sarah; Wiederkehr, Mike
Subject: Traffic study for proposed Ramay Junior High site

Follow Up Flag: Follow up
Flag Status: Completed

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

Hello Chris and Justin,

Could the City conduct its own traffic safety study for the proposed Ramay Junior High site off College Avenue? The City has done so before—such as for the Zion Road project—when line-of-sight and turning safety were in question. This site raises even greater concerns: students crossing five lanes of traffic, and two left-hand turns off College on to Poplar from both directions. Left turns across multiple lanes are among the most dangerous traffic movements for pedestrians, bikes, scooters, wheelchairs, and cars and relying solely on the school district's consultants may risk overlooking that.

Many recent developments on major arterials avoid this hazard by allowing only right-in/right-out access. Will the City require similar protections here?

And how will the College Avenue entrance be made ADA accessible for students walking or using a wheelchair from neighborhoods west of the site?

Will the continuation of Poplar be a city maintained road or private maintained by our public school system?

Thank you for your time concerning this project.

Best regards,
Andrea



The Fayetteville Youth Advisory Council writes to formally recommend against the rezoning of parcel #765-13438-000, which is currently owned by the Fayetteville Public School District. After discussion and careful consideration, the YAC voted 8-0 on May 29, 2025 in favor of forwarding this letter to the City Council and the Planning Commission. The YAC determines that this land is unsuitable for development, and urges the City Council to consider the following:

1. The soil on this land is key in controlling water flow, disrupting and compacting it during construction increases the likelihood of floods onto N. College Ave. and the businesses below parcel #765-13438-000.
2. The accessibility to the school in proposed plans is highly limited, with one official road, and one 'emergency' road. The official road stems off of N. College, and the traffic congestion due to the proposed school and the revamped middle school (formally Woodland Jr. High) would greatly increase. In the situation of bad weather or emergency, getting in and out of the school would be difficult, and a potential danger to the students.
3. Parcel #765-13438-000 is a densely forested slope, any construction would be difficult and destructive of its ecological systems. As one of few areas of dense, native vegetation and wildlife left in Fayetteville, the YAC deems it important to protect the nature of this land as much as possible.

Furthermore, the Fayetteville Youth Advisory Council urges the Fayetteville Public School District to utilize this land for alternative, non-destructive stewardship and educational opportunities. The YAC also encourages the FPS District to pursue the purchase and development of underutilized land, such as unused parking lots, for the building of the new Ramey school.

This decision will affect hundreds of Fayetteville's youth, and the YAC feels a deep responsibility to advocate for the safest and most sustainable route in regards to the development of the new schools. We respectfully ask the FPS to consider alternative locations that would better meet the schools goals of safety and would cause minimal harm to the ecosystems and environment surrounding it.

We appreciate the work of the City Council and Planning Commission and thank you for your attention to our concerns. The YAC welcomes the opportunity to discuss this further as decisions are made, and remains committed to finding solutions that best reflect the interests of Fayetteville's Youth.

To: Fayetteville Planning Commission

CC: Fayetteville Mayor Rawn, Fayetteville City Council

Subject: Rezoning Case RZN-2025-0048

My name is Jeff Pummill and I'd like to enter comments into record regarding the Rezoning Case RZN-2025-0048, requesting rezoning of the property located on N. Marks Mill Ln from RSF-4 and UC to P-1.

First, while I am the Chair of the city's Environmental Action Committee, I need to make it clear that the following comments are mine as a citizen of Fayetteville and not related to my participation in EAC. In fact, I abstained from signing the EAC letter regarding this matter...not because their focused assessment was invalid (it's accurate given their scope of interest afforded by their mission statement), but rather because this situation has a LOT more "moving parts" than a simple thumbs up – thumbs down vote can capture!

I'm not suggesting FPS handled things appropriately in this situation...far from it given the recent parking deck saga that caused so much angst in the community. One would've assumed that FPS would've taken away some "lessons learned" on that one and been more inclusive in their search for a suitable site for the Jr High in question. Such a development is critical to the future of the city and a unified approach should've been explored to ensure "fit and function" with Fayetteville's explosive growth and 2040 roadmap. Yet, here we are once again. On the positive side, while the proposed site is a terrible location for ANY sort of development, I certainly give credit to FPS for doing an outstanding job of hiring architectural firms that specialize in environmental awareness and climate sensitivity! If one were to develop the site as FPS is planning to do, then you'd be hard pressed to do a better job of architecting a more thorough and environmentally conscious plan. With that, I'm sure you all will agree when you are presented with the detailed presentation that's been making the rounds (I've seen it twice myself).

I believe even FPS agrees that the proposed site is a stretch when it comes to development. The EAC letter accurately describes in their bulleted points all of the concerns of developing ANY infrastructure there....it's not just the Jr High that isn't a suitable fit for the space. Housing would be equally unsuitable, and possibly more so as once owners purchase a home, they have great latitude in what they can do with their lot. At least the school could probably be held to a higher standard of maintaining certain environmental attributes that best reflect the direction of the city's Climate Action Plan for example. In addition, FPS has recently added a Sustainability Director and there are ongoing discussions about using these new developments to teach students about the environment, sustainability, etc. There may even be opportunities to partner with FPS to carve off and re-designate small plots of these larger parcels with the new CCR zoning which is designed to preserve green spaces in perpetuity within the city! The design even incorporates a "loop" around the school for cars to stage for pickup/drop-off thus avoiding a situation where they shut down a lane of N College!

Long story short here...ideally, I too would prefer that the property in question be preserved in its pristine state and protected by a zoning like the new CCR option! But we have to face the stark reality that to do so would require another entity to purchase the property from FPS, AND be willing to request such a zoning. While there is talk of a 501c3 and other ventures, I have yet to see a briefcase with \$3-4 million dollars contained within. And what if it were to happen?!? We're still left with the original dilemma of where to expand our public schools! Fayetteville is currently at a population of around 106,000 people and projection for 2050 is 170,000. Some of us that have debated future growth suspect the 2050 number is short by about 80,000 people due to things like cost of real estate elsewhere, climate driven events making it impossible to insure property, etc. This all said, even the current plan for the two new Jr High's plus the conversion of one of the old Jr High sites to a magnet school will still likely leave us short of capacity for the future.

Summary:

- Is the proposed site unsatisfactory due to a plethora of environmental concerns: YES!
- Is it likely that the site is strategically the best from a distribution perspective: YES!
- Will refusal by P.C and C.C. to allow the build be legally challenged: YES!

To be successful, this whole thing needs the blessings and commitment of many entities. Should this come to fruition, it will require MANY departments for it to function effectively. There should be ironclad assurances all around to ensure that everyone is committed to the best outcomes for the future of Fayetteville.

Jeff Pummill

Ward 3

To: Fayetteville Planning Commission
CC: Fayetteville Mayor Rawn, Fayetteville City Council
Subject: RZN 2025-0048

Pursuant to our mission, the Environmental Action Committee (EAC) is submitting this letter to the Planning Commission to voice our concern about the Rezoning Case RZN-2025-0048, requesting rezoning of the property located on N. Marks Mill Ln from RSF-4 and UC to P-1.

The EAC was created in September 1995 “to address environmental concerns, promote a safe and healthy environment, and maintain the natural beauty of the environment within the City.” To this end, committee members have made a commitment to diligently “research and recommend climate mitigation strategies that the community can implement to reduce greenhouse gas emissions and minimize the negative consequences of climate change” in Fayetteville. The Climate Action Plan recently approved by the City outlines our recommendations for the future.

With this in mind, we are appealing to the Planning Commission to reject rezoning of the property of land identified by the School District for building a new Ramay Junior High School east of College Avenue. The EAC has come to the conclusion that constructing the school on this site would be in opposition to the City’s stated environmental goals.

The site, which lies within the Hilltop-Hillside Overlay District, is densely forested with steep slopes and presents significant geologic and ecological challenges. Committee concerns, based on EAC research, discussions with geologic and environmental professionals, and input from community members, include:

- Loss of an almost complete, undisturbed forest in a central location instrumental to the City achieving its goal of climate resilience.
- Loss of historic urban forest acreage instrumental to carbon sequestration which would take decades to replace.
- Damage to an existing biodiverse ecosystem caused by removal of the forest canopy.
- Impacts of disturbing soils composed of Fayetteville Shale and expansive clays that are prone to instability, especially on an 18% hillside slope, would pose risks to the hillside’s structural integrity, underground utilities, and slope stability.
- Probability that disturbance of this currently stable hillside and its vegetative cover will magnify the potential for increased stormwater runoff, erosion, and drainage complications along College Avenue.
- Unassessed springs and seeps on the site which are likely to magnify the impact of disturbance.

Although it is regrettable that the School District invested in this site prematurely, before the Zoning Commission had the opportunity to consider all the aspects of rezoning request, the EAC stands steadfast in its conclusion that building on the site would present seriously negative environmental and geological impacts.

Glenda Patterson – EAC Vice Chair
Darlington Imhanzuaria
Stacey Buff
Thomas Deere

Margaret Britain
Vicki Spencer
Alexander Mauroner

Teresa Turk – City Council Liason