Mayor Dan Coody

City Attorney Kit Williams

City Clerk Sondra Smith

Aldermen

Ward 1 Position 1 - Robert Reynolds
Ward 1 Position 2 - Brenda Thiel
Ward 2 Position 1 - Kyle B. Cook
Ward 2 Position 2 - Don Marr
Ward 3 Position 1 - Robert K. Rhoads
Ward 3 Position 2 – Robert Ferrell
Ward 4 Position 1 - Shirley Lucas
Ward 4 Position 2 - Lioneld Jordan

Final Agenda
Special City Council Meeting
October 27, 2005

A Special meeting of the Fayetteville City Council will be held on October 27, 2005 at 5:30 PM in Room 219 of the City Administration Building located at 113 West Mountain Street, Fayetteville, Arkansas.

Call to Order

Roll Call

Pledge of Allegiance

A. Unfinished Business:

1. **2005 Millage Levy:** An ordinance levying a tax on the Real and Personal Property within the City of Fayetteville, Arkansas, for the year 2005 fixing the rate thereof at 2.0 mils for General Fund – Operations, 0.4 mils for the Firemen's Pension and Relief Fund, 0.4 mils for the Policemen's Pension and Relief Fund and 1.0 mil for the Fayetteville City Library; and certifying the same to the County Clerk of Washington County, Arkansas. ***This ordinance was left on the First Reading at the October 4, 2005 City Council meeting. This ordinance was left on the Second Reading at the October 18, 2005 City Council meeting. This ordinance was tabled at the October 18, 2005 City Council meeting to a Special City Council meeting on October 27, 2005.***

PASSED AND SHALL BE RECORDED AS ORDINANCE NO. 4785.

B. New Business:

1. **Strategic Annexation/Growth Management Plan:** A resolution to approve the Strategic Annexation and Growth Management Plan.

THIS ITEM WAS TABLED INDEFINITELY.

113 West Mountain 72701 (479) 521-7700 (479) 575-8257 (Fax)
accessfayetteville.org

2. **ADM 05-1666 Rupple Road Reclassification:** A resolution amending the Master Street Plan, reclassifying Rupple Road from a Minor Arterial Street to a Principal Arterial Street.

PASSED AND SHALL BE RECORDED AS RESOLUTION NO. 209-05.

3. **ADM 05-1742 Rupple Road Realignment:** A resolution amending the Master Street Plan by realigning Rupple Road from south of the Fayetteville Public School on Persimmon Street to Hwy. 62 approximately 350 to 700 feet west of the current alignment as indicated in the attached maps.

PASSED AND SHALL BE RECORDED AS RESOLUTION NO. 210-05.

Meeting adjourned at 7:20 p.m.

City Council Meeting October 27, [redacted]5

Adjourn 7:20 PM

Subject:	Roll				
Motion To:					
Motion By:					
Seconded:					
	Ferrell	✓			
	Lucas	✓			
	Jordan	✓			
	Reynolds	✓			
	Thiel	✓			
	Cook	✓			
	Marr	✓			
	Rhoads	absent			
	Mayor Coody	✓			
		8-0			

Subject:	2005 Millage Levy				
Motion To:		3rd read	Pass		
Motion By:		Jordan			
Seconded:		Cook			
All unfinished passed	Ferrell	✓	N		
	Lucas	✓	✓		
	Jordan	✓	✓		
4785	Reynolds	✓	✓		
	Thiel	✓	✓		
	Cook	✓	N		
	Marr	✓	✓		
	Rhoads	absent	absent		
	Mayor Coody				
		7-0	5-2		

City Council Meeting October 27, 2005

Subject:		Strategic Annexation/Growth Management Plan			
Motion To:		Table the resolution indef.			
Motion By:		Lucas			
Seconded:		Jordan			
B.1. New Business Tabled Indef.	Ferrell	✓			
	Lucas	✓			
	Jordan	✓			
	Reynolds	✓			
	Thiel	✓			
	Cook	✓			
	Marr	✓			
	Rhoads	absent			
	Mayor Coody				

Subject:		ADM 05-1666 Ruppe Road Reclass.			
Motion To:		Approve			
Motion By:		Jordan			
Seconded:		Lucas			
B.2. New Business passed 209-05	Ferrell	✓			
	Lucas	✓			
	Jordan	✓			
	Reynolds	✓			
	Thiel	✓			
	Cook	✓			
	Marr	✓			
	Rhoads	absent			
	Mayor Coody				

City Council Meeting October 27, 2005

Subject:	ADM 05-1742 Ruppe Road Realignment.				
Motion To:		Approve			
Motion By:		Jordan			
Seconded:		Reynolds			
B.3. New Business Passed 210-05	Ferrell	✓			
	Lucas	✓			
	Jordan	✓			
	Reynolds	✓			
	Thiel	✓			
	Cook	✓			
	Marr	✓			
	Rhoads	absent			
	Mayor Coody				

Subject:					
Motion To:					
Motion By:					
Seconded:					
	Ferrell				
	Lucas				
	Jordan				
	Reynolds				
	Thiel				
	Cook				
	Marr				
	Rhoads				
	Mayor Coody				

Mayor Dan Coody

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Special City Council Meeting
October 27, 2005

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Roll Call

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B. New Business:

1. **Strategic Annexation/Growth Management Plan:** A resolution to approve the Strategic Annexation and Growth Management Plan.

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113 West Mountain 72701 (479) 521-7700 (479) 575-8257 (Fax)
accessfayetteville.org

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City of Fayetteville
Staff Review Form
City Council Agenda Items
or
Contracts

October 4, 2005
City Council Meeting Date

Kevin Springer	Budget & Research	Finance & Internal Services
Submitted By	Division	Department

Action Required:

City Council is requested to adopt real and personal property tax rates for 2005 for the Policemen's Pension & Relief, the Firemen's Pension & Relief Funds, and the Fayetteville Public Library. The rate to be adopted for the Policemen's Pension & Relief Fund and the Firemen's Pension & Relief Fund is 0.4 mils for real property and 0.4 mils for personal property, the millage for the Fayetteville Public Library is 1.0 mil for real property and 1.0 mil for personal property.

City Council is requested to adopt real and personal property tax rates for 2005 for the City's General Fund. The rate to be adopted for the City's General Fund is 2.0 mils for real property and 2.0 mils for personal property.

	$ -	
Cost of this request	Category / Project Budget	Program Category / Project Name
	$ -	
Account Number	Funds Used to Date	Program / Project Category Name
	$ -	
Project Number	Remaining Balance	Fund Name

Budgeted Item [X] Budget Adjustment Attached [ ]

Department Director — Date: 9-16-05

City Attorney — Date: 9/16/05

Finance and Internal Service Director — Date: 9/16-05

Mayor — Date: 9/16/05

Previous Ordinance or Resolution # _____

Original Contract Date: _____

Original Contract Number: _____

Received in City Clerk's Office

Received in Mayor's Office

ENTERED 9-16-05

Tabled at the 10/18/05 City Council Meeting to the 10/27/05 Special City Council meeting

Left on the Second reading at the 10/18/05 City Council Meeting

left on The first Reading 10/04/05

Comments:

Fayetteville
ARKANSAS

DEPARTMENTAL CORRESPONDENCE

TO: Mayor Dan Coody and Fayetteville City Council

THRU: Steve Davis, Finance & Internal Services Director

FROM: Kevin Springer, Budget Manager

DATE: September 16, 2005

SUBJECT: **2005 Millage Levy**

Recommendation:

City staff recommends that City Council approve the millage levy ordinance approving the 0.4 mils for the Policemen's Pension and Relief Fund, 0.4 mils for the Firemen's Pension and Relief Fund, and 1.0 mils for the Fayetteville Public Library.

In addition, City staff recommends that City Council consider reviewing the need for the additional 2.00 mils needed for 2006 General Fund operations. A portion of the additional 2.00 mils may not be needed during 2007/2008 should the Fayetteville Public Library seek citizen approval for additional millage in 2006.

Background:

Each year the City must approve an ordinance to renew the levy of ad valorem taxes on real and personal property within the City. This request will provide for such levy on property assessed during 2005.

The total assessed value of real and personal property located within the city limits of Fayetteville, as of October 6, 2005, is approximately $937.5 million. The assessed valuation is before the Washington County Board of Equalization has made all the changes to the County Assessors Abstract. Based on the preliminary assessments, the growth in real estate assessments is approximately 9.13%. The change in assessed real estate value is due to newly discovered, newly constructed property 8.02%.

Discussion:

A millage levy ordinance must be approved by City Council in order for the City to continue to collect property taxes for the Policemen's Pension and Relief Fund and the Firemen's Pension and Relief Fund. The millage levy for the Policemen's Pension and Relief Fund is 0.4 mils for real property and 0.4 mils on personal property. The millage levy for the Firemen's Pension and Relief Fund is 0.4 mils for real property and 0.4 mils on personal property.

In addition, a millage levy must be approved for the operation of the Fayetteville Public Library that was approved by the voters on October 1, 2002. The millage levy for the Fayetteville Public Library is 1.0 mils for real property and 1.0 mils on personal property.

City Council has the option of approving the assessment of up to 5 mils on real and personal property. City Council may choose to exercise its option to levy some or all these discretionary 5 mils to provide a financial cushion to General Fund to offset the budget shortfalls that could be attributed to revenue or increased operating costs outside the City's control.

Based on estimated revenue and expenditures, the estimated impact on the City's General Fund, for 2006 is a budget shortfall of around $2.2 million which equates to 2.70 mils increase. City Staff has worked to control costs and is proposing 2.00 mils be levied. The other option available to remove the need to levy this millage would be to eliminate services.

	2006 Budget Without Property Tax	Property Tax Mils Needed	2006 Budget Without Property Tax
2006 Beginning Fund Balance	$ 11,519,929		$ 11,519,929
Less Wilson Springs Portion	(2,614,327)		(2,614,327)
Fund Balance Available for Operations	8,905,602		8,905,602
Operating Revenues	30,895,700		30,895,700
Property Tax Revenue	0		1,782,000
Operating Expenditures	(30,682,392)		(30,682,392)
Total Operating Sources/(Uses)	$ 213,308		$ 1,995,308
Non-Operating Revenues/Expenditures:			
Fayetteville Public Library	$ (1,535,970)	1.70	(1,535,970)
Outside Funding Agencies	(852,792)	1.00	(852,792)
Transfers In (Off Street Fund)	47,200		47,200
Transfers Out (Drug Enforcement Fund)	(90,000)		(90,000)
Total Non-Operating Sources/(Uses)	(2,431,562)		(2,431,562)
Total Sources/(Uses)	(2,218,254)		(436,254)
2006 Ending Fund Balance	$ 6,687,348		$ 8,469,348

Budget Impact:

The 0.4 mils Police and 0.4 Fire is needed to fund the Pension plans for both areas. The 1.0 mils is used to fund the operation of the Fayetteville Public Library.

Based on current adjustments and estimates, the 2006 Proposed Budget for General Fund has a shortfall of $2,218,254. If the additional 2.00 mils are not approved, then the funding will come from General Fund reserves. The 2006 projection does not contain any additional personnel and increased costs that could be made in 2006.

Conclusion:

The millage levy must be at Washington County, November 1 to be included in their consolidated levy ordinance which will be approved at the November 10, Quorum Court meeting. The City levy will be added to the levies by Washington County, the various school districts, improvement districts and other cities within the County when the Washington County Quorum Court adopts its millage levy for 2005.

If you have any questions concerning this agenda request please contact either myself at 575-8226 or Stephen Davis at 575-8330.

ORDINANCE NO. _____

AN ORDINANCE LEVYING A TAX ON THE REAL AND PERSONAL PROPERTY WITHIN THE CITY OF FAYETTEVILLE, ARKANSAS, FOR THE YEAR 2005 FIXING THE RATE THEREOF AT 2.0 MIL FOR GENERAL FUND – OPERATIONS, 0.4 MILS FOR THE FIREMEN'S PENSION AND RELIEF FUND, 0.4 MILS FOR THE POLICEMEN'S PENSION AND RELIEF FUND AND1.0 MIL FOR THE FAYETTEVILLE CITY LIBRARY; AND CERTIFYING THE SAME TO THE COUNTY CLERK OF WASHINGTON COUNTY, ARKANSAS

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

Section 1. That a tax is hereby levied on the real and personal property within the City of Fayetteville, Arkansas, for the year 2005, to be collected in 2006, for the following purposes at the following rates:

REAL AND PERSONAL PROPERTY

Purpose		Levy
General Fund – Operations		2.0 mils
Fayetteville City Library		1.0 mils
Policemen's Pension Fund		0.4 mils
Firemen's Pension Fund		0.4 mils
	TOTAL	3.8 mils

Section 2. That the real and personal property tax so levied and the rates provided therefore are hereby certified to the Clerk of Washington County, Arkansas, to be placed in the tax book by the County Clerk and collected in the same manner that the county and school district taxes are collected.

Section 3. The City Clerk is hereby authorized and directed to file certified copies of this ordinance in the office of the County Recorder, County Clerk, County Assessor, and the County Tax Collector for Washington County, Arkansas.

PASSED and **APPROVED** this 4th day of October, 2005.

APPROVED:

By: _____
DAN COODY, Mayor

DRAFT

ATTEST:

By: _____
SONDRA SMITH, City Clerk

City of Fayetteville
Property Tax Revenue per Mil
December 31, 2005

Millage	Approximate Revenue
0.10	$ 89,000
0.20	$ 178,000
0.30	$ 267,000
0.40	$ 356,000
0.50	$ 445,000
0.60	$ 534,000
0.70	$ 623,000
0.80	$ 712,000
0.90	$ 802,000
1.00	$ 891,000
1.50	$ 1,336,000
2.00	$ 1,781,000
2.50	$ 2,226,000
3.00	$ 2,672,000
3.50	$ 3,117,000
4.00	$ 3,562,000
4.50	$ 4,008,000
5.00	$ 4,453,000

The millage revenue reflected above is based on the Washington County Preliminary Summary Report of County Assessments for the Year 2005 dated August 6, 2005 and excludes real and personal property for Utilities. The City Council can approve up to 5.0 mils for operations. The table assumes a 95% collection rate. Total real and personal property assessments for 2005 amount to approximately $909 million excluding real estate and personal property for utilities.

Property Tax Impact Illustration

	Appraised Value	Assessed Value	1 Mil Tax / Year
Single Family Home	$ 75,000.00	$ 15,000.00	$ 15.00
Single Family Home	$ 100,000.00	$ 20,000.00	$ 20.00
Single Family Home	$ 150,000.00	$ 30,000.00	$ 30.00

Washington County Assessments for the Year 2005
Preliminary Summary Report

8/6/2005 0:00

		Real Estate					Personal Property			Utilities		
		2004	2005	NDP	%change	%NDP	2004	2005	%change	2004	2005	%change
Fayetteville	010	62,139,950	69,430,647	6,675,801	12	11	10,980,746	11,704,337	7	6,356,349	6,163,764	-3
Fayetteville	011	575,340,098	642,288,461	42,332,126	12	7	150,502,324	148,242,187	-2	26,281,105	27,428,229	4
Johnson	012	16,418,180	23,818,459	7,176,264	45	43	4,573,492	4,012,376	-12	324,528	661,600	104
Farmington	013	2,202,415	2,355,200	69,976	7	3	495,887	468,929	-5	41,642	41,454	0
Elkins	014	4,458,298	5,453,686	871,094	22	19	795,995	776,365	-2	15,811	87,680	455
Goshen	015	10,070,556	12,091,175	1,907,609	20	19	1,382,737	1,566,432	13	80,244	350,569	337
Total		**670,629,497**	**755,437,628**	**59,032,870**	**13**	**8**	**168,731,181**	**166,770,626**	**-1**	**33,099,679**	**34,733,296**	**5**
Farmington	060	34,121,142	37,665,073	2,759,059	10	8	8,512,609	9,138,431	7	1,724,035	1,523,533	-12
Farmington	061	28,373,367	33,014,845	3,871,303	16	13	5,434,365	5,592,727	3	839,902	876,304	4
Fayetteville	062	12,257,745	18,553,440	5,907,221	51	47	1,118,139	1,488,863	33	2,543	166,027	6,429
Total		**74,752,254**	**89,233,358**	**12,537,583**	**19**	**16**	**15,065,013**	**16,220,021**	**8**	**2,566,480**	**2,565,864**	**0**
Elkins	100	19,104,200	20,743,056	1,286,577	9	7	5,219,257	5,468,513	5	2,710,318	2,299,531	-15
Elkins	101	8,120,643	9,089,489	840,685	12	10	1,597,163	1,759,827	10	685,090	676,435	-1
Total		**27,224,843**	**29,832,545**	**2,127,262**	**10**	**8**	**6,816,420**	**7,228,340**	**6**	**3,395,408**	**2,975,966**	**-12**
Winslow	200	5,294,896	5,640,260	210,721	7	4	1,471,637	1,472,169	0	2,285,704	0	-100
Winslow	201	1,974,435	2,058,436	53,645	4	3	431,963	408,674	-5	162,242	469,476	189
Total		**7,269,331**	**7,698,696**	**264,366**	**6**	**4**	**1,903,600**	**1,880,843**	**-1**	**2,447,946**	**469,476**	**-81**
Benton County	210	7,002,855	7,471,805	503,047	7	7	1,615,421	1,662,315	3	736,438	452,063	-39
Total		**7,002,855**	**7,471,805**	**503,047**	**7**	**7**	**1,615,421**	**1,662,315**	**3**	**736,438**	**452,063**	**-39**
Prairie Grove	230	28,835,487	34,837,507	5,550,743	21	19	7,635,511	8,453,502	11	3,097,750	2,649,558	-14
Prairie Grove	231	22,110,833	25,422,391	2,692,375	15	12	4,554,947	4,715,984	4	1,163,839	1,446,788	24
Total		**50,946,320**	**60,259,898**	**8,243,119**	**18**	**16**	**12,190,458**	**13,169,486**	**8**	**4,261,589**	**4,096,346**	**-4**
West Fork	410	16,156,204	17,517,289	1,006,608	8	6	5,250,815	5,209,263	-1	2,425,014	2,564,167	6
West Fork	411	11,861,459	12,491,354	332,290	5	3	2,645,752	2,782,688	5	690,236	911,672	32
Total		**28,017,663**	**30,008,643**	**1,338,897**	**7**	**5**	**7,896,567**	**7,991,951**	**1**	**3,115,250**	**3,475,839**	**12**
Lincoln	480	25,805,202	27,888,848	1,766,621	8	7	7,916,415	7,977,409	1	2,568,907	2,505,702	-2
Lincoln	481	12,005,873	12,600,273	424,157	5	3	2,990,945	3,076,449	3	449,295	616,471	37
Total		**37,811,075**	**40,489,121**	**2,190,777**	**7**	**6**	**10,907,360**	**11,053,858**	**1**	**3,018,202**	**3,122,173**	**3**
Springdale	500	82,759,731	81,220,491	7,552,983	-2	10	20,309,402	21,253,772	5	7,869,229	5,946,413	-24
Springdale	501	457,370,486	513,268,894	37,890,606	12	8	163,831,003	171,679,365	5	14,906,280	13,865,771	-7
Elm Springs	502	10,840,641	14,430,019	3,197,651	33	28	1,629,521	1,937,030	19	407,828	474,601	16
Tontitown	503	18,175,803	31,949,888	2,933,934	76	10	5,944,597	6,558,429	10	1,195,112	1,205,991	1
Fayetteville	504	58,909,803	67,694,936	8,470,514	15	14	22,417,028	19,697,657	-12	199,791	355,235	78
Johnson	505	13,435,165	14,669,884	613,153	9	4	2,054,631	2,170,481	6	644,914	642,673	0
Goshen	506	1,504,447	1,731,648	194,925	15	13	155,935	180,759	16	0	0	
Total		**642,996,076**	**724,965,760**	**60,853,765**	**13**	**9**	**216,342,117**	**223,477,493**	**3**	**25,223,154**	**22,490,684**	**-11**
Greenland	950	15,800,649	17,599,048	1,324,794	11	8	4,191,416	4,455,103	6	1,631,928	3,331,426	104
Greenland	951	6,836,206	7,930,771	855,244	16	12	1,365,972	1,334,504	-2	683,374	637,819	-7
Fayetteville	952	2,854,174	3,350,536	401,340	17	14	9,065,211	8,077,436	-11	89,877	104,941	17
West Fork	953	1,500,042	1,759,359	220,852	17	14	289,499	334,114	15	1,922	2,529	32
Total		**26,991,071**	**30,639,714**	**2,802,230**	**14**	**10**	**14,912,098**	**14,201,157**	**-5**	**2,407,101**	**4,076,715**	**69**
All Districts		**1,573,640,985**	**1,776,037,168**	**149,893,918**	**13**	**9**	**456,380,235**	**463,656,090**	**2**	**80,271,247**	**78,458,422**	**-2**

School District Totals

	2004	2005	NDP	%change	%NDP
Benton County	9,354,714	9,586,183	503,047	2.47	6.73
Elkins	37,436,671	40,036,851	2,127,262	6.95	7.13
Farmington	92,383,747	108,019,243	12,537,583	16.92	14.05
Fayetteville	872,460,357	956,941,550	59,032,870	9.68	7.81
Greenland	44,310,270	48,917,586	2,802,230	10.40	9.15
Lincoln	51,736,637	54,665,152	2,190,777	5.66	5.41
Prairie Grove	67,398,367	77,525,730	8,243,119	15.03	13.68
Springdale	884,561,347	970,933,937	60,853,765	9.76	8.39
West Fork	39,029,480	41,476,433	1,338,897	6.27	4.46
Winslow	11,620,877	10,049,015	264,366	-13.53	3.43
Grand Total	**2,110,292,467**	**2,318,151,680**	**149,893,918**	**9.85**	**8.44**

City Totals

	2004	2005	NDP	%change	%NDP
Elkins	15,673,000	17,843,482	1,723,940	13.85	11.85
Elm Springs	12,877,990	16,841,650	3,294,841	30.78	22.83
Farmington	37,387,578	42,349,459	3,948,419	13.27	11.16
Fayetteville	859,037,838	937,447,948	58,672,540	9.13	8.02
Goshen	13,193,919	15,920,583	2,102,534	20.67	15.21
Greenland	8,885,552	9,903,094	893,924	11.45	11.27
Johnson	37,450,910	45,975,473	7,789,417	22.76	20.24
Lincoln	15,446,113	16,293,193	441,377	5.48	3.50
Prairie Grove	27,829,619	31,585,163	2,720,315	13.49	10.70
Springdale	636,107,769	698,814,030	38,773,696	9.86	7.55
Tontitown	25,315,512	39,714,308	16,330,744	56.88	51.11
West Fork	16,988,910	18,281,716	553,142	7.61	3.88
Winslow	2,568,640	2,936,586	53,645	14.32	2.61

City of Fayetteville
Staff Review Form
City Council Agenda Items
or
Contracts

10/27/2005
City Council Meeting Date

Tim Conklin	Planning and Development Mgt.	Operations
Submitted By	Division	Department

Action Required:

City Council Presentation of the Strategic Annexation / Growth Management Plan

	$ -	
Cost of this request	Category / Project Budget	Program Category / Project Name
	$ -	
Account Number	Funds Used to Date	Program / Project Category Name
	$ -	
Project Number	Remaining Balance	Fund Name

Budgeted Item ☐ Budget Adjustment Attached ☐

Department Director	10-17-05 Date	Previous Ordinance or Resolution #
		Original Contract Date:
City Attorney	11-18-05 Date	Original Contract Number:
Finance and Internal Service Director	Date	Received in City Clerk's Office ENTERED 10/18/05
Mayor	10/19/05 Date	Received in Mayor's Office ENTERED 10/19/05

Comments:

CITY COUNCIL AGENDA MEMO

To: Mayor and City Council

Thru: Gary Dumas, Director of Operations

Tim Conklin, Planning and Development Management

From: Karen Minkel, Long Range Planner KM.

Date: October 17, 2005

Subject: City Council Presentation of the Strategic Annexation/Growth Management Plan

RECOMMENDATION

Planning staff recommend that the City Council consider a growth management plan that strategically annexes and zones the City's current planning area.

BACKGROUND

In June 2005, Planning staff presented a fiscal impact study on the 2003 and 2004 annexations. The study found that those annexations created a negative net fiscal impact, due primarily to infrastructure costs. City Council directed Planning staff to create a strategic annexation plan that addressed the cost-effectiveness of growth.

Currently, the City is considering increasing water and sewer impact fees and adopting fire and police impact fees. Road impact fees have been studied, and a report will be forthcoming. The growth management plan, however, comprehensively addresses population growth and development long-term.

BUDGET IMPACT

Not yet known.

RESOLUTION NO. _____

A RESOLUTION TO APPROVE THE STRATEGIC ANNEXATION AND GROWTH MANAGEMENT PLAN

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby approves the Strategic Annexation and Growth Management Plan attached as Exhibit A.

PASSED and **APPROVED** this 27th day of October, 2005.

APPROVED:

By: _____
DAN COODY, Mayor

ATTEST:

By: _____
SONDRA SMITH, City Clerk

Fayetteville
ARKANSAS

THE CITY OF FAYETTEVILLE, ARKANSAS

CITY COUNCIL MEMO

To: City Council

Through: Tim Conklin, Planning and Development Management K.C.

From: Karen Minkel, Long Range Planner K.M.

Date: October 19, 2005

Subject: Information for Strategic Annexation Presentation

The attached outline covers the topics that will be presented on Thursday, October 27. Additional documents on transfer of development rights and cluster development are included if you did not receive them in individual meetings with Planning staff. They are two policy options that will be discussed during the strategic annexation presentation.

If you have questions about the material provided, please contact Karen Minkel at 575-871.

Strategic Annexation / Growth Management Plan
October 27, 2005

Presentation Outline

- Facts about the City's Planning Area
- Problems with the status quo
- Outcomes of the growth management plan
- Strategic annexation proposal
- Policy options

From: Tim Conklin
To: Minkel, Karen; Olson, Leif; Pate, Jeremy; Wood, Amber
Date: 10/13/05 8:33AM
Subject: Fwd: Agenda Items for Oct. 27th Special City Council Meeting

October 27, 2005 Special City Council Meeting

Agenda

1. Strategic Annexation Presentation and Recommendation

2. Reclassification of Rupple Road from a Minor Arterial to a Principal Arterial

3. Realignment of Rupple Road between Highway 62/6th Street and Persimmon Street.

Tim Conklin, AICP
Director of Planning and Development Management
City of Fayetteville
113 West Mountain Street
Fayetteville, AR 72701

Phone: 479-575-8267
Fax: 479-575-8202

planning@ci.fayetteville.ar.us

CC: Dumas, Gary

Handed out at Special City Council Meeting 10/27/05

City of Fayetteville, Arkansas

2006 Budget Workpapers:

- Schedule of New Personnel Requests

GENERAL FUND POSITIONS

(56.65 FTE's Requested, 13.50 FTE's Recommended)

Department	Division	Description - Main Cost	FTE's	Requested Budget	Recommended 2006 Budget FTEs	Recommended 2006 Budget Funding
General Fund:						
General Government	Cable Administration	Video Engineer - 10	1.00	42,677		-
General Government	City Prosecutor	Law Clerk - 0	0.50	8,995		-
General Government	Internal Audit	Internal Audit Intern - Intern 2	0.50	16,812		-
			2.00	68,484	-	-
General Government	Library	Maintenance staff	1.50	58,632		-
General Government	Library	Library associates	4.00	154,628		-
General Government	Library	Children's/teen librarian	1.00	51,820		-
General Government	Library	Reference librarian	1.00	51,820		-
General Government	Library	Communications Manager/Administrative Support	1.00	53,013		-
General Government	Library	Security staff	1.50	60,547		-
			10.00	430,460	-	-
Operations	Community Resources	Code Compliance Officer - NB9	1.00	36,142		-
Operations	Parks & Recreation	Maintenance Worker IV - NC7	1.00	57,438	1.00	57,438
Operations	Parks & Recreation	Site Supervisor - N/A	0.65	12,158		-
Operations	Parks & Recreation	Maintenance Worker III - Trails Maintenance - NC6	1.00	57,190		-
Operations	Parks & Recreation	Maintenance Worker III - Trails Maintenance - NC6	1.00	31,273		-
Operations	Parks & Recreation	Maintenance Worker III-Forestry - NC6	1.00	31,698		-
Operations	Parks & Recreation	Horticulture Assistant - NB6	1.00	63,100		-
			6.65	288,999	1.00	57,438
Finance & Internal Svcs	Building Services	Building Maintenance Worker III - NC6	1.00	43,052		-
Finance & Internal Svcs	Human Resources	Wellness Program Coordinator - NA 11	1.00	45,244		-
			2.00	88,296	-	-
Fire	Fire	Fire Investigator - NB9	1.00	60,316	1.00	60,316
Fire	Fire	Fire Captain	3.00	213,844		-
Fire	Fire	Driver/Operator	3.00	186,372		-
Fire	Fire	Firefighter	4.00	205,590	4.00	205,590
Fire	Fire	Inventory Technician - NB7	0.50	18,653		-
			11.50	684,775	5.00	265,906
Police	Police	Police Officer - Narcotics Division	1.00	71,798	1.00	71,798
Police	Police	Police Officer - Traffic (Motorcycle)	1.00	94,628	1.00	94,628
Police	Police	Police Officer - Entertainment District - Bicycle	1.00	59,826		-
Police	Police	Police Officer - Military Replacement	1.00	56,798		-
Police	Central Dispatch	Dispatcher - 8 ND	1.00	35,664	1.00	35,664
Police	Central Dispatch	Dispatcher - 8 ND	1.00	35,664		-
Police	Animal Services	Animal Services Officer - NC 9	1.00	43,617	1.00	43,617
Police	Animal Services	Animal Services Officer - NC 9	1.00	43,617		-
Police	Police	Crime Scene Technician I - 9 NB	1.00	46,119		-
Police	Police	Evidence Technician - 8 NA	0.50	12,416	0.50	12,416
Police	Police	Park Patrol	1.00	18,111		-
Police	Police	Park Patrol	1.00	18,111		-
Police	Police	Park Patrol	1.00	18,111		-
Police	Police	Park Patrol	1.00	18,111		-
Police	Police	Park Patrol	1.00	18,111		-
Police	Animal Services	Customer Services Specialist - NB8	1.00	30,691		-
Police	Police	Police Officer - Detective - Sex Offender	1.00	78,006	1.00	78,006
Police	Police	Police Officer - Domestic Violence/Mentally Ill	1.00	56,798		-
Police	Police	Police Officer - School Resource	1.00	110,617		-
Police	Police	Police Officer - School Resource	1.00	110,617		-
Police	Police	Support Specialist - 8 NA	1.00	31,219	1.00	31,219
Police	Police	Police Officer - Firearms Inst/ Weapons Armorer	1.00	56,798		-
Police	Police	Police Officer - Computer Crimes Investigator	1.00	56,798	1.00	56,798
Police	Police	Police Officer - Mall Substation - Bicycle	1.00	59,826		-
Police	Police	Police Officer - Warrants	1.00	110,617		-
Police	Police	Police Officer - Community Oriented Policing	1.00	56,798		-
			24.50	1,331,376	7.50	424,146
		Total General Fund	56.65	$ 2,892,390	13.50	$ 747,490

City of Fayetteville, Arkansas

2006 Budget Workpapers:

- Schedule of New Personnel Requests

Department	Division	Description - Main Cost	FTE's	Requested Budget	Recommended 2006 Budget FTEs	Recommended 2006 Budget Funding
		SPECIAL REVENUE FUNDS:				
Street Fund:						
Operations	Transportation	Operations Assistant - NA-9 (1 FTEs)	1.00	40,012		-
		Total Street Fund	1.00	40,012	-	-
Parks Development Fund:						
Operations	Parks & Recreation	Park Planner - ER-12 (1 FTEs)	1.00	57,107		-
		Total Parks Development Fund	1.00	57,107	-	-
		ENTERPRISE FUNDS:				
Water & Sewer Fund:						
Finance & Internal Svcs	Billing & Collections	Ombudsman - ER10 (1 FTEs)	1.00	37,932		-
Water & Wastewater	Water & Sewer Maintenance	Maintenance Worker III (Water) - NC6 (1 FTEs)	1.00	40,203		-
Water & Wastewater	Water & Sewer Maintenance	Maintenance Worker IV (Water) - NC7 (1 FTEs)	1.00	113,301		-
Water & Wastewater	Water & Sewer Maintenance	Crew Leader (Water) - ND9 (1 FTEs)	1.00	101,116		-
		Total Water & Sewer Fund	4.00	292,552	-	-
Solid Waste Fund:						
Operations	Solid Waste & Recycling	Truck Driver - ND8 (1 FTEs)	1.00	336,900	1.00	336,900
Operations	Solid Waste & Recycling	Truck Driver - ND8 (1 FTEs)	1.00	86,062		-
Operations	Solid Waste & Recycling	Scalehouse Attendant - NB7 (1 FTEs)	1.00	34,092		-
		Total Solid Waste Fund	3.00	457,054	1.00	336,900
		Total Special Revenue & Enterprise Funds	9.00	846,725	1.00	336,900
		Total All Funds	65.65	3,739,115	14.50	1,084,390

General Fund 2006-2010 Projections

Expense & Revenue Assumptions

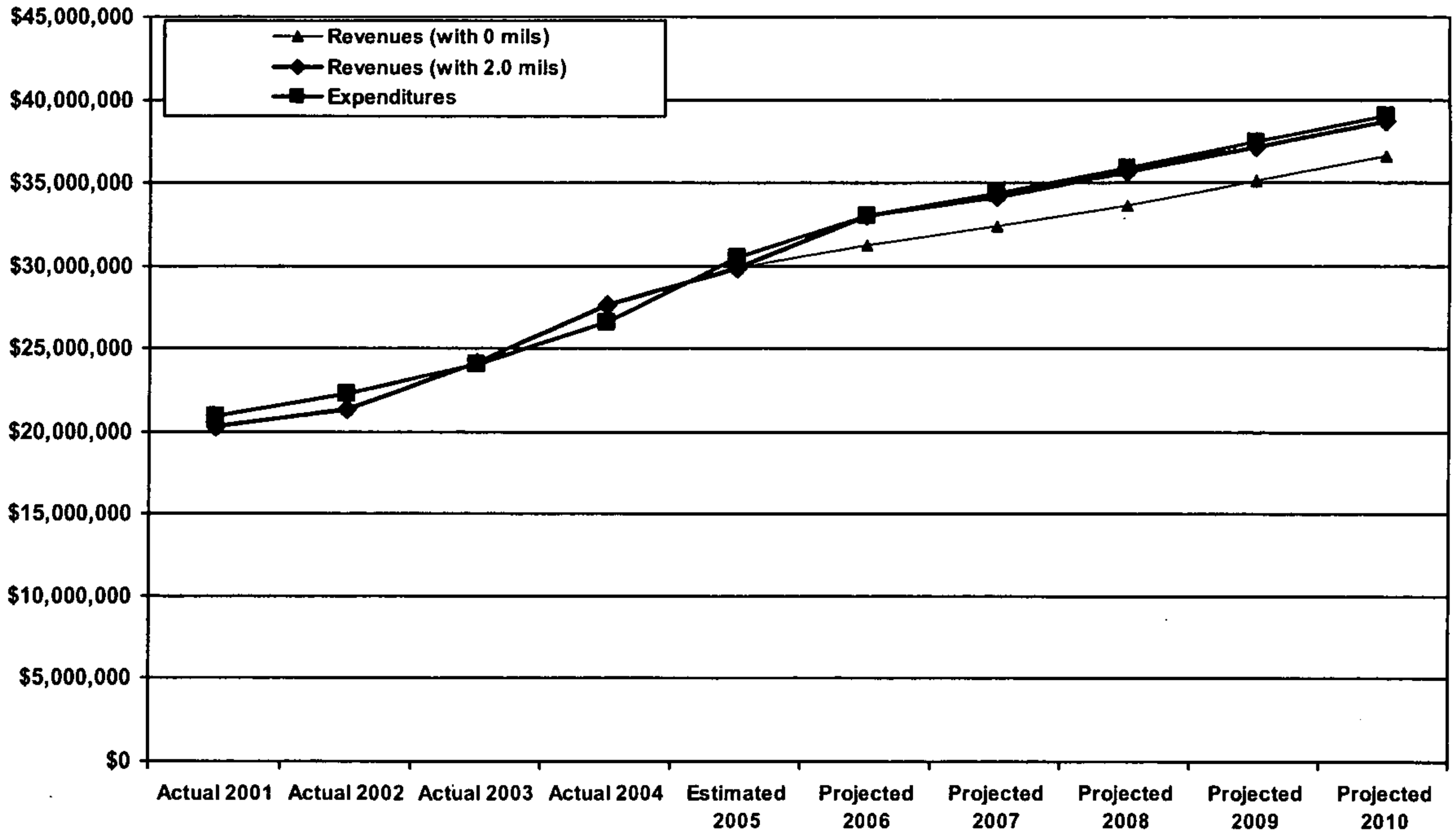
Revenues:

- Sales Tax Revenue is projected to grow at a rate of 6.00% for 2006 and 5.00% annually for 2007-2010.
- Property Tax is proposed at a millage rate of 2.00 for 2006-2010.
- All other revenue sources are projected to grow at a rate of 2.5% annually.

Expenses:

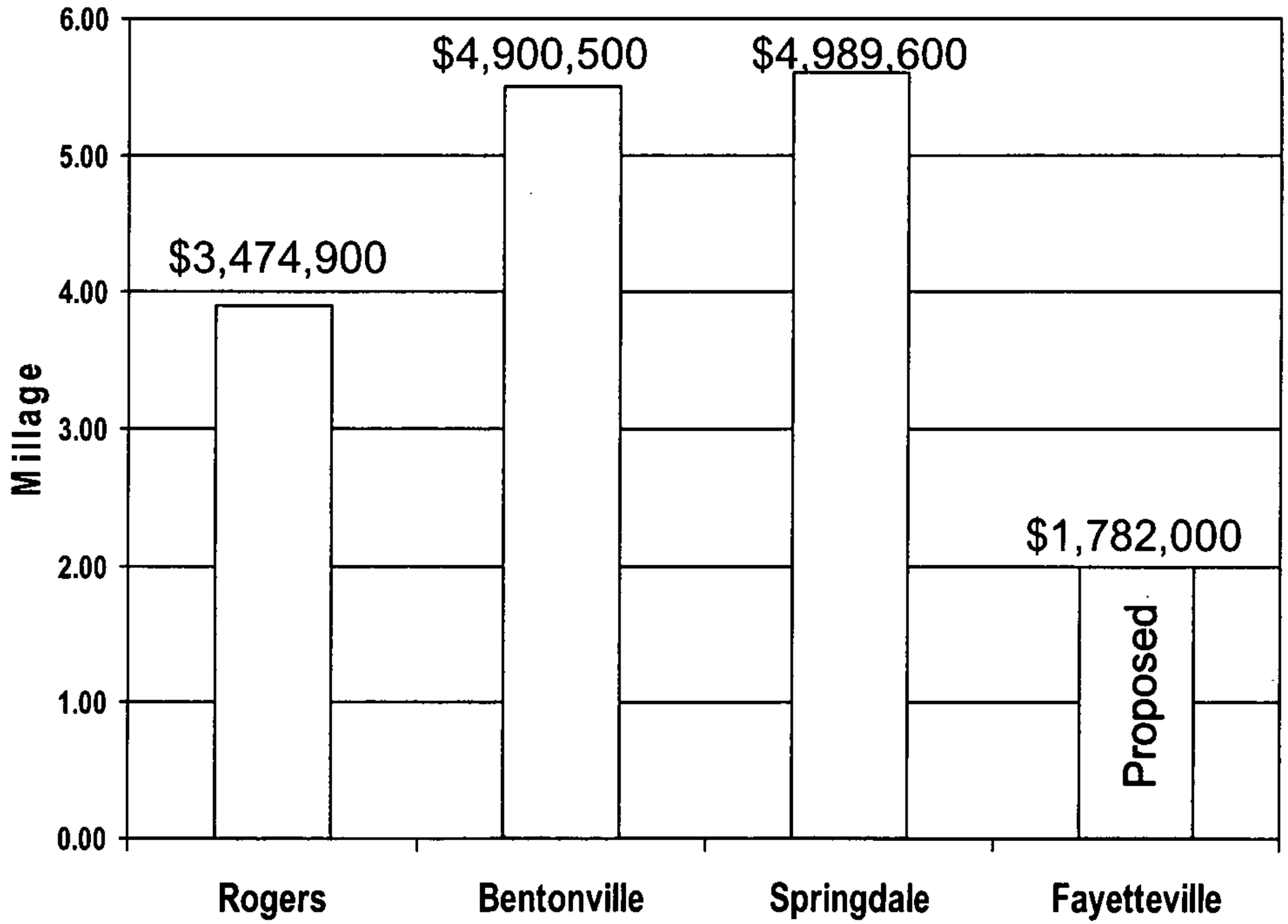
- Salary expense for General and Public Safety employees is projected to grow at a rate of 4.0% and 5.0% respectively.
- Funding for salary range adjustments as part of a salary survey are factored into the projection. $400,000
- Non salary expenses are projected to grow at a rate of 2.0% annually.

General Fund Revenues & Expenditures*



*Amounts exclude all one-time transactions.

City Property Tax Rates – Operational



Amounts shown in Fayetteville Property Tax Dollars

City of Fayetteville
Staff Review Form
City Council Agenda Items
or
Contracts

27-Oct-05
City Council Meeting Date

Jeremy Pate	Planning	Operations
Submitted By	Division	Department

Action Required:

ADM 05-1666: (Rupple Road Reclassification): Submitted by Planning Staff for approval of a resolution to amend the Master Street Plan to reclassify Rupple Road from a Minor Arterial to a Principal Arterial.

$0.00	n/a	n/a
Cost of this request	Category/Project Budget	Program Category / Project Name
n/a	n/a	n/a
Account Number	Funds Used to Date	Program / Project Category Name
n/a	n/a	n/a
Project Number	Remaining Balance $ -	Fund Name

Budgeted Item ☐ Budget Adjustment Attached ☐

Department Director — Date: 10-B-05

City Attorney — Date: 10-19-05

Finance and Internal Service Director — Date

Mayor — Date: 10/19/05

Previous Ordinance or Resolution # n/a

Original Contract Date: n/a

Original Contract Number: n/a

Received in City Clerk's Office
ENTERED 10/18/05

Received in Mayor's Office
ENTERED 10/19/05

Comments:

City Council Meeting of October 27, 2005
Agenda Item Number

CITY COUNCIL AGENDA MEMO

To: Mayor and City Council

Thru: Gary Dumas, Director of Operations
Tim Conklin, Planning and Development Management Director

From: Leif Olson, Associate Planner

Date: October 4, 2005

Subject: Approval of a resolution to amend the Master Street Plan to reclassify Rupple Road from a Minor Arterial street to a Principal Arterial street. (ADM 05-1666).

RECOMMENDATION

The Fayetteville Street Committee and Planning Staff recommends approval of a resolution amending the Master Street Plan to reclassify the entire length of Rupple Road from a Minor Arterial Street to a Principal Arterial Street.

BACKGROUND

There have been ongoing discussions regarding the future alignment and cross-section for Rupple Road. The future extension of Rupple Road to both the north and south will provide an essential corridor to access the residential, commercial, and civic uses currently being designed and built in this area.

The Master Street Plan currently identifies Rupple Rd. as a Minor Arterial which requires a 90' right-of-way and four 12' travel lanes. This Master Street Plan amendment will reclassify Rupple Rd. as a Principal Arterial requiring a 110' right-of-way and will include a boulevard design. This Principal Arterial cross-section will enhance the travel experience for residents by providing a functional and attractive road designed to move traffic safely and efficiently.

The Planning Commission considered this Master Street Plan amendment on August 8, 2005, on which they voted 9-0-0 in favor of the recommended amendment.

BUDGET IMPACT

None.

RESOLUTION NO. _____

A RESOLUTION AMENDING THE MASTER STREET PLAN, RECLASSIFYING RUPPLE ROAD FROM A MINOR ARTERIAL STREET TO A PRINCIPAL ARTERIAL STREET

WHEREAS, the future extension of Rupple Road to both the north and south will provide an essential transportation corridor to access the residential, commercial and civic uses being designed and built in this area; and

WHEREAS, the Principal Arterial street cross-section will enhance the travel experience for residents by providing a functional and attractive street designed to move pedestrian, bicyclist and vehicular traffic safely and efficiently; and

WHEREAS, planning for the current and future growth in this area with an efficient and effective transportation network requires a functional hierarchy of street classifications,

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

Section 1: That the City Council of the City of Fayetteville, Arkansas, hereby amends the Master Street Plan by changing Rupple Road from a minor arterial to a principal arterial street.

PASSED and **APPROVED** this ~~1st~~ 27th day of ~~November~~ October, 2005.

APPROVED:

By: _____
DAN COODY, Mayor

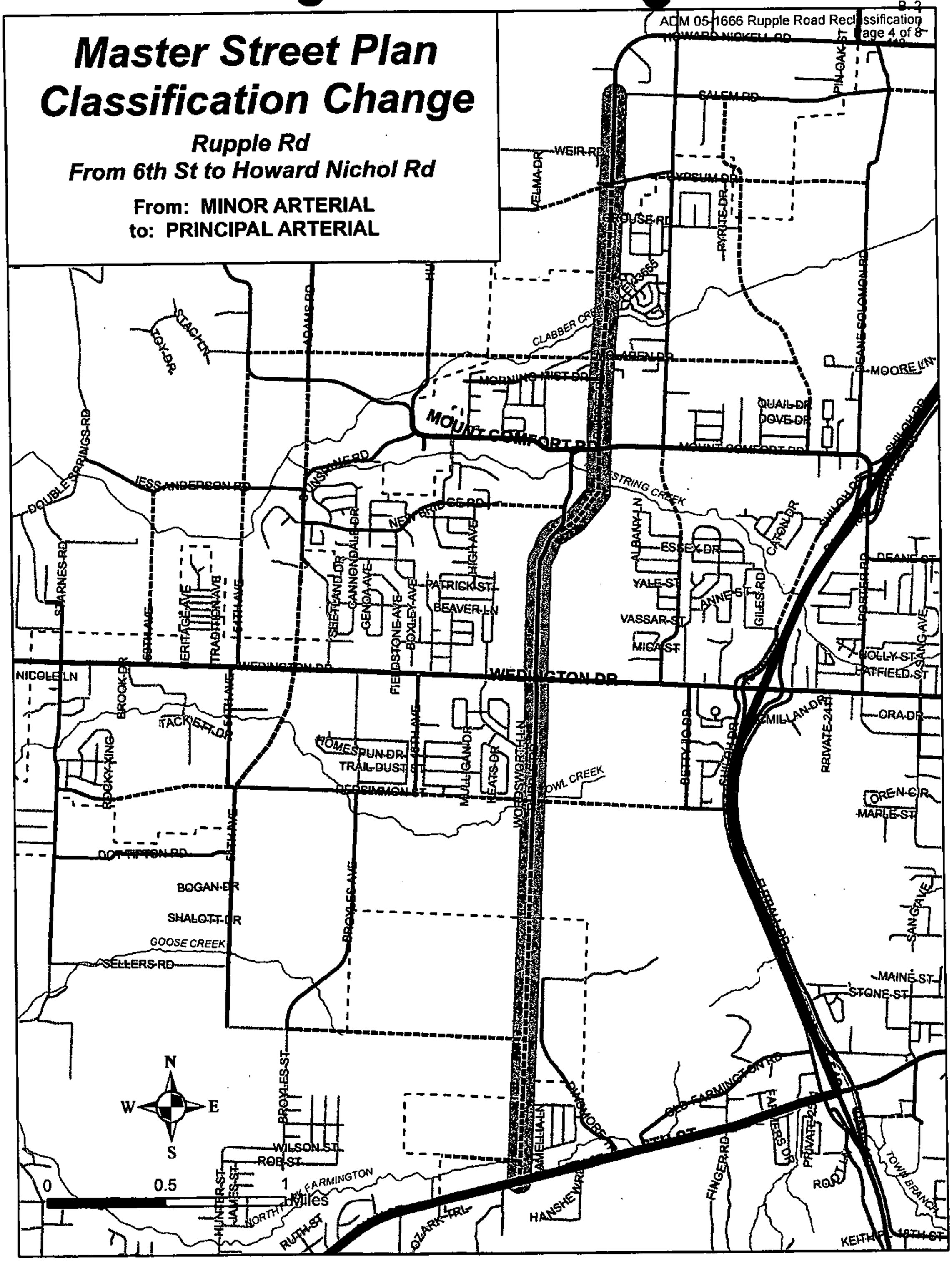
ATTEST:

By: _____
SONDRA SMITH, City Clerk

Master Street Plan Classification Change

Rupple Rd
From 6th St to Howard Nichol Rd

From: MINOR ARTERIAL
to: PRINCIPAL ARTERIAL



THE CITY OF FAYETTEVILLE, ARKANSAS

PC Meeting of August 8, 2005

125 W. Mountain St.
Fayetteville, AR 72701
Telephone: (479) 575-8267

PLANNING DIVISION CORRESPONDENCE

TO:	Fayetteville Planning Commission
FROM:	Tim Conklin, Planning and Development Management Director
DATE:	August 1, 2005

ADM 05-1666: Administrative Item (MASTER STREET PLAN AMENDMENT): Submitted by the Planning Staff to amend the Master Street Plan and reclassify the entire length of Rupple Road from a Minor Arterial Street to a Principal Arterial Street.

RECOMMENDATION: Staff recommends approval of the requested Master Street Plan Amendment based on the findings included as part of this report.

PLANNING COMMISSION ACTION: Required YES

Approved ☐ Denied

Date: August 8, 2005

CITY COUNCIL ACTION: Required YES

Approved ☐ Denied

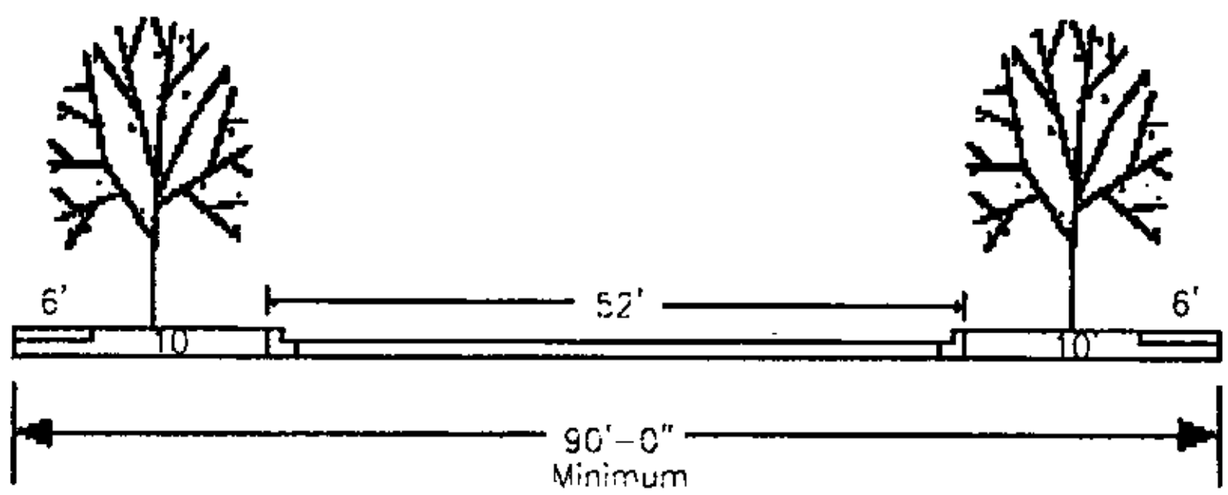
Date: September 6, 2005

BACKGROUND:

Ordinance Amendment: The City of Fayetteville has been developing a Street Program to bring before the voters as a sales tax bond issue. Rupple Road is one of projects included in this program. Rupple Road south of its intersection with Mt. Comfort Road is developing residentially at a rapid pace. Currently the Master Street Plan identifies Rupple Rd. as a Minor Arterial which requires a 90' right-of-way and four 12' travel lanes. This Master Street Plan amendment will reclassify Rupple Rd. as a Principal Arterial requiring a 110' right-of-way with a 20' minimum median planting strip, with turn lanes, and four 12' travel lanes.

MINOR ARTERIAL STREETS connect higher functional class facilities, etc. Residential frontage is strongly discouraged. Access should be from perpendicular local or residential streets.

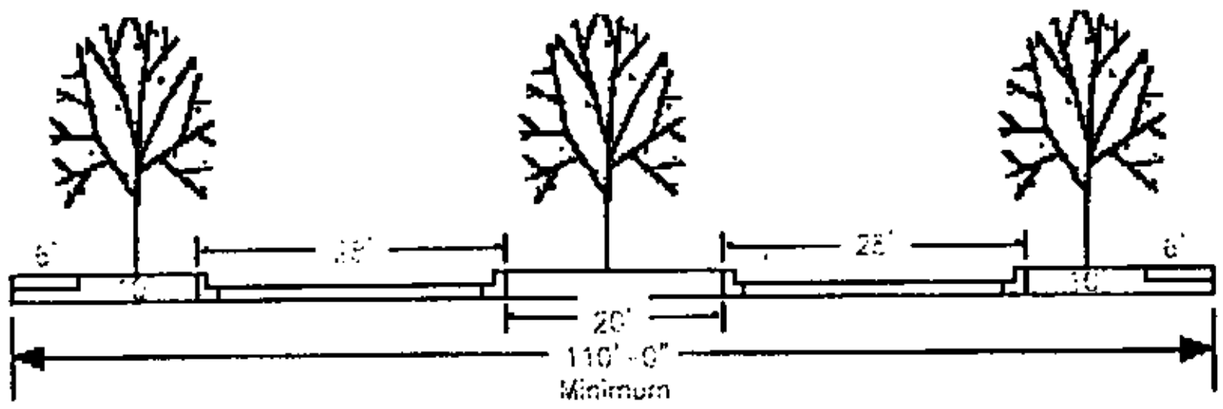
Design Service Volume:	12,200 vpd, 14,800 vpd with left turn bays
Speed:	35-40 mph
Traffic Lanes:	Four 12' travel lanes, 11' turn lanes possible at intersections
Parking Lanes:	None
Paved Width:	52' from back of curb, 59' with turn lane
Right of Way:	At least 90'
Multi-use Trail:	Two at least 6' wide, at least 10' from curb
Tree Planting Areas	Two, at least 10' wide



Minor Arterial

PRINCIPAL ARTERIAL STREETS carry high volumes of through traffic. They are designed as boulevards for beauty and safety. In areas where sufficient right of way is unobtainable, the minor arterial four lane section can be used.

Design Service Volume:	17,600 vpd, 20,600 vpd with left turn bay
Speed:	40-45 mph
Traffic Lanes:	Four 12' travel lanes, 12' turn lanes possible at intersections and at frequent intervals
Parking Lanes:	None
Paved Width:	28' from back of curb each side of median
Right of Way:	At least 110'
Multi-use Trails:	Two at least 6' wide, at least 10' from curb
Median:	20' minimum if no turn bay. May be reduced to 8' to accommodate turn bays
Tree planting areas:	Two, at least 10' wide, in addition to the median



Principal Arterial

City of Fayetteville
Staff Review Form
City Council Agenda Items
or
Contracts

27-Oct-05
City Council Meeting Date

Jeremy Pate	Planning	Operations
Submitted By	Division	Department

Action Required:

ADM 05-1742: (Rupple Road Realignment): Submitted by Planning Staff for approval of a resolution to amend the Master Street Plan to realign Rupple Road to the west, between Persimmon Street and Hwy 62.

$0.00	n/a	n/a
Cost of this request	Category/Project Budget	Program Category / Project Name
n/a	n/a	n/a
Account Number	Funds Used to Date	Program / Project Category Name
n/a	n/a	n/a
Project Number	$ - Remaining Balance	Fund Name

Budgeted Item ☐ Budget Adjustment Attached ☐

Department Director — Date: 10·13·05

City Attorney — Date: 10-19-05

Finance and Internal Service Director — Date

Mayor — Date: 10/19/05

Previous Ordinance or Resolution # n/a

Original Contract Date: n/a

Original Contract Number: n/a

Received in City Clerk's Office ENTERED 10/18/05

Received in Mayor's Office ENTERED 10/18/05

Comments:

City Council Meeting of October 27, 2005
Agenda Item Number

CITY COUNCIL AGENDA MEMO

To: Mayor and City Council

Thru: Gary Dumas, Director of Operations
Tim Conklin, Planning and Development Management Director

From: Jeremy Pate, Director of Current Planning

Date: October 13, 2005

Subject: Approval of a resolution to amend the Master Street Plan to realign Rupple Road west from its current location (ADM 05-1742)

RECOMMENDATION

The Fayetteville Planning Commission and Planning Staff recommend approval of a resolution amending the Master Street Plan to realign Rupple Road to the west of its current location 350-700 feet, as indicated on the attached maps.

BACKGROUND

The subject property is the site of the future Rupple Road, a Minor Arterial (and proposed Principal Arterial, with a 4-lane, boulevard cross-section) that will in the future connect Hwy 62 (6th Street) to Howard Nickell/Van Asche and the Northwest Arkansas Mall area. This specific request is regarding the Rupple Road future alignment south of the Rupple Road School to Hwy 62. The realignment is proposed by a landowner and developer in this area that anticipates constructing portions of this important north-south street connection as part of a phased development. Future phases of Cross Keys Subdivision are planned along the west side of Rupple Road, south of the Rupple Road School, and is affected by the existing alignment of Rupple Road. The proposal is intended to move the street further west than its current location (approximately 700 feet) in order to 1) move away from an existing home, 2) bring the street west off of the mountain into the base of the hill, thereby creating less land disturbance and a more desirable, less expensive street construction, (from a 6% grade to a 2% grade) and 3) align the street with Smokehouse Trail, which could then potentially be signalized in the future.

DISCUSSION

This item was heard at the regular Planning Commission on September 26, 2005. It was tabled at that time, with more information requested to be included on the drawings in order to determine the best alignment. On October 10, the Planning Commission unanimously recommended to forward this item to the Street Committee and City Council for approval.

BUDGET IMPACT

None.

RESOLUTION NO. _____

A RESOLUTION AMENDING THE MASTER STREET PLAN BY REALIGNING RUPPLE ROAD FROM SOUTH OF THE FAYETTEVILLE PUBLIC SCHOOL ON PERSIMMON STREET TO HWY. 62 APPROXIMATELY 350 TO 700 FEET WEST OF THE CURRENT ALIGNMENT AS INDICATED IN THE ATTACHED MAPS

WHEREAS, the existing alignment of this major north-south corridor traverses significant topography, creating unnecessary expense and street grade; and

WHEREAS, the proposed alignment would create less land disturbance and a more desirable, less expensive future street construction by placing it at the foot of the existing hill; and

WHEREAS, the realignment maintains the integrity and purpose of the Master Street Plan, providing the necessary north-south street connection and providing a more realistic plan for development.

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 amendment to the Master Street Plan to realign Rupple Road as shown on the attached map (Exhibit A).

PASSED and **APPROVED** this 1st day of ~~November,~~ 27th October 2005.

APPROVED:

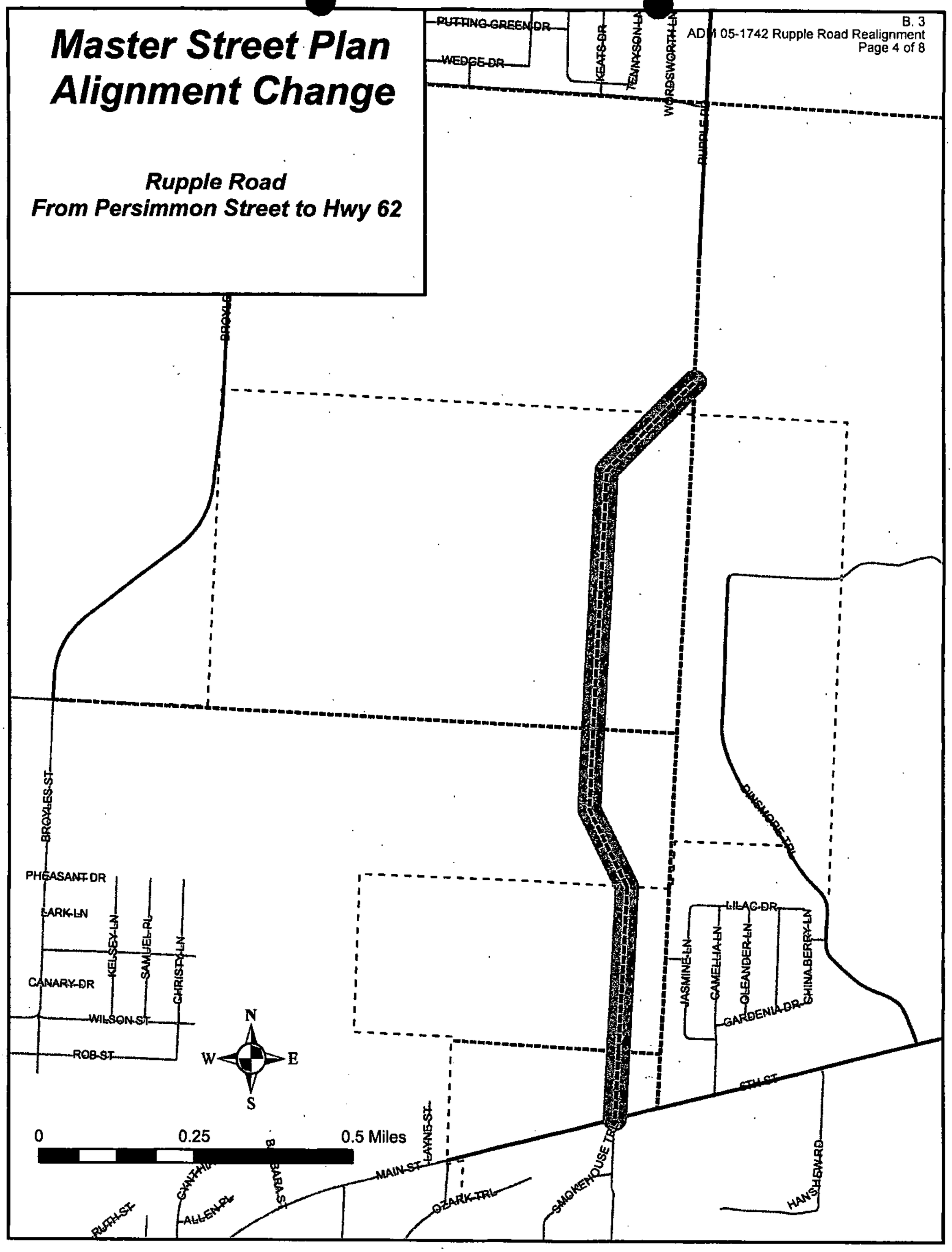
By: _____
DAN COODY, Mayor

ATTEST:

By: _____
SONDRA SMITH, City Clerk

Master Street Plan Alignment Change

Rupple Road
From Persimmon Street to Hwy 62



Fayetteville
ARKANSAS

PC Meeting of October 10, 2005

THE CITY OF FAYETTEVILLE, ARKANSAS

125 W. Mountain St.
Fayetteville, AR 72701
Telephone: (479) 575-8267

PLANNING DIVISION CORRESPONDENCE

TO: Fayetteville Planning Commission
FROM: Jeremy Pate, Director of Current Planning
DATE: October 06, 2005

ADM 05-1742: (Rupple Rd. MSP Amendment) Submitted by Jorgensen Associates requesting a Master Street Amendment for Rupple Road in the manner indicated.

Planner: JEREMY PATE

UPDATE:

This item was first considered at the Planning Commission meeting of September 26, 2005. The item was tabled, with the Planning Commission requesting additional information to be included on the plat. This information included: parcel lines and ownership information for affected property owners, tree canopy, topography and watercourses. As requested, this information has been provided on the plats for review. Additionally, a property owner affected by the realignment of Rupple Road spoke at the meeting against the proposed alignment, citing the fact that the new alignment, if constructed in its location, would be very close to his home. The applicant and staff have since revisited the Rupple Road alignment and moved its proposed corridor several hundred feet to the east, in an effort to reduce the impact to this property owner. Staff recommends approval of the requested realignment.

PROPOSAL

The subject property is the site of the future Rupple Road, a Minor Arterial (and proposed Principal Arterial, with a 4-lane, boulevard cross-section) that will in the future connect Hwy 62 (6th Street) to Howard Nickell/Van Asche and the Northwest Arkansas Mall area. This specific request is regarding the Rupple Road future alignment south of the Rupple Road School to Hwy 62. The realignment is proposed by a landowner and developer in this area that anticipates constructing portions of this important north-south street connection as part of a phased development. Future phases of Cross Keys Subdivision are planned along the west side of Rupple Road, south of the Rupple Road School, and is affected by the existing alignment of Rupple Road. The proposal is intended to move the street further west than its current location (approximately 700 feet) in order to 1) move away from an existing home, 2) bring the street west off of the mountain into the base of the hill, thereby creating less land disturbance and a more desirable, less expensive street construction, (from a 6% grade to a 2% grade) and 3) align the street with Smokehouse Trail, which could then potentially be signalized in the future.

Background: The Master Street Plan in its entirety was adopted in 1996, after several public meetings to discuss future collector and arterial connections. The current location of Rupple

Road does not greatly lend itself to ease of construction for this major arterial, and movement of the street to the west would help faciliate a safer, more appropriate route. The Master Street Plan is intended as a guideline, adopted by ordinance, in order to give the city routes of primary connections. It is also relied heavily upon by developers when planning individual developments, for it serves as a key component to tieing different developments together with a vehicular and pedestrian street network.

RECOMMENDATION

Planning Staff recommends approval of an amendment to the Master Street Plan to realign Rupple Road approximately 700 feet to the west of its existing location, as indicated in the attached maps, for the reasons listed above. This alignment maintains the integrity and purpose of the Master Street Plan, allowing for the needed north-south future connection in this area, and providing a more realistic plan for development than where it is currently located. The Fayetteville Street Committee and City Council must also review and approve this alignment, and will take both staff's and the Planning Commission's comments as part of their review.

Please see the attached maps for further reference:

1) **REVISED** Rupple Road Master Street Plan Amendment as proposed by the applicant (24x36)
2) Rupple Road conceptual alignment (Engineering Division), as proposed as part of the Street Bond program (8.5x11)...included in the previous submittal
3) Current Master Street Plan showing the arterial connection from Hwy 62 north to Howard Nickell. (11x17)...included in the previous submittal

Planning Commission Action: ❒ Approval ❒ Denial ❒ Tabled

Meeting Date: **October 06, 2005**

Comments: _____

_____

_____

The **"Conditions of Approval"** listed in the report above are accepted in total without exception by the entity requesting approval of this development item.

_____ _____

Signature Date

Fayetteville
ARKANSAS

ENGINEERING DEPARTMENTAL CORRESPONDENCE

TO: Jeremy Pate, Planning

FROM: Ron Petrie, City Engineer

DATE: September 20, 2005

SUBJECT: Rupple Road Master Street Plan Amendment

The Engineering Division has reviewed the plan prepared by Jorgensen & Associates to amend the Master Street Plan by relocating the future alignment of Rupple Road between Persimmon and Sixth Streets. This plan appears to have at least two advantages over the current alignment:

- The new alignment would take advantage of a flatter portion of the terrain. The terrain cross slope would be reduced from approximately six percent to two percent.
- The new alignment at the intersection with Sixth Street would allow the opportunity to align with Smokehouse Trail for future signalization.

The proposed alignment is similar to the Rupple Road plan that has been reviewed by the Street Committee to be included in a proposed future bond issue for street improvements. Attached is a copy of this concept plan.

Due to these facts, the Engineering Division supports this revision to the Master Street Plan.

JORGENSEN & ASSOCIATES
CIVIL ENGINEERS • SURVEYORS

124 WEST SUNBRIDGE, SUITE 5 • FAYETTEVILLE, ARKANSAS 72703 • (479) 442-9127 • FAX (479) 582-4807

DAVID L. JORGENSEN, P.E., P.L.S.
CHRISTOPHER B. BRACKETT, P.E.

September 16, 2005

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

Attn: Planning Department.
Re: Rupple Road MSP Amendment

On behalf of the owners of the Cross Keys Subdivision, we are requesting that the City's Master Street Plan be amended to reflect the changes to the future Rupple Road as shown on the plat submitted with this letter. Enclosed herewith find fifteen (15) copies of this plat. Please place this item on the Planning Commission's agenda for their review.

We are requesting this change so that Rupple Road could be built in conjunction with the future phases of the Cross Keys Subdivision. The owners of the Cross Keys Subdivision are currently in the process of obtaining property south of the current phases of the subdivision. The owners of that property have requested that Rupple Road be built further west than is shown on the MSP since the current alignment on the MSP would bring Rupple Road directly next to their existing house. The proposed alignment turns Rupple Road to the west and then back to the south and comes out across from Smokehouse Trail on Highway 16 (6th Street). The economical advantage of this revised alignment is that it is located along the base of the hills in this area instead of going over the top of them as the current MSP alignment does. Our proposed alignment also closely follows the route shown by the City's Engineering Department in their cost estimates for the Rupple Road Improvements for 6th Street to Persimmon Street.

Please call concerning any questions you may have.

Thank you.

Sincerely;

Christopher B. Brackett

Christopher B. Brackett, P.E.

City Clerk Division
113 West Mountain
Fayetteville, AR 72701
Telephone: (479) 575-8323
Fax: (479) 718-7695
city_clerk@ci.fayetteville.ar.us

Departmental Correspondence

TO: **Mayor Dan Coody**
City Council Members

FROM: **Sondra Smith, City Clerk/Treasurer**

DATE: **October 5, 2005**

SUBJECT: **Special City Council Meetings for October, 2005**

There is a special meeting of the City Council scheduled for Thursday, October 20, at 6:00 p.m., in Room 219. The primary subject is the Brasfield & Gorrie construction contract for the Wastewater Treatment Plant on Broyles Road.

There is a special meeting of the City Council scheduled for Thursday, October 27, at 5:30 PM in Room 219. The meeting will be regarding: A fiscal impact study on annexation, presented earlier this year, led to the development of a strategic annexation plan. Long Range Planning staff would like to present this plan to the City Council at a special meeting.

Arkansas Democrat Gazette

NORTHWEST ARKANSAS EDITION

"Northwest Arkansas' Most Widely Read Newspaper"

AFFIDAVIT OF PUBLICATION

I, **Erin Emis**, do solemnly swear that I am the Legal Clerk of the Arkansas Democrat-Gazette/Northwest Arkansas Times newspaper, printed and published in Lowell, Arkansas, and that from my own personal knowledge and reference to the files of said publication, that advertisement of:

Final Agenda was inserted in the regular editions on October 27, 2005.

PO# _____

** Publication Charge: $ 89.28

Subscribed and sworn to before me this

27 day of October, 2005.

Sharlene D. Williams

Notary Public

Sharlene D. Williams
Notary Public
State of Arkansas
My Commission Expires
October 18, 2014

My Commission Expires:

** Please do not pay from Affidavit.
An invoice will be sent.

FINAL AGENDA
SPECIAL CITY COUNCIL MEETING
OCTOBER 27, 2005

Fayetteville ARKANSAS

A Special meeting of the Fayetteville City Council will be held on October 27, 2005 at 5:30 PM in Room 219 of the City Administration Building located at 113 West Mountain Street, Fayetteville, Arkansas.

Call to Order
Roll Call
Pledge of Allegiance

A. Unfinished Business:
1. 2005 Millage Levy: An ordinance levying a tax on the Real and Personal Property within the City of Fayetteville, Arkansas, for the year 2005 fixing the rate thereof at 2.0 mils for General Fund – Operations, 0.4 mils for the Firemen's Pension and Relief Fund, 0.4 mils for the Policemen's Pension and Relief Fund and 1.0 mil for the Fayetteville City Library; and certifying the same to the County Clerk of Washington County, Arkansas. This ordinance was left on the First Reading at the October 4, 2005 City Council meeting. This ordinance was left on the Second Reading at the October 18, 2005 City Council meeting. This ordinance was tabled at the October 18, 2005 City Council meeting to a Special City Council meeting on October 27, 2005.

B. New Business:
1. Strategic Annexation/Growth Management Plan: A resolution to approve the Strategic Annexation and Growth Management Plan.
2. ADM 05-1666 Rupple Road Reclassification: A resolution amending the Master Street Plan, reclassifying Rupple Road from a Minor Arterial Street to a Principal Arterial Street.
3. ADM 05-1742 Rupple Road Realignment: A resolution amending the Master Street Plan by realigning Rupple Road from south of the Fayetteville Public School on Persimmon Street to Hwy. 62 approximately 350 to 700 feet west of the current alignment as indicated in the attached maps.

FAYETTEVILLE

THE CITY OF FAYETTEVILLE, ARKANSAS

KIT WILLIAMS, CITY ATTORNEY
DAVID WHITAKER, ASST. CITY ATTORNEY

LEGAL DEPARTMENT

DEPARTMENTAL CORRESPONDENCE

TO: **Dan Coody**, Mayor

THRU: **Sondra Smith**, City Clerk

FROM: **Kit Williams**, City Attorney

DATE: **October 28, 2005**

RE: **Passed Ordinance and Resolutions from Special City Council meeting of October 27, 2005**

1. **2005 Millage Levy**: Ordinance levying a tax on Real and Personal Property within the City of Fayetteville, for the year 2005 fixing the rate thereof at 2.0 mil for General Fund – Operations, 0.4 mils for Firemen's Pension and Relief Fund, 0.4 mils for Policemen's Pension and Relief Fund and 1.0 mil for Fayetteville City Library; and certifying the same to the County Clerk of Washington County, Arkansas;

2. **ADM 05-1666**: Resolution amending Master Street Plan, reclassifying Rupple Road from Minor Arterial Street to a Principal Arterial Street;

3. **ADM 05-1742:** Resolution amending Master Street Plan by realigning Rupple Road from south of Fayetteville Public School on Persimmon Street to Hwy. 62 approximately 350 to 700 feet west of the current alignment as indicated in the attached maps.

BOYS & GIRLS CLUB

CURRENT LOCATION OF RUPPLE ROAD ON THE MSP

765-24108-000
RESERVE LLC
1 CENTER STREET, SUITE 205
FAYETTEVILLE, AR 72701

RUPPLE ROAD

RUPPLE ROW SUBDIVISION

PERSIMMON STREET

NEW MIDDLE & ELEMENTARY SCHOOL

765-22366-200
FAYETTEVILLE SCHOOL DISTRIC NO. 1
PO BOX 849
FAYETTEVILLE, AR 72702

765-22366-100
MCBRYDE FAMILY LIMITED PARTNERSHIP
P.O. BOX 1886
FAYETTEVILLE, AR 72702-1886

PROPOSED CHANGE TO RUPPLE ROAD ON THE MSP

001-11779-000
FRANCES TEAGUE REVOCABLE TRUST
FRANCES TEAGUE, TRUSTEE
3900 W. DINSMORE TRAIL
FAYETTEVILLE, AR 72701

001-11778-000
GARLAN & GEORGIA READING
370 DINSMORE TRAIL
FAYETTEVILLE, AR 72701

MATCHLINE

765-16269
SLAON PROPERTIES
3459 NOTTINGHAM PLACE
FAYETTEVILLE, AR 72703

001-11776-000

N E S W

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

001-12100-000
YATES REVOCABLE TRUST
DERROE D YATES, TRUSTEE
3905 DINSMORE TRAIL
FAYETTEVILLE, AR 72704

765-16271-000
BILLY LINN ASHMORE
4071 DINSMORE TRAIL
FAYETTEVILLE, AR 72704

001-11778-000
GARLAN & GEORGIA READING
370 DINSMORE TRAIL
FAYETTEVILLE, AR 72701

MATCHLINE

CURRENT LOCATION OF RUPPLE ROAD ON THE MSP

001-12099-000
GARLAN & GEORGIA READING
370 DINSMORE TRAIL
FAYETTEVILLE, AR 72701

FAYETTEVILLE CITY LIMITS

PROPOSED CHANGE TO RUPPLE ROAD ON THE MSP

765-16275-000
DEDECK LAND COMPANY, LLC
1110 HUNTINGTON PLACE
HEBER SPRINGS, AR 72543

HWY 62 - SIXTH STREET

SMOKEHOUSE TRAIL

765-16284-000
CALYPSO PROPERTIES, LLC
12747 S HWY 265
PRAIRIE GROVE, AR 72753

765-16286-001
RAUSCH COLEMAN HOMES, LLC
PO BOX 23422
BABLING, AR 72923

765-16284-000
STEVEN M. GREEN
3488 WEST 6TH STREET
FAYETTEVILLE, AR 72701

Approved by Planning Commission
Minutes of 10/10/05
Item # B2

SCALE: 1"=200'	DATE REVISED	CHECKED BY:	DRAWN BY: CBB
DATE: 16SEPT05	27SEPT05	CBB	J:\SUBD\2005\06\MSP CHANGE

RUPPLE ROAD MSP AMENDMENT
PERSIMMON TO SIXTH STREET

1 / 1

JORGENSEN & ASSOCIATES
CIVIL ENGINEERS • SURVEYORS
734 WEST SUNBRIDGE, SUITE 5 • FAYETTEVILLE, ARKANSAS 72703 • (479) 442-9127 • FAX (479) 521-4400