

Alderman Adella Gray
Ward 1 Position 1

Alderman Sarah Marsh
Ward 1 Position 2

Alderman Mark Kinion
Ward 2 Position 1

Alderman Matthew Petty
Ward 2 Position 2



Mayor Lioneld Jordan
City Attorney Kit Williams
City Clerk Sondra E. Smith

Alderman Justin Tennant
Ward 3 Position 1

Alderman Martin W. Schoppmeyer, Jr.
Ward 3 Position 2

Alderman John La Tour
Ward 4 Position 1

Alderman Alan T. Long
Ward 4 Position 2

**City of Fayetteville Arkansas
City Council Meeting
May 3, 2016**

A meeting of the Fayetteville City Council was held on May 3, 2016 at 5:30 p.m. in Room 219 of the City Administration Building located at 113 West Mountain Street, Fayetteville, Arkansas.

Call to Order

Roll Call

Pledge of Allegiance

Mayor's Announcements, Proclamations and Recognitions

City Council Meeting Presentations, Reports, and Discussion Items

Agenda Additions

A. Consent:

1. Approval of the April 19, 2016 City Council Meeting Minutes.

Approved

2. **PIERCE MANUFACTURING, INC. 2016 ARROW XT FIRE ENGINE:** A resolution to approve the purchase of a 2016 Arrow XT Fire Engine from Pierce Manufacturing, Inc. of Appleton, Wisconsin in the amount of \$551,396.00 plus a Performance and Payment Bond at a cost of \$3,453.00 pursuant to the Houston-Galveston Area Council Cooperative purchasing contract, to approve a contingency of \$16,625.00, and to approve a budget adjustment.

PASSED AND SHALL BE RECORDED AS RESOLUTION NO. 82-16

3. **PIERCE MANUFACTURING, INC. 2016 RESCUE PUMPER FIRE ENGINE:** A resolution to approve the purchase of a 2016 Rescue Pumper Fire Engine from Pierce Manufacturing, Inc. of Appleton, Wisconsin in the amount of \$681,111.00 plus a Performance and Payment Bond at a cost of \$4,295.00 pursuant to the Houston-Galveston Area Council Cooperative purchasing contract, and to approve a contingency of \$34,271.00.

PASSED AND SHALL BE RECORDED AS RESOLUTION NO. 83-16

4. **PROFESSIONAL TURF PRODUCTS, L.P.:** A resolution to authorize the purchase of a 2016 Toro Grounds Master 4000D from Professional Turf Products, L.P. of Lenexa, Kansas in the amount of \$62,441.17 pursuant to a National Intergovernmental Purchasing Alliance Cooperative Purchasing Contract for use by the Parks and Recreation Department, and to approve a budget adjustment.

PASSED AND SHALL BE RECORDED AS RESOLUTION NO. 84-16

5. **WILLIAMS TRACTOR OF FAYETTEVILLE:** A resolution to approve the purchase of two (2) Hustler Super Z Mowers from Williams Tractor of Fayetteville in the total amount of \$26,508.00 pursuant to a State Procurement Contract for use by the Parks and Recreation Department.

PASSED AND SHALL BE RECORDED AS RESOLUTION NO. 85-16

6. **LEWIS AUTOMOTIVE GROUP OF FAYETTEVILLE 2016 DODGE RAM 2500 CREW CAB 4X4:** A resolution to authorize the purchase of a 2016 Dodge Ram 2500 Crew Cab 4x4 from Lewis Automotive Group of Fayetteville, Arkansas in the amount of \$26,863.00, pursuant to a State Procurement Contract, for use by the Parks and Recreation Department.

PASSED AND SHALL BE RECORDED AS RESOLUTION NO. 86-16

7. **LEWIS AUTOMOTIVE GROUP OF FAYETTEVILLE 2016 DODGE RAM 2500 CREW CAB 4X4:** A resolution to authorize the purchase of a 2016 Dodge Ram 2500 Crew Cab 4x4 from Lewis Automotive Group of Fayetteville, Arkansas in the amount of \$26,863.00, pursuant to a State Procurement Contract, for use by the Transportation Department.

PASSED AND SHALL BE RECORDED AS RESOLUTION NO. 87-16

8. **J.A. RIGGS TRACTOR COMPANY OF SPRINGDALE:** A resolution to authorize the purchase of a Caterpillar CB-34B Double Drum Roller from J.A. Riggs Tractor Company of Springdale, Arkansas in the amount of \$50,089.00 pursuant to a National Joint Powers Alliance Cooperative purchasing contract for use by the Transportation Department.

PASSED AND SHALL BE RECORDED AS RESOLUTION NO. 88-16

9. **REPEAL RESOLUTION NO. 23-16:** A resolution to repeal Resolution No. 23-16 and authorize the purchase of a Volvo MCL35C Skid Steer from Hugg & Hall equipment of Springdale in the amount of \$50,323.00, pursuant to a Houston Galveston Area Council Cooperative Purchasing Contract, for use at the West Side Wastewater Treatment Facility.

PASSED AND SHALL BE RECORDED AS RESOLUTION NO. 89-16

10. **BID #16-34 CAP FLEET UPFITTERS, LLC:** A resolution to award Bid #16-34 and authorize the purchase of Upfit items for twelve (12) police patrol units from Cap Fleet Upfitters, LLC of Bryant, Arkansas in the amount of \$33,912.00 plus applicable taxes.

PASSED AND SHALL BE RECORDED AS RESOLUTION NO. 90-16

11. **UNIVERSITY OF ARKANSAS MEMORANDUM OF AGREEMENT:** A resolution to approve a Memorandum of Agreement with the University of Arkansas for placement of a Wayfinding Vehicular Signage System to be owned and maintained by the University within the City of Fayetteville right of way.

PASSED AND SHALL BE RECORDED AS RESOLUTION NO. 91-16

12. **GREGG AVENUE REHABILITATION AND OVERLAY:** A resolution to express the willingness of the City of Fayetteville to utilize State Aid Street Monies for the rehabilitation and overlay of Gregg Avenue between North Street and Township Street.

PASSED AND SHALL BE RECORDED AS RESOLUTION NO. 92-16

13. **ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT CHANGE ORDER NO. 1:** A resolution to approve Change Order No. 1 to the contract with the Arkansas Highway and Transportation Department in the amount of \$7,851.40 to increase the city's share of the costs associated with the highway 45/Old Wire Road Signal and

Intersection Improvements Project to the total amount of \$411,454.78, and to approve a project contingency in the amount of \$92,148.60.

PASSED AND SHALL BE RECORDED AS RESOLUTION NO. 93-16

B. Unfinished Business: None

C. New Business:

- 1. NORTHWEST ARKANSAS NUTRIENT TRADING RESEARCH AND ADVISORY GROUP:** A resolution to approve an agreement for the City of Fayetteville to join the Northwest Arkansas Nutrient Trading Research and Advisory Group.

PASSED AND SHALL BE RECORDED AS RESOLUTION NO. 94-16

- 2. KESSLER MOUNTAIN TRAILS MASTER PLAN:** A resolution to accept and adopt the Kessler Mountain Trails Master Plan.

PASSED AND SHALL BE RECORDED AS RESOLUTION NO. 95-16

- 3. RZN 16-5358 (1429 E. HUNTSVILLE RD./ H&H PROPERTIES):** An ordinance to rezone that property described in rezoning petition RZN 16-5358 for approximately 1.88 acres located at 1429 East Huntsville Road from RSF-4, residential single family, 4 units per acre to CS, Community Services and RMF-24, Residential Multi Family, 24 units per acre.

PASSED AND SHALL BE RECORDED AS ORDINANCE NO. 5869

- 4. RZN 16-5360 (930 S COLLEGE AVE./PRIME ESTATES):** An ordinance to rezone that property described in rezoning petition RZN 16-5360 for approximately 0.34 acres located at 930 South College Avenue from NC, Neighborhood Conservation to RSF-18, Residential Single Family, 18 units per acre.

PASSED AND SHALL BE RECORDED AS ORDINANCE NO. 5870

- 5. RZN 16-5371 (5650 E. HUNTSVILLE RD./ MB PROPERTIES):** An ordinance to rezone that property described in rezoning petition RZN 16-5371 for approximately 3.28 acres located at 5650 East Huntsville Road from RSF-1, Residential Single Family, 1 unit per acre, R-A, Residential Agricultural and RSF-4, Residential Single Family, 4 units per acre to RSF-4, Residential Single Family, 4 units per acre.

PASSED AND SHALL BE RECORDED AS ORDINANCE NO. 5871

6. **VAC 16-5354 (1137 W. MLK BLVD./ARENA VILLAGE):** An ordinance to approve VAC 16-5354 submitted by Steve Fowler for property located at 1137 West Martin Luther King Boulevard to vacate portions of a utility easement.

LEFT ON THE 1st READING

7. **AMEND CHAPTER 116: DOOR TO DOOR SOLICITATION:** An ordinance to amend chapter 116: Door to Door Solicitation of the Fayetteville Code by repealing § 116.01, enacting a replacement § 116.01 and by amending the definition of solicitor in § 116.02 (a) (4).

LEFT ON THE 1st READING

D. City Council Agenda Session Presentations:

1. Agenda Session presentation Ruppel Road Construction status update - Chris Brown.

City Council Tour

Announcements

Adjournment: 6:46 p.m.

Subject:		ROLL			
<i>Alderman Tennant arrived at 5:35 pm</i>	Schoppmeyer	✓			
	La Tour	✓			
	Long	✓			
	Gray	✓			
	Marsh	✓			
	Kinion	✓			
	Petty	✓			
	Tennant	✓			
	Mayor Jordan	✓			

9-0

Subject:					
Motion To:					
Motion By:					
Seconded:					
	Schoppmeyer				
	La Tour				
	Long				
	Gray				
	Marsh				
	Kinion				
	Petty				
	Tennant				
	Mayor Jordan				

Subject:	CONSENT				
Motion To:					
Motion By:		<i>Gray</i>			
		<i>Marsh</i>			
Seconded:					
A. 1- 13 <i>Minutes approved</i>	Schoppmeyer	✓			
	La Tour	<i>Abstain</i>			
	Long	✓			
	Gray	✓			
Approved	Marsh	✓			
	Kinion	✓			
	Petty	✓			
	Tennant	✓			
Resolutions 82-110 through 93-110	Mayor Jordan				

7-0

Subject:					
Motion To:					
Motion By:					
Seconded:					
	Schoppmeyer				
	La Tour				
	Long				
	Gray				
	Marsh				
	Kinion				
	Petty				
	Tennant				
	Mayor Jordan				

Subject:	NONE				
Motion To:					
Motion By:					
Seconded:					
B. Unfinished Business (NONE)	Schoppmeyer				
	La Tour				
	Long				
	Gray				
	Marsh				
	Kinion				
	Petty				
	Tennant				
	Mayor Jordan				

Subject:					
Motion To:					
Motion By:					
Seconded:					
	Schoppmeyer				
	La Tour				
	Long				
	Gray				
	Marsh				
	Kinion				
	Petty				
	Tennant				
	Mayor Jordan				

Subject:	NORTHWEST ARKANSAS NUTRIENT TRADING RESEARCH AND ADVISORY GROUP				
Motion To:		<i>Approve</i>			
Motion By:		<i>Marsh</i>			
Seconded:		<i>Gray</i>			
C. 1 New Business <i>passed</i> <i>94-16</i>	Schoppmeyer	✓			
	La Tour	✓			
	Long	✓			
	Gray	✓			
	Marsh	✓			
	Kinion	✓			
	Petty	✓			
	Tennant	✓			
	Mayor Jordan				

8-0

Subject:	KESSLER MOUNTAIN TRAILS MASTER PLAN				
Motion To:		<i>Approve</i>			
Motion By:		<i>Marsh</i>			
Seconded:		<i>Long</i>			
C. 2 New Business <i>passed</i> <i>95-16</i>	Schoppmeyer	✓			
	La Tour	✓			
	Long	✓			
	Gray	✓			
	Marsh	✓			
	Kinion	✓			
	Petty	✓			
	Tennant	✓			
	Mayor Jordan				

8-0

Subject:		RZN 16-5358 (1429 E. HUNTSVILLE RD./ H&H PROPERTIES)			
Motion To:					
Motion By:					
Seconded:					
C. 3 New Business <u>passed</u> 5869	Schoppmeyer	✓	✓	✓	
	La Tour	✓	✓	✓	
	Long	✓	✓	✓	
	Gray	✓	✓	✓	
	Marsh	✓	✓	✓	
	Kinion	✓	✓	✓	
	Petty	Recuse	Recuse	Recuse	
	Tennant	✓	✓	✓	
	Mayor Jordan				

7-0

7-0

7-0

Subject:					
Motion To:		RZN 16-5360 (930 S COLLEGE AVE./PRIME ESTATES)			
Motion By:					
Seconded:					
C. 4 New Business <u>passed</u> 5870	Schoppmeyer	✓	✓	✓	
	La Tour	✓	✓	✓	
	Long	✓	✓	✓	
	Gray	✓	✓	✓	
	Marsh	✓	✓	✓	
	Kinion	✓	✓	✓	
	Petty	Recuse	Recuse	Recuse	
	Tennant	✓	✓	✓	
	Mayor Jordan				

7-0

7-0

7-0

Subject:		RZN 16-5371 (5650 E. HUNTSVILLE RD./ MB PROPERTIES)			
Motion To:		<i>2nd Read</i>	<i>3rd Read</i>	<i>Pass</i>	
Motion By:		<i>Long</i>	<i>Long</i>		
Seconded:		<i>La Tour</i>	<i>Gray</i>		
C. 5 New Business <i>passed</i> <i>5871</i>	Schoppmeyer	<i>✓</i>	<i>✓</i>	<i>✓</i>	
	La Tour	<i>✓</i>	<i>✓</i>	<i>✓</i>	
	Long	<i>✓</i>	<i>✓</i>	<i>✓</i>	
	Gray	<i>✓</i>	<i>✓</i>	<i>✓</i>	
	Marsh	<i>✓</i>	<i>✓</i>	<i>✓</i>	
	Kinion	<i>✓</i>	<i>✓</i>	<i>✓</i>	
	Petty	<i>✓</i>	<i>✓</i>	<i>N</i>	
	Tennant	<i>✓</i>	<i>✓</i>	<i>✓</i>	
	Mayor Jordan				

*8-0**8-0**7-1*

Subject:		VAC 16-5354 (1137 W. MLK BLVD./ARENA VILLAGE)			
Motion To:		<i>2nd Read</i>	<i>3rd Read</i>	<i>Pass</i>	
Motion By:					
Seconded:					
C. 6 New Business <i>Left on First Reading</i>	Schoppmeyer				
	La Tour				
	Long				
	Gray				
	Marsh				
	Kinion				
	Petty				
	Tennant				
	Mayor Jordan				

Subject:	AMEND CHAPTER 116: DOOR TO DOOR SOLICITATION				
Motion To:		<i>Option B</i> <i>Amend</i>	<i>2nd Read</i>	<i>3rd Read</i>	<i>Pass</i>
Motion By:		<i>Petty</i>	<i>Gray</i>		
Seconded:		<i>Long</i>	<i>No Second</i>		
C. 7 New Business <i>New Ordinance</i> <i>Left on the first Reading</i>	Schoppmeyer	✓			
	La Tour	✓	<i>Died</i>		
	Long	✓	<i>for lack</i>		
	Gray	✓	<i>of second</i>		
	Marsh	✓			
	Kinion	<i>N</i>			
	Petty	✓			
	Tennant	✓			
	Mayor Jordan				

7-1

Subject:					
Motion To:					
Motion By:					
Seconded:					
	Schoppmeyer				
	La Tour				
	Long				
	Gray				
	Marsh				
	Kinion				
	Petty				
	Tennant				
	Mayor Jordan				



OFFICE OF THE
CITY ATTORNEY

DEPARTMENTAL CORRESPONDENCE



Kit Williams
City Attorney

Blake Pennington
Assistant City Attorney

Patti Mulford
Paralegal

TO: **Mayor Jordan**

THRU: **Sondra Smith**, City Clerk

FROM: **Kit Williams**, City Attorney

DATE: **May 4, 2016**

RE: **Resolutions and Ordinances prepared by the City Attorney's Office and passed at the City Council meeting of May 3, 2016**

1. A resolution to approve the purchase of a 2016 Arrow XT Fire Engine from Pierce Manufacturing, Inc. of Appleton, Wisconsin in the amount of \$551,396.00 plus a Performance and Payment Bond at a cost of \$3,453.00 pursuant to the Houston-Galveston Area Council Cooperative Purchasing Contract, to approve a contingency of \$16,625.00, and to approve a budget adjustment.
2. A resolution to approve the purchase of a 2016 Rescue Pumper Fire Engine from Pierce Manufacturing, Inc. of Appleton, Wisconsin in the amount of \$681,111.00 plus a Performance And Payment Bond at a cost of \$4,295.00 pursuant to the Houston-Galveston Area Council Cooperative Purchasing Contract, and to approve a contingency of \$34,271.00.
3. A resolution to authorize the purchase of a 2016 Toro Grounds Master 4000D from Professional Turf Products, L.P. of Lenexa, Kansas in the amount of \$62,441.17 pursuant to a National Intergovernmental Purchasing Alliance Cooperative Purchasing Contract for use by the Parks and Recreation Department, and to approve a budget adjustment.
4. A resolution to approve the purchase of two (2) Hustler Super Z Mowers from Williams Tractor of Fayetteville in the total amount of \$26,508.00 pursuant to a State Procurement Contract for use by the Parks and Recreation Department.
5. A resolution to authorize the purchase of a 2016 Dodge Ram 2500 Crew Cab 4x4 from Lewis Automotive Group of Fayetteville, Arkansas in the amount of \$26,863.00, pursuant to a State Procurement Contract, for use by the Parks and Recreation Department.
6. A resolution to authorize the purchase of a 2016 Dodge Ram 2500 Crew Cab 4x4 from Lewis Automotive Group of Fayetteville, Arkansas in the amount of \$26,863.00, pursuant to a State Procurement Contract, for use by the Transportation Department.
7. A resolution to authorize the purchase of a Caterpillar CB-34B Double Drum Roller from

J.A. Riggs Tractor Company of Springdale, Arkansas in the amount of \$50,089.00 pursuant to a National Joint Powers Alliance Cooperative Purchasing Contract for use by the transportation department.

8. A resolution to repeal resolution no. 23-16 and authorize the purchase of a Volvo MC135C Skid Steer from Hugg & Hall Equipment of Springdale in the amount of \$50,323.00, pursuant to a Houston Galveston Area Council Cooperative Purchasing Contract, for use at the West Side Wastewater Treatment Facility.

9. A resolution to award bid #16-34 and authorize the purchase of Upfit items for twelve (12) police patrol units from Cap Fleet Upfitters, LLC of Bryant, Arkansas in the amount of \$33,912.00 plus applicable taxes.

10. A resolution to approve a Memorandum of Agreement with the University of Arkansas for placement of a Wayfinding Vehicular Signage System to be owned and maintained by the University within the City of Fayetteville right of way.

11. A resolution to express the willingness of the City of Fayetteville to utilize state aid street monies for the rehabilitation and overlay of Gregg Avenue between North Street and Township Street.

12. A resolution to approve change order no. 1 to the contract with the Arkansas Highway and Transportation Department in the amount of \$7,851.40 to increase the City's share of the costs associated with the Highway 45/Old Wire Road signal and intersection improvements project to the total amount of \$411,454.78, and to approve a project contingency in the amount of \$92,148.60.

13. A resolution to approve an Agreement for the City of Fayetteville to join the Northwest Arkansas Nutrient Trading Research and Advisory Group.

14. A resolution to accept and adopt the Kessler Mountain Trails Master Plan.

15. An ordinance to rezone that property described in rezoning petition RZN 16-5358 for approximately 1.88 acres located at 1429 East Huntsville Road from RSF-4, Residential Single Family, 4 Units Per Acre to CS, Community Services and RMF-24, Residential Multi Family, 24 Units Per Acre.

16. An ordinance to rezone that property described in rezoning petition RZN 16-5360 for approximately 0.34 acres located at 930 South College Avenue from NC, Neighborhood Conservation to RSF-18, Residential Single Family, 18 Units Per Acre.

17. An ordinance to rezone that property described in rezoning petition RZN 16-5371 for approximately 3.28 acres located at 5650 East Huntsville Road from RSF-1, Residential Single Family, 1 Unit Per Acre, R-A, Residential Agricultural and RSF-4, Residential Single Family, 4 Units Per Acre to RSF-4, Residential Single Family, 4 Units Per Acre.

City of Fayetteville, Arkansas

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



Meeting Agenda - Final Agenda

Tuesday, May 3, 2016

5:30 PM

City Hall Room 219

City Council Meeting

*Adella Gray Ward 1
Sarah Marsh Ward 1
Mark Kinion Ward 2
Matthew Petty Ward 2
Justin Tennant Ward 3
Martin W. Schoppmeyer, Jr. Ward 3
John S. La Tour Ward 4
Alan Long Ward 4*

ELECTED OFFICIALS:

*Mayor Lioneld Jordan
City Attorney Kit Williams
City Clerk Sondra Smith*

Call To Order**Roll Call****Pledge of Allegiance****Mayor's Announcements, Proclamations and Recognitions****City Council Meeting Presentations, Reports and Discussion Items:****Agenda Additions:****A. Consent:****A. 1 [2015-0646](#)**

APPROVAL OF THE APRIL 19, 2016 CITY COUNCIL MEETING MINUTES.

A. 2 [2016-0189](#)**PIERCE MANUFACTURING, INC. 2016 ARROW XT FIRE ENGINE:**

A RESOLUTION TO APPROVE THE PURCHASE OF A 2016 ARROW XT FIRE ENGINE FROM PIERCE MANUFACTURING, INC. OF APPLETON, WISCONSIN IN THE AMOUNT OF \$551,396.00 PLUS A PERFORMANCE AND PAYMENT BOND AT A COST OF \$3,453.00 PURSUANT TO THE HOUSTON-GALVESTON AREA COUNCIL COOPERATIVE PURCHASING CONTRACT, TO APPROVE A CONTINGENCY OF \$16,625.00, AND TO APPROVE A BUDGET ADJUSTMENT

Attachments: [Pierce Manufacturing, Inc. 2016 Arrow XT Fire Engine](#)
 [BA_Pierce Manufacturing, Inc. 2016 Arrow XT Fire Engine](#)

A. 3 [2016-0192](#)**PIERCE MANUFACTURING, INC. 2016 RESCUE PUMPER FIRE ENGINE:**

A RESOLUTION TO APPROVE THE PURCHASE OF A 2016 RESCUE PUMPER FIRE ENGINE FROM PIERCE MANUFACTURING, INC. OF APPLETON, WISCONSIN IN THE AMOUNT OF \$681,111.00 PLUS A PERFORMANCE AND PAYMENT BOND AT A COST OF \$4,295.00 PURSUANT TO THE HOUSTON-GALVESTON AREA COUNCIL COOPERATIVE PURCHASING CONTRACT, AND TO APPROVE A CONTINGENCY OF \$34,271.00

Attachments: [Pierce Manufacturing, Inc. 2016 Rescue Pumper Fire Engine](#)

A. 4 [2016-0198](#)**PROFESSIONAL TURF PRODUCTS, L.P.:**

A RESOLUTION TO AUTHORIZE THE PURCHASE OF A 2016 TORO GROUNDS MASTER 4000D FROM PROFESSIONAL TURF PRODUCTS, L.P. OF LENEXA, KANSAS IN THE AMOUNT OF \$62,441.17 PURSUANT TO A NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE COOPERATIVE PURCHASING CONTRACT FOR USE BY THE PARKS AND RECREATION DEPARTMENT, AND TO APPROVE A BUDGET ADJUSTMENT

Attachments: [Professional Turf Products, L.P](#)
 [BA Professional Turf Products, L.P](#)

A. 5 [2016-0199](#)**WILLIAMS TRACTOR OF FAYETTEVILLE:**

A RESOLUTION TO APPROVE THE PURCHASE OF TWO (2) HUSTLER SUPER Z MOWERS FROM WILLIAMS TRACTOR OF FAYETTEVILLE IN THE TOTAL AMOUNT OF \$26,508.00 PURSUANT TO A STATE PROCUREMENT CONTRACT FOR USE BY THE PARKS AND RECREATION DEPARTMENT

Attachments: [Williams Tractor of Fayetteville](#)

A. 6 [2016-0200](#)**LEWIS AUTOMOTIVE GROUP OF FAYETTEVILLE 2016 DODGE RAM 2500 CREW CAB 4X4:**

A RESOLUTION TO AUTHORIZE THE PURCHASE OF A 2016 DODGE RAM 2500 CREW CAB 4X4 FROM LEWIS AUTOMOTIVE GROUP OF FAYETTEVILLE, ARKANSAS IN THE AMOUNT OF \$26,863.00, PURSUANT TO A STATE PROCUREMENT CONTRACT, FOR USE BY THE PARKS AND RECREATION DEPARTMENT

Attachments: [Lewis Automotive Group of Fayetteville 2016 Dodge Crew Cab 4x4](#)

A. 7 [2016-0201](#)**LEWIS AUTOMOTIVE GROUP OF FAYETTEVILLE 2016 DODGE RAM 2500
CREW CAB 4X4:**

A RESOLUTION TO AUTHORIZE THE PURCHASE OF A 2016 DODGE RAM 2500 CREW CAB 4X4 FROM LEWIS AUTOMOTIVE GROUP OF FAYETTEVILLE, ARKANSAS IN THE AMOUNT OF \$26,863.00, PURSUANT TO A STATE PROCUREMENT CONTRACT, FOR USE BY THE TRANSPORTATION DEPARTMENT

Attachments: [Lewis Automotive Group of Fayetteville 2016 Dodge Ram 2500 Crew Cab 4X4](#)

A. 8 [2016-0202](#)**J.A. RIGGS TRACTOR COMPANY OF SPRINGDALE:**

A RESOLUTION TO AUTHORIZE THE PURCHASE OF A CATERPILLAR CB-34B DOUBLE DRUM ROLLER FROM J.A. RIGGS TRACTOR COMPANY OF SPRINGDALE, ARKANSAS IN THE AMOUNT OF \$50,089.00 PURSUANT TO A NATIONAL JOINT POWERS ALLIANCE COOPERATIVE PURCHASING CONTRACT FOR USE BY THE TRANSPORTATION DEPARTMENT

Attachments: [J.A. Riggs Tractor Company of Springdale](#)

A. 9 [2016-0203](#)**REPEAL RESOLUTION NO. 23-16:**

A RESOLUTION TO REPEAL RESOLUTION NO. 23-16 AND AUTHORIZE THE PURCHASE OF A VOLVO MC135C SKID STEER FROM HUGG & HALL EQUIPMENT OF SPRINGDALE IN THE AMOUNT OF \$50,323.00, PURSUANT TO A HOUSTON GALVESTON AREA COUNCIL COOPERATIVE PURCHASING CONTRACT, FOR USE AT THE WEST SIDE WASTEWATER TREATMENT FACILITY

Attachments: [Repeal Resolution No 23-16](#)

A. 10 [2016-0204](#)**BID #16-34 CAP FLEET UPFITTERS, LLC:**

A RESOLUTION TO AWARD BID #16-34 AND AUTHORIZE THE PURCHASE OF UPFIT ITEMS FOR TWELVE (12) POLICE PATROL UNITS FROM CAP FLEET UPFITTERS, LLC OF BRYANT, ARKANSAS IN THE AMOUNT OF \$33,912.00 PLUS APPLICABLE TAXES

Attachments: [Bid #16-34 Cap Fleet Upfitters, LLC](#)

A. 11 [2016-0214](#)**UNIVERSITY OF ARKANSAS MEMORANDUM OF AGREEMENT:**

A RESOLUTION TO APPROVE A MEMORANDUM OF AGREEMENT WITH THE UNIVERSITY OF ARKANSAS FOR PLACEMENT OF A WAYFINDING VEHICULAR SIGNAGE SYSTEM TO BE OWNED AND MAINTAINED BY THE UNIVERSITY WITHIN THE CITY OF FAYETTEVILLE RIGHT OF WAY

Attachments: [University of Arkansas Memorandum of Agreement](#)

A. 12 [2016-0215](#)**GREGG AVENUE REHABILITATION AND OVERLAY:**

A RESOLUTION TO EXPRESS THE WILLINGNESS OF THE CITY OF FAYETTEVILLE TO UTILIZE STATE AID STREET MONIES FOR THE REHABILITATION AND OVERLAY OF GREGG AVENUE BETWEEN NORTH STREET AND TOWNSHIP STREET

Attachments: [Gregg Avenue Rehabilitation and Overlay](#)

A. 13 [2016-0221](#)**ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT CHANGE ORDER NO. 1:**

A RESOLUTION TO APPROVE CHANGE ORDER NO. 1 TO THE CONTRACT WITH THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT IN THE AMOUNT OF \$7,851.40 TO INCREASE THE CITY'S SHARE OF THE COSTS ASSOCIATED WITH THE HIGHWAY 45/OLD WIRE ROAD SIGNAL AND INTERSECTION IMPROVEMENTS PROJECT TO THE TOTAL AMOUNT OF \$411,454.78, AND TO APPROVE A PROJECT CONTINGENCY IN THE AMOUNT OF \$92,148.60

Attachments: [Arkansas Highway and Transportation Department Change Order No. 1](#)

B. Unfinished Business: None**C. New Business:**

C. 1 [2016-0218](#)**NORTHWEST ARKANSAS NUTRIENT TRADING RESEARCH AND ADVISORY GROUP:**

A RESOLUTION TO APPROVE AN AGREEMENT FOR THE CITY OF FAYETTEVILLE TO JOIN THE NORTHWEST ARKANSAS NUTRIENT TRADING RESEARCH AND ADVISORY GROUP

Attachments: [Northwest Arkansas Nutrient Trading Research and Advisory Group](#)

C. 2 [2016-0211](#)**KESSLER MOUNTAIN TRAILS MASTER PLAN:**

A RESOLUTION TO ACCEPT AND ADOPT THE KESSLER MOUNTAIN TRAILS MASTER PLAN

Attachments: [Kessler Mountain Trails Master Plan](#)

C. 3 [2016-0209](#)**RZN 16-5358 (1429 E. HUNTSVILLE RD./ H&H PROPERTIES):**

AN ORDINANCE TO REZONE THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 16-5358 FOR APPROXIMATELY 1.88 ACRES LOCATED AT 1429 EAST HUNTSVILLE ROAD FROM RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE TO CS, COMMUNITY SERVICES AND RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE

Attachments: [RZN 16-5358 \(1429 Huntsville Rd. H&H Properties\)](#)

C. 4 [2016-0195](#)**RZN 16-5360 (930 S COLLEGE AVE./PRIME ESTATES):**

AN ORDINANCE TO REZONE THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 16-5360 FOR APPROXIMATELY 0.34 ACRES LOCATED AT 930 SOUTH COLLEGE AVENUE FROM NC, NEIGHBORHOOD CONSERVATION TO RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE

Attachments: [RZN 16-5360 \(930 S College Ave. Prime Estates\)](#)

C. 5 [2016-0207](#)**RZN 16-5371 (5650 E. HUNTSVILLE RD./ MB PROPERTIES):**

AN ORDINANCE TO REZONE THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 16-5371 FOR APPROXIMATELY 3.28 ACRES LOCATED AT 5650 EAST HUNTSVILLE ROAD FROM RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE, R-A, RESIDENTIAL AGRICULTURAL AND RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE TO RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE

Attachments: [RZN 16-5371 \(5650 E Huntsville Rd MB Properties\)](#)

C. 6 [2016-0194](#)**VAC 16-5354 (1137 W. MLK BLVD./ARENA VILLAGE):**

AN ORDINANCE TO APPROVE VAC 16-5354 SUBMITTED BY STEVE FOWLER FOR PROPERTY LOCATED AT 1137 WEST MARTIN LUTHER KING BOULEVARD TO VACATE PORTIONS OF A UTILITY EASEMENT

Attachments: [VAC 16-5354 \(1137 W MLK BLVD. Arena Village\)](#)

C. 7 [2016-0205](#)**AMEND CHAPTER 116: DOOR TO DOOR SOLICITATION:**

AN ORDINANCE TO AMEND CHAPTER 116: DOOR TO DOOR SOLICITATION OF THE FAYETTEVILLE CODE BY REPEALING § 116.01, ENACTING A REPLACEMENT § 116.01 AND BY AMENDING THE DEFINITION OF SOLICITOR IN § 116.02 (A) (4)

Attachments: [Amend Chapter 116: Door to Door Solicitation](#)

D. City Council Agenda Session Presentations:**D. 1** [2016-0216](#)

AGENDA SESSION PRESENTATION RUPPLE ROAD CONSTRUCTION STATUS
UPDATE - CHRIS BROWN

E. City Council Tour:**F. Announcements:****G. Adjournment**

NOTICE TO MEMBERS OF THE AUDIENCE

All interested persons may address the City Council on agenda items of New and Old Business. Please wait for the Mayor to request public comment and then come to the podium, give your name, address, and comments about the agenda item. Please address only the Mayor. Questions are usually answered by the Mayor, Aldermen or Staff after the public comment period is over. Please keep your comments brief and respectful. Each person is only allowed one turn at the microphone for discussion of an agenda item.

All cell phones must be silenced and may not be used within the City Council Chambers.

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

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

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

Old business and new business.

Presentations by staff and applicants. Agenda items shall be introduced by the Mayor and, if an ordinance, read by the City Attorney. City staff shall then present a report. An agenda applicant (city contractor, rezoning or development applicant, etc.) may present its proposal only during this presentation period, but may be recalled by an alderman later to answer questions. Staff and applicants may use electronic visual aids in a City Council meeting as part of their presentation.

Public comments. Public comment shall be allowed for all members of the audience on all items of old and new business and subjects of public hearings. No electronic visual aid presentations shall be allowed, but the public may submit photos, petitions, etc. to be distributed to the City Council. If a member of the public wishes for the City Clerk to distribute materials to the City Council before its meeting, such materials should be supplied to the City Clerk office no later than 9:00 a.m. on the day of the City Council meeting. Any member of the public shall first state his or her name and address, followed by a concise statement of the person's position on the question under discussion. Repetitive comments should be avoided; this applies to comments made previously either to the City Council or to the Planning Commission when those Planning Commission minutes have been provided to the Aldermen. All remarks shall be addressed to the Mayor or the City Council as a whole and not to any particular member of the City Council. No person other than the Aldermen and the person having the floor shall be permitted to enter into any discussions without permission of the Mayor. No questions shall be directed to an Alderman or city staff member except through the Mayor.

Courtesy and respect.

All members of the public, all city staff and elected officials shall accord the utmost courtesy and respect to each other at all times. All shall refrain from rude or derogatory remarks, reflections as to integrity, abusive comments and statements about motives or personalities. Any member of the public who violates these standards shall be ruled out of order by the Mayor, must immediately cease speaking and shall leave the podium.

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

A copy of the complete City Council agenda is available at www.fayetteville-ar.gov or in the office of the City Clerk, 113 W. Mountain, Fayetteville, Arkansas.

**NORTHWEST ARKANSAS
NUTRIENT TRADING RESEARCH AND ADVISORY GROUP**

AGREEMENT

The undersigned cities hereby have agreed via resolutions in each municipality, copies of which are attached hereto, to form an informal cooperative group for the purposes set forth herein.

1. **Name:** The name of the informal cooperative group shall be the Northwest Arkansas Nutrient Trading Research and Advisory Group ("the Group").

2. **Informal Joint Cooperative Action:** This Agreement is intended by the members to be an informal joint cooperative action entered into and enforceable pursuant to Ark. Code Ann. § 25-20-104(h). No delegation of municipal authority or responsibility is made by the members to the Group, and the purposes of the Group are agreed to be valid public purposes of each of the respective members.

3. **Membership:** Membership in the Group is voluntary and open to any city of the first or second class or county within the Illinois River Watershed or the White River Watershed.

a. The initial members of the Group are the City of Bentonville, the City of Fayetteville, the City of Rogers, and the City of Springdale.

b. Additional members may be added to the Group with the unanimous consent of the then-existing members.

4. **Purposes:** The purposes of the Group are as follows:

a. Joint development of nutrient water quality trading regulations for proposal to the Arkansas Department of Environmental Quality, the Arkansas Pollution Control and Ecology Commission, the Arkansas Natural Resources Commission, and/or other applicable state and/or federal agencies;

b. Exploration of potential nutrient water quality trading projects, including one or more possible pilot projects; and

c. Contracting with professionals necessary to accomplish the Group's objectives. Professionals shall include, but are not limited to consultants, attorneys, engineers, and environmental scientists. Procurement of professional services shall be in accordance with Ark. Code Ann. § 19-11-801 and other applicable law.

5. **Pro Rata Payment of Expenses:** The Group shall develop a budget for the accomplishment of the aforementioned purposes and, upon the establishment of actual expenses under such budget, the members shall seek the necessary funding from their respective city councils and/or water and sewer commissions or departments for payment of their pro rata shares of such expenses. Members acknowledge that availability of funding for projects, even those

approved by the Group, are contingent upon the respective approval of the City Councils and/or Commissions.

6. Decision Making: Unless otherwise set forth in this Agreement or by resolution of the Group, all decisions of the Group shall be made by majority agreement of its members. Voting shall be on the basis of one-member, one-vote. A majority of the members shall constitute a quorum for decision-making purposes. A unanimous vote of the members, which may be further contingent upon any necessary authorization by their respective City Councils, is required for the following:

- a. Designation of joint Group projects;
- b. Selection of contractors or professionals engaged to do work on behalf of the Group;
- c. Pledging of funds for designated Group activities; and
- d. Approval of final draft regulations to be submitted for consideration by any state or federal agency with jurisdiction over Group-related matters.

7. Designated Representatives: Each member shall designate one person as the member's Designated Representative to the Group, as well as one or more secondary or proxy representatives. Each Designated Representative or secondary or proxy representative shall attend the Group's meetings in person or via telephone, if possible, or by written proxy. Designated Representatives shall serve until a successor representative is selected by the member.

8. Officers: The members shall select a Chair and a Vice Chair/Secretary for two-year terms. Such officers must be a Designated Representative of a member. In the event of a vacancy in the position of Chair, the Vice Chair/Secretary shall succeed as Chair for the remainder of the two-year term with a new Vice Chair/Secretary being selected for the remainder of the two-year term. In the event of a vacancy in the position of Vice Chair/Secretary, a new Vice Chair/Secretary shall be selected for the remainder of the two-year term.

9. Time and Place of Meetings: Meetings shall be held at a time and place to be agreed upon by the members. Meetings may be held by teleconference, and Designated Representatives (or their proxy) may participate and vote in face-to-face meetings by telephone. Face-to-face meetings shall be open to the public.

10. Amendment: This Agreement may be amended by unanimous vote of all then-existing members.

CITY OF BENTONVILLE

By: _____

Title: _____

Date: _____

CITY OF FAYETTEVILLE

By: _____

Title: _____

Date: _____

CITY OF ROGERS

By: _____

Title: _____

Date: _____

CITY OF SPRINGDALE

By: _____

Title: _____

Date: _____



OFFICE OF THE
CITY ATTORNEY

DEPARTMENTAL CORRESPONDENCE



Kit Williams
City Attorney

Blake Pennington
Assistant City Attorney

Patti Mulford
Paralegal

TO: **Mayor Jordan**
City Council

CC: **Don Marr**, Chief of Staff
Paul Becker, Finance Director
Chief Tabor
Casey Jones, City Prosecutor

FROM: **Kit Williams**, City Attorney

DATE: **April 27, 2016**

RE: **Proposed amendment to Door to Door Solicitation ordinance**

The ordinance included within the Tentative Agenda packet would prohibit all non-exempt persons from violating the privacy and private property rights of homeowners by going onto the premises with a properly posted "No Soliciting" sign. I believe this is constitutional because private property owners have powerful property and privacy rights which probably exceed even the First Amendment rights of persons wanting to go uninvited onto private residential property. However, there are a couple of additional changes needed for the Door to Door Solicitation Chapter. Thus, I have attached a slightly amended ordinance for your consideration. This Option A ordinance would basically bar even political and religious persons from going upon private residential property if the owner or legal tenant has properly posted a "No Soliciting" decal or sign.

However, if the City Council wishes the "No Soliciting" sign trespass restrictions to operate only against peddlers and solicitors (even just for asking for or accepting donations), I have redrafted the ordinance to accomplish this result. I exchanged "No person" for "No solicitor or peddler." Because of this change, no exemptions for emergencies and for government workers on official business need to be included and so I removed (B) Exemptions.

I also slightly changed Section 3 to clarify the treatment of the non-amended portion of § 116.02 (A) (4). I also added Section 4 which would modify the penalty provisions to require homeowners wishing to prosecute trespassing solicitors or peddlers to request the City Prosecutor to file criminal trespass charges.

Section 5 would amend the current Paragraph (I) which would make Paragraph (H) unnecessary. This section is different depending upon the City Council's decision to limit the door to door solicitation regulations primarily to peddlers and solicitors (Option B) or to protect homeowners who have properly posted a "No Soliciting" sign on their home premises from almost everyone (including political campaigners or religious proselytizers) from interfering with their privacy and property rights (Option A).

The first thing the City council needs to decide as a body is the desired reach of the regulations . . . whether it should bar almost everyone or be limited to regulating peddlers and solicitors. Once that decision is made, I would ask that someone move to amend the originally handed out ordinance to either Option A (general ban) or Option B (regulation of peddlers and solicitors, but allowing continued political campaigning and religious proselytizing door to door). I recommend Option B partly because I do not believe such campaigning has caused many homeowner objections in the past.

OPTION A

ORDINANCE NO.

AN ORDINANCE TO AMEND CHAPTER 116: DOOR TO DOOR SOLICITATION OF THE FAYETTEVILLE CODE BY REPEALING § 116.01, ENACTING A REPLACEMENT § 116.01 AND BY AMENDING THE DEFINITION OF SOLICITOR IN § 116.02 (A) (4)

WHEREAS, the owners and residents of private residences in Fayetteville have constitutional rights to occupy and control their private homes and prohibit uninvited and unwelcome private citizens from disturbing the quiet enjoyment of their private residences and from invading their constitutional privacy rights; and

WHEREAS, if the owner or resident of a private residence conspicuously posts “No Soliciting,” “No Trespassing” or similar warning sign in a conspicuous location near the usual means of ingress onto the residential property or on or near the front door of the residence, a person who ignores such sign and goes upon the private residential property has committed an intentional trespass and violation of the home owner’s or resident’s constitutional rights of privacy and property; and

WHEREAS, no person’s right to the free exercise of their religion or their free speech is superior to a private home owner’s constitutional right of privacy at his or her residence and constitutional right to control their own private property to the exclusion of other private citizens; and

WHEREAS, § 116.02 (A) (4) *Solicitor* needs to include within its definition a person who requests or accepts donations so homeowners be protected from not only those seeking to sell magazines or other merchandise, but also those soliciting donations of money.

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

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby repeals § 116.01 in its entirety and enacts a replacement § 116.01 as follows:

“§ 116.01 Going Upon Private Residential Property

(A) Honoring Fayetteville Citizens’ Private Property And Privacy Rights.

No person not invited by the owner or legal tenant of a private residence shall enter upon such private residence, knock of the door, ring the doorbell or otherwise attempt to gain admittance or ask questions or converse with the private residence’s occupant(s) if the owner or legal tenant has posted at or near the entry of the residence or conspicuously placed at or near the usual means of ingress toward the home, a sign or decal bearing the words “no soliciting”, “no trespassing” or other words of similar import.

(B) Exemptions

(1) Officers, employees or agents (including process servers) of the City, County, State or Federal government or any subdivision thereof shall be exempt for the requirements of this section when

on official business.

(2) A person needing to communicate about an emergency situation related to that home or nearby neighbors is also exempt to the extent of such emergency notification.”

Section 2. That the City Council of the City of Fayetteville, Arkansas hereby amends § 116.02 (A) (4) by repealing the first sentence in its entirety and enacting the following to replace that first sentence:

“(4) *Solicitor* means any person who goes to the door of any private residence in the city, not having been invited by the occupant thereof, for the purpose:

(a) of taking or intending to take orders for the sale of services or the sale of goods, magazines, wares, merchandise or other personal property of any nature; or

(b) of seeking or accepting donations or making any other requests for money or other things of value.”

The remaining second sentence of § 116.02 (A) (4) shall be included as a new subsection (c).

Section 3. That the City Council of the City of Fayetteville, Arkansas hereby amends § 116.02 (B) by renaming this subsection “*Obtaining ‘no soliciting’ ‘decal or sign’*” and amending the first sentence to read: “The Planning Department shall provide any resident of the city a decal or sign which reads ‘no soliciting.’”

Section 4. That the City Council of the City of Fayetteville, Arkansas hereby repeals §116.02 (F) *Penalty* and enacts the following replacement section:

“(F) *Penalty.* A violation of §116.01 and §116.02 (E) (2) and (8) shall support a homeowner’s or lawful tenant’s right to seek a charge of criminal trespass from the City Prosecutor. A violation of any other provision in § 116.02 shall be punishable pursuant to §10.99 of the Fayetteville Code.”

Section 5. That the City Council of the City of Fayetteville, Arkansas hereby repeals § 116.02 (H) and (I), enacts a replacement (H) as shown below and re-letters (J) to (I):

“(H) *Exemptions for free speech rights and for Fayetteville children through High School senior status.*

(1) As long as a person is not acting as a solicitor or peddler and is exercising only free speech rights, the person shall be exempt from all permitting requirements and prohibitions of this section, except the person must obey the prohibitions listed in § 116.02 E (2) (3) (4) and (8).

(2) Fayetteville children through high school senior status must abide by the restrictions found in (E)(2)(3)(4) and (8) but are otherwise exempt from the remainder of this chapter.”

PASSED and **APPROVED** this 3rd day of May, 2016.

APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

By: _____
SONDRA E. SMITH, City Clerk/Treasurer

OPTION B
City Attorney Recommended

ORDINANCE NO.

AN ORDINANCE TO AMEND CHAPTER 116: DOOR TO DOOR SOLICITATION OF THE FAYETTEVILLE CODE BY REPEALING § 116.01, ENACTING A REPLACEMENT § 116.01 AND BY AMENDING THE DEFINITION OF SOLICITOR IN § 116.02 (A) (4)

WHEREAS, the owners and residents of private residences in Fayetteville have constitutional rights to occupy and control their private homes and prohibit uninvited and unwelcome private citizens from disturbing the quiet enjoyment of their private residences and from invading their constitutional privacy rights; and

WHEREAS, if the owner or resident of a private residence conspicuously posts “No Soliciting,” “No Trespassing” or similar warning sign in a conspicuous location near the usual means of ingress onto the residential property or on or near the front door of the residence, a person who ignores such sign and goes upon the private residential property has committed an intentional trespass and violation of the home owner’s or resident’s constitutional rights of privacy and property; and

WHEREAS, no person’s right to the free exercise of their religion or their free speech is superior to a private home owner’s constitutional right of privacy at his or her residence and constitutional right to control their own private property to the exclusion of other private citizens; and

WHEREAS, § 116.02 (A) (4) *Solicitor* needs to include within its definition a person who requests or accepts donations so homeowners be protected from not only those seeking to sell magazines or other merchandise, but also those soliciting donations of money.

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

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby repeals § 116.01 in its entirety and enacts a replacement § 116.01 as follows:

“§ 116.01 Going Upon Private Residential Property

(A) Honoring Fayetteville Citizens’ Private Property And Privacy Rights.

No solicitor or peddler not invited by the owner or legal tenant of a private residence shall enter upon such private residence, knock of the door, ring the doorbell or otherwise attempt to gain admittance or ask questions or converse with the private residence’s occupant(s) if the owner or legal tenant has posted at or near the entry of the residence or conspicuously placed at or near the usual means of ingress toward the home, a sign or decal bearing the words “no soliciting”, “no trespassing” or other words of similar import.

Section 2. That the City Council of the City of Fayetteville, Arkansas hereby amends § 116.02 (A) (4) by repealing the first sentence in its entirety and enacting the following to replace that first sentence:

“(4) *Solicitor* means any person who goes to the door of any private residence in the city, not having been invited by the occupant thereof, for the purpose:

(a) of taking or intending to take orders for the sale of services or the sale of goods, magazines, wares, merchandise or other personal property of any nature; or

(b) of seeking or accepting donations or making any other requests for money or other things of value.”

The remaining second sentence of §116.02 (A)(4) shall be included as a new subsection (c).

Section 3. That the City Council of the City of Fayetteville, Arkansas hereby amends § 116.02 (B) by renaming this subsection “*Obtaining ‘no soliciting’ ‘decal or sign’*” and amending the first sentence to read: “The Planning Department shall provide any resident of the city a decal or sign which reads ‘no soliciting.’”

Section 4. That the City Council of the City of Fayetteville, Arkansas hereby repeals §116.02 (F) *Penalty* and enacts the following replacement section:

“(F) *Penalty.* A violation of §116.01 and §116.02 (E) (2) and (8) shall support a homeowner’s or lawful tenant’s right to seek a charge of criminal trespass from the City Prosecutor. A violation of any other provision in §116.02 shall be punishable pursuant to §10.99 of the Fayetteville Code.”

Section 5. That the City Council of the City of Fayetteville, Arkansas hereby repeals § 116.02 (H) and (I), enacts a replacement (H) as shown below and re-letters (J) to (I):

“(H) *Exemptions for free speech rights and for Fayetteville children through High School senior status.*

(1) As long as a person is not acting as a solicitor or peddler and is exercising only free speech rights, the person shall be exempt from all permitting requirements and prohibitions of this section, but should honor the reasonable time limits of (E) (3) and must obey a homeowner’s or tenant’s request to leave pursuant to (E) (8).

(2) Fayetteville children through high school senior status must abide by the restrictions found in (E)(2)(3)(4) and (8) but are otherwise exempt from the remainder of this chapter.”

PASSED and APPROVED this 3rd day of May, 2016.

APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

By: _____
SONDRA E. SMITH, City Clerk/Treasurer

Alderman Adella Gray
Ward 1 Position 1

Alderman Sarah Marsh
Ward 1 Position 2

Alderman Mark Kinion
Ward 2 Position 1

Alderman Matthew Petty
Ward 2 Position 2



Mayor Lioneld Jordan
City Attorney Kit Williams
City Clerk Sondra E. Smith

Alderman Justin Tennant
Ward 3 Position 1

Alderman Martin W. Schoppmeyer, Jr.
Ward 3 Position 2

Alderman John La Tour
Ward 4 Position 1

Alderman Alan T. Long
Ward 4 Position 2

**City of Fayetteville Arkansas
City Council Meeting
April 19, 2016**

A meeting of the Fayetteville City Council was held on April 19, 2016 at 5:30 p.m. in Room 219 of the City Administration Building located at 113 West Mountain Street, Fayetteville, Arkansas.

Mayor Jordan called the meeting to order.

PRESENT: Alderman Adella Gray, Sarah Marsh, Mark Kinion, Martin Schoppmeyer, Alan Long, Mayor Lioneld Jordan, City Attorney Kit Williams, City Clerk Sondra Smith, Staff, Press, and Audience.

Alderman Tennant, Alderman La Tour and Alderman Petty were absent.

Pledge of Allegiance

Don Marr, Chief of Staff gave a brief description on the usage of the new vote cast program at City Council meetings.

Mayor's Announcements, Proclamations and Recognitions: None

City Council Meeting Presentations, Reports, and Discussion Items: None

Agenda Additions: None

Consent:

Approval of the April 5, 2016 City Council Meeting Minutes.

Approved

Bid #16-26 HD Supply Waterworks, Ltd: A resolution to award Bid #16-26 and authorize the purchase of tree grates and frames from HD Supply Waterworks, Ltd. in the amount of \$55,995.00 plus applicable taxes for the College Avenue Enhancement project.

Resolution 78-16 as recorded in the office of the City Clerk

Goodyear, Michelin and Bridgestone Tires: A resolution to authorize the purchase of Goodyear, Michelin and Bridgestone tires from various local vendors in variable amounts and for varying unit prices as needed through March 31, 2017 and any future renewal periods, pursuant to state procurement contracts, for use by the Fleet Division.

Resolution 79-16 as recorded in the office of the City Clerk

Arkansas Flower and Garden Show Grant: A resolution to authorize acceptance of a grant from the Arkansas Flower and Garden Show in the amount of \$2,500.00 for the purchase of native plant materials to be planted in a portion of Wilson Park that has been cleared of invasive plants, and to approve a budget adjustment.

Resolution 80-16 as recorded in the office of the City Clerk

Alderman Long moved to accept the Consent Agenda as read. Alderman Marsh seconded the motion. Upon roll call the motion passed 5-0. Alderman Tennant, La Tour, and Petty were absent.

Unfinished Business: None

Public Hearing:

Condemnation of Fifteen Foot Strip of Land in Spring Street Parking Lot: A resolution to authorize the City Attorney to seek condemnation and possession of certain lands owned by the unknown heirs of John and Alma Rehm needed for the operation and development of lot 56, a city-operated public parking lot, and to approve a budget adjustment.

Mayor Jordan opened the Public Hearing.

Jeremy Pate, Director of Development Services gave a brief description of the resolution.

Mayor Jordan: Since we don't have any heirs to the family, I believe there is no one here to speak on behalf of the family.

City Attorney Kit Williams: We will continue our efforts as directed by the court and try to locate any heirs. We have been unable to locate them so far. We have to go through a condemnation process if we can't find any heirs. If no heirs develop, we will eventually have to pay the money to the state, rather to any heirs. This is the way the law reads.

Mayor Jordan closed the Public Hearing.

Alderman Marsh moved to approve the resolution. Alderman Gray seconded the motion. Upon roll call the resolution passed 5-0. Alderman Tennant, La Tour, and Petty were absent.

Resolution 81-16 as recorded in the office of the City Clerk

New Business:

Bid Waiver for Light Poles & Fixtures: An ordinance to waive the requirements of formal competitive bidding and authorize the purchase of street light poles and fixtures manufactured by Amerlux Exterior, LLC from the sole regional distributor, Premier Lighting Group, Inc., in an amount not to exceed \$210,500.00 for city-wide transportation infrastructure projects through December 31, 2020.

City Attorney Kit Williams read the ordinance.

Terry Gulley, Transportation Director gave a brief description of the ordinance.

Alderman Marsh moved to suspend the rules and go to the second reading. Alderman Long seconded the motion. Upon roll call the motion passed 6-0. Mayor Jordan voting yes. Alderman Tennant, La Tour and Petty were absent.

City Attorney Kit Williams read the ordinance.

Alderman Long moved to suspend the rules and go to the third and final reading. Alderman Marsh seconded the motion. Upon roll call the motion passed 6-0. Mayor Jordan voting yes. Alderman Tennant, La Tour and Petty were absent.

City Attorney Kit Williams read the ordinance.

Mayor Jordan asked shall the ordinance pass. Upon roll call the ordinance passed 5-0. Alderman Tennant, La Tour and Petty were absent.

Ordinance 5867 as recorded in the office of the City Clerk

VAC 16-5375 (1924 E. Charlee St./ Seaside Pools): An ordinance to approve VAC 16-5375 submitted by Seaside Pools, Inc. for property located at 1924 East Charlee Street to vacate a portion of a utility easement.

City Attorney Kit Williams read the ordinance.

Jeremy Pate, Director of Development Services gave a brief description of the ordinance. He stated staff recommends approval of the ordinance. The Planning Commission voted 9-0 in favor.

Alderman Long moved to suspend the rules and go to the second reading. Alderman Marsh seconded the motion. Upon roll call the motion passed 6-0. Mayor Jordan voting yes. Alderman Tennant, La Tour and Petty were absent.

City Attorney Kit Williams read the ordinance.

Alderman Marsh moved to suspend the rules and go to the third and final reading. Alderman Gray seconded the motion. Upon roll call the motion passed 6-0. Mayor Jordan voting yes. Alderman Tennant, La Tour and Petty were absent.

City Attorney Kit Williams read the ordinance.

Mayor Jordan asked shall the ordinance pass. Upon roll call the ordinance passed 5-0. Alderman Tennant, La Tour and Petty were absent.

Ordinance 5868 as recorded in the office of the City Clerk

Announcements:

Alderman Long: There will be a Ward 4 meeting on April 25, 2016 at 6:00 p.m. in Room 111 at City Hall.

Don Marr, Chief of Staff: The Fire Department will be having an Open House at Fire Station 4 on Tuesday at 3385 Plainview from 4:00-7:00 p.m.

Mr. Marr gave a brief description of multiple events taking place in the City of Fayetteville to celebrate Earth Day. He stated citizens can go to the events calendar on the City of Fayetteville website to view events that are occurring in the community.

City Council Agenda Session Presentations:

Agenda Session Presentation - Fayetteville Urban Forestry Advisory Board Annual Report to the City Council.

City Council Tour: None

Adjournment: 5:54

Lioneld Jordan, Mayor

Sondra E. Smith, City Clerk Treasurer

UNOFFICIAL

City of Fayetteville, Arkansas

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



Meeting Agenda - Tentative Agenda

Tuesday, April 26, 2016

4:30 PM

City Hall Room 326

City Council Agenda Session

*Adella Gray Ward 1
Sarah Marsh Ward 1
Mark Kinion Ward 2
Matthew Petty Ward 2
Justin Tennant Ward 3
Martin W. Schoppmeyer, Jr. Ward 3
John S. La Tour Ward 4
Alan Long Ward 4*

ELECTED OFFICIALS:

*Mayor Lioneld Jordan
City Attorney Kit Williams
City Clerk Sondra Smith*

Call To Order

Roll Call

Pledge of Allegiance

Mayor's Announcements, Proclamations and Recognitions

City Council Meeting Presentations, Reports and Discussion Items:

Agenda Additions

A. Consent:

A. 1 [2015-0646](#)

APPROVAL OF THE APRIL 19, 2016 CITY COUNCIL MEETING MINUTES.

A. 2 [2016-0189](#)

PIERCE MANUFACTURING, INC. 2016 ARROW XT FIRE ENGINE:

A RESOLUTION TO APPROVE THE PURCHASE OF A 2016 ARROW XT FIRE ENGINE FROM PIERCE MANUFACTURING, INC. OF APPLETON, WISCONSIN IN THE AMOUNT OF \$551,396.00 PLUS A PERFORMANCE AND PAYMENT BOND AT A COST OF \$3,453.00 PURSUANT TO THE HOUSTON-GALVESTON AREA COUNCIL COOPERATIVE PURCHASING CONTRACT, TO APPROVE A CONTINGENCY OF \$16,625.00, AND TO APPROVE A BUDGET ADJUSTMENT

Attachments:

[Pierce Manufacturing, Inc. 2016 Arrow XT Fire Engine](#)

[BA Pierce Manufacturing, Inc. 2016 Arrow XT Fire Engine](#)

A. 3 [2016-0192](#)**PIERCE MANUFACTURING, INC. 2016 RESCUE PUMPER FIRE ENGINE:**

A RESOLUTION TO APPROVE THE PURCHASE OF A 2016 RESCUE PUMPER FIRE ENGINE FROM PIERCE MANUFACTURING, INC. OF APPLETON, WISCONSIN IN THE AMOUNT OF \$681,111.00 PLUS A PERFORMANCE AND PAYMENT BOND AT A COST OF \$4,295.00 PURSUANT TO THE HOUSTON-GALVESTON AREA COUNCIL COOPERATIVE PURCHASING CONTRACT, AND TO APPROVE A CONTINGENCY OF \$34,271.00

Attachments: [Pierce Manufacturing, Inc. 2016 Rescue Pumper Fire Engine](#)

A. 4 [2016-0198](#)**PROFESSIONAL TURF PRODUCTS, L.P.:**

A RESOLUTION TO AUTHORIZE THE PURCHASE OF A 2016 TORO GROUNDS MASTER 4000D FROM PROFESSIONAL TURF PRODUCTS, L.P. OF LENEXA, KANSAS IN THE AMOUNT OF \$62,441.17 PURSUANT TO A NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE COOPERATIVE PURCHASING CONTRACT FOR USE BY THE PARKS AND RECREATION DEPARTMENT, AND TO APPROVE A BUDGET ADJUSTMENT

Attachments: [Professional Turf Products, L.P.](#)
 [BA Professional Turf Products, L.P.](#)

A. 5 [2016-0199](#)**WILLIAMS TRACTOR OF FAYETTEVILLE:**

A RESOLUTION TO APPROVE THE PURCHASE OF TWO (2) HUSTLER SUPER Z MOWERS FROM WILLIAMS TRACTOR OF FAYETTEVILLE IN THE TOTAL AMOUNT OF \$26,508.00 PURSUANT TO A STATE PROCUREMENT CONTRACT FOR USE BY THE PARKS AND RECREATION DEPARTMENT

Attachments: [Williams Tractor of Fayetteville](#)

A. 6 [2016-0200](#)**LEWIS AUTOMOTIVE GROUP OF FAYETTEVILLE 2016 DODGE RAM 2500
CREW CAB 4X4:**

A RESOLUTION TO AUTHORIZE THE PURCHASE OF A 2016 DODGE RAM 2500 CREW CAB 4X4 FROM LEWIS AUTOMOTIVE GROUP OF FAYETTEVILLE, ARKANSAS IN THE AMOUNT OF \$26,863.00, PURSUANT TO A STATE PROCUREMENT CONTRACT, FOR USE BY THE PARKS AND RECREATION DEPARTMENT

Attachments: [Lewis Automotive Group of Fayetteville 2016 Dodge Crew Cab 4x4](#)

A. 7 [2016-0201](#)**LEWIS AUTOMOTIVE GROUP OF FAYETTEVILLE 2016 DODGE RAM 2500
CREW CAB 4X4:**

A RESOLUTION TO AUTHORIZE THE PURCHASE OF A 2016 DODGE RAM 2500 CREW CAB 4X4 FROM LEWIS AUTOMOTIVE GROUP OF FAYETTEVILLE, ARKANSAS IN THE AMOUNT OF \$26,863.00, PURSUANT TO A STATE PROCUREMENT CONTRACT, FOR USE BY THE TRANSPORTATION DEPARTMENT

Attachments: [Lewis Automotive Group of Fayetteville 2016 Dodge Ram 2500 Crew Cab 4X4](#)

A. 8 [2016-0202](#)**J.A. RIGGS TRACTOR COMPANY OF SPRINGDALE:**

A RESOLUTION TO AUTHORIZE THE PURCHASE OF A CATERPILLAR CB-34B DOUBLE DRUM ROLLER FROM J.A. RIGGS TRACTOR COMPANY OF SPRINGDALE, ARKANSAS IN THE AMOUNT OF \$50,089.00 PURSUANT TO A NATIONAL JOINT POWERS ALLIANCE COOPERATIVE PURCHASING CONTRACT FOR USE BY THE TRANSPORTATION DEPARTMENT

Attachments: [J.A. Riggs Tractor Company of Springdale](#)

A. 9 [2016-0203](#)**REPEAL RESOLUTION NO. 23-16:**

A RESOLUTION TO REPEAL RESOLUTION NO. 23-16 AND AUTHORIZE THE PURCHASE OF A VOLVO MC135C SKID STEER FROM HUGG & HALL EQUIPMENT OF SPRINGDALE IN THE AMOUNT OF \$50,323.00, PURSUANT TO A HOUSTON GALVESTON AREA COUNCIL COOPERATIVE PURCHASING CONTRACT, FOR USE AT THE WEST SIDE WASTEWATER TREATMENT FACILITY

Attachments: [Repeal Resolution No 23-16](#)

A. 10 [2016-0204](#)**BID #16-34 CAP FLEET UPFITTERS, LLC:**

A RESOLUTION TO AWARD BID #16-34 AND AUTHORIZE THE PURCHASE OF UPFIT ITEMS FOR TWELVE (12) POLICE PATROL UNITS FROM CAP FLEET UPFITTERS, LLC OF BRYANT, ARKANSAS IN THE AMOUNT OF \$33,912.00 PLUS APPLICABLE TAXES

Attachments: [Bid #16-34 Cap Fleet Upfitters, LLC](#)

A. 11 [2016-0214](#)**UNIVERSITY OF ARKANSAS MEMORANDUM OF AGREEMENT:**

A RESOLUTION TO APPROVE A MEMORANDUM OF AGREEMENT WITH THE UNIVERSITY OF ARKANSAS FOR PLACEMENT OF A WAYFINDING VEHICULAR SIGNAGE SYSTEM TO BE OWNED AND MAINTAINED BY THE UNIVERSITY WITHIN THE CITY OF FAYETTEVILLE RIGHT OF WAY

Attachments: [University of Arkansas Memorandum of Agreement](#)

A. 12 [2016-0215](#)**GREGG AVENUE REHABILITATION AND OVERLAY:**

A RESOLUTION TO EXPRESS THE WILLINGNESS OF THE CITY OF FAYETTEVILLE TO UTILIZE STATE AID STREET MONIES FOR THE REHABILITATION AND OVERLAY OF GREGG AVENUE BETWEEN NORTH STREET AND TOWNSHIP STREET

Attachments: [Gregg Avenue Rehabilitation and Overlay](#)

A. 13 [2016-0221](#)**ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT CHANGE
ORDER NO. 1:**

A RESOLUTION TO APPROVE CHANGE ORDER NO. 1 TO THE CONTRACT WITH THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT IN THE AMOUNT OF \$7,851.40 TO INCREASE THE CITY'S SHARE OF THE COSTS ASSOCIATED WITH THE HIGHWAY 45/OLD WIRE ROAD SIGNAL AND INTERSECTION IMPROVEMENTS PROJECT TO THE TOTAL AMOUNT OF \$411,454.78, AND TO APPROVE A PROJECT CONTINGENCY IN THE AMOUNT OF \$92,148.60

Attachments: [Arkansas Highway and Transportation Department Change Order No. 1](#)

B. Unfinished Business: None**C. New Business:****C. 1** [2016-0218](#)**NORTHWEST ARKANSAS NUTRIENT TRADING RESEARCH AND ADVISORY
GROUP:**

A RESOLUTION TO APPROVE AN AGREEMENT FOR THE CITY OF FAYETTEVILLE TO JOIN THE NORTHWEST ARKANSAS NUTRIENT TRADING RESEARCH AND ADVISORY GROUP

Attachments: [Northwest Arkansas Nutrient Trading Research and Advisory Group](#)

C. 2 [2016-0211](#)**KESSLER MOUNTAIN TRAILS MASTER PLAN:**

A RESOLUTION TO ACCEPT AND ADOPT THE KESSLER MOUNTAIN TRAILS MASTER PLAN

Attachments: [Kessler Mountain Trails Master Plan](#)

C. 3 [2016-0209](#)**RZN 16-5358 (1429 E. HUNTSVILLE RD./ H&H PROPERTIES):**

AN ORDINANCE TO REZONE THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 16-5358 FOR APPROXIMATELY 1.88 ACRES LOCATED AT 1429 EAST HUNTSVILLE ROAD FROM RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE TO CS, COMMUNITY SERVICES AND RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE

Attachments: [RZN 16-5358 \(1429 Huntsville Rd. H&H Properties\)](#)

C. 4 [2016-0195](#)**RZN 16-5360 (930 S COLLEGE AVE./PRIME ESTATES):**

AN ORDINANCE TO REZONE THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 16-5360 FOR APPROXIMATELY 0.34 ACRES LOCATED AT 930 SOUTH COLLEGE AVENUE FROM NC, NEIGHBORHOOD CONSERVATION TO RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE

Attachments: [RZN 16-5360 \(930 S College Ave. Prime Estates\)](#)

C. 5 [2016-0207](#)**RZN 16-5371 (5650 E. HUNTSVILLE RD./ MB PROPERTIES):**

AN ORDINANCE TO REZONE THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 16-5371 FOR APPROXIMATELY 3.28 ACRES LOCATED AT 5650 EAST HUNTSVILLE ROAD FROM RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE, R-A, RESIDENTIAL AGRICULTURAL AND RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE TO RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE

Attachments: [RZN 16-5371 \(5650 E Huntsville Rd MB Properties\)](#)

C. 6 [2016-0194](#)**VAC 16-5354 (1137 W. MLK BLVD./ARENA VILLAGE):**

AN ORDINANCE TO APPROVE VAC 16-5354 SUBMITTED BY STEVE FOWLER FOR PROPERTY LOCATED AT 1137 WEST MARTIN LUTHER KING BOULEVARD TO VACATE PORTIONS OF A UTILITY EASEMENT

Attachments: [VAC 16-5354 \(1137 W MLK BLVD. Arena Village\)](#)

C. 7 [2016-0205](#)**AMEND CHAPTER 116: DOOR TO DOOR SOLICITATION:**

AN ORDINANCE TO AMEND CHAPTER 116: DOOR TO DOOR SOLICITATION OF THE FAYETTEVILLE CODE BY REPEALING § 116.01, ENACTING A REPLACEMENT § 116.01 AND BY AMENDING THE DEFINITION OF SOLICITOR IN § 116.02 (A) (4)

Attachments: [Amend Chapter 116: Door to Door Solicitation](#)

D. City Council Agenda Session Presentations:**D. 1** [2016-0216](#)

AGENDA SESSION PRESENTATION RUPPLE ROAD CONSTRUCTION STATUS
UPDATE - CHRIS BROWN

E. City Council Tour:**F. Announcements:****G. Adjournment****NOTICE TO MEMBERS OF THE AUDIENCE**

All interested persons may address the City Council on agenda items of New and Old Business. Please wait for the Mayor to request public comment and then come to the podium, give your name, address, and comments about the agenda item. Please address only the Mayor. Questions are usually answered by the Mayor, Aldermen or Staff after the public comment period is over. Please keep your comments brief and respectful. Each person is only allowed one turn at the microphone for discussion of an agenda item.

All cell phones must be silenced and may not be used within the City Council Chambers.

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

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

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

Old business and new business.

Presentations by staff and applicants. Agenda items shall be introduced by the Mayor and, if an ordinance, read by the City Attorney. City staff shall then present a report. An agenda applicant (city contractor, rezoning or development applicant, etc.) may present its proposal only during this presentation period, but may be recalled by an alderman later to answer questions. Staff and applicants may use electronic visual aids in a City Council meeting as part of their presentation.

Public comments. Public comment shall be allowed for all members of the audience on all items of old and new business and subjects of public hearings. No electronic visual aid presentations shall be allowed, but the public may submit photos, petitions, etc. to be distributed to the City Council. If a member of the public wishes for the City Clerk to distribute materials to the City Council before its meeting, such materials should be supplied to the City Clerk office no later than 9:00 a.m. on the day of the City Council meeting. Any member of the public shall first state his or her name and address, followed by a concise statement of the person's position on the question under discussion. Repetitive comments should be avoided; this applies to comments made previously either to the City Council or to the Planning Commission when those Planning Commission minutes have been provided to the Aldermen. All remarks shall be addressed to the Mayor or the City Council as a whole and not to any particular member of the City Council. No person other than the Aldermen and the person having the floor shall be permitted to enter into any discussions without permission of the Mayor. No questions shall be directed to an Alderman or city staff member except through the Mayor.

Courtesy and respect.

All members of the public, all city staff and elected officials shall accord the utmost courtesy and respect to each other at all times. All shall refrain from rude or derogatory remarks, reflections as to integrity, abusive comments and statements about motives or personalities. Any member of the public who violates these standards shall be ruled out of order by the Mayor, must immediately cease speaking and shall leave the podium.

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

A copy of the complete City Council agenda is available at www.fayetteville-ar.gov or in the office of the City Clerk, 113 W. Mountain, Fayetteville, Arkansas.



City of Fayetteville, Arkansas

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

Text File

File Number: 2015-0646

Agenda Date: 5/3/2016

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Minutes

Agenda Number: A. 1

APPROVAL OF THE APRIL 19, 2016 CITY COUNCIL MEETING MINUTES.



City of Fayetteville, Arkansas

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

Text File

File Number: 2016-0189

Agenda Date: 5/3/2016

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Resolution

Agenda Number: A. 2

PIERCE MANUFACTURING, INC. 2016 ARROW XT FIRE ENGINE:

A RESOLUTION TO APPROVE THE PURCHASE OF A 2016 ARROW XT FIRE ENGINE FROM PIERCE MANUFACTURING, INC. OF APPLETON, WISCONSIN IN THE AMOUNT OF \$551,396.00 PLUS A PERFORMANCE AND PAYMENT BOND AT A COST OF \$3,453.00 PURSUANT TO THE HOUSTON-GALVESTON AREA COUNCIL COOPERATIVE PURCHASING CONTRACT, TO APPROVE A CONTINGENCY OF \$16,625.00, AND TO APPROVE A BUDGET ADJUSTMENT

WHEREAS, the Fire Department needs to replace a 2000 Freightliner Fire Engine based on the recommendation of the Fleet Division; and

WHEREAS, the City will receive a pre-pay discount of \$24,053.00 in exchange for the purchase of a performance and payment bond at a cost of \$3,453.00 which will allow the City to receive a net total discount of \$20,600.00; and

WHEREAS, the Fire Department recommends the purchase of a 2016 Arrow XT Fire Engine from Pierce Manufacturing.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby approves a the purchase of a 2016 Arrow XT Fire Engine from Pierce Manufacturing, Inc. in the amount of \$551,396.00 plus a performance and payment bond at a cost of \$3,453.00 pursuant to the Houston-Galveston Area Council Contract, approves a contingency in the amount of \$16,625.00, and authorizes Mayor Jordan to sign any contract or other document to exercise and pay for this approved contract.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby approves a budget adjustment, a copy of which is attached to this Resolution.

City of Fayetteville Staff Review Form

2016-0189

Legistar File ID

5/3/2016

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

David Dayringer

4/13/2016

Fire /

Fire Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approval of a resolution to purchase a new fire apparatus for use by the Fayetteville Fire Department from Pierce Manufacturing, Inc. of Appleton, Wisconsin through the Houston-Galveston Area Council (HGAC) Contract #FS 12-15 Member #14-3975. The purchase amount will be \$551,396 plus the performance and payment bond cost of \$3,453.00 for a total of \$554,849.00 using the bonded pre-pay net discount; and Approval of a budget adjustment with approximately 3% Contingency of \$16,625.

Budget Impact:

4470.9470.5802.00

Sales Tax Capital

Account Number

Fund

03019.1

Fire Apparatus Purchases

Project Number

Project Title

Budgeted Item? Yes

Current Budget \$ 522,729.00

Funds Obligated \$ -

Current Balance \$ 522,729.00

Does item have a cost? Yes

Item Cost \$ 554,849.00

Budget Adjustment Attached? Yes

Budget Adjustment \$ 48,745.00

Remaining Budget \$ 16,625.00

Must Attach Completed Budget Adjustment:

V20140610

Previous Ordinance or Resolution #

Original Contract Number:

Approval Date:

Comments: The quote from Pierce Manufacturing through the HGAC Contract # FS12-15 is for one Pierce Arrow XT Fire Engine for \$575,449.00 with pre-payment discount of \$24,053.00 minus the cost of \$3,453.00 for the Performance and Payment Bond. This makes the amount \$554,849.00. With approximately 3% contingency funds of \$16,625 added, the total funds needed will be \$571,474.00.



CITY COUNCIL AGENDA MEMO

MEETING OF MAY 3, 2016

TO: Mayor and City Council
FROM: David Dayringer, Fire Chief
DATE: April 13, 2016

SUBJECT: Approval of a resolution to purchase a new fire apparatus for use by the Fayetteville Fire Department from Pierce Manufacturing, Inc. of Appleton, Wisconsin through the Houston-Galveston Area Council (HGAC) Contract # FS12-15 Member #14-3975. The purchase amount will be \$551,396 plus the performance and payment bond cost of \$3,453.00 for a total of \$554,849.00 using the bonded pre-pay net discount; And Approval of a budget adjustment with approximately 3% Contingency of \$16,625 from Capital Mobile Radio Project 10015.1 which will remain in capital budget along with approval of \$32,120 from Fire ACT 833 Revenue to provide the additional funding necessary for the purchase.

RECOMMENDATION:

Approval of a resolution to purchase a new fire apparatus for use by the Fayetteville Fire Department from Pierce Manufacturing, Inc. of Appleton, Wisconsin through the Houston-Galveston Area Council (HGAC) Contract # FS12-15 Member #14-3975. The purchase amount will be \$551,396 plus the performance and payment bond cost of \$3,453.00 for a total of \$554,849.00 using the bonded pre-pay net discount; Approval of a budget adjustment with approximately 3% Contingency of \$16,625 from Capital Mobile Radio Project 10015.1 which will remain in capital budget along with approval of \$32,120 from Fire ACT 833 Revenue to provide the additional funding necessary for the purchase.

BACKGROUND:

We will be replacing (fleet recommendation) unit 30, a 2000 Freightliner Fire Engine. The replacement will be a 2016 Arrow XT Fire Engine from Pierce Manufacturing of Appleton, Wisconsin. The Fire Department's internal equipment committee has spent almost a year in researching available units in order to get the best buy for the City. They have chosen a unit from Pierce Manufacturing. The Bid Price is \$575,449.00. Pierce provides a prepay discount of \$24,053.00 minus performance/payment bond costs of \$3,453.00. This net discount amount is \$20,600. With the prepay discount, the total amount is \$554,849.00 The truck the Fire Department Equipment Committee has proposed to buy was approved by the Council Equipment Committee at their meeting of April 12, 2016.

DISCUSSION:

The Truck is designed and built to National Fire Protection Association (NFPA) 1901, Standard for Fire Apparatus. The unit proposed for purchase is a 2016 Arrow XT Fire Engine. NFPA standards spell out the necessary equipment required and the performance specifications for a certified fire apparatus. By adhering to these standards, the Fire Department is assured of getting the necessary required equipment.

BUDGET/STAFF IMPACT:

The quote from Pierce Manufacturing through the HGAC Contract # FS12-15 is for one Pierce Arrow XT Fire Engine for \$575,449.00 with pre-payment discount of \$24,053.00 minus the cost of \$3,453.00 for the Performance and Payment Bond. This makes the amount \$554,849.00. With approval of approximately 3% contingency funds of \$16,625 added, the total funds needed will be \$571,474.00. \$ 522,729.00 funds for payment are budgeted and available in the Capital Project: Fire Apparatus Purchases Project #03019.1 along with approval of the proposed budget adjustment of \$48,745 from Fire ACT 833 Revenue and Fire Mobile Radio Project #10015.1. This will provide the funding necessary for the purchase.

ATTACHMENTS:

Budget Adjustment, Purchase Order, and Purchasing Documentation

City of Fayetteville - Purchase Order Request (PO) (Not a Purchase Order) All PO Requests shall be scanned to the Purchasing e-mail: Purchasing@fayetteville-ar.gov . Purchase shall not be made until an actual PO has been issued.							Requisition No.: Date: 4/13/2016				
							P.O Number:				
Vendor # 19470		Vendor Name: Pierce Manufacturing					Mail ☐ Yes ☒ No		Legistar#: 2016-0189		
Address: P.O. Box 2017 2600 American Dr.						FOB Point:		Taxable ☐ Yes ☒ No		Expected Delivery Date:	
City: Appleton				State: Wisconsin		Zip Code: 54913		Ship to code:		Quotes Attached ☐ Yes ☒ No	
Requester: Granville Wynn						Requester's Employee #: 3806		Extension: 7613			
Item	Description	Quantity	Unit of Issue	Unit Cost	Extended Cost	Account Number		Project.Sub#	Inventory #	Fixed Asset #	
1	2016 Arrow XT Pierce Fire Engine	1		551,396.00		4470.9470.5802.00		03019.1	Unit #43	7000043	
2	Performance and Payment Bond	1		3,453.00		4470.9470.5802.00		03019.1			
3											
4											
5											
6											
7											
8											
9											
10											
*	Shipping/Handling		Lot								
Special Instructions: Purchasing apparatus from Pierce Manufacturing of Appleton, Wisconsin through Houston-Galveston Area Council (HGAC) Contract # FS12-15 Member #14-3975.. The Bid Price is \$575,449.00. Pierce provides a prepay discount of \$24,053.00 minus performance/payment bond costs of \$3,453.00 This discount amount is \$20,600.00. With the prepay discount, the total amount is \$554,849.00. This includes cost of apparatus \$551,396.00 and bond cost of \$3,453.00								Subtotal: _____ Tax: _____ Total: <u>\$554,849.00</u>			
Approvals:											
Mayor: _____				Department Director: _____				Purchasing Manager: _____			
Chief Financial Officer: _____				Budget Director: _____				IT Director: _____			
Dispatch Manager: _____				Utilities Manager: _____				Other: _____			



Fayetteville Fire Department

February 25, 2016

The undersigned is prepared to deliver, upon an order being placed by you, for final acceptance by Pierce Manufacturing, Inc., at its home office in Appleton, Wisconsin, the apparatus and equipment herein named and for the following prices:

One (1) Pierce Pumper mounted on an Arrow XT Chassis per our proposal for a total price of:

\$ 575,449.00 to include all equipment in attached Proposal
A pre-pay discount of \$24,053.00 is available with a payment
bond cost of \$3,453.00 with a final price of \$554,849.00

Said apparatus is to be built and shipped in accordance with the specifications hereto attached, delays due to strikes, war or international conflict, failures to obtain chassis, materials, or other causes beyond our control not preventing, within about 300-330 calendar days or less after receipt of this order and the acceptance thereof at our Appleton, Wisconsin office, and to be delivered to you at the Fayetteville Fire Department.

The specifications herein contained shall form a part of the final contract, and are subject to changes desired by the purchaser, provided such alterations are interlined prior to the acceptance by the company of the order to purchase, and provide such alterations do not materially affect the cost of the construction of the apparatus.

The proposal for fire apparatus conforms to all Federal Department of Transportation (DOT) rules and regulations in effect at the time of the bid and with all National Fire Protection Association (NFPA) Guidelines for Automotive Fire Apparatus as published at the time of bid, except as modified by customer specifications. Any increased costs incurred by first party because of future changes in or additions to said DOT or NFPA standards will be passed along to the customers as an addition to the price set forth above.

Respectfully,

Steve Haile
Sales Representative
Pierce Manufacturing, Inc.

**CONTRACT PRICING WORKSHEET**
For MOTOR VEHICLES OnlyContract
No.:

FS12-15

Date
Prepared:

03/28/16

This Worksheet is prepared by Contractor and given to End User. If a PO is issued, both documents MUST be faxed to H-GAC @ 713-993-4548. Therefore please type or print legibly.

Buying Agency:	City of Fayetteville	Contractor:	EVS
Contact Person:		Prepared By:	Steve Haile
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	

Product Code:	TC06	Description:	Pierce Enforcer Pumper
---------------	------	--------------	------------------------

A. Product Item Base Unit Price Per Contractor's H-GAC Contract:	\$384,990.00
---	--------------

B. Published Options - Itemize below - Attach additional sheet(s) if necessary - Include Option Code in description if applicable.

(Note: Published Options are options which were submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
106 TAC-4 Suspension	\$12,723.00	143 Mirrors-change to bus style cab corner	\$2,732.00
111 Tire Chains Rear Axle	\$4,110.00	155 EMS Compartment w outside access	\$2,940.00
113 Aluminum Wheels, Front	\$1,951.00	156 Upgrade SCBA brackets to hands free 4@\$724 each	\$2,896.00
114 Aluminum Wheels, Rear Single Axle	\$3,076.00	169 Upgrade Enforcer to Arrow	\$36,589.00
118 Mud Flaps	\$573.00	189 Intercom system	\$5,727.00
119 Wheel Chocks and Mounts	\$912.00	191 Intercom Headsets 5@\$503 each	\$2,515.00
125a Brake fittings compression type	\$342.00	196 Kussmaul Pump Plus	\$2,556.00
127 Cummins ISL9 400HP to 450HP ISL9	\$1,131.00	199 Auto-eject 15 amp	\$300.00
128 Cummins ISL9 450HP to Detroit DD13 450HP	\$13,707.00	209 LED brow light	\$1,988.00
129 Detroit DD13 to Cummins ISX 500HP	\$17,634.00	208 LED Scene light 2@\$1,236	\$2,472.00
135 Magnetic Grabber	\$3,634.00	Subtotal From Additional Sheet(s):	\$67,996.00
141 Bumper tray with cover	\$1,636.00	Subtotal B:	\$190,140.00

C. Unpublished Options - Itemize below / attach additional sheet(s) if necessary.

(Note: Unpublished options are items which were not submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
Performance Bond	\$3,453.00	Additional Hosebed Dividers 2 @ \$500 each	\$1,000.00
Coating top of front bumper	\$345.00	Subtotal From Additional Sheet(s):	\$13,361.00
Upgrade to 3/4 high compartment PS	\$2,000.00	Subtotal C:	\$20,159.00

Check: Total cost of Unpublished Options (C) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B).	For this transaction the percentage is:	\$0.04
--	---	--------

D. Total Cost Before Any Applicable Trade-In / Other Allowances / Discounts (A+B+C)

Quantity Ordered:	1	X Subtotal of A + B + C:	595289	=	Subtotal D:	\$595,289.00
-------------------	---	--------------------------	--------	---	-------------	--------------

E. H-GAC Order Processing Charge (Amount Per Current Policy)	Subtotal E:	\$2,000.00
---	-------------	------------

F. Trade-Ins / Other Allowances / Special Discounts / Freight / Installation

Description	Cost	Description	Cost
Chassis Pre-Payment Discount		Aerial Pre-Payment Discount	
100% Pre-Payment Discount	-\$24,053.00	Trade-in Allowance	
Preferred Customer Discount	-\$18,387.00	Subtotal F:	-\$42,440.00

Delivery Date:	G. Total Purchase Price (D+E+F):	\$554,849.00
-----------------------	---	--------------

City of Fayetteville, Arkansas - Budget Adjustment Form (Legistar)

Budget Year	Division: Fire	Adjustment Number
2016	Dept.: Fire	
	Requestor: David Dayringer	

BUDGET ADJUSTMENT DESCRIPTION / JUSTIFICATION:

This Budget Adjustment will take funding from Fire Act 833 and move it into account 4470.9470.5802.00 Project #03019.1 Fire Apparatus Purchases to allow additional funding to complete the purchase of an 2016 Fire Engine from Pierce Manufacturing through the Houston Galveston Area Council (Contract #FS12-15 HGAC Membership #14-3975) at the purchase price of \$554,849 + an approximate 3% contingency of \$16,625 taken from Project #10015--Fire Mobile Radios. This apparatus replaces Unit #30, Engine 13- Position Control FIRE_F018.

RESOLUTION/ORDINANCE	COUNCIL DATE:	5/3/2016
	LEGISTAR FILE ID#:	2016-0189
	<i>Barbara Fell</i>	
	4/14/2016 9:10 AM	
	Budget Director	Date
	TYPE:	
	DESCRIPTION:	
	GLDATE:	
	POSTED:	/

TOTAL		64,240	64,240					v.20160125
Account Number	Increase / (Decrease)		Project.Sub#		AT	Account Name		
	Expense	Revenue	Project	Sub				
1010.6600.7602.47	32,120	-	33047	1	EX	Transfer to Cap Improvement Fund		
1010.0001.4308.00	-	32,120	33047	1	RE	Fire Act 833		
4470.0947.6602.01	-	32,120	03019	1	RE	Transfer from General		
4470.9470.5802.00	32,120	-	03019	1	EX	Vehicles And Equipment		
4470.9470.5801.00	(16,625)		10015	1	EX	Fixed Assets		
4470.9470.5802.00	16,625	-	03019	1	EX	Vehicles And Equipment		
	-	-						
	-	-						
	-	-						
	-	-						
	-	-						
	-	-						
	-	-						



City of Fayetteville, Arkansas

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

Text File

File Number: 2016-0192

Agenda Date: 5/3/2016

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Resolution

Agenda Number: A. 3

PIERCE MANUFACTURING, INC. 2016 RESCUE PUMPER FIRE ENGINE:

A RESOLUTION TO APPROVE THE PURCHASE OF A 2016 RESCUE PUMPER FIRE ENGINE FROM PIERCE MANUFACTURING, INC. OF APPLETON, WISCONSIN IN THE AMOUNT OF \$681,111.00 PLUS A PERFORMANCE AND PAYMENT BOND AT A COST OF \$4,295.00 PURSUANT TO THE HOUSTON-GALVESTON AREA COUNCIL COOPERATIVE PURCHASING CONTRACT, AND TO APPROVE A CONTINGENCY OF \$34,271.00

WHEREAS, the Fire Department needs to expand the capacity of its current fleet; and

WHEREAS, the City will receive a pre-pay discount of \$34,267.00 in exchange for the purchase of a performance and payment bond at a cost of \$4,295.00 which will allow the City to receive a net total discount of \$29,972.00; and

WHEREAS, the Fire Department recommends the purchase of a 2016 Rescue Pumper Fire Engine from Pierce Manufacturing.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby approves a the purchase of a 2016 Rescue Pumper Fire Engine from Pierce Manufacturing, Inc. in the amount of \$681,111.00 plus a performance and payment bond at a cost of \$4,295.00 pursuant to the Houston-Galveston Area Council Contract, approves a contingency in the amount of \$34,271.00, and authorizes Mayor Jordan to sign any contract or other document to exercise and pay for this approved contract.

City of Fayetteville Staff Review Form

2016-0192

Legistar File ID

5/3/2016

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

David Dayringer

4/13/2016

Fire /
Fire Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approval of a resolution to purchase a new fire apparatus for use by the Fayetteville Fire Department from Pierce Manufacturing, Inc. of Appleton, Wisconsin through the Houston-Galveston Area Council (HGAC) Contract # FS12-15 Member #14-3975. The purchase amount will be \$681,111.00 plus the performance and payment bond cost of \$4,295.00 for a total of \$685,406.00 using the bonded pre-pay net discount; and approval of a 5% contingency in the amount of \$34,271.00.

Budget Impact:

2300.9300.5802.04

Impact Fee

Account Number

Fund

07003

Fire Impact Fee Improvements

Project Number

Project Title

Budgeted Item? Yes

Current Budget \$ 804,025.00

Funds Obligated \$ -

Current Balance \$ 804,025.00

Does item have a cost? Yes

Item Cost \$ 719,677.00

Budget Adjustment Attached? No

Budget Adjustment

Remaining Budget \$ 84,348.00

Must Attach Completed Budget Adjustment

V20140610

Previous Ordinance or Resolution #

Original Contract Number:

Approval Date:

Comments: We will be expanding capacity of our fleet. The quote from Pierce Manufacturing of Appleton, Wisconsin through the HGAC Contract # FS12-15 is for one 2016 Rescue Pumper Engine. for \$715,378.00 Pierce provides a prepay discount minus performance/payment bond costs. This discount amount is \$29,972.00 With the prepay discount, the total amount is \$685,406.00 plus a 5% contingency of \$34,271.00.



CITY COUNCIL AGENDA MEMO

MEETING OF MAY 3, 2016

TO: Mayor and City Council
FROM: David Dayringer, Fire Chief
DATE: April 13, 2016

SUBJECT: Approval of a resolution to purchase a new fire apparatus for use by the Fayetteville Fire Department from Pierce Manufacturing, Inc. of Appleton, Wisconsin through the Houston-Galveston Area Council (HGAC) Contract # FS12-15 Member #14-3975. The purchase amount will be \$681,111.00 plus the performance and payment bond cost of \$4,295.00 for a total of \$685,406.00 using the bonded pre-pay net discount; and approval of a 5% contingency in the amount of \$34,271.00.

RECOMMENDATION:

Approval of a resolution to purchase a new fire apparatus for use by the Fayetteville Fire Department from Pierce Manufacturing, Inc. of Appleton, Wisconsin through the Houston-Galveston Area Council (HGAC) Contract # FS12-15 Member #14-3975. The purchase amount will be \$681,111.00 plus the performance and payment bond cost of \$4,295.00 for a total of \$685,406.00 using the bonded pre-pay net discount; and approval of a 5% contingency in the amount of \$34,271.00.

BACKGROUND:

We will be expanding capacity of our fleet. The new unit will be a 2016 Rescue Pumper Engine from Pierce Manufacturing of Appleton, Wisconsin. The Bid Price is \$715,378.00. Pierce provides a prepay discount minus performance/payment bond costs. This discount amount is \$29,972.00. With the prepay discount, the total amount is \$685,406.00 plus a 5% contingency of \$34,271.00. The truck the Fire Department Equipment Committee has proposed to buy was approved by the Council Equipment Committee at their meeting of April 12, 2016.

DISCUSSION:

The Truck is designed and built to National Fire Protection Association (NFPA) 1901, Standard for Fire Apparatus. The unit proposed for purchase is a 2016 Pierce Rescue Pumper Engine. NFPA standards spell out the necessary equipment required and the performance specifications for a certified fire apparatus. By adhering to these standards, the Fire Department is assured of getting the necessary required equipment.

BUDGET/STAFF IMPACT:

The quote from Pierce Manufacturing through the HGAC Contract # FS12-15 is for one Pierce Rescue Pumper Fire Engine for the purchase amount of \$681,111.00 plus the performance and payment bond cost of \$4,295.00 for a total of \$685,406.00 using the bonded pre-pay net discount plus approval of a 5% contingency in the amount of \$34,271.00.

The funds necessary for this apparatus purchase are available in the IMPACT Fee accounts.

ATTACHMENTS:

Purchase Order and Purchasing Documentation

City of Fayetteville - Purchase Order Request (PO) (Not a Purchase Order) All PO Requests shall be scanned to the Purchasing e-mail: Purchasing@fayetteville-ar.gov. Purchase shall not be made until an actual PO has been issued.							Requisition No.: Date: 4/13/2016		
							P.O Number:		
Vendor #: 19470		Vendor Name: Pierce Manufacturing					Mail ☐ Yes ☒ No		
Address: P.O. Box 2017 2600 American Dr.					FOB Point:		Taxable ☐ Yes ☒ No		
City: Appleton		State: Wisconsin			Zip Code: 54913	Ship to code:	Legistar#: 2016-0192 Expected Delivery Date: April, 2017		
Requester: Granville Wynn					Requester's Employee #: 3806		Extension: 7613		
Item	Description	Quantity	Unit of Issue	Unit Cost	Extended Cost	Account Number	Project.Sub#	Inventory #	Fixed Asset #
1	2016 Arrow XT Pierce Pumper Rescue Engine	1		681,111.00		2300.9300.5802.04	07003.4	Unit #44	7000044
2	Performance and Payment Bond	1		4,295.00		2300.9300.5802.04	07003.4		
3									
4									
5									
6									
7									
8									
9									
10									
*	Shipping/Handling		Lot						
Special Instructions: Purchasing apparatus from Pierce Manufacturing of Appleton, Wisconsin through Houston-Galveston Area Council (HGAC) Contract # FS12-15 Member # 14-3975. The Bid Price is \$715,378.00. Pierce provides a prepay discount minus performance/payment bond costs of \$4,295.00. This discount amount is \$29,972.00. With the prepay discount and performance bond cost, the total amount is \$685,406.00							Subtotal: _____ Tax: _____ Total: <u>\$685,406.00</u>		
Approvals:									
Mayor: _____			Department Director: _____			Purchasing Manager: _____			
Chief Financial Officer: _____			Budget Director: _____			IT Director: _____			
Dispatch Manager: _____			Utilities Manager: _____			Other: _____			



Fayetteville Fire Department

March 2, 2016

The undersigned is prepared to deliver, upon an order being placed by you, for final acceptance by Pierce Manufacturing, Inc., at its home office in Appleton, Wisconsin, the apparatus and equipment herein named and for the following prices:

One (1) Pierce PUC Pumper mounted on an Arrow XT Chassis per our proposal for a total price of:

\$ 715,378.00 to include all equipment in attached Proposal
A pre-pay discount of \$34,267.00 is available with a payment
bond cost of \$4,295.00 with a final price of \$685,406.00

Said apparatus is to be built and shipped in accordance with the specifications hereto attached, delays due to strikes, war or international conflict, failures to obtain chassis, materials, or other causes beyond our control not preventing, within about 345-375 calendar days or less after receipt of this order and the acceptance thereof at our Appleton, Wisconsin office, and to be delivered to you at the Fayetteville Fire Department.

The specifications herein contained shall form a part of the final contract, and are subject to changes desired by the purchaser, provided such alterations are interlined prior to the acceptance by the company of the order to purchase, and provide such alterations do not materially affect the cost of the construction of the apparatus.

The proposal for fire apparatus conforms to all Federal Department of Transportation (DOT) rules and regulations in effect at the time of the bid and with all National Fire Protection Association (NFPA) Guidelines for Automotive Fire Apparatus as published at the time of bid, except as modified by customer specifications. Any increased costs incurred by first party because of future changes in or additions to said DOT or NFPA standards will be passed along to the customers as an addition to the price set forth above.

Respectfully,

Steve Haile
Sales Representative
Pierce Manufacturing, Inc.

**CONTRACT PRICING WORKSHEET**
For MOTOR VEHICLES OnlyContract
No.:

FS12-15

Date
Prepared:

02/23/16

*This Worksheet is prepared by Contractor and given to End User. If a PO is issued, both documents **MUST** be faxed to H-GAC @ 713-993-4548. Therefore please type or print legibly.*

Buying Agency:	Fayetteville City of	Contractor:	EVS
Contact Person:	Harley Hunt	Prepared By:	Steve Haile
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	

Product Code:	TC07	Description:	Pierce PUC Pumper
---------------	------	--------------	-------------------

A. Product Item Base Unit Price Per Contractor's H-GAC Contract: \$487,569.00**B. Published Options - Itemize below - Attach additional sheet(s) if necessary - Include Option Code in description if applicable.**

(Note: Published Options are options which were submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
104 Upgrade to 27,000# rear axel	\$2,076.00	156 Upgrade SCBA brackets to hands free 5@\$724 each	\$3,620.00
111 Tire Cahins-rear axel	\$4,110.00	189 Intercom system	\$5,727.00
113 Aluminum Wheels Front	\$1,951.00	191 Intercom Headsets 6@\$503 each	\$3,018.00
114 Aluminum Wheels Rear Single Axel	\$3,076.00	195 Kussmaul charger	\$1,718.00
125a Brake Fittings compression type	\$342.00	199 Auto-eject 15 amp	\$300.00
127 Cummins ISL9 400HP to 450HP ISL9	\$1,131.00	206 LED under cab, pump, body lighting	\$1,947.00
128 Cummins ISL9 450HP to Detroit DD13 450HP	\$13,707.00	209 LED brow light 3@\$1,988 each	\$5,964.00
129 Detroit DD13 to Cummins ISX 500HP	\$17,634.00	211 LED flood pole light 2@\$1,994	\$3,988.00
135 Magnetic Grabber	\$3,634.00	218 Hose bed cover aluminum	\$5,525.00
141 Bumper tray with cover	\$1,636.00		
143 Mirrors-change to bus style cab corner	\$2,732.00	Subtotal From Additional Sheet(s):	\$86,275.00
154 EMS compartment in cab	\$1,881.00	Subtotal B:	\$171,992.00

C. Unpublished Options - Itemize below / attach additional sheet(s) if necessary.

(Note: Unpublished options are items which were not submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
Change Dash CF to Arrow XT	-\$31,771.00	Upgrade to 81" cab	\$7,259.00
12000# Winch in Front Bumper	\$2,807.00	Subtotal From Additional Sheet(s):	\$105,770.00
Coating top of front bumper	\$345.00	Subtotal C:	\$84,410.00

Check: Total cost of Unpublished Options (C) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B).	For this transaction the percentage is:	\$0.13
--	---	--------

D. Total Cost Before Any Applicable Trade-In / Other Allowances / Discounts (A+B+C)

Quantity Ordered:	1	X Subtotal of A + B + C:	743971	=	Subtotal D:	\$743,971.00
-------------------	---	--------------------------	--------	---	-------------	--------------

E. H-GAC Order Processing Charge (Amount Per Current Policy) Subtotal E: \$2,000.00**F. Trade-Ins / Other Allowances / Special Discounts / Freight / Installation**

Description	Cost	Description	Cost
Chassis Pre-Payment Discount		Aerial Pre-Payment Discount	
100% Pre-Payment Discount	-\$34,267.00	Trade-in Allowance	
Preffered Customer Discount	-\$26,298.00	Subtotal F:	-\$60,565.00

Delivery Date:		G. Total Purchase Price (D+E+F):	\$685,406.00
----------------	--	----------------------------------	--------------

Option Number	Qty	Description	Published Options	Unpublished Options
244	5	Adjustable compartment shelves \$192 each	\$960.00	
245	1	Slide-out tool board	\$1,082.00	
246	1	Swing-out tool board	\$1,650.00	
247	3	Slide-out floor tray \$733 each	\$2,199.00	
251	3	SCBA Cylinder storage in fender panel double \$832 each	\$2,496.00	
255	1	Increase pump from 1250 to 1500 gpm	\$6,091.00	
383	2	Hydraulic reel, 100' X .25" Hose \$5,295 each	\$10,590.00	
414	1	Painted Grill	\$1,016.00	
423	9	5" X 100' Rubber Lined hose \$570 each	\$5,130.00	
429	6	Complete SCBA \$6,500 each	\$39,000.00	
436	2	Portable hand light with cahrger \$130 each	\$260.00	
446	2	Intake valve \$1,800 each	\$3,600.00	
449	6	Spare SCBA bottle \$1,300 each	\$7,800.00	
343	1	Additional Speaker	\$707.00	
344	1	Q2B Siren	\$3,694.00	
	1	Treadplate Roof		\$784.00
	1	Mounting Plate top of engine tunnel		\$357.00
	1	Pair Defrost fans		\$404.00
	1	Spare wiring (8 Circuits)		\$1,062.00
	1	Rear Camera		\$494.00
	2	Compartments in Hose Bed \$1,580 each		\$3,160.00
	2	Pac Track instaulead on compartment wall \$731 each		\$1,462.00
	1	Flashing Headlights		\$81.00
	1	Upgrde to Goad Leaf Lettering		\$609.00
	1	LDX TIC		\$7,985.00
	4	Streamlight LED Survivor \$107 each		\$428.00
	2	5" X 50' Rubber Lined hose \$510 each		\$1,020.00
	1	Fire Hooks package (6', 8', 10' roof hooks)		\$290.00
	2	Fire Hooks Pro Bar 30" \$199 each		\$398.00
	2	Irons Strap \$35 each		\$70.00
	1	Zico Irons Bracket		\$110.00
	2	Fire Hooks Crow Bar \$34 each		\$68.00
	1	Elkhart nozzle package (6 Nozzles) line guage and foam Eudctor		\$4,274.00
	1	Kocheck adapter package		\$1,635.00
	1	2KEU Honda Generator		\$1,114.00
	1	Akron hose edge roller		\$275.00
	1	Sked Rescue system		\$854.00
	1	Spine Board with accessories		\$178.00
	1	Pelican Portable Scene light		\$679.00
	1	K tool kit		\$119.00
	1	M.E.D. blower System		\$864.00
	1	Petrogen Torch		\$2,290.00
	3	Throw Bag \$44.00 each		\$132.00
	1	Lock out tool kit Lock out kit and Elevator key set		\$426.00
	1	Ram Jammers		\$158.00
	1	Pair of Seat Belt Cutters		\$8.00
	1	Terradapter Tripod System		\$4,178.00
	1	Trench Shore Kit		\$13,598.00
	1	Airgun Packhammer		\$4,039.00
	1	Sawsall		\$169.00
	1	Combihammer		\$1,965.00
	1	Wrecking Hammer		\$2,115.00
	1	Kit (Dead Blow Hammer,Hose wrapper,Ladder strap,Hose Clamp & Jacket)		\$491.00
	1	Case Turtle Tiles (36)		\$180.00
	4	Step Chalks @120.00 each		\$480.00
	1	Amkus Package		\$42,472.00
	1	Preformance Bond		\$4,295.00

Base Bid	\$487,569.00	
Published Options	\$86,275.00	
Total Published Options	\$573,844.00	

Unpublished Options	\$105,770.00	18.43%
Total Options w/o HGAC Fee	\$679,614.00	



City of Fayetteville, Arkansas

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

Text File

File Number: 2016-0198

Agenda Date: 5/3/2016

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Resolution

Agenda Number: A. 4

PROFESSIONAL TURF PRODUCTS, L.P.:

A RESOLUTION TO AUTHORIZE THE PURCHASE OF A 2016 TORO GROUNDS MASTER 4000D FROM PROFESSIONAL TURF PRODUCTS, L.P. OF LENEXA, KANSAS IN THE AMOUNT OF \$62,441.17 PURSUANT TO A NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE COOPERATIVE PURCHASING CONTRACT FOR USE BY THE PARKS AND RECREATION DEPARTMENT, AND TO APPROVE A BUDGET ADJUSTMENT

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby authorizes the purchase of a 2016 Toro Grounds Master 4000D from Professional Turf Products, L.P. of Lenexa, Kansas in the amount of \$62,441.17, pursuant to a National Intergovernmental Purchasing Alliance cooperative purchasing contract, for use by the Parks and Recreation Department.

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

2016-0198

Legistar File ID

5/3/2016

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

Jesse Beeks/Sara Glenn

4/13/2016

Fleet Operations /
Transportation Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

A resolution to authorize the purchase of one 2016 Toro Grounds Master 4000D with all wheel drive, 11 foot cutting area and canopy is available through Professional Turf Products, L.P. of Lenexa, KS for the National IPA price of \$62,441.17 for use in the Parks Department and to approve a budget adjustment.

Budget Impact:

9700.1920.5802.00		Shop Fund	
Account Number		Fund	
02083.2016		Tractors/Mowers	
Project Number		Project Title	
Budgeted Item?	Yes	Current Budget	\$ 127,800.00
		Funds Obligated	\$ -
		Current Balance	\$ 127,800.00
Does item have a cost?	Yes	Item Cost	\$ 62,441.17
		Budget Adjustment	\$ 4,500.00
Budget Adjustment Attached?	Yes	Remaining Budget	\$ 69,858.83

V20140710

Previous Ordinance or Resolution #

Original Contract Number:

Approval Date:

Comments:

MEETING OF MAY 3, 2016

TO: Mayor and City Council
THRU: Terry Gulley, Director of Transportation
FROM: Jesse Beeks, Fleet Operations Superintendent
DATE: April 13, 2016
SUBJECT: Purchase of one Grounds Master for Parks

RECOMMENDATION:

That City Council approve the purchase of a 2016 Toro Grounds Master 4000D with all-wheel drive, 11 foot cutting area and canopy available through Professional Turf Products, L.P. of Lenexa, KS for the National IPA price of \$62,441.17.

BACKGROUND:

This expansion purchase was approved with the 2016 budget to be used in the Regional Park. Phase one of the Regional Park will be completed in the fall of 2016 with an additional 26.2 acres of fescue lawn. This wide area mower is needed to mow the additional acreage in an efficient and timely manner in order to maintain our current service levels in our other park properties. We are bringing this purchase forward at this time to ensure the mower is ready for the Parks department when they need it this fall.

DISCUSSION:

Fleet recommends the purchase of a 2016 Toro Grounds Master 4000D with all-wheel drive, 11 foot cutting area and canopy available through Professional Turf Products, L.P. of Lenexa, KS for the National IPA price of \$62,441.17.

BUDGET/STAFF IMPACT:

This purchase is \$4,500.00 more than was expected and budgeted for. A Budget Adjustment is attached for Council's approval to move \$3,300.00 of excess funds budgeted for the expansion Parks Truck and \$1,200.00 from other Parks project accounts in to cover the amount we under budgeted for this expansion mower.

This purchase was approved by the Equipment Committee on April 12, 2016.

Attachments:

PO – Purchase Requisition
BA – Budget Adjustment

City of Fayetteville - Purchase Order Request (PO) (Not a Purchase Order) All PO Requests shall be scanned to the Purchasing e-mail: Purchasing@fayetteville-ar.gov. Purchase shall not be made until an actual PO has been issued.							Requisition No.: Date: 4/13/2016			
							P.O Number:			
Vendor #: 20157			Vendor Name: Professional Turf Products, LP				Mail ☒ YES ☐ NO		Legistar#: 2016-0198 Expected Delivery Date:	
Address:					FOB Point:		Taxable ☐ YES ☒ NO			
City:			State:		Zip Code:	Ship to code: 50	Quotes Attached ☐ YES ☒ NO			
Requester: Sara Glenn					Requester's Employee #: 3912		Extension: 3485			
Item	Description	Quantity	Unit of Issue	Unit Cost	Extended Cost	Account Number	Project.Sub#	Inventory #	Fixed Asset #	
1	Toro Groundsmaster 4000D with Universal Sunshade and Maint kit	1	ea	62,441.17	\$62,441.17	9700.1920.5802.00	02083.2016	5067	705067	
2	Off National IPA Contract #120535				\$0.00					
3	To be unit 5067, Fixed Asset# 705067				\$0.00					
4					\$0.00					
5					\$0.00					
6					\$0.00					
7					\$0.00					
8					\$0.00					
9					\$0.00					
10					\$0.00					
*	Shipping/Handling		Lot		\$0.00					
Special Instructions: REMIT TO RMT1 PO BOX 201349 DALLAS, TX 75320-1349							Subtotal: \$62,441.17 Tax: \$0.00 Total: <u>\$62,441.17</u>			
Approvals:										
Mayor: _____			Department Director: _____			Purchasing Manager: _____				
Chief Financial Officer: _____			Budget Director: _____			IT Director: _____				
Dispatch Manager: _____			Utilities Manager: _____			Other: _____				



Professional Turf Products, L.P.

10935 Eicher Dr.
 Lenexa, Kansas 66219
 Brad Davisson
 (888) 776-8873 ext. 5471
 davissonb@proturf.com



Ship To	City Of Fayetteville - Fleet Services		Date	3/21/2016
Bill To	NAT'L IPA		Tax Rate	
Contact	Jesse Beeks		Destination	2.50%
Address	1525 South Happy Hollow Rd		Trade-In	
City	Fayetteville, AR		Finance	
State	AR	Comments:	Account Type	Contract
Postal Code	72701	Toro National IPA Contract #120535; City of Fayetteville participation number NIPA0356		
Phone				
Fax				

Proposal

Qty	Model #	Description	Unit	Extended
1	30609	Groundsmaster 4000-D (Tier 4 Final Compliant) (30609 / 30609A)	\$ 60,133.45	\$ 60,133.45
1	30349	Universal Sunshade (White)	\$ 523.16	\$ 523.16
1	30408	800 Hour Maintenance Kit	\$ 261.60	\$ 261.60
		GM4000_GM4010 TIV		\$ 60,918.21

SubTotal	\$	60,918.21
Destination	\$	1,522.96
Tax (Estimated)	\$	-
TOTAL	\$	62,441.17

City of Fayetteville, Arkansas - Budget Adjustment Form (Legistar)

Budget Year	Division: Fleet Operations	Adjustment Number
2016	Dept.: Transportation Services	
	Requestor: Sara Glenn	

BUDGET ADJUSTMENT DESCRIPTION / JUSTIFICATION:

Parks was approved for an expansion mower and truck for the Regional Park. There was ample funds budgeted for the truck (to be Unit# 2200, PC# PRKS_F062), but there was not enough for the mower (to be Unit#5067, PC# PRKS_F060)

RESOLUTION/ORDINANCE	COUNCIL DATE:	5/3/2016
	LEGISTAR FILE ID#:	2016-0198
	<i>Barbara Fell</i> 4/13/2016 1:04 PM	
	Budget Director	Date
	TYPE:	
	DESCRIPTION:	
	GLDATE:	
	POSTED:	/

TOTAL		1,200	1,200				v.20160125
	<u>Increase / (Decrease)</u>		<u>Project.Sub#</u>				
Account Number	Expense	Revenue	Project	Sub	AT	Account Name	
9700.1920.5802.00	(3,300)	-	02078	2016	EX	Vehicles And Equipment	
9700.1920.5802.00	4,500	-	02083	2016	EX	Vehicles And Equipment	
9700.0970.6602.25	-	(3,300)	02078	2016	RE	Transfer from Parks Dev	
9700.0970.6602.25	-	4,500	02083	2016	RE	Transfer from Parks Dev	
2250.9250.7602.70	1,200		57032	2016	EX	Transfer to Shop	
2250.9255.5210.00	(1,200)		02002	1501	EX	Minor Equipment	
	-	-					
	-	-					
	-	-					
	-	-					
	-	-					
	-	-					
	-	-					
	-	-					



City of Fayetteville, Arkansas

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

Text File

File Number: 2016-0199

Agenda Date: 5/3/2016

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Resolution

Agenda Number: A. 5

WILLIAMS TRACTOR OF FAYETTEVILLE:

A RESOLUTION TO APPROVE THE PURCHASE OF TWO (2) HUSTLER SUPER Z MOWERS FROM WILLIAMS TRACTOR OF FAYETTEVILLE IN THE TOTAL AMOUNT OF \$26,508.00 PURSUANT TO A STATE PROCUREMENT CONTRACT FOR USE BY THE PARKS AND RECREATION DEPARTMENT

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 purchase of two (2) Hustler Super Z mowers from Williams Tractor of Fayetteville in the total amount of \$26,508.00, pursuant to a state procurement contract, for use by the Parks and Recreation Department.

City of Fayetteville Staff Review Form

2016-0199

Legistar File ID

5/3/2016

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

Jesse Beeks/Sara Glenn

4/13/2016

Fleet Operations /
Transportation Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

A resolution to authorize the purchase of two 2016 Hustler Super Z HD mowers with propane systems and sun shades available through Williams Tractor of Fayetteville, AR for the state contract price of \$13,254.00 each, for a total of \$26,508.00 for use in the Parks Department.

Budget Impact:

9700.1920.5802.00		Shop Fund	
Account Number		Fund	
02083.2015/2016		Tractors/Mowers	
Project Number		Project Title	
Budgeted Item?	Yes	Current Budget	\$ 239,246.08
		Funds Obligated	\$ -
		Current Balance	\$ 239,246.08
Does item have a cost?	Yes	Item Cost	\$ 26,508.00
		Budget Adjustment	
Budget Adjustment Attached?	No	Remaining Budget	\$ 212,738.08

V20140710

Previous Ordinance or Resolution #

Original Contract Number:

Approval Date:

Comments:

MEETING OF MAY 3, 2016

TO: Mayor and City Council
THRU: Terry Gulley, Director of Transportation
FROM: Jesse Beeks, Fleet Operations Superintendent
DATE: April 13, 2016
SUBJECT: Purchase of two Mowers for Parks

RECOMMENDATION:

That City Council approve the purchase of two 2016 Hustler Super Z HD mowers with propane systems and sun shades available through Williams Tractor of Fayetteville, AR for the state contract price of \$13,254.00 each, for a total of \$26,508.00.

BACKGROUND:

Unit 5020 is a 2010 John Deere mower. This unit has reached 130% of the original purchase price in life to date maintenance cost and has exceeded the 4 year life expectancy. It is also one of the last mowers the City owns that does not run on propane.

Unit 5028 is a 2011 Hustler Super Z mower. This unit has reached 194% of the original purchase price in life to date maintenance cost and has exceeded the 4 year life expectancy.

DISCUSSION:

Fleet recommends the purchase of two 2016 Hustler Super Z HD mowers with propane systems and sun shades available through Williams Tractor of Fayetteville, AR for the state contract price of \$13,254.00 each, for a total of \$26,508.00.

BUDGET/STAFF IMPACT:

Sufficient funds have been budgeted and collected for these purchases.

This purchase was approved by the Equipment Committee on April 12, 2016.

Attachments:

PO – Purchase Requisition

City of Fayetteville - Purchase Order Request (PO) (Not a Purchase Order) All PO Requests shall be scanned to the Purchasing e-mail: Purchasing@fayetteville-ar.gov. Purchase shall not be made until an actual PO has been issued.							Requisition No.:		Date: 4/13/2016	
							P.O Number:			
Vendor #: 11133			Vendor Name: Williams Tractor Inc				Mail ☒ YES ☐ NO		Legistar#: 2016-0199 Expected Delivery Date:	
Address:					FOB Point:		Taxable ☐ YES ☒ NO			
City:			State:		Zip Code:	Ship to code: 50	Quotes Attached ☐ YES ☒ NO			
Requester: Sara Glenn					Requester's Employee #: 3912		Extension: 3485			
Item	Description	Quantity	Unit of Issue	Unit Cost	Extended Cost	Account Number	Project.Sub#	Inventory #	Fixed Asset #	
1	Hustler Super Z HD Mower with Propane System & Sun Shade	1	ea	13,254.00	\$13,254.00	9700.1920.5802.00	02083.2015	5068	705068	
2	To be unit 5068, Fixed Asset# 705068				\$0.00					
3	Hustler Super Z HD Mower with Propane System & Sun Shade	1	ea	13,254.00	\$13,254.00	9700.1920.5802.00	02083.2016	5069	705069	
4	To be unit 5069, Fixed Asset# 705069				\$0.00					
5	Arkansas State Contract Pricing				\$0.00					
6					\$0.00					
7					\$0.00					
8					\$0.00					
9					\$0.00					
10					\$0.00					
*	Shipping/Handling		Lot		\$0.00					
Special Instructions:							Subtotal: \$26,508.00 Tax: \$0.00 Total: <u>\$26,508.00</u>			
Approvals: Mayor: _____ Chief Financial Officer: _____ Dispatch Manager: _____ Department Director: _____ Budget Director: _____ Utilities Manager: _____ Purchasing Manager: _____ IT Director: _____ Other: _____										



City of Fayetteville, Arkansas

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

Text File

File Number: 2016-0200

Agenda Date: 5/3/2016

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Resolution

Agenda Number: A. 6

LEWIS AUTOMOTIVE GROUP OF FAYETTEVILLE 2016 DODGE RAM 2500 CREW CAB 4X4:

A RESOLUTION TO AUTHORIZE THE PURCHASE OF A 2016 DODGE RAM 2500 CREW CAB 4X4 FROM LEWIS AUTOMOTIVE GROUP OF FAYETTEVILLE, ARKANSAS IN THE AMOUNT OF \$26,863.00, PURSUANT TO A STATE PROCUREMENT CONTRACT, FOR USE BY THE PARKS AND RECREATION DEPARTMENT

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

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby authorizes the purchase of a 2016 Dodge Ram 2500 Crew Cab 4x4 from Lewis Automotive Group of Fayetteville, Arkansas in the amount of \$26,863.00, pursuant to a state procurement contract, for use by the Parks and Recreation Department.

City of Fayetteville Staff Review Form

2016-0200

Legistar File ID

5/3/2016

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

Jesse Beeks/Sara Glenn

4/13/2016

Fleet Operations /
Transportation Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

A resolution to authorize the purchase of one 2016 Dodge Ram 2500 Crew Cab 4x4 available through Lewis Automotive Group of Fayetteville, AR for the state contract price of \$26,863.00 for use in the Parks Department.

Budget Impact:

9700.1920.5802.00

Shop Fund

Account Number

Fund

02078.2016

Light/Medium Trucks

Project Number

Project Title

Budgeted Item? Yes

Current Budget \$ 895,969.00

Funds Obligated \$ -

Current Balance \$ 895,969.00

Does item have a cost? Yes

Item Cost \$ 26,863.00

Budget Adjustment Attached? No

Budget Adjustment

Remaining Budget \$ 869,106.00

V20140710

Previous Ordinance or Resolution #

Original Contract Number:

Approval Date:

Comments:



CITY COUNCIL AGENDA MEMO

MEETING OF MAY 3, 2016

TO: Mayor and City Council

THRU: Terry Gulley, Director of Transportation

FROM: Jesse Beeks, Fleet Operations Superintendent

DATE: April 13, 2016

SUBJECT: Purchase of one ¾ ton Truck for Parks

RECOMMENDATION:

That City Council approve the purchase of one 2016 Dodge Ram 2500 Crew Cab 4x4 available through Lewis Automotive Group of Fayetteville, AR for the state contract price of \$26,863.00.

BACKGROUND:

This expansion purchase was approved with the 2016 budget to be used in the Regional Park. Phase one of the Regional Park will be completed in the fall of 2016 with an additional 26 acres of mowed turf. This vehicle is required to transport personnel to the park and to tow a trailer with a mower(s). This truck will also be used to maintain existing park property. We are bringing this purchase forward at this time to ensure the truck is ready for the Parks department when they need it this fall.

DISCUSSION:

Fleet recommends the purchase of one 2016 Dodge Ram 2500 Crew Cab 4x4 available through Lewis Automotive Group of Fayetteville, AR for the state contract price of \$26,863.00.

BUDGET/STAFF IMPACT:

Sufficient funds have been budgeted for this purchase.

This purchase was approved by the Equipment Committee on April 12, 2016.

Attachments:

PO – Purchase Requisition

City of Fayetteville - Purchase Order Request (PO) (Not a Purchase Order) All PO Requests shall be scanned to the Purchasing e-mail: Purchasing@fayetteville-ar.gov. Purchase shall not be made until an actual PO has been issued.							Requisition No.:		Date: 4/13/2016	
							P.O Number:			
Vendor #: 76640			Vendor Name: Lewis Automotive Group				Mail ☒ YES ☐ NO		Legistar#: 2016-0200 Expected Delivery Date:	
Address:					FOB Point:		Taxable ☐ YES ☒ NO			
City:			State:		Zip Code:	Ship to code: 50	Quotes Attached ☐ YES ☒ NO			
Requester: Sara Glenn					Requester's Employee #: 3912		Extension: 3485			
Item	Description	Quantity	Unit of Issue	Unit Cost	Extended Cost	Account Number	Project.Sub#	Inventory #	Fixed Asset #	
1	Dodge Ram 2500 Crew Cab 4x4	1	ea	26,863.00	\$26,863.00	9700.1920.5802.00	02078.2016	2200	702200	
2	To be unit 2200, Fixed Asset# 702200				\$0.00					
3	Arkansas State Contract #20 QH Short Bed, BO Towing Diff,				\$0.00					
4	BC Brake Controler, TM Trailer Mirrors, LS Limited Slip				\$0.00					
5					\$0.00					
6					\$0.00					
7					\$0.00					
8					\$0.00					
9					\$0.00					
10					\$0.00					
*	Shipping/Handling		Lot		\$0.00					
Special Instructions:							Subtotal: \$26,863.00			
							Tax: \$0.00			
							Total: <u>\$26,863.00</u>			
Approvals: Mayor: _____ Chief Financial Officer: _____ Dispatch Manager: _____ Department Director: _____ Budget Director: _____ Utilities Manager: _____ Purchasing Manager: _____ IT Director: _____ Other: _____										



City of Fayetteville, Arkansas

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

Text File

File Number: 2016-0201

Agenda Date: 5/3/2016

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Resolution

Agenda Number: A. 7

LEWIS AUTOMOTIVE GROUP OF FAYETTEVILLE 2016 DODGE RAM 2500 CREW CAB 4X4:

A RESOLUTION TO AUTHORIZE THE PURCHASE OF A 2016 DODGE RAM 2500 CREW CAB 4X4 FROM LEWIS AUTOMOTIVE GROUP OF FAYETTEVILLE, ARKANSAS IN THE AMOUNT OF \$26,863.00, PURSUANT TO A STATE PROCUREMENT CONTRACT, FOR USE BY THE TRANSPORTATION DEPARTMENT

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

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby authorizes the purchase of a 2016 Dodge Ram 2500 Crew Cab 4x4 from Lewis Automotive Group of Fayetteville, Arkansas in the amount of \$26,863.00, pursuant to a state procurement contract, for use by the Transportation Department.

City of Fayetteville Staff Review Form

2016-0201

Legistar File ID

5/3/2016

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

Jesse Beeks/Sara Glenn

4/13/2016

Fleet Operations /
Transportation Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

A resolution to authorize the purchase of one 2016 Dodge Ram 2500 Crew Cab 4x4 available through Lewis Automotive Group of Fayetteville, AR for the state contract price of \$26,863.00 for use in the Transportation Department.

Budget Impact:

9700.1920.5802.00

Shop Fund

Account Number

Fund

02078.2016

Light/Medium Trucks

Project Number

Project Title

Budgeted Item? Yes

Current Budget \$ 869,106.00

Funds Obligated \$ -

Current Balance \$ 869,106.00

Does item have a cost? Yes

Item Cost \$ 26,863.00

Budget Adjustment Attached? No

Budget Adjustment

Remaining Budget \$ 842,243.00

V20140710

Previous Ordinance or Resolution #

Original Contract Number:

Approval Date:

Comments:



CITY COUNCIL AGENDA MEMO

MEETING OF MAY 3, 2016

TO: Mayor and City Council

THRU: Terry Gulley, Director of Transportation

FROM: Jesse Beeks, Fleet Operations Superintendent

DATE: April 13, 2016

SUBJECT: Purchase of one ¾ ton Truck for Transportation

RECOMMENDATION:

That City Council approve the purchase of one 2016 Dodge Ram 2500 Crew Cab 4x4 available through Lewis Automotive Group of Fayetteville, AR for the state contract price of \$26,863.00.

BACKGROUND:

Unit 2083 is 2005 Ford F250 and has cost 81% of the original purchase price in maintenance cost. This truck has also exceeded its 10 year life expectancy. This truck is used to transport crew members, equipment and materials to job sites. It is also used to assist with snow removal.

DISCUSSION:

Fleet recommends the purchase of one 2016 Dodge Ram 2500 Crew Cab 4x4 available through Lewis Automotive Group of Fayetteville, AR for the state contract price of \$26,863.00.

BUDGET/STAFF IMPACT:

Sufficient funds have been budgeted and collected for this purchase.

This purchase was approved by the Equipment Committee on April 12, 2016.

Attachments:

PO – Purchase Requisition

City of Fayetteville - Purchase Order Request (PO) (Not a Purchase Order) All PO Requests shall be scanned to the Purchasing e-mail: Purchasing@fayetteville-ar.gov. Purchase shall not be made until an actual PO has been issued.							Requisition No.:		Date: 4/13/2016	
							P.O Number:			
Vendor #: 76640			Vendor Name: Lewis Automotive Group				Mail ☒ YES ☐ NO		Legistar#: 2016-0201 Expected Delivery Date:	
Address:					FOB Point:		Taxable ☐ YES ☒ NO			
City:			State:		Zip Code:	Ship to code: 50	Quotes Attached ☐ YES ☒ NO			
Requester: Sara Glenn					Requester's Employee #: 3912		Extension: 3485			
Item	Description	Quantity	Unit of Issue	Unit Cost	Extended Cost	Account Number	Project.Sub#	Inventory #	Fixed Asset #	
1	Dodge Ram 2500 Crew Cab 4x4	1	ea	26,863.00	\$26,863.00	9700.1920.5802.00	02078.2016	2201	702201	
2	To be unit 2201, Fixed Asset# 702201				\$0.00					
3	Arkansas State Contract #20 QH Short Bed, BO Towing Diff,				\$0.00					
4	BC Brake Controler, TM Trailer Mirrors, LS Limited Slip				\$0.00					
5					\$0.00					
6					\$0.00					
7					\$0.00					
8					\$0.00					
9					\$0.00					
10					\$0.00					
*	Shipping/Handling		Lot		\$0.00					
Special Instructions:							Subtotal: <u>\$26,863.00</u> Tax: <u>\$0.00</u> Total: <u>\$26,863.00</u>			
Approvals: Mayor: _____ Chief Financial Officer: _____ Dispatch Manager: _____ Department Director: _____ Budget Director: _____ Utilities Manager: _____ Purchasing Manager: _____ IT Director: _____ Other: _____										



City of Fayetteville, Arkansas

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

Text File

File Number: 2016-0202

Agenda Date: 5/3/2016

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Resolution

Agenda Number: A. 8

J.A. RIGGS TRACTOR COMPANY OF SPRINGDALE:

A RESOLUTION TO AUTHORIZE THE PURCHASE OF A CATERPILLAR CB-34B DOUBLE DRUM ROLLER FROM J.A. RIGGS TRACTOR COMPANY OF SPRINGDALE, ARKANSAS IN THE AMOUNT OF \$50,089.00 PURSUANT TO A NATIONAL JOINT POWERS ALLIANCE COOPERATIVE PURCHASING CONTRACT FOR USE BY THE TRANSPORTATION DEPARTMENT

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby authorizes the purchase of a Caterpillar CB-34B Double Drum Roller from J.A. Riggs Tractor Company of Springdale, Arkansas in the amount of \$50,089.00 pursuant to a National Joint Powers Alliance cooperative purchasing contract for use by the Transportation Department.

City of Fayetteville Staff Review Form

2016-0202

Legistar File ID

5/3/2016

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

Jesse Beeks/Sara Glenn

4/13/2016

Fleet Operations /
Transportation Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

A resolution to authorize the purchase of one 2016 Caterpillar CB-34B Double Drum Roller is available through Riggs Caterpillar of Springdale, AR for the NJPA contract price of \$50,089.00 for use in the Transportation Department.

Budget Impact:

9700.1920.5802.00

Shop Fund

Account Number

Fund

02080.2016

Other Equipment

Project Number

Project Title

Budgeted Item? Yes

Current Budget \$ 733,900.00

Funds Obligated \$ -

Current Balance \$ 733,900.00

Does item have a cost? Yes

Item Cost \$ 50,089.00

Budget Adjustment Attached? No

Budget Adjustment

Remaining Budget \$ 683,811.00

V20140710

Previous Ordinance or Resolution #

Original Contract Number:

Approval Date:

Comments:



CITY COUNCIL AGENDA MEMO

MEETING OF MAY 3, 2016

TO: Mayor and City Council

THRU: Terry Gulley, Director of Transportation

FROM: Jesse Beeks, Fleet Operations Superintendent

DATE: April 13, 2016

SUBJECT: Purchase of one Roller for Transportation

RECOMMENDATION:

That City Council approve the purchase of one 2016 Caterpillar CB-34B Double Drum Roller available through Riggs Caterpillar of Springdale, AR for the NJPA contract price of \$50,089.00.

BACKGROUND:

Unit 9072 is a 2005 Caterpillar CB-334E Roller that has 1,877 hours on it and has exceeded its 8 year life expectancy. The engine has gone out and to repair it would be \$16,677. This unit was on the schedule to be replaced in 2016. Fleet recommends replacing the roller as we are currently renting a roller to complete asphalt projects while this unit is down.

DISCUSSION:

Fleet recommends the purchase of one 2016 Caterpillar CB-34B Double Drum Roller available through Riggs Caterpillar of Springdale, AR for the NJPA contract price of \$50,089.00.

BUDGET/STAFF IMPACT:

Sufficient funds have been budgeted and collected for this purchase.

This purchase was approved by the Equipment Committee on April 12, 2016.

Attachments:

PO – Purchase Requisition

City of Fayetteville - Purchase Order Request (PO) (Not a Purchase Order) All PO Requests shall be scanned to the Purchasing e-mail: Purchasing@fayetteville-ar.gov. Purchase shall not be made until an actual PO has been issued.							Requisition No.:		Date: 4/13/2016	
							P.O Number:			
Vendor #: 11700			Vendor Name: JA Riggs Tractor Co				Mail ☒ YES ☐ NO		Legistar#: 2016-0202 Expected Delivery Date:	
Address:					FOB Point:		Taxable ☐ YES ☒ NO			
City:			State:		Zip Code:	Ship to code: 50	Quotes Attached ☐ YES ☒ NO			
Requester: Sara Glenn					Requester's Employee #: 3912		Extension: 3485			
Item	Description	Quantity	Unit of Issue	Unit Cost	Extended Cost	Account Number	Project.Sub#	Inventory #	Fixed Asset #	
1	Caterpillar CB-34B Double Drum Roller	1	ea	50,089.00	\$50,089.00	9700.1920.5802.00	02080.2016	9226	709226	
2	To be unit 9226, Fixed Asset# 709226				\$0.00					
3	NJPA Contract Price				\$0.00					
4					\$0.00					
5					\$0.00					
6					\$0.00					
7					\$0.00					
8					\$0.00					
9					\$0.00					
10					\$0.00					
*	Shipping/Handling		Lot		\$0.00					
Special Instructions:							Subtotal: \$50,089.00			
							Tax: \$0.00			
							Total: \$50,089.00			
Approvals: Mayor: _____ Chief Financial Officer: _____ Dispatch Manager: _____ Department Director: _____ Budget Director: _____ Utilities Manager: _____ Purchasing Manager: _____ IT Director: _____ Other: _____										

Home > Cooperative Purchasing > Contracts - Fleet > Construction & Agricultural Equipment > Caterpillar, Inc. - Heavy Construction Equip.



Caterpillar, Inc. - Heavy Construction Equip.



Overview

Contract Documentation

Pricing

Marketing Materials

NJPA Contact Information

HOW TO PURCHASE

Our step-by-step guide



Vendor Contact Info

Patty Redpath

Direct Phone: 309-494-4578

Redpath_patty@cat.com

www.Cat.com

Contract#: 032515-CAT

Category: Construction & Agricultural Equipment

Maturity Date: 05/19/2019

Governmental agencies choose Cat products to tackle their everyday jobs. Whether the task is maintaining roads, repairing bridges, managing wastewater or some other vital work, Cat products are built to get the job done – safely, efficiently and economically. We set the standard for our industry and will remain the leader by continuing to help our customers meet their needs with durable and reliable equipment. Through the extensive Cat dealer network, NJPA members will be able to select from over 120 models spanning 14 product families. In addition to the breadth of products, the Cat dealer network will deliver the exceptional service and support our customers have grown to expect. <http://www.cat.com/governmental>

[Contact Your Dealer](#)

[2016 Caterpillar Coop Contract Discounts](#)



City of Fayetteville, Arkansas

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

Text File

File Number: 2016-0203

Agenda Date: 5/3/2016

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Resolution

Agenda Number: A. 9

REPEAL RESOLUTION NO. 23-16:

A RESOLUTION TO REPEAL RESOLUTION NO. 23-16 AND AUTHORIZE THE PURCHASE OF A VOLVO MC135C SKID STEER FROM HUGG & HALL EQUIPMENT OF SPRINGDALE IN THE AMOUNT OF \$50,323.00, PURSUANT TO A HOUSTON GALVESTON AREA COUNCIL COOPERATIVE PURCHASING CONTRACT, FOR USE AT THE WEST SIDE WASTEWATER TREATMENT FACILITY

WHEREAS, Resolution No. 23-16, which was passed on January 5, 2016, included the incorrect price for a skid steer needed for the West Side Wastewater Treatment Plant.

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 repeals Resolution No. 23-16 and approves the purchase of a Volvo MC135C Skid Steer from Hugg & Hall Equipment of Springdale in the amount of \$50,323.00, pursuant to a Houston-Galveston Area Council cooperative purchasing contract, for use at the West Side Wastewater Treatment Facility.

City of Fayetteville Staff Review Form

2016-0203

Legistar File ID

5/3/2016

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

Jesse Beeks/Sara Glenn

4/13/2016

Fleet Operations /
Transportation Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

A resolution to repeal resolution 23-16 and authorize the purchase of one 2016 Volvo MC135C Skid Steer available through Hugg & Hall Equipment of Springdale, AR for the HGAC contract price of \$50,323.00 for use at the Wastewater Treatment Plant.

Budget Impact:

9700.1920.5802.00

Shop Fund

Account Number

Fund

02076.2015

Backhoes/Loaders

Project Number

Project Title

Budgeted Item? Yes

Current Budget \$ 139,040.00

Funds Obligated \$ -

Current Balance \$ 139,040.00

Does item have a cost? Yes

Item Cost \$ 50,323.00

Budget Adjustment Attached? No

Budget Adjustment

Remaining Budget \$ 88,717.00

V20140710

Previous Ordinance or Resolution #

Original Contract Number:

Approval Date:

Comments:



CITY COUNCIL AGENDA MEMO

MEETING OF MAY 3, 2016

TO: Mayor and City Council

THRU: Terry Gulley, Director of Transportation

FROM: Jesse Beeks, Fleet Operations Superintendent

DATE: April 13, 2016

SUBJECT: Purchase of one Skid Steer for Wastewater

RECOMMENDATION:

That City Council approve the purchase of one Volvo MC135C Skid Steer available through Hugg & Hall Equipment of Springdale, AR for the HGAC contract price of \$50,323.00.

BACKGROUND:

Unit 695 is a 2011 Bobcat S330 Skid Steer with over 3,000 hours on it. This is a high use piece of equipment and is utilized in the bio solids for the Wastewater Treatment Plant. This is a rough environment to work in.

DISCUSSION:

This Volvo will provide several features the other options do not have. Solid tires and a heavier weight to help with the slippery terrain and traction; a 100" bucket, the largest offered; there is only one arm holding the bucket, allowing for a side entry. The ability to have a side entry door is the best safety feature, the current unit has trapped employees because of the front entry being blocked by the double arm bucket.

This purchase was originally brought forward and approved on January 5, 2016, however the contract price was incorrect and should be changed to \$50,323.00.

Fleet recommends the purchase of one Volvo MC135C Skid Steer available through Hugg & Hall Equipment of Springdale, AR for the HGAC contract price of \$50,323.00.

BUDGET/STAFF IMPACT:

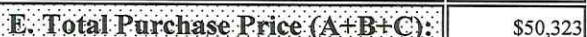
Sufficient funds have been budgeted and collected for this purchase.

This purchase was approved by the Equipment Committee on April 12, 2016.

Attachments:

PO – Purchase Requisition

City of Fayetteville - Purchase Order Request (PO) (Not a Purchase Order) All PO Requests shall be scanned to the Purchasing e-mail: Purchasing@fayetteville-ar.gov. Purchase shall not be made until an actual PO has been issued.							Requisition No.:		Date: 4/13/2016	
							P.O Number:			
Vendor #: 5571			Vendor Name: Hugg & Hall Equipment				Mail ☒ YES ☐ NO		Legistar#: 2016-0203 Expected Delivery Date:	
Address:					FOB Point:		Taxable ☐ YES ☒ NO			
City:			State:		Zip Code:	Ship to code: 50	Quotes Attached ☐ YES ☒ NO			
Requester: Sara Glenn					Requester's Employee #: 3912		Extension: 3485			
Item	Description	Quantity	Unit of Issue	Unit Cost	Extended Cost	Account Number	Project.Sub#	Inventory #	Fixed Asset #	
1	Volvo MC135C Skid Steer	1	ea	50,323.00	\$50,323.00	9700.1920.5802.00	02076.2015	6018	706018	
2	To be unit 6018, Fixed Asset# 706018				\$0.00					
3	HGAC Contract Price				\$0.00					
4					\$0.00					
5					\$0.00					
6					\$0.00					
7					\$0.00					
8					\$0.00					
9					\$0.00					
10					\$0.00					
*	Shipping/Handling		Lot		\$0.00					
Special Instructions:							Subtotal: \$50,323.00			
							Tax: \$0.00			
							Total: \$50,323.00			
Approvals: Mayor: _____ Chief Financial Officer: _____ Dispatch Manager: _____ Department Director: _____ Budget Director: _____ Utilities Manager: _____ Purchasing Manager: _____ IT Director: _____ Other: _____										





City of Fayetteville, Arkansas

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

Text File

File Number: 2016-0204

Agenda Date: 5/3/2016

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Resolution

Agenda Number: A. 10

BID #16-34 CAP FLEET UPFITTERS, LLC:

A RESOLUTION TO AWARD BID #16-34 AND AUTHORIZE THE PURCHASE OF UPFIT ITEMS FOR TWELVE (12) POLICE PATROL UNITS FROM CAP FLEET UPFITTERS, LLC OF BRYANT, ARKANSAS IN THE AMOUNT OF \$33,912.00 PLUS APPLICABLE TAXES

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 #16-34 and authorizes the purchase of upfit items for twelve (12) Police Patrol Units from Cap Fleet Upfitters, LLC of Bryant, Arkansas in the amount of \$33,912.00 plus applicable taxes.

City of Fayetteville Staff Review Form

2016-0204

Legistar File ID

5/3/2016

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

Jesse Beeks/Sara Glenn

4/13/2016

Fleet Operations /
Transportation Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

A resolution to authorize the purchase of upfit items for Police Patrol Units from Cap Fleet Upfitters per Bid 16-34 for the amount of \$33,912.00 plus applicable taxes.

Budget Impact:

9700.1920.5802.00

Shop Fund

Account Number

Fund

02081.2014

Police/ Passenger

Project Number

Project Title

Budgeted Item? Yes

Current Budget \$ 104,047.28

Funds Obligated \$ -

Current Balance \$ 104,047.28

Does item have a cost? Yes

Item Cost \$ 33,912.00

Budget Adjustment Attached? No

Budget Adjustment

Remaining Budget \$ 70,135.28

V20140710

Previous Ordinance or Resolution #

Original Contract Number:

Approval Date:

Comments:



CITY COUNCIL AGENDA MEMO

MEETING OF MAY 3, 2016

TO: Mayor and City Council

THRU: Terry Gulley, Director of Transportation

FROM: Jesse Beeks, Fleet Operations Superintendent

DATE: April 14, 2016

SUBJECT: Purchase of Upfit items for Police Patrol Units

RECOMMENDATION:

That City Council approve the purchase of upfit items for twelve (12) Police Patrol Units from Cap Fleet Upfitters of Bryant, AR per bid 16-34 for the amount of \$33,912.00 plus applicable taxes.

BACKGROUND:

Fleet currently has six Police Tahoes that were ordered in 2014 and are awaiting upfit items before they can be placed in service. Bid 16-34 includes enough to upfit the existing six units, as well as the six that were ordered in 2015.

DISCUSSION:

Fleet recommends the purchase of upfit items for twelve (12) Police Patrol Units from Cap Fleet Upfitters of Bryant, AR per bid 16-34 for the amount of \$33,912.00 plus applicable taxes.

BUDGET/STAFF IMPACT:

Sufficient funds have been collected for this purchase. Upfit items are considered when calculating the amount needed when replacing a Police Patrol Unit.

This purchase was presented to the Equipment Committee on April 12, 2016.

Attachments:

PO – Purchase Requisition

City of Fayetteville - Purchase Order Request (PO) (Not a Purchase Order) All PO Requests shall be scanned to the Purchasing e-mail: Purchasing@fayetteville-ar.gov. Purchase shall not be made until an actual PO has been issued.							Requisition No.: Date: 4/14/2016			
							P.O Number:			
Vendor #:			Vendor Name: Cap Fleet Upfitters				Mail ☒ YES ☐ NO		Legistar#: 2016-0204	
Address:					FOB Point:		Taxable ☒ YES ☐ NO			
City:			State:		Zip Code:		Ship to code: 50		Quotes Attached ☐ YES ☒ NO	
Requester: Sara Glenn					Requester's Employee #: 3912		Extension: 3485			
Item	Description	Quantity	Unit of Issue	Unit Cost	Extended Cost	Account Number	Project.Sub#	Inventory #	Fixed Asset #	
1	S5705T15OSB Rear Seat Including Rear Cargo barrier and outboard mounted seat- Pro-Guard	12	ea	1,063.00	\$12,756.00	9700.1920.5802.00	02081.2014			
2	S5705T15OSB Rear Seat Including Rear Cargo barrier and outboard mounted seat - Jotto	12	ea	395.00	\$4,740.00	9700.1920.5802.00	02081.2014			
3	(425-3704) Dual cup holder - Jotto	12	ea	28.00	\$336.00	9700.1920.5802.00	02081.2014			
4	(425-6260) Armrest - Jotto	12	ea	35.00	\$420.00	9700.1920.5802.00	02081.2014			
5	(475-0192) single vertical weapon mount for AR-15: Handcuff lock head w/ Key - Jotto	12	ea	272.50	\$3,270.00	9700.1920.5802.00	02081.2014			
6	(475-0962) Window Armor & Door Panel, left & right - Jotto	12	ea	250.00	\$3,000.00	9700.1920.5802.00	02081.2014			
7	(475-0865) Space creator partition with recessed housing - Jotto	12	ea	520.00	\$6,240.00	9700.1920.5802.00	02081.2014			
8	(425-2273) 12 volt outlets, 2 needed per vehilce - Jotto	24	ea	6.40	\$153.60	9700.1920.5802.00	02081.2014			
9	(10.750B) Hertz quick mount cargo side lights, 40 blue LED's Per light - Hertz	24	ea	67.00	\$1,608.00	9700.1920.5802.00	02081.2014			
10	M-63BB Ghost Light blue LED (6-light head)	24	ea	55.00	\$1,320.00	9700.1920.5802.00	02081.2014			
*	Shipping/Handling		Lot		\$0.00					
Special Instructions:							Subtotal: _____ Tax: _____ Total: _____			
Approvals:										
Mayor: _____			Department Director: _____			Purchasing Manager: _____				
Chief Financial Officer: _____			Budget Director: _____			IT Director: _____				
Dispatch Manager: _____			Utilities Manager: _____			Other: _____				

City of Fayetteville - Purchase Order Request (PO) (Not a Purchase Order) All PO Requests shall be scanned to the Purchasing e-mail: Purchasing@fayetteville-ar.gov. Purchase shall not be made until an actual PO has been issued.							Requisition No.:		Date: 4/14/2016		
							P.O Number:				
Vendor #:			Vendor Name: Cap Fleet Upfitters				Mail ☒ YES ☐ NO		Legistar#: 2016-0204		
Address:						FOB Point:		Taxable ☒ YES ☐ NO			
City:				State:		Zip Code:	Ship to code: 50	Quotes Attached ☐ YES ☒ NO		Expected Delivery Date:	
Requester: Sara Glenn						Requester's Employee #: 3912		Extension: 3485			
Item	Description	Quantity	Unit of Issue	Unit Cost	Extended Cost	Account Number	Project.Sub#	Inventory #	Fixed Asset #		
1	Blue OE 921 back up bulb	24	ea	2.85	\$68.40	9700.1920.5802.00	02081.2014				
2					\$0.00						
3	Off Bid 16-34				\$0.00						
4					\$0.00						
5					\$0.00						
6					\$0.00						
7					\$0.00						
8					\$0.00						
9					\$0.00						
10					\$0.00						
*	Shipping/Handling	1	Lot		\$0.00						
Special Instructions:							Subtotal: <u>\$33,912.00</u> Tax: <u>\$3,306.42</u> Total: <u>\$37,218.42</u>				
Approvals: Mayor: _____ Chief Financial Officer: _____ Dispatch Manager: _____ Department Director: _____ Budget Director: _____ Utilities Manager: _____ Purchasing Manager: _____ IT Director: _____ Other: _____											



SCANNED

Bid 16-34, Police SUV Equipment Rebid

04.12.2016

2:00 PM

City of Fayetteville

Item	Description	Manufacturer, or equal	Estimated Quantity	Cap Fleet Upfitters		Fleet Safety Equipment, Inc.		Light Em Up, Inc.		SMILES	
				Price Per Each	Total Line Item Price	Price Per Each	Total Line Item Price	Price Per Each	Total Line Item Price	Price Per Each	Total Line Item Price
1	S5705T15OSB Rear Seat including rear cargo barrier and outboard mounted seat	Pro-Guard	12	\$1,063.00	\$12,756.00	\$ 1,192.70	\$14,312.40	\$1,079.50	\$12,954.00	\$1,307.87	\$15,694.44
2	S5705T15OSB Rear Seat including rear cargo barrier and outboard mounted seat	Jotto	12	\$395.00	\$4,740.00	\$ 396.67	\$4,760.04	\$423.99	\$5,087.88	\$425.36	\$5,104.32
3	(425-3704) Dual cup holder	Jotto	12	\$28.00	\$336.00	\$ 28.00	\$336.00	\$29.99	\$359.88	\$34.38	\$412.56
4	(425-6260) Armrest	Jotto	12	\$35.00	\$420.00	\$ 33.99	\$407.88	\$35.99	\$431.88	\$40.45	\$485.40
5	(475-0192) single vertical weapon mount for AR-15: Handcuff lock head w / key	Jotto	12	\$272.50	\$3,270.00	No Bid	\$0.00	\$273.99	\$3,287.88	\$192.84	\$2,314.08
6	(475-0962) Window Armor & door panel. Left & Right	Jotto	12	\$250.00	\$3,000.00	No Bid	\$0.00	\$257.99	\$3,095.88	\$257.53	\$3,090.36
7	(475-0865) Space creator partition with recessed housing	Jotto	12	\$520.00	\$6,240.00	No Bid	\$0.00	\$529.99	\$6,359.88	\$523.18	\$6,278.16
8	(425-2273) 12 volt outlets, 2 needed per vehicle	Jotto	24	\$6.40	\$153.60	\$ 8.00	\$192.00	\$6.99	\$167.76	\$8.91	\$213.84
9	(10.750B) Hertz quick mount cargo side lights, 40 blue LED's Per light	Hertz	24	\$67.00	\$1,608.00	\$ 145.00	\$3,480.00	\$61.99	\$1,487.76	\$81.99	\$1,967.76
10	M-63BB Ghost light blue LED (6-light head)	N/A	24	\$55.00	\$1,320.00	\$ 92.00	\$2,208.00	\$61.99	\$1,487.76	\$119.36	\$2,864.64
11	Blue OE 921 back up bulb	N/A	24	\$2.85	\$68.40	\$ 8.00	\$192.00	\$2.99	\$71.76	\$1.65	\$39.60
				\$33,912.00		\$25,888.32		\$34,792.32		\$38,465.16	
** Color indicates calculation correction				Note: Failure to bid all line items results in rejection per Bidding Requirements, Section 1.11 of Bid 16-34		Note: Failure to bid all line items results in rejection per Bidding Requirements, Section 1.11 of Bid 16-34		Note: Failure to bid all line items results in rejection per Bidding Requirements, Section 1.11 of Bid 16-34		Note: Failure to bid all line items results in rejection per Bidding Requirements, Section 1.11 of Bid 16-34	

CERTIFIED:
A. Rennie, PURCH MGR

WITNESS

DATE

04/12/16



City of Fayetteville, Arkansas

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

Text File

File Number: 2016-0214

Agenda Date: 5/3/2016

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Resolution

Agenda Number: A. 11

UNIVERSITY OF ARKANSAS MEMORANDUM OF AGREEMENT:

A RESOLUTION TO APPROVE A MEMORANDUM OF AGREEMENT WITH THE UNIVERSITY OF ARKANSAS FOR PLACEMENT OF A WAYFINDING VEHICULAR SIGNAGE SYSTEM TO BE OWNED AND MAINTAINED BY THE UNIVERSITY WITHIN THE CITY OF FAYETTEVILLE RIGHT OF WAY

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

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby approves a Memorandum of Agreement with the University of Arkansas, a copy of which is attached to this Resolution, for placement of a wayfinding vehicular signage system to be owned and maintained by the University within the City of Fayetteville right of way.

City of Fayetteville Staff Review Form

2016-0214

Legistar File ID

5/3/2016

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

Jeremy Pate

4/15/2016

Development Services /
Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approval of a Memorandum of Agreement with the University of Arkansas for placement of wayfinding vehicular signage to be owned and maintained by the University of Arkansas in the public right-of-way

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Current Budget \$ -

Funds Obligated \$ -

Current Balance \$ -

Does item have a cost? No

Item Cost

Budget Adjustment Attached? NA

Budget Adjustment

Remaining Budget \$ -

V20140710

Previous Ordinance or Resolution #

Original Contract Number:

Approval Date:

Comments:

MEETING OF MAY 03, 2016

TO: Mayor and City Council
THRU: Don Marr, Chief of Staff
FROM: Jeremy Pate, Development Services Director
DATE: April 15, 2016

SUBJECT: Approval of a Memorandum of Agreement with the University of Arkansas for placement of wayfinding vehicular signage to be owned and maintained by the University of Arkansas in the public right-of-way.

RECOMMENDATION:

Staff recommends approval of a Memorandum of Agreement with the University of Arkansas for placement of a wayfinding vehicular signage system to be owned and maintained by the University of Arkansas in City right of way.

BACKGROUND:

The University of Arkansas is planning a project to install and maintain a wayfinding vehicular signage system on and near the University Main Campus properties, as well as the Agricultural Extension Center and Research and Technology Park. This project has been coordinated with the City's regional wayfinding signage program to reduce redundancy and direct visitors and residents to public destinations. Approximately 55 vehicular signs are planned, 32 of which are required to be placed in City of Fayetteville right-of-way and the remainder within AHTD right-of-way. Location plans and designs are included as an attachment to the packet.

DISCUSSION:

The City's rights of way are commonly utilized for the installation of signage directing users of the transportation system to public destinations. The City and University have coordinated unique wayfinding sign programs, enabling visitors and residents to find their destination to public places more easily. Wayfinding signs are permitted within the city right-of-way subject to the criteria of §174.01(A), with which the University will comply.

Similarly, the proposed MOA specifies construction and maintenance requirements for the wayfinding signage to be installed and maintained by the UA, and details relocation responsibilities if the need arises in the future.

BUDGET/STAFF IMPACT:

None.

Attachments:

Memorandum of Agreement
Construction Plans

MEMORANDUM OF AGREEMENT

BY AND BETWEEN

**BOARD OF TRUSTEES OF THE UNIVERSITY OF ARKANSAS, ACTING FOR THE UNIVERSITY OF ARKANSAS,
FAYETTEVILLE**

AND

CITY OF FAYETTEVILLE, ARKANSAS

REGARDING

**PLACEMENT OF WAYFINDING VEHICULAR SIGNAGE SYSTEM BE OWNED, AND MAINTAINED BY THE
UNIVERSITY OF ARKANSAS**

IN PUBLIC RIGHT OF WAY IN THE CITY OF FAYETTEVILLE, ARKANSAS

WHEREAS, the University of Arkansas, Fayetteville, Arkansas (The University) is located within the city limits of the City of Fayetteville, Arkansas; and

WHEREAS, the City of Fayetteville owns and maintains certain streets and alleys throughout the University Campus; and

WHEREAS, the University has developed a project to install, maintain and replace if necessary approximately 55 Vehicular signs, as located at the Agricultural Extension Center, University of Arkansas Fayetteville Main Campus, and the Research & Technology Park; and

WHEREAS, approximately 32 vehicular signs are required to be placed within public right of way (City of Fayetteville); and 23 vehicular signs are required to be placed within public right of way (Arkansas Highway and Transportation Department)

NOW THEREFORE, the University and the City of Fayetteville, Arkansas agree that the proposed Wayfinding Vehicular Signage System installation shall be implemented and maintained in accordance with the following stipulations.

STIPULATIONS

I. CONSTRUCTION AND MAINTENANCE PLAN

The University will hire a contractor to install all 55 signs, as shown in Appendix A (Vehicular Wayfinding Program Construction Documents, Message Schedule, Vehicular Sign Locations, and maps (four pages) of each of the three locations).

The following list includes all conditions to install, operate, repair and maintain a vehicular signage wayfinding system in public right of way for purposes of wayfinding to the University of Arkansas Fayetteville Main Campus, Agricultural Extension Center, and the Arkansas Research & Technology Park;

- a) The existing right of way owned by the City of Fayetteville shall not be unnecessarily and unreasonably impaired or obstructed without prior written consent of the City of Fayetteville.
- b) No fees or charges of any kind shall be imposed by the City of Fayetteville upon the University for the breaking or opening of any highway, street, road, sidewalk, or other public places for the construction and/or maintenance of the wayfinding signage system. The University, however, shall be responsible to complete all repairs incurred as part of the construction and maintenance of the wayfinding signage system substantially consistent with the established specifications and standards of the City of Fayetteville.
- c) The University's contractor shall at all times keep and display the necessary danger signals and property guards around all excavations and obstructions and shall keep sufficient space in good condition for the travel of vehicles on at least one side of all excavations and obstructions; and soon as practicable, restore all openings on the highway, street, road, sidewalk, or other public places to condition equally as good as before said openings or obstructions were made. Anything to the contrary notwithstanding, if the University or its contractor needs to close a lane or roadway, either partially or in whole, to construct or to repair the signage system at any time during the life of this Memorandum of Agreement, then the University or its contractor shall give notice to the City, and the City must give approval for any such closure in advance. The City agrees to cooperate and respond to such requests in a timely manner.
- d) The University and its contractor shall do no injury to any highway, street, road, sidewalk, or other public places except as specifically allowed, nor with any public or private sewer or drainage system, or water lines, now or hereafter laid or constructed by the City of Fayetteville or by any authorized person or corporation; but no sewer or water pipes, electric conduits, telephone or TV cables shall be so laid as to interfere unnecessarily with the wayfinding signage system.
- e) Pursuant to Article XII, Section XII of the Arkansas Constitution, the University may not enter into a covenant or agreement to hold the City harmless or to indemnify the City from prospective damages. However, with respect to loss, expense, damage, liability, claims or demands, either at law or in equity, for actual or alleged personal injuries or property damage arising from work performed under

this Memorandum of Agreement by the University and not from the negligence or willful misconduct of the City or its employees, representatives, agents or subcontractors, the University agrees with the City that: (a) the University will cooperate with the City in the defense of any action or claim brought against the City seeking the foregoing damages or relief; (b) the University will in good faith cooperate with the City should the City present any claims of the foregoing nature against the University to the Claims Commission of the State of Arkansas; (c) the University will not take any action to frustrate or delay the prompt hearing on claims of the foregoing nature by the Claims Commission and will make reasonable efforts to expedite any such hearing; provided, however, the University reserves its right to assert in good faith all claims and defenses available to it in any proceeding in the Claims Commission or other appropriate forum. The obligations of this provision shall remain in effect so long as the University operates the wayfinding signage system.

f) The University and/or its contractor shall furnish promptly to the City of Fayetteville's proper authorities or the Arkansas One Call system any and all information which may be asked for by them in regard to the size, location or depths of any of the signage foundation, in any form whatsoever, and any other information in regard to its occupation of roads, highways, streets, or public grounds of the City of Fayetteville, which they may demand.

g) Where the signage system is installed within the City of Fayetteville's designated public right of way pavement repairs in areas under existing pavement shall be substantially consistent with the City's specifications and details.

h) Reports detailing work undertaken pursuant to the terms of this Memorandum of Agreement (MOA) shall be submitted weekly by the University for review by the City Engineering Division. Such reports shall include any proposed changes and problems encountered in the efforts to carry out the terms of this MOA. The City also reserves the right to visit the project site at any time to ensure that work conducted meets standards as set forth in the MOA.

i) Should the City of Fayetteville make any improvements to the roads, highways, streets, or public grounds within the limits of this MOA and the wayfinding signage system is in conflict with the improvements such that the improvements cannot be executed or it places the signage at risk, and the wayfinding signage system is determined to be within existing right of way owned by the City, then the University, at no cost to the City, shall relocate the wayfinding signage system so as not to interfere with such improvements. Conversely, if any improvements to the roads, highways, streets, or public grounds which are in conflict with the location of the signage system are outside existing right of way owned by the City as of the date of execution of this MOA noted below, the party responsible for the improvements shall be financially responsible for the wayfinding signage system relocation.

II. DURATION

This MOA will only expire if ownership of the wayfinding signage system line is transferred to a utility that has a franchise agreement in place with the City of Fayetteville.

III. TRANSFER

This MOA shall not be transferable unless approved in writing by the City of Fayetteville and the Board of Trustees of the University of Arkansas.

IV. AMENDING THE MEMORANDUM OF AGREEMENT

Should any of the signatories to this MOA believe that the terms of this MOA are not being met, or cannot be met, that party shall immediately notify the other signatories and request consultation to amend this MOA. The parties agree to act in good faith to resolve any issues incurred over the term of the MOA, consistent with any applicable laws, codes or ordinances, and with accepted professional engineering practice. The process to amend this MOA shall be conducted in a manner similar to that leading to the execution of this MOA.

V. TERMINATING THE MEMORANDUM OF AGREEMENT

This MOA shall not be terminated except by the authorized respective representatives of the City of Fayetteville and the Board of Trustees of the University of Arkansas.

VI. COUNTERPARTS AND SIGNATURES

This MOA may be executed in one or more counterparts, each of which shall be considered one and the same document. The parties agree that copies of faxed or PDF copies of the signature pages shall be deemed a valid and binding upon each of them.

VII. GOVERNING LAW

This MOA shall be governed and construed under the laws of the State of Arkansas without regard to its choice of law principles. By entering into this MOA, neither the City nor the University waive any immunities to suit that are or may be available to either of them or their respective officials, trustees, representatives or employees.

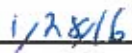
SIGNATORIES

**BOARD OF TRUSTEES OF THE UNIVERSITY OF ARKANSAS, ACTING FOR THE UNIVERSITY OF ARKANSAS,
FAYETTEVILLE**



Tim O'Donnell

Interim Vice Chancellor, Finance and Administration



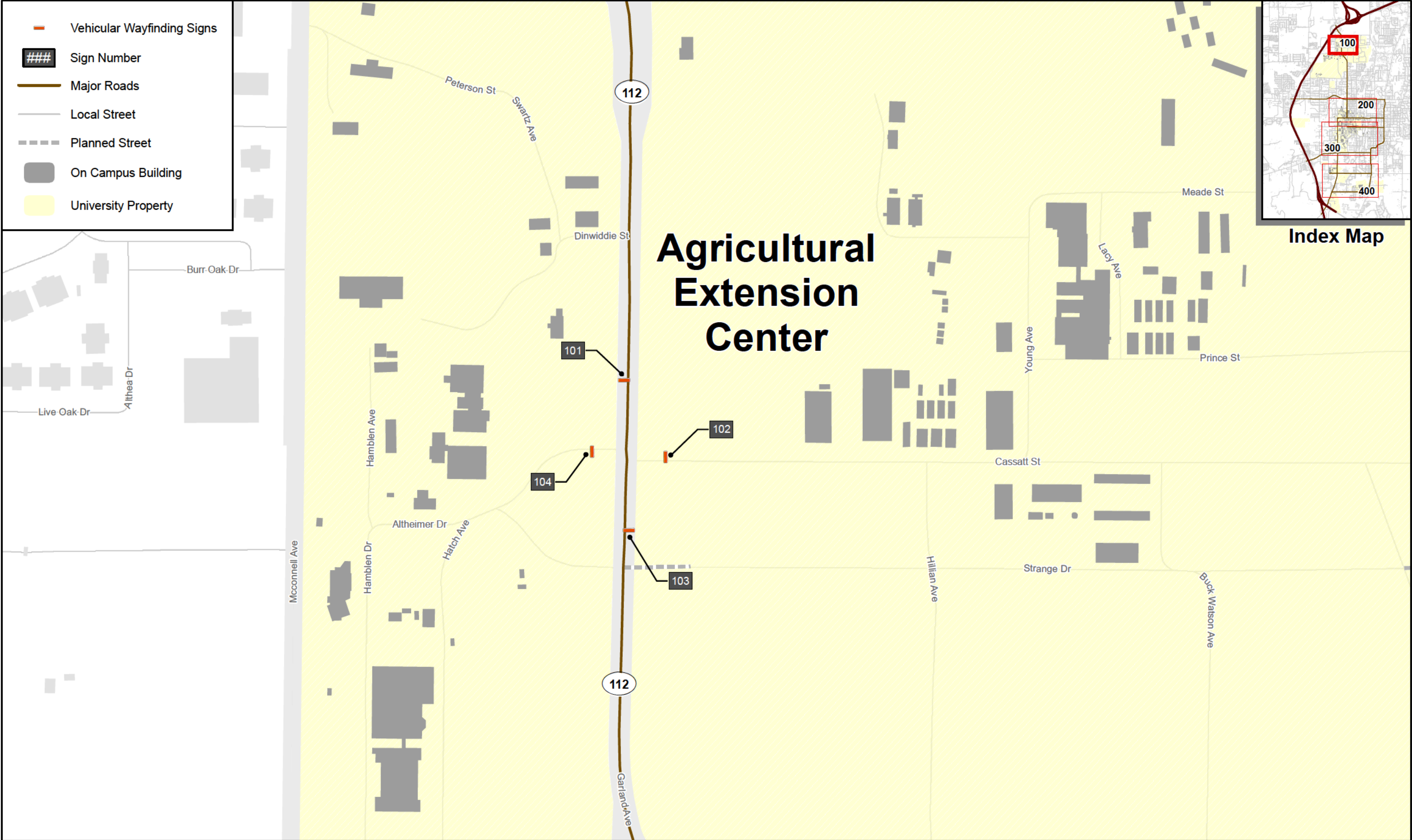
Date

CITY OF FAYETTEVILLE, ARKANSAS

Lioneld Jordan

Mayor, The City of Fayetteville, Arkansas

Date



0 100 200 400 Feet



University of Arkansas

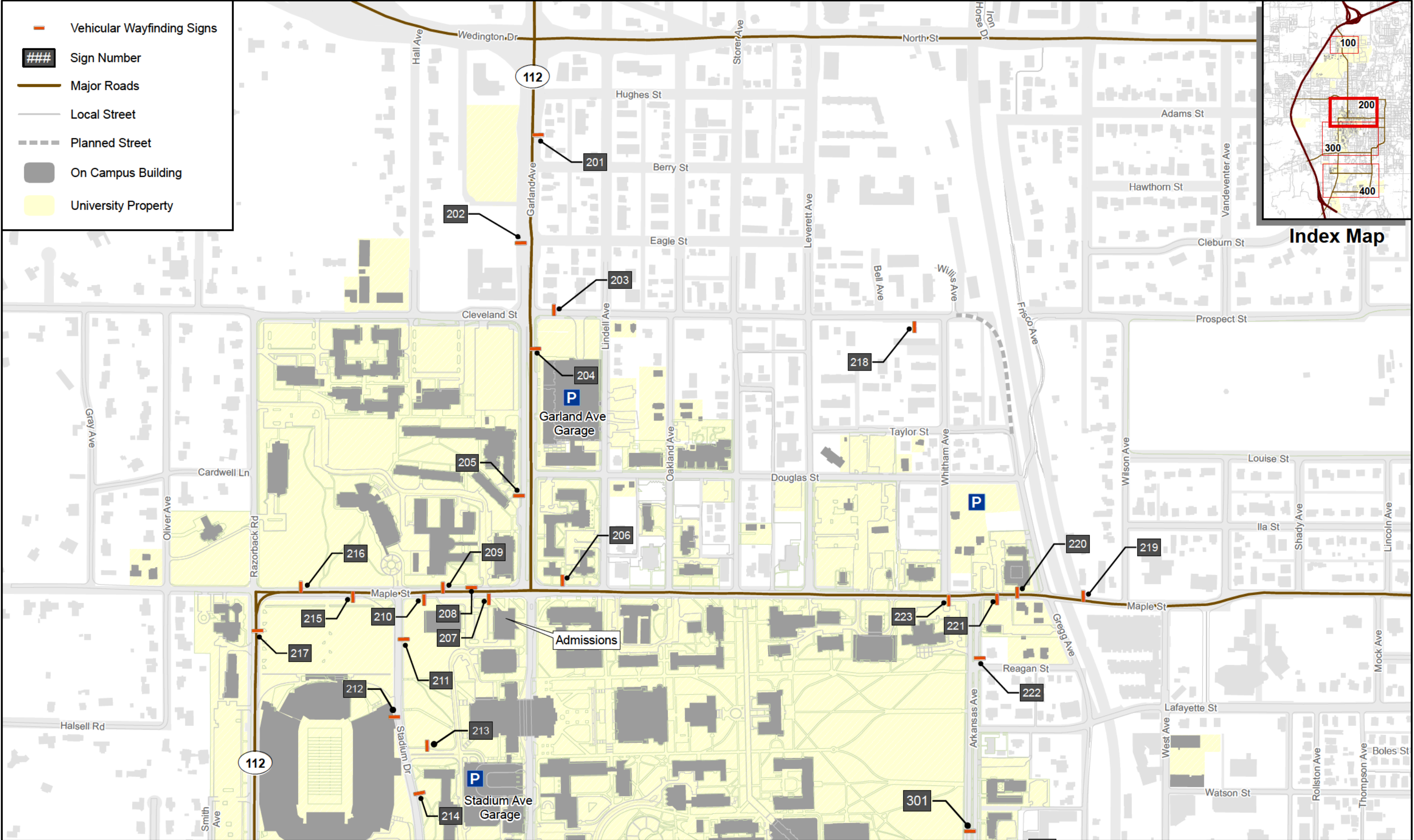
Prepared by: VHB

July 2015

**Wayfinding Signage Plan
100 Series**

Fayetteville, AR





0 200 400 800 Feet



University of Arkansas

Prepared by: VHB

July 2015

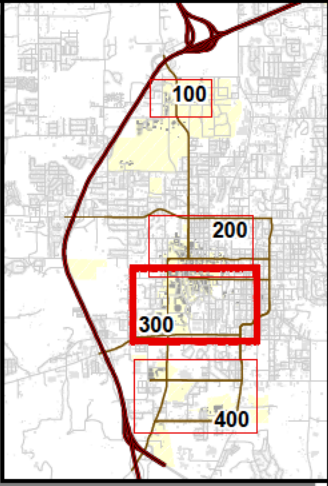
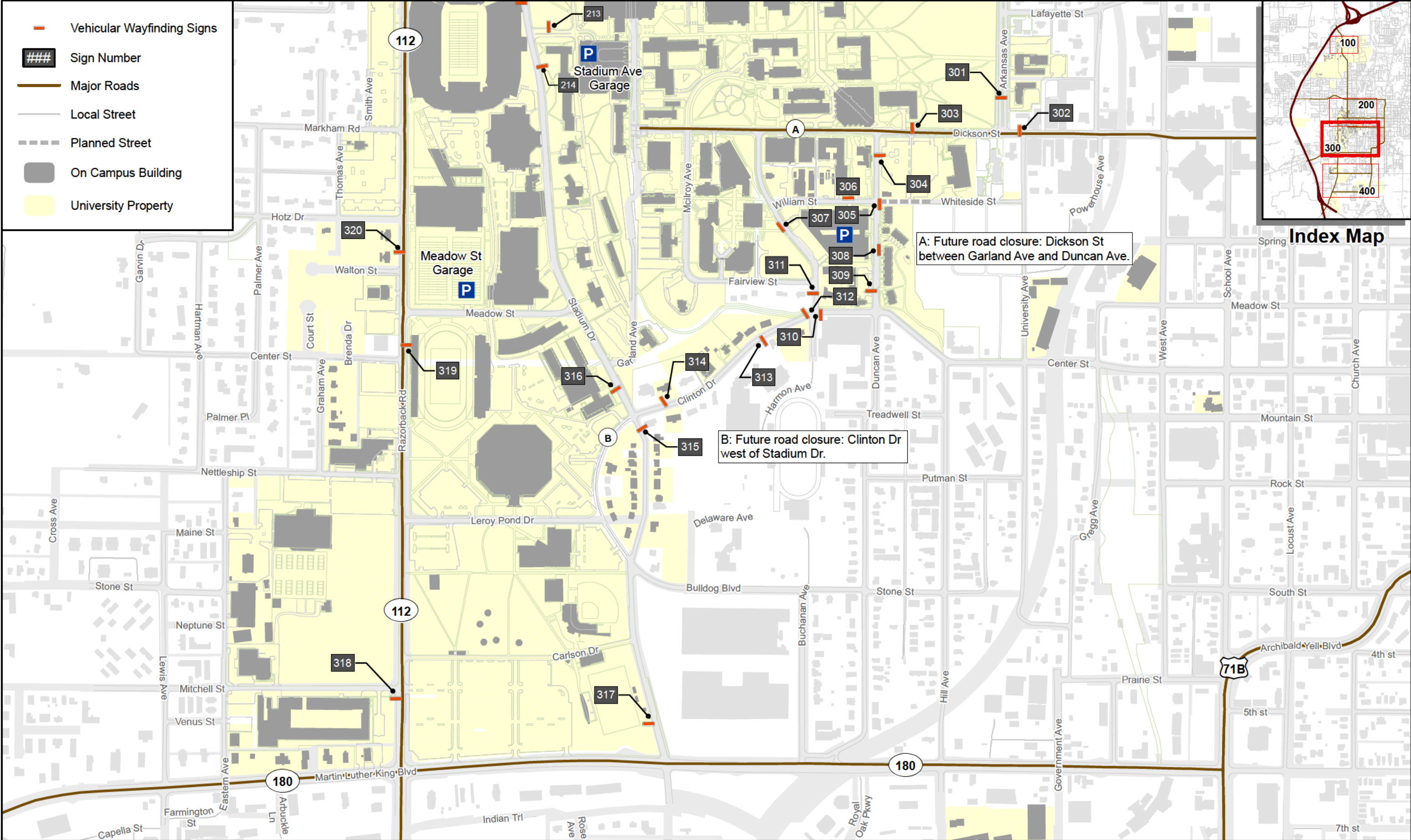
Wayfinding Signage Plan 200 Series

Fayetteville, AR

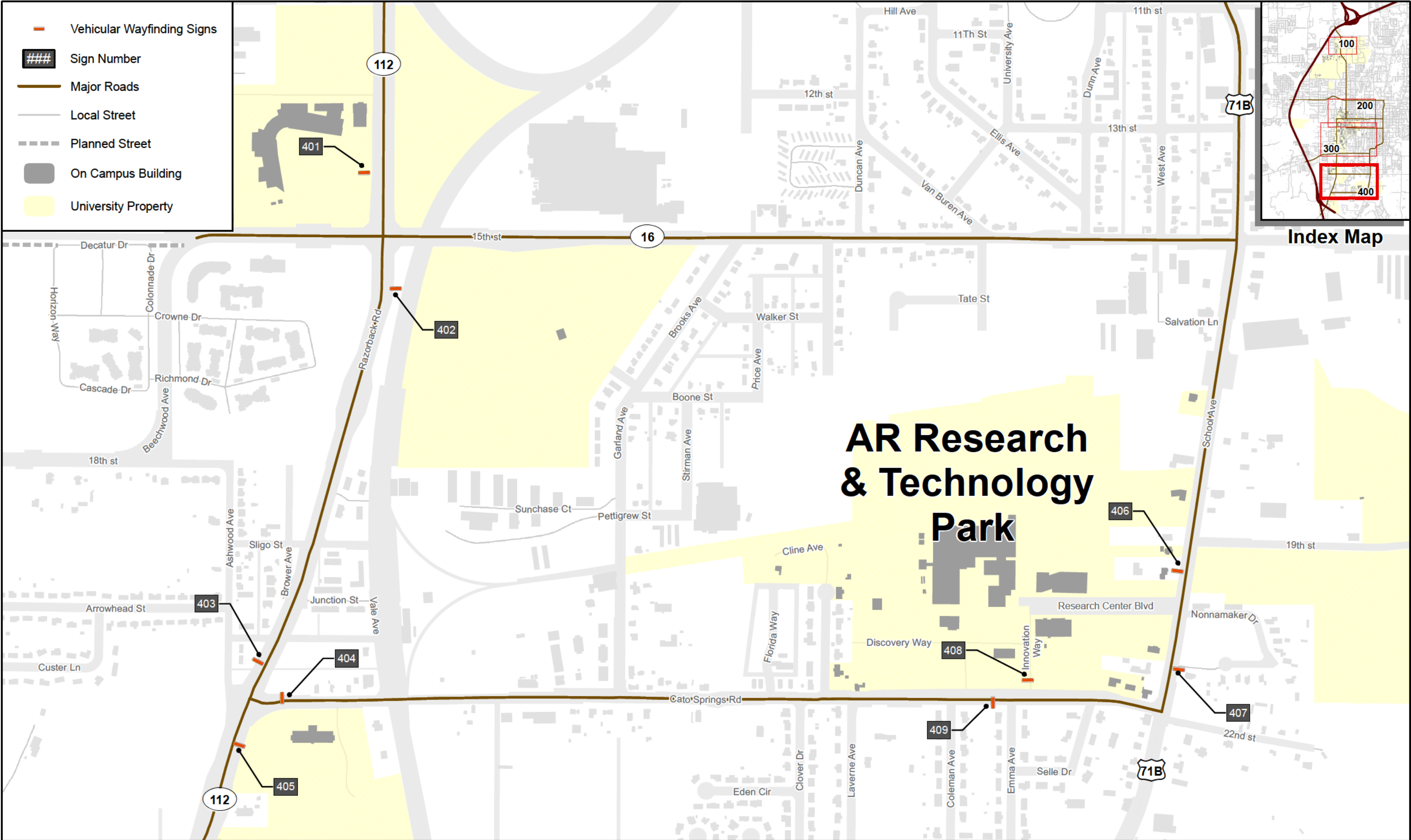


UNIVERSITY OF
ARKANSAS





Index Map





Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Garland Avenue	ST 2	101

Position sign in grass approximately 200' north of entrance to Agriculture Extension Center (north of Alzheimer Dr.) and 16' west of the edge of pavement, beyond existing roadside ditch.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Cassatt Street	ST 5	102

Position sign in grass approximately 100' east of Garland Ave. and 6' beyond the edge of pavement.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Garland Avenue	ST 2	103

Position sign in grass approximately 200' south of entrance to the Agricultural Extension Center (Cassatt St.) and 8' beyond the edge of pavement.

Sign height must be adjusted to ensure proper clearance above the road surface due to the roadside topography.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Altheimer Drive	ST 5	104

Position sign in grass approximately 100' west of Garland Ave. and 6' beyond the edge of pavement.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Garland Avenue	ST 2	201

Position sign in grass approximately 50' north of N. Hughes St. and 7' behind the back of curb.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Garland Avenue	ST 4	202

Position sign in grass approximately 300' north of Cleveland St. and between the curb and sidewalk.

Avoid sign overhang into the roadway, and ensure 7' clearance for pedestrians.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Cleveland Street	ST 4	203

Position sign in grass approximately 100' east of Garland Ave. and 1' south of retaining wall.

Sign height may need to be adjusted for topography and to provide clearance for pedestrians.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Garland Avenue	ST 4	204

Position sign in grass approximately 100' south of Cleveland St. and 4' behind the edge of sidewalk.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Garland Avenue	ST 4	205

Position sign in grass approximately 410' north of Maple St. and 3' behind the back of curb (between the curb and sidewalk).

Sign cannot be placed closer to intersection because of existing signs and bus stop. Avoid conflict with street trees and highway signs.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Maple Street	ST 4	206

Position sign in grass approximately 18' west of Lindell Ave. and 2' behind the back of sidewalk.

Avoid conflict with light pole.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Maple Street	ST 4	207

Position sign in grass approximately 125' west of Garland Ave. and 2' behind the edge of the sidewalk.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Maple Street	ST 4	208

Position sign in grass opposite exit from admissions visitor lot approximately 2' behind back of curb.

Position sign between parking spaces and avoid existing parking meter.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Maple Street	ST 6	209

Position sign in grass approximately 200' east of Stadium Dr. and 3' behind the back of curb.

Position sign between parking spaces and avoid existing parking meter.

Remove all red visitor parking signs that are observed.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Maple Street	ST 6	210

Position sign in grass approximately 85' east of Stadium Dr. and 15' behind the back of curb.

Coordinate with future widening of Maple St.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Stadium Drive	ST 5	211

Position sign in grass approximately 115' south of Maple St. and 4' behind the back of sidewalk.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Stadium Drive	ST 6	212

Position sign in concrete sidewalk approximately 172' north of Stadium Dr. Garage entrance and 6' behind the back of curb.

Location must be coordinated with Athletics Department.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Existing Garage	ST 4	213

Position sign in grass area approximately 90' east of Stadium Dr. and 2' behind the back of sidewalk.



Image from GoogleStreetview

Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Stadium Drive	ST 6	214

Position sign in grass area approximately 145' south of crosswalk at Stadium Dr. Garage driveway and 6' behind the back of sidewalk.

Avoid conflict with adjacent underground utility and avoid obscured view from tree.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Maple Street	ST 5	215

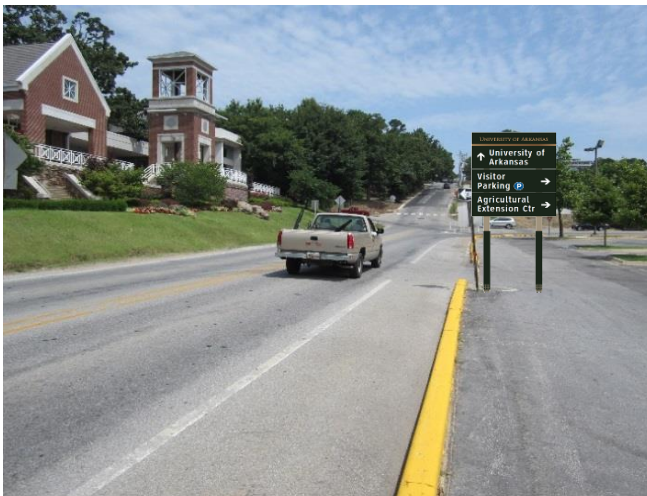
Position sign in parking lot approximately 305' west of Stadium Dr. and 2' behind the back of curb. Final placement should be selected so that it does not impact parking spaces. Location must be coordinated with future sidewalk project.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Maple Street	ST 6	216

Position sign in grass area approximately 250' east of Razorback Rd. and 4' behind the edge of pavement.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Razorback Road	ST 1	217

Position sign in asphalt approximately 225' south of Maple St. and 2' behind the back of curb.

Sign may need to be accompanied with some protective measures, i.e. curb, pavement markings, etc. Location must be coordinated with future sidewalk project.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Cleveland Street	ST 6	218

Position sign in grass approximately 215' west of Whitham Ave. and 4' behind the edge of pavement.

Avoid conflict with underground stormwater culvert.

Avoid overhead utility lines.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Maple Street	ST 4	219

Relocate existing posted speed limit sign to the east along Maple St.

Position sign at current posted speed limit sign, approximately 163' west of Wilson Ave. between sidewalk and retaining wall.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Maple Street	ST 5	220

Position sign in grass approximately 130' east of Arkansas Ave. and 2' behind the back of sidewalk.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Maple Street	ST 6	221

Position sign in grass approximately 95' east of Arkansas Ave. and 2' behind the sidewalk.

Avoid conflict with existing parking lot signage.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Arkansas Avenue	ST 4	222

Position sign in grass approximately 210' south of Maple St. and 4' behind the back of curb.

Avoid conflict with the first on-street parking space.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Maple Street	ST 5	223

Position sign in grass approximately 165' west of Arkansas Ave. and 2' behind the back of retaining wall.

Sign height will have to be adjusted (lowered) because of retaining wall height.

University of Arkansas
Wayfinding Plan: Vehicular Sign Locations



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Arkansas Avenue	ST 4	301

Position sign in grass approximately 200' north of Dickson St. and 2' behind the back of curb in area between back of curb and sidewalk.

Final placement should be selected so that it does not impact parking meters or car doors.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Dickson Street	ST 4	302

Position sign in bulb out approximately 170' east of Arkansas Ave. and 2' behind the back of curb.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Dickson Street	ST 5	303

Position sign in grass approximately 260' Duncan Ave. and 4' behind the back of curb, in between curb and sidewalk.

University of Arkansas
Wayfinding Plan: Vehicular Sign Locations



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Duncan Avenue	ST 5	304

Position sign in grass approximately 100' south of Dickson St. and 4' behind the back of the curb.



Image from GoogleStreetview

Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
William Street	ST 4	305

Position sign between property line and aligned with EB traffic along William St.

Location is currently under construction. Coordinate sign location with future sidewalk, curb, and existing utility cabinet. Place sign 2' behind the back of sidewalk.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
William Street	ST 4	306

Position sign in grass approximately opposite exit on to William St. and 2' behind the back of the curb.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Harmon Avenue	ST 4	307

Position sign in grass approximately opposite exit on to Harmon Ave. and 3' behind the back of the curb.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Duncan Avenue	ST 4	308

Position sign in grass approximately opposite exit on to Duncan Ave. and 4' behind the back of the curb.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Duncan Avenue	ST 5	309

Position sign in grass approximately 100' north of Center St. and 2' behind the back of the sidewalk. Be certain to position sign north of existing utility pole.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Center Street	ST 6	310

Demo a small portion of sidewalk and position sign approximately 25' east of Duncan Ave. and 2' behind the back of curb.

Avoid conflict with street trees. Place sign west of first tree, nearest Duncan Ave intersection.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Harmon Avenue	ST 5	311

Position sign in grass approximately 100' north of Clinton Dr. and 2' behind the back of curb.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Center Street	ST 6	312

Replace existing sign in grass approximately 83' west of Harmon Ave. and 4' behind the back of curb adjacent to the multi-use path.

Existing sign reads "Clinton Dr Begins Here"; replace or relocate to avoid conflict.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Clinton Drive	ST 5	313

Position sign in grass area adjacent to Fayetteville High School gravel parking lot (northeast corner, near property line), and 2' south of sidewalk.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Clinton Drive	ST 5	314

Position sign in grass approximately 200' east of Stadium Dr. and 2' behind the back of curb.



Image from GoogleStreetview

Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Stadium Drive	ST 4	315

Following realignment of Stadium Drive, position sign in grass approximately 100' south of Clinton Dr. and 4' behind the back of curb.

Position sign between curb and sidewalk provided there is adequate width. Alternate location is 4' behind the sidewalk (east).



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Stadium Drive	ST 4	316

Position sign in grass approximately 250' north of Clinton Dr. and 2' behind the back of sidewalk.

Avoid conflict with transit shelter and signage.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Stadium Drive	ST 5	317

Following realignment of Stadium Drive, position sign in grass approximately 16' north of athletic field entrance (280' north of MLK Jr Blvd.) and 2' behind the future sidewalk.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Razorback Road	ST 1	318

Position sign in grass area approximately 420' north of MLK Jr. Blvd. and 20' behind the back of curb at Mitchell St. (3' behind edge of sidewalk).



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Razorback Road	ST 2	319

Position sign in grass area approximately 200' south of Meadow St and 8' behind the edge of pavement.

Coordinate with future widening of Razorback Rd.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Razorback Road	ST 3	320

Position sign in grass area approximately 100' north of Walton St and 8' behind the edge of pavement.

Coordinate with future widening of Razorback Rd. Avoid buried fiber optic utility lines.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Razorback Road	ST 2	401

Position sign in grass area approximately 150' north of 15th St. and 3' behind the back of curb (between curb and sidewalk).

Avoid conflict with street trees and highway route sign.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Razorback Road	ST 3	402

Position sign in grass area approximately 100' south of 15th St. and 8' behind the back of curb (approximately 2' behind back of sidewalk).

Sign height must be adjusted to ensure proper clearance above the road surface due to the roadside topography.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Razorback Road	ST 2	403

Replace existing sign in grass area approximately 212' north of Cato Springs Rd. and 8' behind the back of curb.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Cato Springs Road	ST 5	404

Position sign in grass area approximately 150' east of Razorback Rd. and 3' north of the back of curb.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Razorback Road	ST 2	405

Replace existing sign located approximately 200' south of Cato Springs Rd. Place new sign 8' behind the back of curb.

Sign height must be adjusted to ensure proper clearance above the road surface due to the roadside topography.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
S. School Road	ST 3	406

Replace existing sign in grass area approximately 410' north of AR Research & Technology Park entrance approximately 6' behind the back of curb.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
S. School Road	ST 3	407

Position sign in grass area approximately 250' south of AR Research & Technology Park entrance approximately 4' behind the sidewalk.

Remove existing green sign for AR Research & Tech Park.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Exiting Tech Park	ST 5	408

Position sign in grass area approximately 100' north of Cato Springs Rd. and 6' behind the back of curb.



Sign illustrated in the photo does not contain actual message(s). See message schedule for actual sign content.

STREET NAME	SIGN TYPE	LOCATION NUMBER
Cato Springs Road	ST 6	409

Position sign in grass area approximately 200' west of the AR Research & Technology Park entrance (95' west of Emma Ave.) and 4' behind the back of curb.



CLOUD GEHSHAN ASSOCIATES

Design Consultants

400 Market Street
Suite 300
Philadelphia, PA 19106

TEL 215 829 9414
FAX 215 829 9066
www.cloudgehshan.com

University of Arkansas

Vehicular Wayfinding Program

Construction Documents

January 07, 2015

TABLE OF CONTENTS

1	BASIC STANDARDS	1.1
	Logo, art, color, material and typography specifications	
2	SIGN TYPE DRAWINGS AND DETAILS	2.1
	Sign elevations, graphic layouts and construction details	
	Vehicular-Large Signage Overview	2.1
	Vehicular-Medium Signage Overview	2.2
	Color Callouts	2.3
	Sign Type	PAGE
1	ST1 Elevation Drawings	2.4
	ST1 Construction Drawings	2.5
2	ST2 Elevations	2.6
	ST2 Construction Drawings	2.7
3	ST3 Layout Guidelines	2.8
	ST3 Elevation Drawings	2.9
	ST1-3 Layout Guidelines	2.10
4	ST4 Elevation Drawings	2.11
	ST4 Construction Drawings	2.12
5	ST5 Construction Drawings	2.13
	ST5 Elevation Drawings	2.14
6	ST6 Layout Guidelines	2.15
	ST6 Construction Drawings	2.16
	ST4-6 Layout Guidelines	2.17
1-6	Construction Details	2.18
3	PERFORMANCE SPECIFICATIONS	3.1
	Sign performance, quality assurance and execution requirements	

THIS DRAWING REPRESENTS DESIGN INTENT ONLY.
FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL
CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS

Client/Project University of Arkansas Vehicular Wayfinding Program		Project No. 14UARK148017
Date 01.07.15	Revisions	Scale N/A

Graphic Standards

Logo – Logotype – Sign Templates

Notes

Art is provided by Cloud Gehshan Associates as electronic digital files unless otherwise noted.

Final wordmark should be obtained from University Relations prior to fabrication.

THIS DRAWING REPRESENTS DESIGN INTENT ONLY.
FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL
CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS

Client/Project University of Arkansas Vehicular Wayfinding Program		Project No. 14UARK148017
Date 01.07.15	Revisions	Scale N/A

Artwork

UNIVERSITY OF ARKANSAS

A2 University Wordmark

Graphic Standards

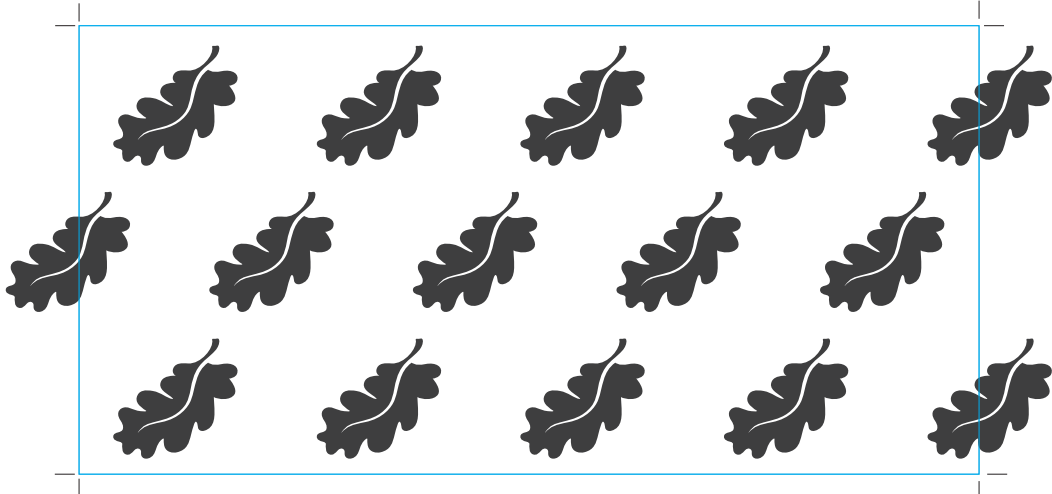
Building Identification Artwork

Notes
Art is provided by Cloud Gehshan Associates as electronic digital files unless otherwise noted.

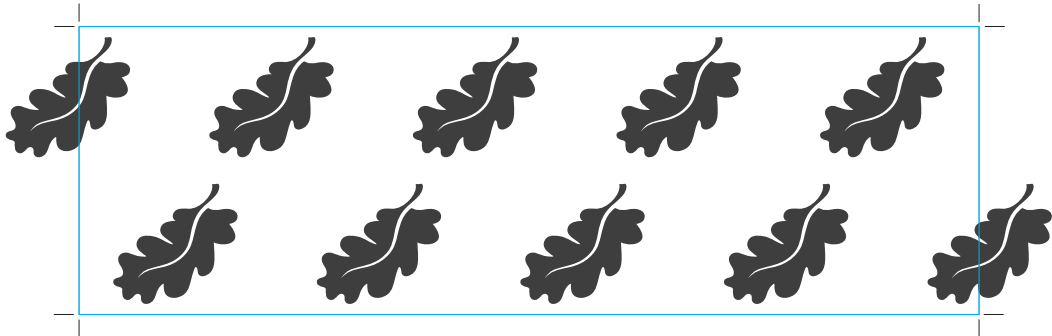
THIS DRAWING REPRESENTS DESIGN INTENT ONLY.
FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL
CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS

Client/Project University of Arkansas Vehicular Wayfinding Program		Project No. 14UARK148017
Date 01.07.15	Revisions	Scale N/A

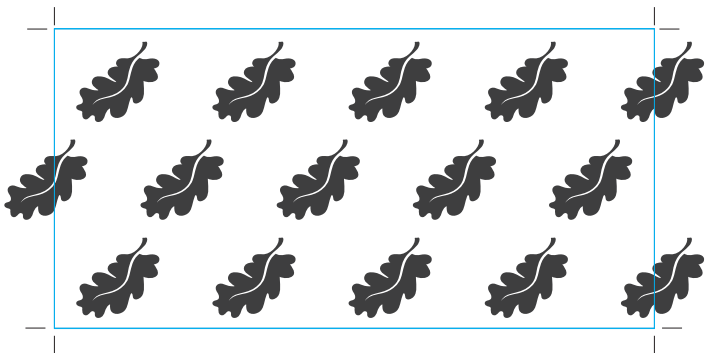
Artwork



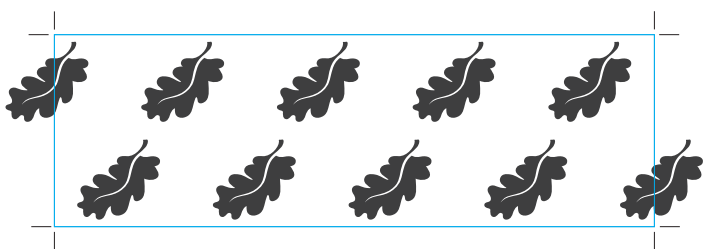
A3 – 75’w x 37-3/8”h – Top panel



A4 – 75”w x 24”h – Middle and bottom panels



A5 – 50”w x 25”h – Top panel



A6 – 50”w x 16”h – Middle and bottom panels

1.3

BASIC STANDARDS

Graphic Standards

Arrows & Symbols

Notes

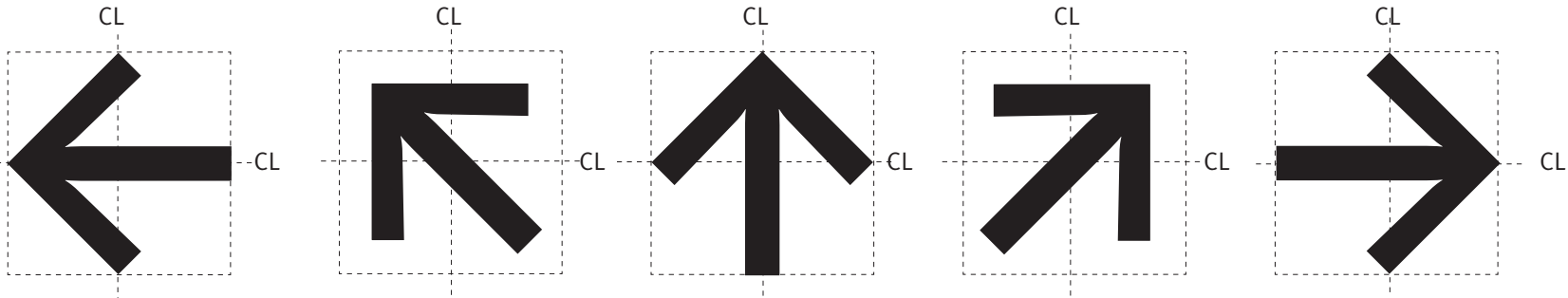
Art is provided by client as electronic digital files unless otherwise noted.

No substitute arrows or symbols will be accepted.

THIS DRAWING REPRESENTS DESIGN INTENT ONLY.
FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL
CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS

Client/Project University of Arkansas Vehicular Wayfinding Program		Project No. 14UARK148017
Date 01.07.15	Revisions	Scale N/A

Arrows



S1 Directional Arrow

International Symbols



S6 Parking

White rule around circle

P white on blue background

F1– Clearview Highway 2W

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890?&:"()

Graphic Standards

Typefaces

F1 – Clearview Highway 2W

Notes

No substitute typefaces will be accepted.
Typefaces may be obtained from several sources but to maintain consistency they must originate from the foundries indicated.

Adobe Systems Inc. (800)682.3623
Font Shop International (888)333.6687
URW +49 40 60 60 50

For letter spacing direction, see individual drawing pages.

THIS DRAWING REPRESENTS DESIGN INTENT ONLY.
FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL
CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS

Client/Project University of Arkansas Vehicular Wayfinding Program		Project No. 14UARK148017
Date 01.07.15	Revisions	Scale N/A

Paint Matches	Number	Color	Specification - color to match	Fabrication Process
	P1	Umbra Gray	Coraflon ADS7113030	Spray Coraflon Paint Reverse silk-screen matching transparent ink onto M1-A
	P2	Light Brown	Coraflon ADS8304030	Spray Coraflon Paint
	P3	Red	Coraflon ADS43030XL	Spray Coraflon Paint
	P4	Black	Coraflon Black –ADS230103N	Spray Coraflon Paint
	P5	White	Coraflon ADS White	Spray Coraflon Paint
	P6	Hazel Woods	Behr 460F-7	Spray Coraflon Paint
	P7	Newburg Green	Benjamin Moore HC-158	Spray Coraflon Paint
	P8	Coppertone	Benjamin Moore 2161-10	Spray Coraflon Paint
	P9	Grapevine	Olympic D11-6	Spray Coraflon Paint
	P10	Seed Brown	Benjamin Moore 2096-10	Spray Coraflon Paint
	P11	Metallic Bronze	Matthews MP20305	Spray Coraflon Paint
	P12	Aluminum Gray	Coraflon ADS2305	Spray Coraflon Paint
	P13	Inerte Grey	Coraflon – Match Matthews MP03849	Mask and Spray Coraflon Paint

Graphic Standards

Color Schedule

Paints

- PPG Coraflon paint products are specified for exterior signage, display hardware and related elements.

- Gloss finish of paint specified is to be 60 degrees or 29.8 on a 60 degree glossometer. Refer to performance requirements of exact specifications.

PPG

888.774.7732

THIS DRAWING REPRESENTS DESIGN INTENT ONLY.

FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS

Client/Project

University of Arkansas
Vehicular Wayfinding Program

Project No.

14UARK148017

Date

01.07.15

Revisions

Scale

N/A

© 2015 Cloud Gehshan Associates

Custom Matches	Number	Material	Specification - color to match	Fabrication Process
	C1	Cast Bronze	Matthews Intl. – Control Sample 1	Cast Bronze: Edges sandblasted, light oxidized coloring, and clear coat.
	C2	Cast Bronze	Matthews Intl. – Control Sample 2	Cast Bronze: Edges sandblasted, dark oxidized coloring, and clear coat.
	C3	Bronze sheet	Matthews Intl. – Control Sample 2	Bronze sheet: Horizontal brushed surface, dark oxidized coloring, and clear coat.
	C4	Clear Anodized Aluminum	AAM32C22A41 (215-R1)	Aluminum sheet: Horizontal brushed surface, and clear anodized.
	C5	Brass sheet	Must match color C2 above	Brass sheet: Horizontal brushed surface, dark oxidized coloring, and clear coat.
Manufactured Products	Number	Product	Specification - color to match	Fabrication Process
	M1-A	3M Scotchlite Reflective Graphic Film	Reflective White, 3930	Vehicular - Surface Applied
	M1-B	3M Scotchlite Reflective Graphic Film	Reflective White, 3290	Gateway - Surface Applied
	M2	3M Opaque Vinyl	Olympic Blue, 180C-57	Surface Applied
	M3	3M Opaque Vinyl	Cardinal Red, 180C-53	Surface Applied
	M4	3M Opaque Vinyl	Harvest Gold, 7725-105	Surface Applied
	M5	3M Opaque Vinyl	Medium Gray, 180C-31	Surface Applied
	M6	Bronzetone Plaque	Dixie Graphics - Control Sample 3	Etched Zinc Plaque with Bronzetone Finish and Matte Clearcoat
	M7	Zinc Plaque	Dixie Graphics - Control Sample 4	Cast
	M8	iZone	CMYK graphic - Matte Finish	Permanent Fusion of Graphic Image and High Pressure Laminate
	M9	3M Reflective Vinyl	Pantone 187 C Red on 680-10 Reflective White, 3290	Digital Print on Vinyl
	M10	Digital Vinyl Print	Pantone 187 C Red on White 3M 7725-10	Digital Print on Vinyl

BASIC STANDARDS

Graphic Standards

Materials and Products
- Digital vinyl print to be applied as a second surface application
3M
800.328.3908
Matthew Int. Corp.
800.950.1317
Dixie Graphics
615.832.7000
iZone
888.464.9663

THIS DRAWING REPRESENTS DESIGN INTENT ONLY.
FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL
CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS

Client/Project University of Arkansas Vehicular Wayfinding Program		Project No. 14UARK148017
Date 01.07.15	Revisions 2.20.09, 6.30.09, 9.15.09, 12.16.09, 04.12.11	Scale N/A

2.1

SYSTEM OVERVIEW

Large Vehicular Signage – ST1-3



THIS DRAWING REPRESENTS DESIGN INTENT ONLY.
FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL
CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS

Client/Project		Project No.
University of Arkansas Signage and Wayfinding Program		14UARK148017
Date	Revisions	Scale
01.07.15		N/A

2.2SYSTEM OVERVIEW

Medium Vehicular Signage – ST4-6

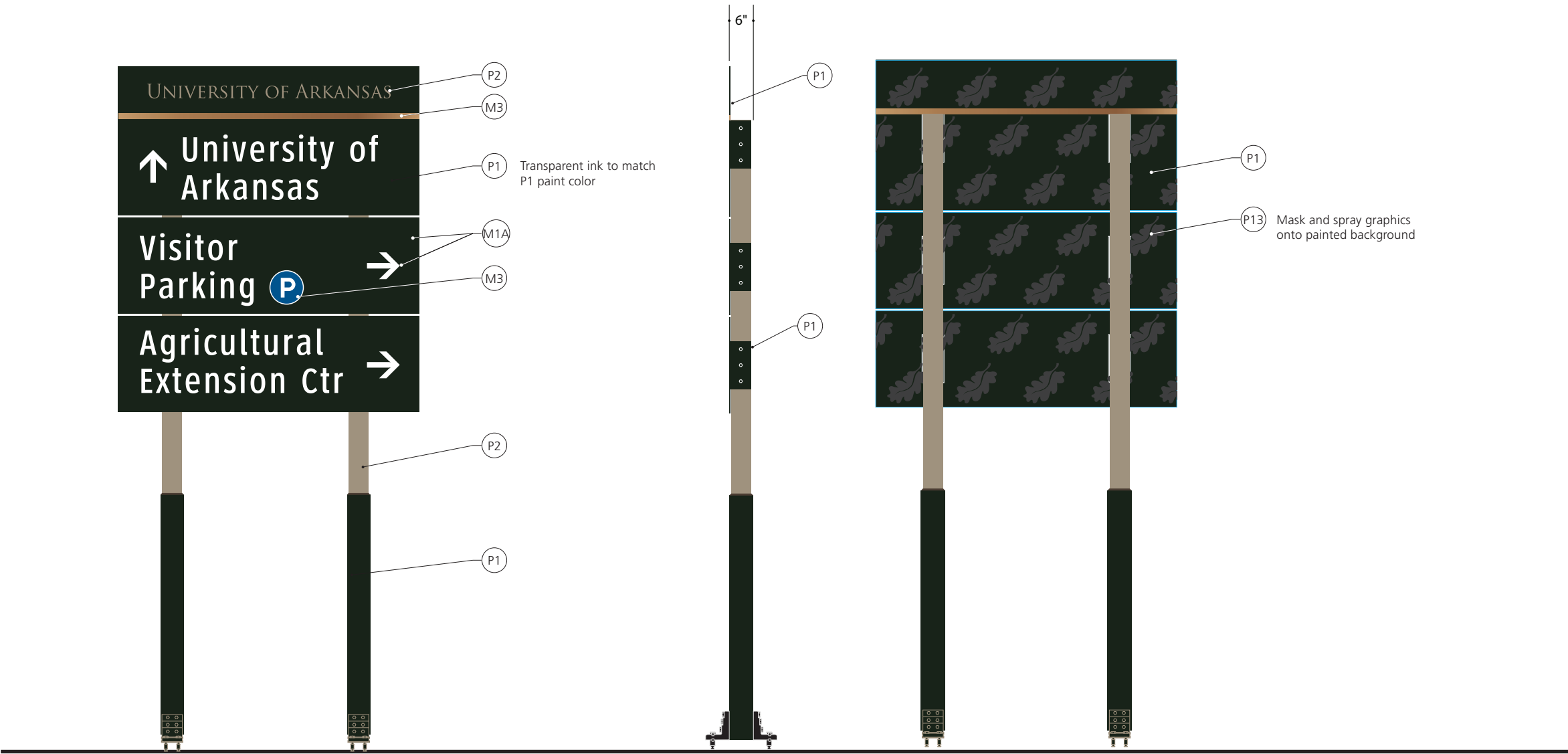


THIS DRAWING REPRESENTS DESIGN INTENT ONLY.
FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL
CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS

Client/Project University of Arkansas Signage and Wayfinding Program		Project No. 14UARK148017
Date 01.07.15	Revisions	Scale N/A

2.3SYSTEM OVERVIEW

Vehicular Color Specifications



THIS DRAWING REPRESENTS DESIGN INTENT ONLY.
FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL
CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS

Client/Project University of Arkansas Signage and Wayfinding Program		Project No. 14UARK148017
Date 01.07.15	Revisions	Scale N/A

Sign Type 1

Large Vehicular–3 messages
Single-faced

Materials

Vertical support is extruded aluminum tube. Bot-
tom section of tube is wider and welded to top
section with beveled edges.

Message panel (signs are single-faced) are heavy
gauge sheet aluminum.

Mounting brackets are aluminum channels and
angles. Channels are mechanically fastened to
vertical support, angles are welded to the back of
the message panels. Mechanically fasten together
to mount message panel to support.

Bronze strip on message panels are cut from
bronze sheet mounted to face with short studs
and acrylic adhesive.

Finishes

All aluminum components to be finished with
Coraflon fluoropolymer paint per specified colors.

All fasteners are stainless steel; visible
fasteners are painted to match adjacent materials.

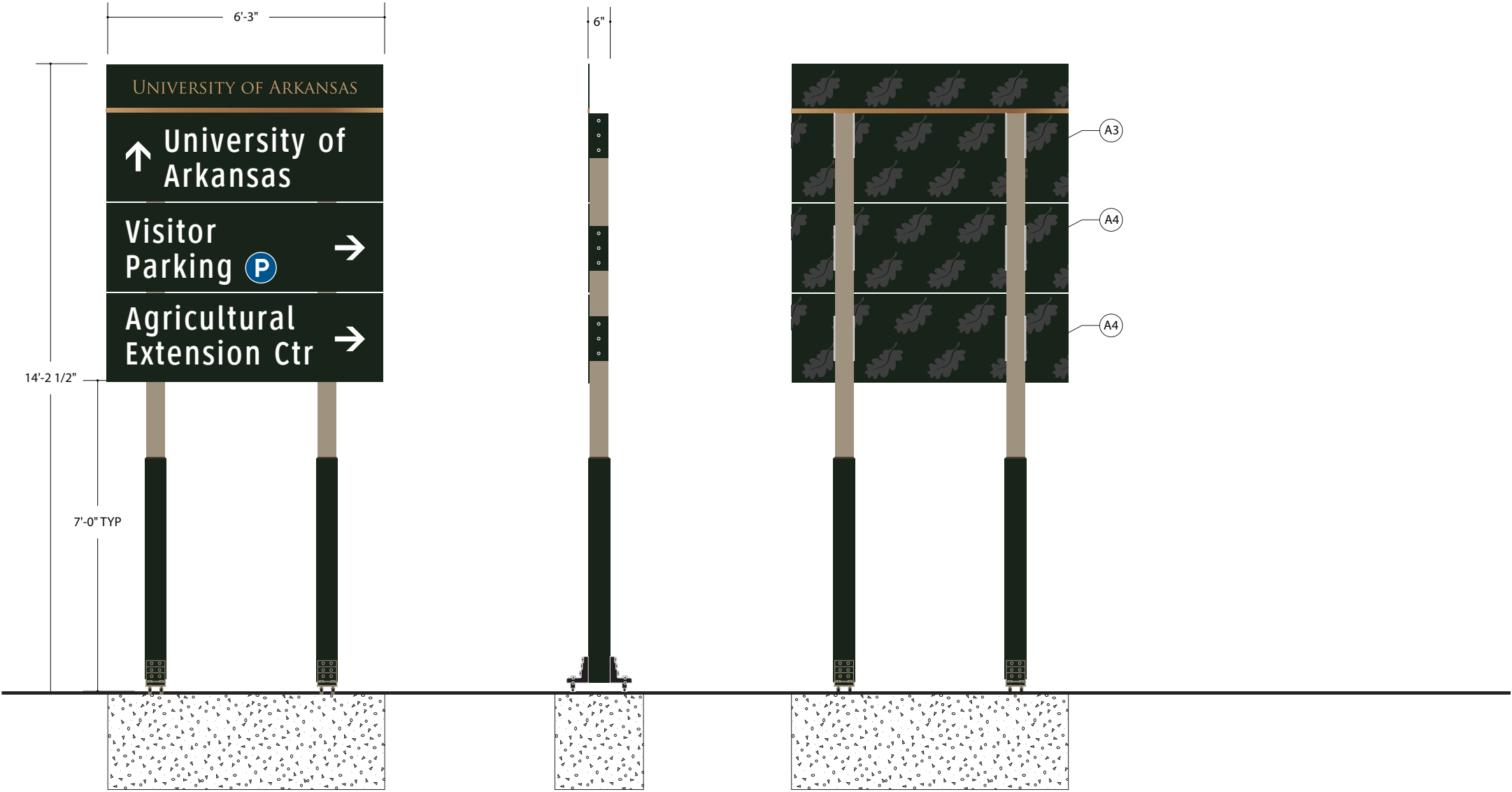
Installation

Signs are mounted on Transpo Break–Safe devices
(see page 2.18). Fabricator to determine footer
dimensions.

THIS DRAWING REPRESENTS DESIGN INTENT ONLY.
FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL
CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS

Client/Project University of Arkansas Signage and Wayfinding Program		Project No. 14UARK148017
Date 01.07.15	Revisions	Scale N/A

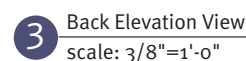
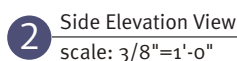
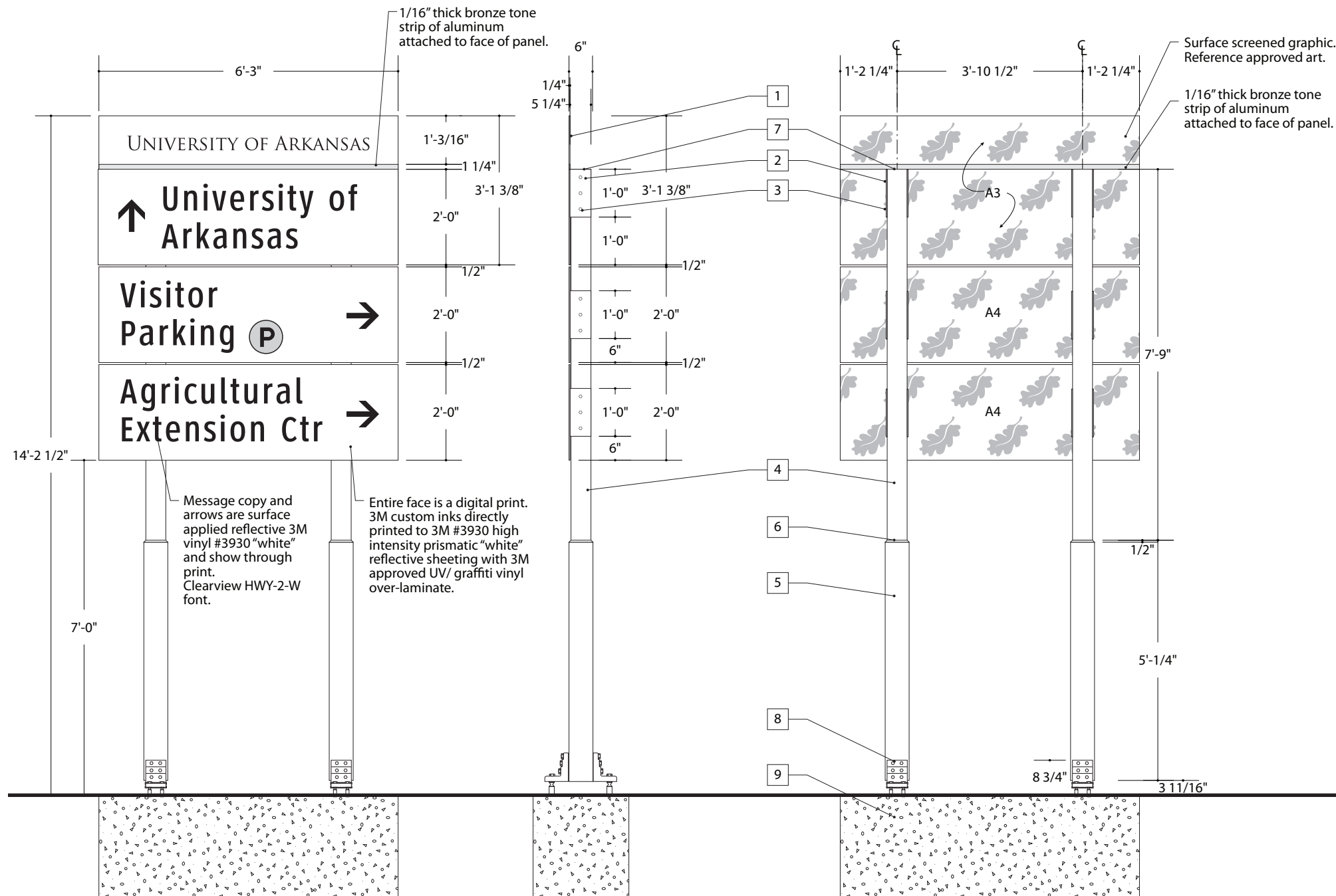
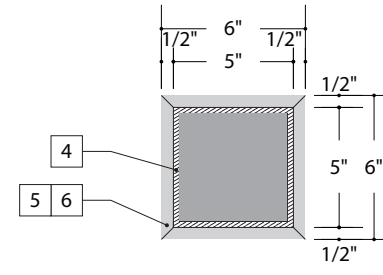
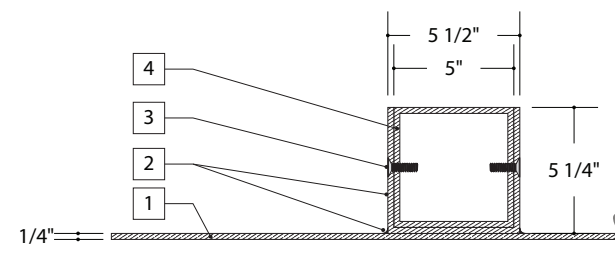
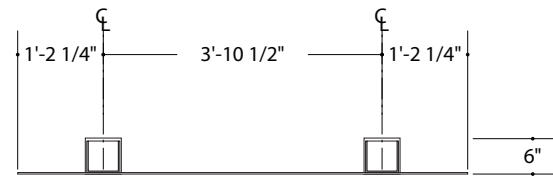
4 Plan View
scale: 3/8"=1'-0"



1 Vehicular Directional (2 Posts, 3 Panels) – Front Elevation View
scale: 3/8"=1'-0"

2 Side Elevation View
scale: 3/8"=1'-0"

3 Back Elevation View
scale: 3/8"=1'-0"



- 1 1/4" thick aluminum panel with surface applied 3M #3930 reflective vinyl digital print.
- 2 1/4" thick aluminum u-channel is stitch-welded down the length of the channel to the aluminum sheet. Grind welds to be smooth and seamless.
- 3 Countersunk screws (painted to match u-channel) attach u-channel to the post.
- 4 5" x 5" x 1/4" thick wall, painted, aluminum square post is inserted into 6" x 6" x 1/4" thick wall aluminum post.
- 5 6" x 6" x 1/4" thick wall, painted, aluminum square post with 1/2" beveled in edge at the top only.
- 6 1/2" beveled edge where the two aluminum posts intersect. Grind down welds to be smooth and seamless.
- 7 1/4" thick aluminum cap is fillet welded to top of post. Grind down welds to be smooth and seamless.
- 8 Breakaway footer is inserted into a concrete foundation and attaches to 6" x 6" aluminum post. Fabricator to provide details for available breakaway footer options.
- 9 Concrete foundation to be engineered by the fabricator. Fabricator to verify all site conditions and measurements prior to shop drawings and fabrication.

Sign Type 1

Layout Drawings

Refer to page 2.10 for graphic guidelines to create layout drawings. Refer to message schedule for approved message copy.

NOTE: Message copy shown is for illustrative purposes only – for exact message content see message schedule.

Graphics

The entire sign face of vehicular signs must be retro-reflective per MUTCD 2010 guidelines. Background must be a translucent ink that matches the paint call out. Color match samples must be submitted for approval to designer.

Note: Face graphics may be silkscreened or direct printed on the retroreflective vinyl. All solid colors must be smooth and consistent in color without any striping. Type must have sharp edges. Graphics may be rejected by client/designer if the above criteria is not met.

THIS DRAWING REPRESENTS DESIGN INTENT ONLY.
FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL
CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS

Client/Project	Project No.
University of Arkansas Signage and Wayfinding Program	14UARK148017
Date	Scale
01.07.15	N/A

2.6

CONSTRUCTION DRAWINGS

Sign Type 2

Large Vehicular–2 messages
Single-faced

Materials

Vertical support is extruded aluminum tube. Bot-
tom section of tube is wider and welded to top
section with beveled edges.

Message panel (signs are single-faced) are heavy
gauge sheet aluminum.

Mounting brackets are aluminum channels and
angles. Channels are mechanically fastened to
vertical support, angles are welded to the back of
the message panels. Mechanically fasten together
to mount message panel to support.

Bronze strip on message panels are cut from
bronze sheet mounted to face with short studs
and acrylic adhesive.

Finishes

All aluminum components to be finished with
Coraflon fluoropolymer paint per specified colors.

All fasteners are stainless steel; visible fasteners
are painted to match adjacent materials.

Installation

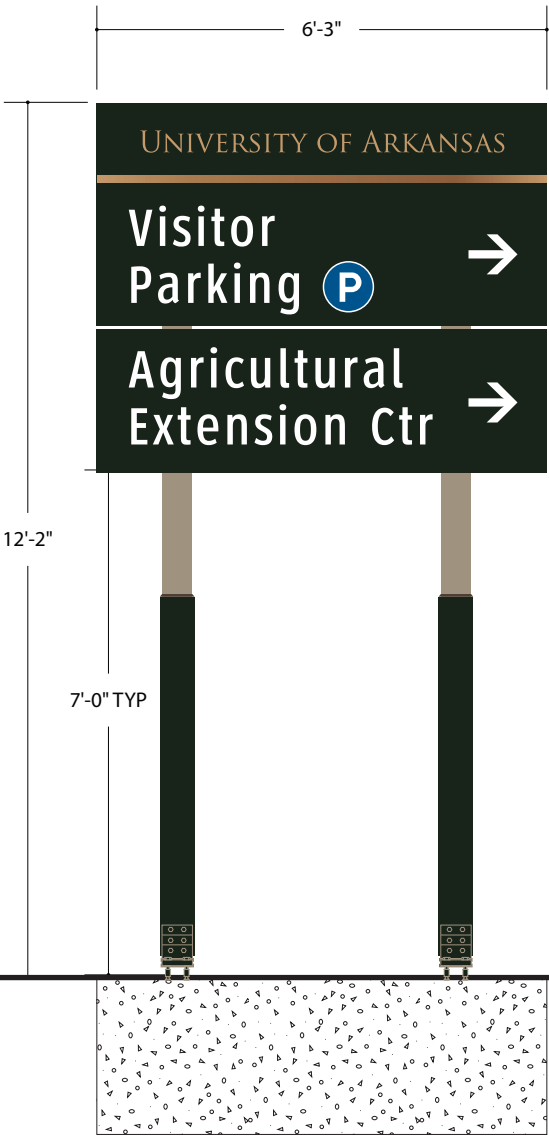
Signs are mounted on Transpo Break–Safe
devices (see page 2.18). Fabricator to determine
footer dimensions.

THIS DRAWING REPRESENTS DESIGN INTENT ONLY.
FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL
CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS

Client/Project University of Arkansas Signage and Wayfinding Program		Project No. 14UARK148017
Date 01.07.15	Revisions	Scale N/A

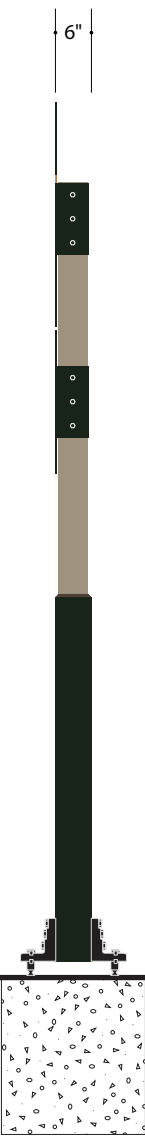
4

Plan View
scale: 3/8"=1'-0"



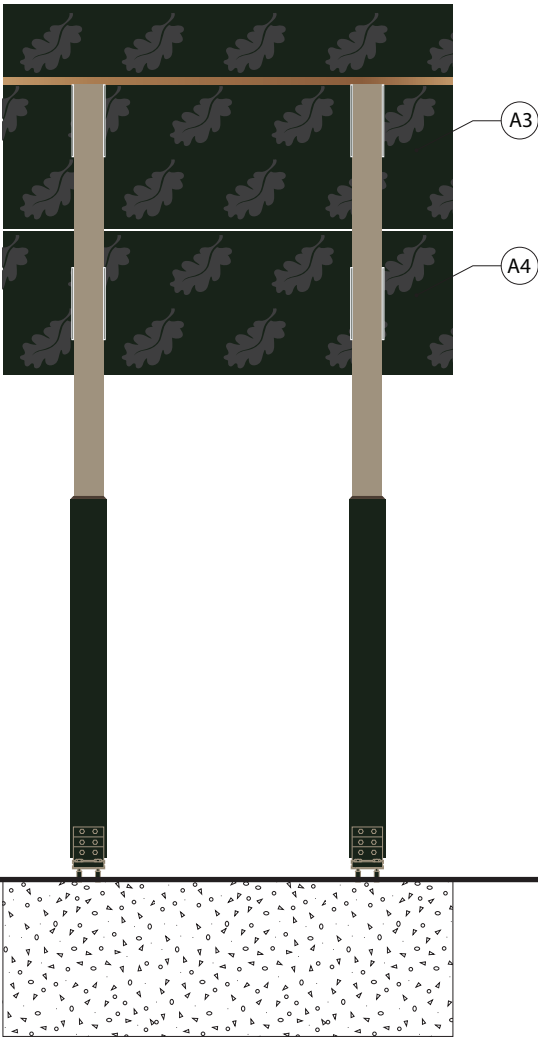
1

Vehicular Directional (2 Posts, 2 Panels) – Front Elevation View
scale: 3/8"=1'-0"



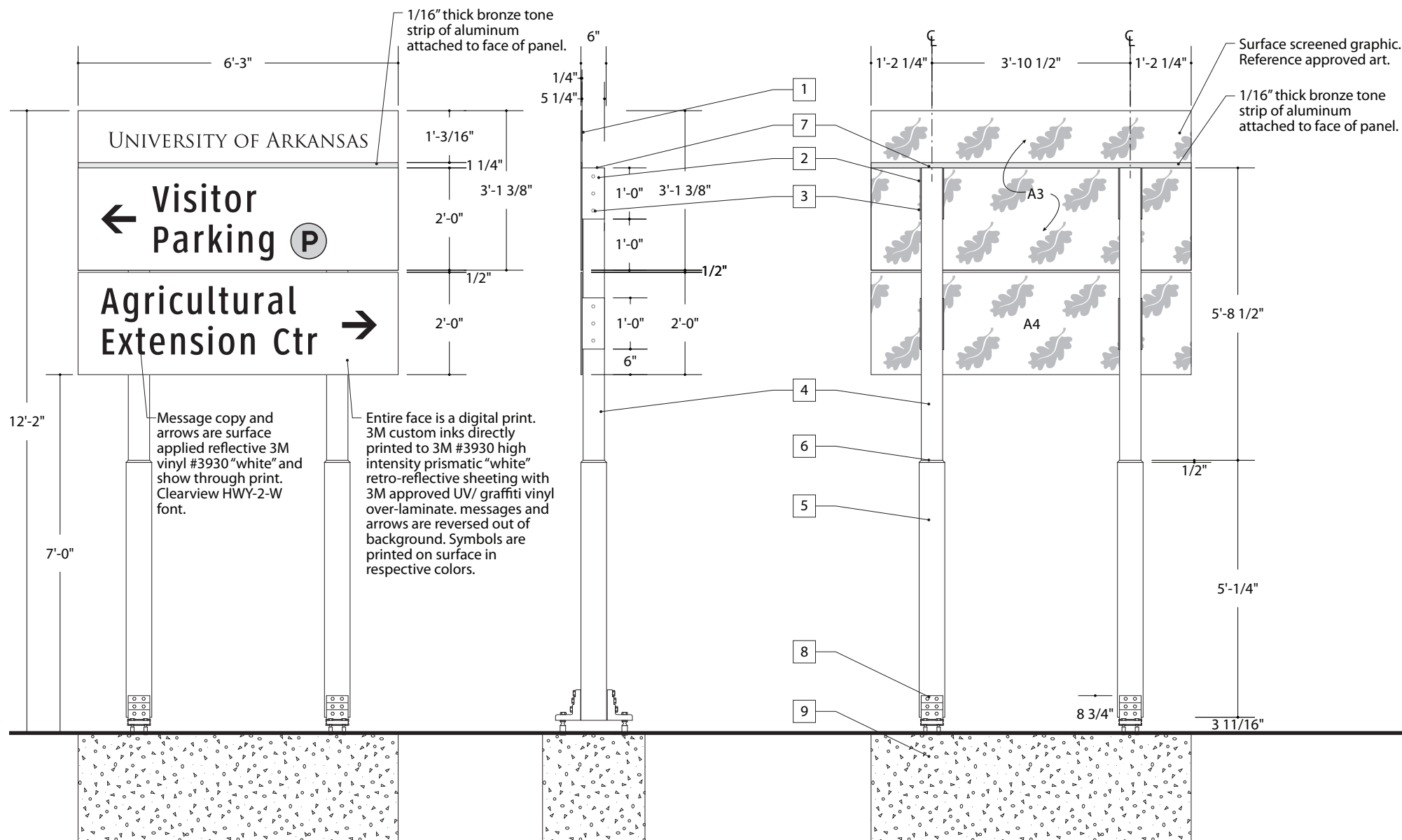
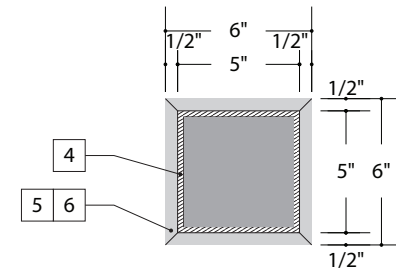
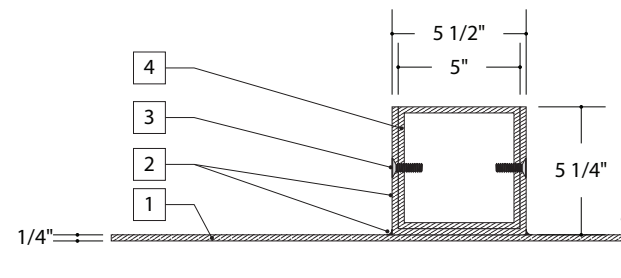
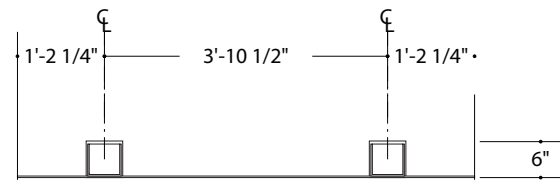
2

Side Elevation View
scale: 3/8"=1'-0"



3

Back Elevation View
scale: 3/8"=1'-0"



- 1 1/4" thick aluminum panel with surface applied 3M #3930 reflective vinyl digital print.
- 2 1/4" thick aluminum u-channel is stitch-welded down the length of the channel to the aluminum sheet. Grind welds to be smooth and seamless.
- 3 Countersunk screws (painted to match u-channel) attach u-channel to the post.
- 4 5" x 5" x 1/4" thick wall, painted, aluminum square post is inserted into 6" x 6" x 1/4" thick wall aluminum post.
- 5 6" x 6" x 1/4" thick wall, painted, aluminum square post with 1/2" beveled in edge at the top only.
- 6 1/2" beveled edge where the two aluminum posts intersect. Grind down welds to be smooth and seamless.
- 7 1/4" thick aluminum cap is fillet welded to top of post. Grind down welds to be smooth and seamless.
- 8 Breakaway footer is inserted into a concrete foundation and attaches to 6" x 6" aluminum post. Fabricator to provide details for available breakaway footer options.
- 9 Concrete foundation to be engineered by the fabricator. Fabricator to verify all site conditions and measurements prior to shop drawings and fabrication.

Sign Type 2

Layout Drawings

Refer to page 2.10 for graphic guidelines to create layout drawings. Refer to message schedule for approved message copy.

NOTE: Message copy shown is for illustrative purposes only – for exact message content see message schedule.

Graphics

The entire sign face of vehicular signs must be retro-reflective per MUTCD 2010 guidelines. Background must be a translucent ink that matches the paint call out. Color match samples must be submitted for approval to designer.

Note: Face graphics may be silkscreened or direct printed on the retroreflective vinyl. All solid colors must be smooth and consistent in color without any striping. Type must have sharp edges. Graphics may be rejected by client/designer if the above criteria is not met.

THIS DRAWING REPRESENTS DESIGN INTENT ONLY.

FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL
CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS

Client/Project University of Arkansas Signage and Wayfinding Program		Project No. 14UARK148017
Date 01.07.15	Revisions	Scale N/A

Sign Type 3

Large Vehicular–1 message
Single-faced

Materials
Vertical support is extruded aluminum tube.
Bottom section of tube is wider and welded to top section with beveled edges.
Message panel (signs are single-faced) are heavy gauge sheet aluminum.

Mounting brackets are aluminum channels and angles. Channels are mechanically fastened to vertical support, angles are welded to the back of the message panels. Mechanically fasten together to mount message panel to support.

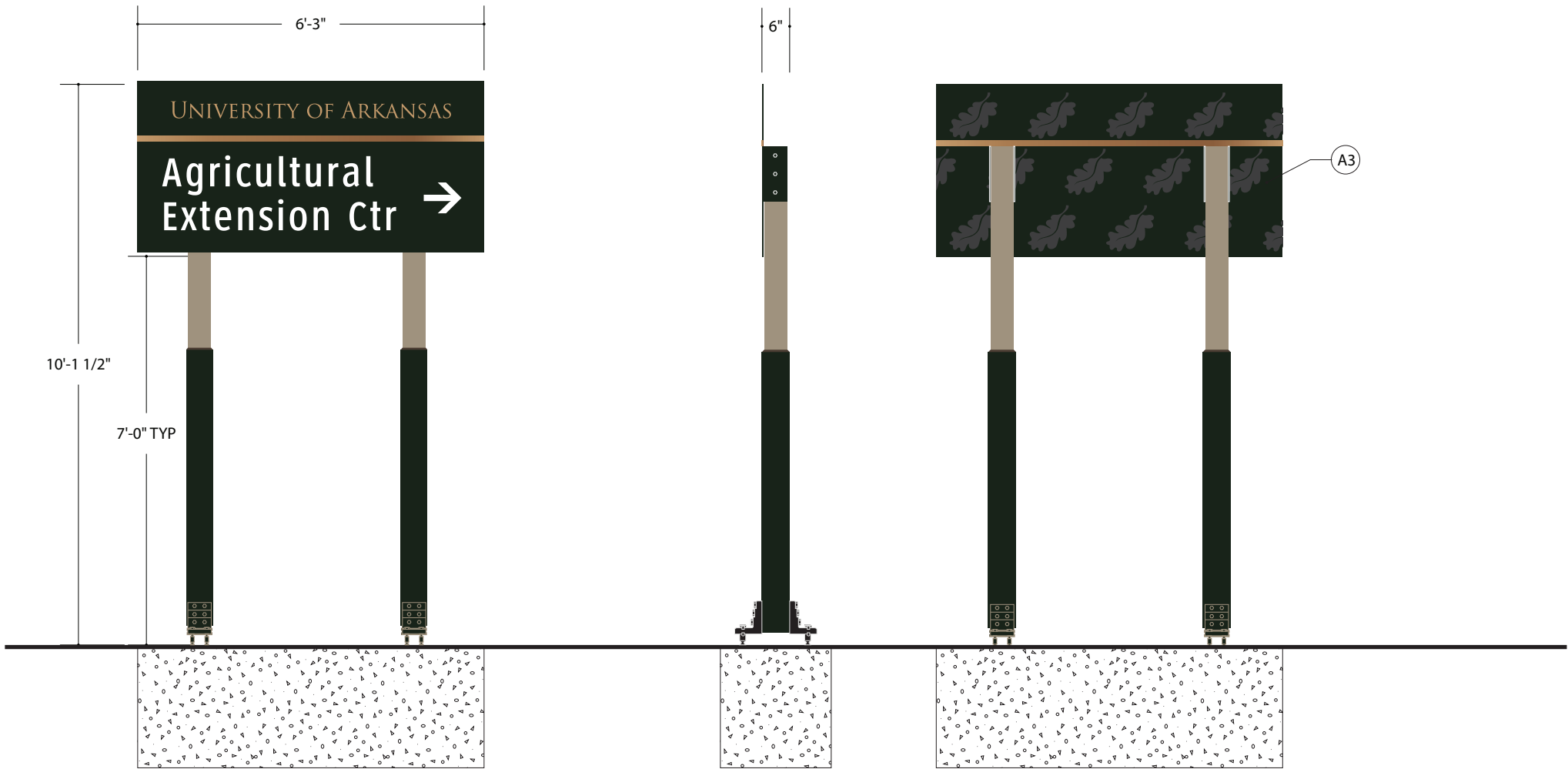
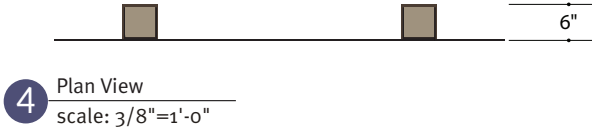
Bronze strip on message panels are cut from bronze sheet mounted to face with short studs and acrylic adhesive.

Finishes
All aluminum components to be finished with Coraflon fluoropolymer paint per specified colors.
All fasteners are stainless steel; visible fasteners are painted to match adjacent materials.

Installation
Signs are mounted on Transpo Break–Safe devices (see page 2.18). Fabricator to determine footer dimensions.

THIS DRAWING REPRESENTS DESIGN INTENT ONLY.
FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL
CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS

Client/Project University of Arkansas Signage and Wayfinding Program		Project No. 14UARK148017
Date 01.07.15	Revisions	Scale N/A



2.9 LAYOUT GUIDELINES

Sign Type 3

Layout Drawings
Refer to page 2.10 for graphic guidelines to create layout drawings. Refer to message schedule for approved message copy.

NOTE: Message copy shown is for illustrative purposes only – for exact message content see message schedule.

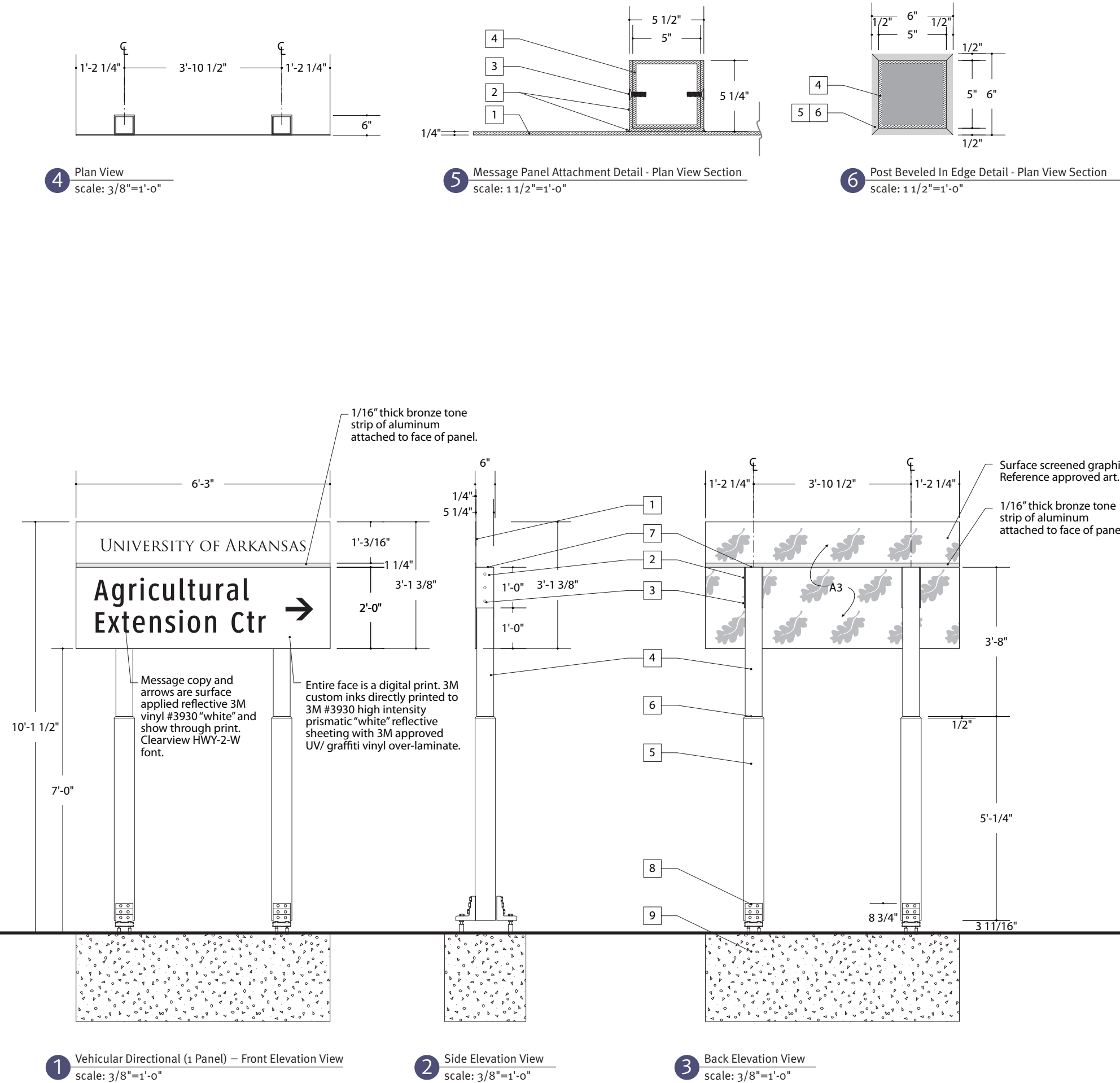
Graphics
The entire sign face of vehicular signs must be retro-reflective per MUTCD 2010 guidelines. Background must be a translucent ink that matches the paint call out. Color match samples must be submitted for approval to designer.

Note: Face graphics may be silkscreened or direct printed on the retroreflective vinyl. All solid colors must be smooth and consistent in color without any striping. Type must have sharp edges. Graphics may be rejected by client/designer if the above criteria is not met.

- 1 1/4" thick aluminum panel with surface applied 3M #3930 reflective vinyl digital print.
- 2 1/4" thick aluminum u-channel is stitch-welded down the length of the channel to the aluminum sheet. Grind welds to be smooth and seamless.
- 3 Countersunk screws (painted to match u-channel) attach u-channel to the post.
- 4 5" x 5" x 1/4" thick wall, painted, aluminum square post is inserted into 6" x 6" x 1/4" thick wall aluminum post.
- 5 6" x 6" x 1/4" thick wall, painted, aluminum square post with 1/2" beveled in edge at the top only.
- 6 1/2" beveled edge where the two aluminum posts intersect. Grind down welds to be smooth and seamless.
- 7 1/4" thick aluminum cap is fillet welded to top of post. Grind down welds to be smooth and seamless.
- 8 Breakaway footer is inserted into a concrete foundation and attaches to 6" x 6" aluminum post. Fabricator to provide details for available breakaway footer options.
- 9 Concrete foundation to be engineered by the fabricator. Fabricator to verify all site conditions and measurements prior to shop drawings and fabrication.

THIS DRAWING REPRESENTS DESIGN INTENT ONLY.
FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS

Client/Project University of Arkansas Signage and Wayfinding Program		Project No. 14UARK148017
Date 01.07.15	Revisions	Scale N/A



2.10LAYOUT GUIDELINES

Large Vehicular Signs

Vehicular signs with 6" messages on 75" wide panels

Layout Drawings

Use these graphic guidelines to create layout drawings. Refer to message schedule for approved message copy.

NOTE: Message copy shown is for illustrative purposes only – for exact message content see message schedule.

Typefaces

Use only fonts specified. Spacing and kerning should match graphic layouts. Contact the designer with questions or message fitting issues.

Arrows

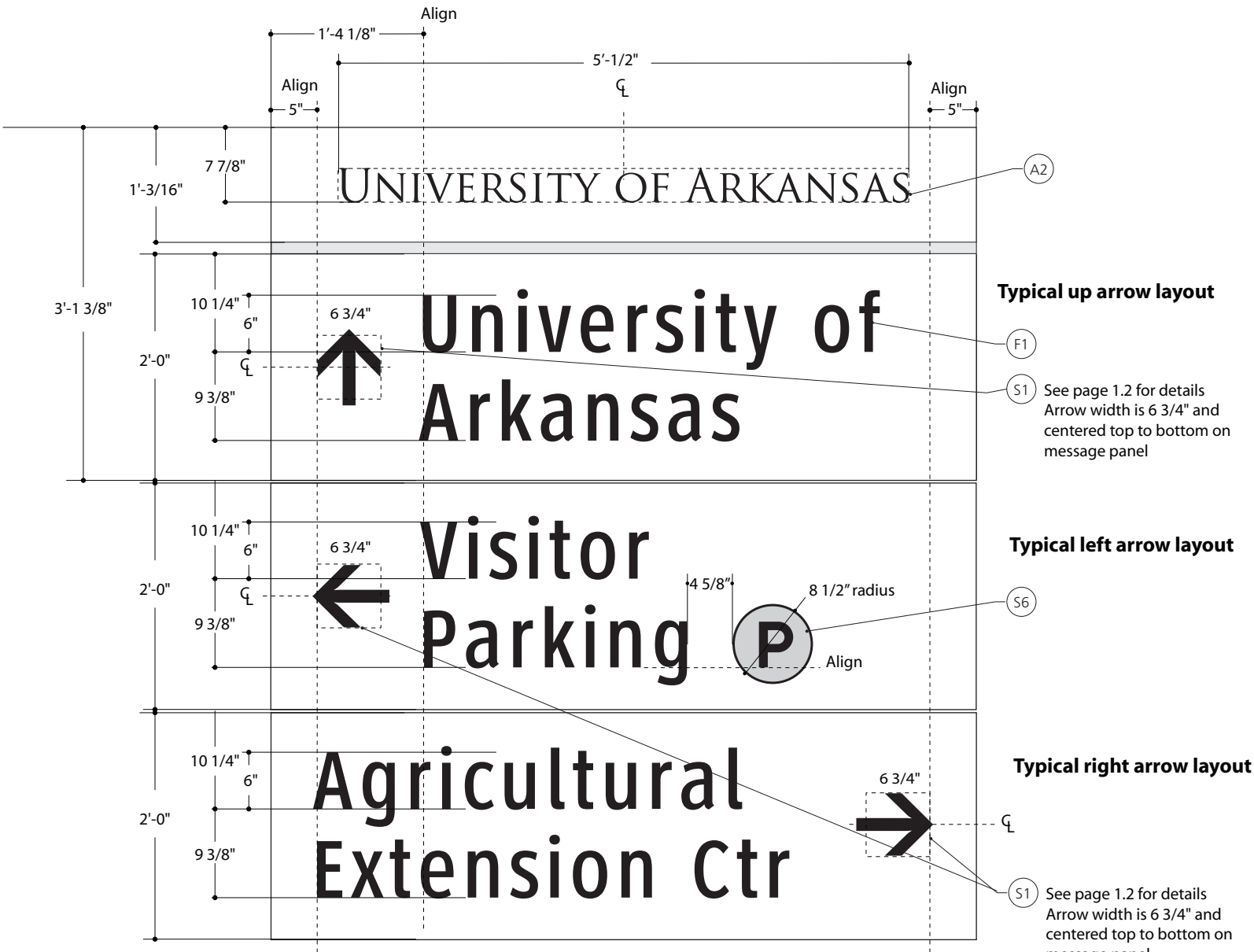
Use only arrows specified and supplied by designer. Follow instructions found in the graphic standards for size and correct placement.

Symbols

Use only symbols specified and supplied by designer. Care should be exhibited aligning and spacing symbols with their respective messages.

THIS DRAWING REPRESENTS DESIGN INTENT ONLY.
FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL
CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS

Client/Project University of Arkansas Signage and Wayfinding Program		Project No. 14UARK148017
Date 01.07.15	Revisions	Scale N/A



Sign Type 4

Medium Vehicular–3 messages
Single-faced

Materials
Vertical support is extruded aluminum tube. Bot-
tom section of tube is wider and welded to top
section with beveled edges.

Message panel (signs are single-faced) are heavy
gauge sheet aluminum.

Mounting brackets are aluminum channels and
angles. Channels are mechanically fastened to
vertical support, angles are welded to the back of
the message panels. Mechanically fasten together
to mount message panel to support.

Bronze strip on message panels are cut from
bronze sheet mounted to face with short studs
and acrylic adhesive.

Finishes
All aluminum components to be finished with
Coraflon fluoropolymer paint per specified colors.

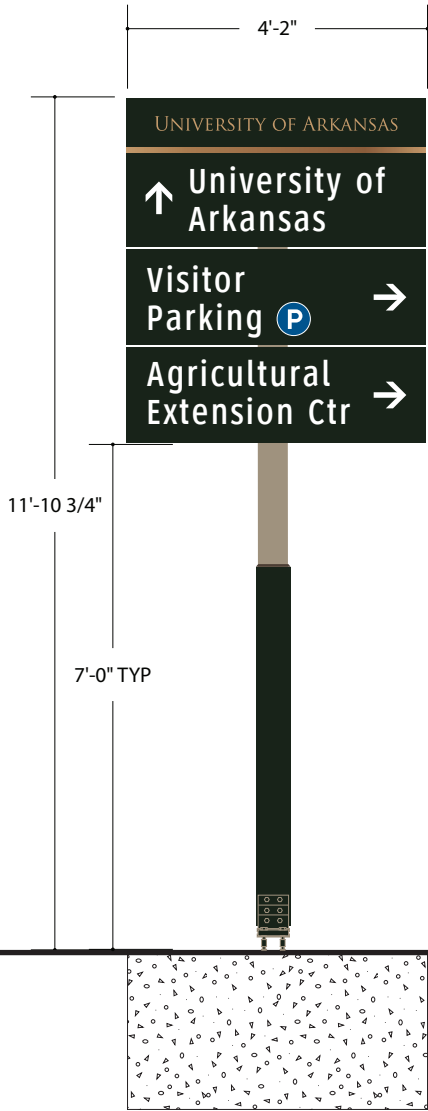
All fasteners are stainless steel; visible
fasteners are painted to match adjacent materi-
als.

Installation
Signs are mounted on Transpo Break–Safe
devices (see page 2.18). Fabricator to determine
footer dimensions.

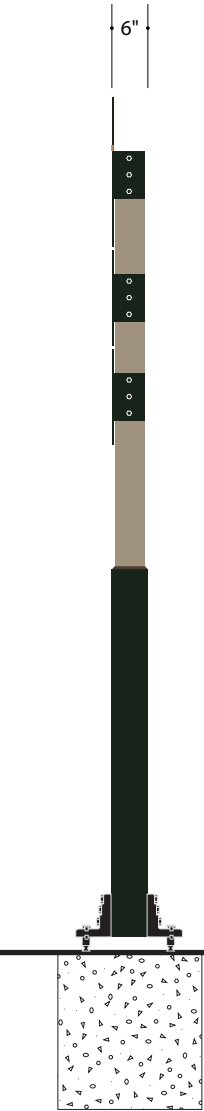
THIS DRAWING REPRESENTS DESIGN INTENT ONLY.
FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL
CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS

Client/Project University of Arkansas Signage and Wayfinding Program		Project No. 14UARK148017
Date 01.07.15	Revisions	Scale N/A

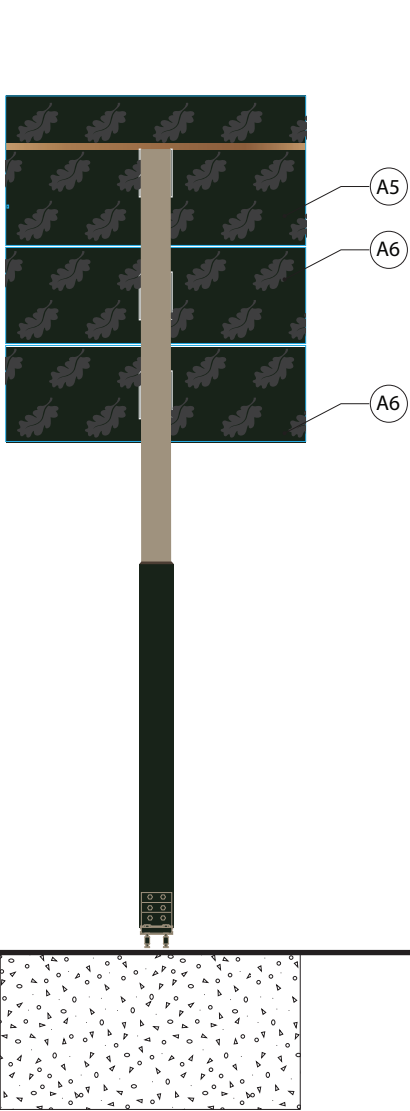
4 Plan View
scale: 3/8"=1'-0"



1 Vehicular Directional (1 Post, 3 Panels) – Front Elevation View
scale: 3/8"=1'-0"



2 Side Elevation View
scale: 3/8"=1'-0"



3 Back Elevation View
scale: 3/8"=1'-0"

Sign Type 4

Layout Drawings

Refer to page 2.17 for graphic guidelines to create layout drawings. Refer to message schedule for approved message copy.

NOTE: Message copy shown is for illustrative purposes only – for exact message content see message schedule.

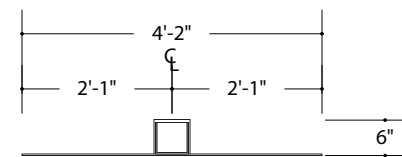
Graphics

The entire sign face of vehicular signs must be retro-reflective per MUTCD 2010 guidelines. Background must be a translucent ink that matches the paint call out. Color match samples must be submitted for approval to designer.

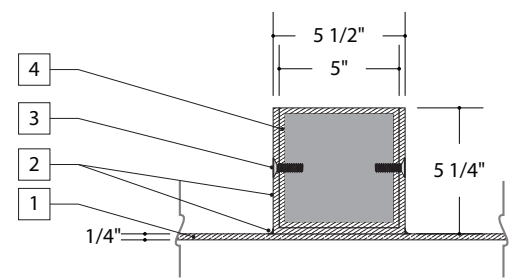
Note: Face graphics may be silkscreened or direct printed on the retroreflective vinyl. All solid colors must be smooth and consistent in color without any striping. Type must have sharp edges. Graphics may be rejected by client/designer if the above criteria is not met.

THIS DRAWING REPRESENTS DESIGN INTENT ONLY.
FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL
CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS

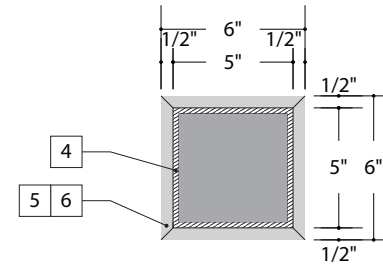
Client/Project University of Arkansas Signage and Wayfinding Program		Project No. 14UARK148017
Date 01.07.15	Revisions	Scale N/A



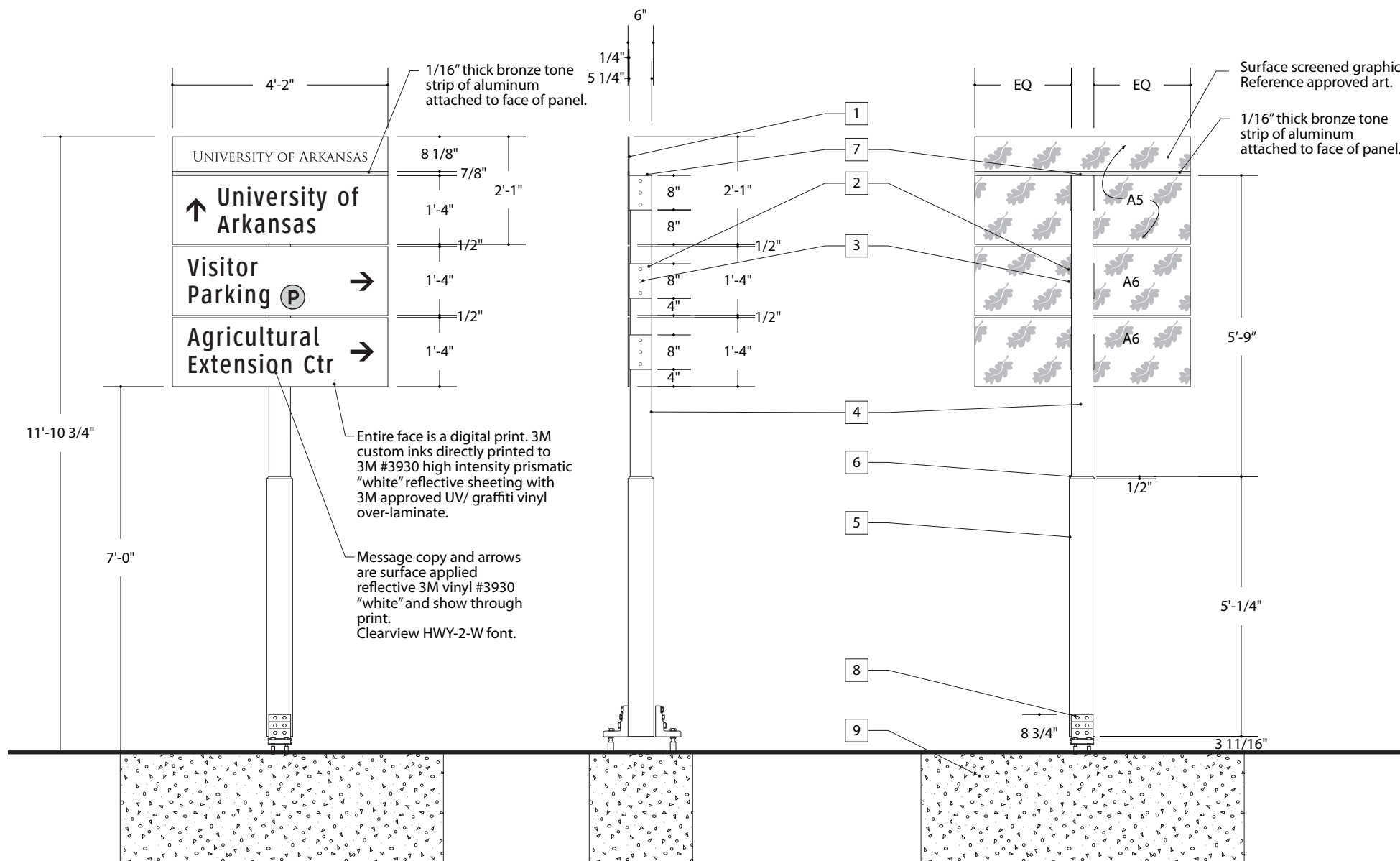
4 Plan View
scale: 3/8"=1'-0"



5 Message Panel Attachment Detail - Plan View Section
scale: 1 1/2"=1'-0"



6 Post Beveled In Edge Detail - Plan View Section
scale: 1 1/2"=1'-0"



1 Vehicular Directional (1 Post, 3 Panels) – Front Elevation View
scale: 3/8"=1'-0"

2 Side Elevation View
scale: 3/8"=1'-0"

3 Back Elevation View
scale: 3/8"=1'-0"

Sign Type 5

Medium Vehicular–2 messages
Single-faced

Materials

Vertical support is extruded aluminum tube. Bottom section of tube is wider and welded to top section with beveled edges.

Message panel (signs are single-faced) are heavy gauge sheet aluminum.

Mounting brackets are aluminum channels and angles. Channels are mechanically fastened to vertical support, angles are welded to the back of the message panels. Mechanically fasten together to mount message panel to support.

Bronze strip on message panels are cut from bronze sheet mounted to face with short studs and acrylic adhesive.

Finishes

All aluminum components to be finished with Corafon fluoropolymer paint per specified colors.

All fasteners are stainless steel; visible fasteners are painted to match adjacent materials.

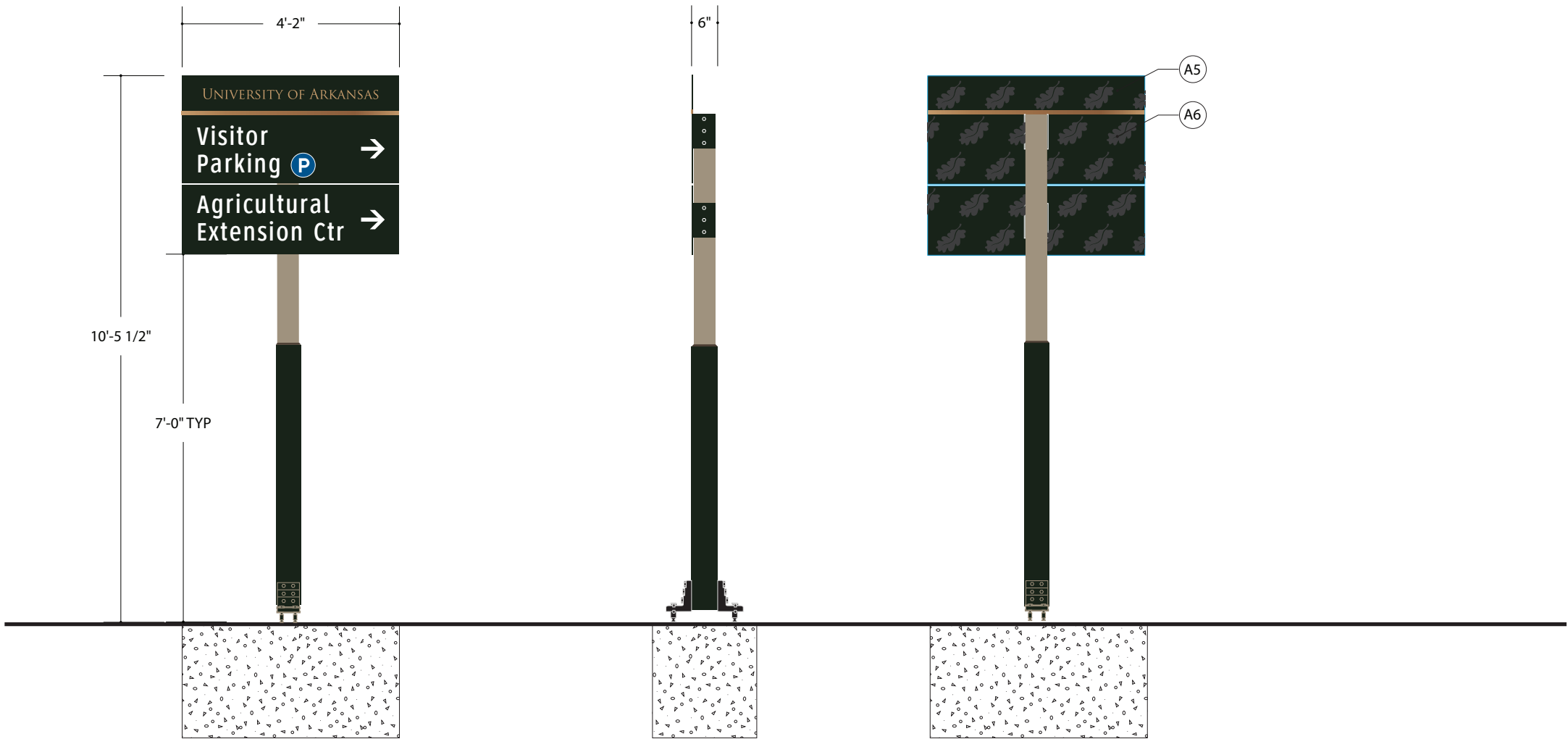
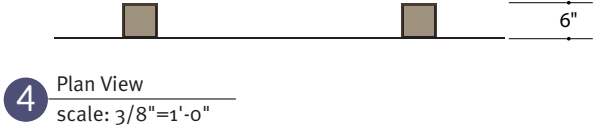
Installation

Signs are mounted on Transpo Break–Safe devices (see page 2.18). Fabricator to determine footer dimensions.

THIS DRAWING REPRESENTS DESIGN INTENT ONLY.

FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS

Client/Project University of Arkansas Signage and Wayfinding Program		Project No. 14UARK148017
Date 01.07.15	Revisions	Scale N/A



1 Vehicular Directional (1 Post, 2 Panels) – Front Elevation View
scale: 3/8"=1'-0"

2 Side Elevation View
scale: 3/8"=1'-0"

3 Back Elevation View
scale: 3/8"=1'-0"

Sign Type 5

Layout Drawings

Refer to page 2.17 for graphic guidelines to create layout drawings. Refer to message schedule for approved message copy.

NOTE: Message copy shown is for illustrative purposes only – for exact message content see message schedule.

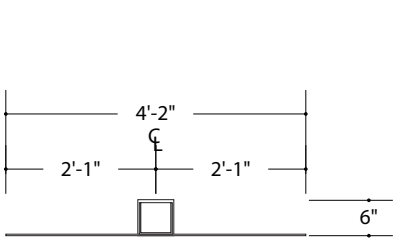
Graphics

The entire sign face of vehicular signs must be retro-reflective per MUTCD 2010 guidelines. Background must be a translucent ink that matches the paint call out. Color match samples must be submitted for approval to designer.

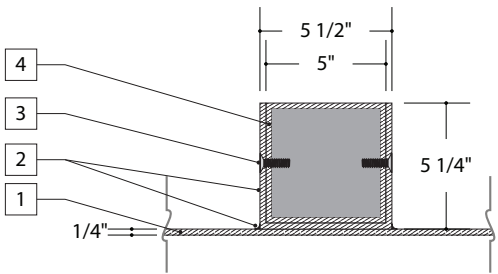
Note: Face graphics may be silkscreened or direct printed on the retroreflective vinyl. All solid colors must be smooth and consistent in color without any striping. Type must have sharp edges. Graphics may be rejected by client/designer if the above criteria is not met.

THIS DRAWING REPRESENTS DESIGN INTENT ONLY.
FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL
CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS

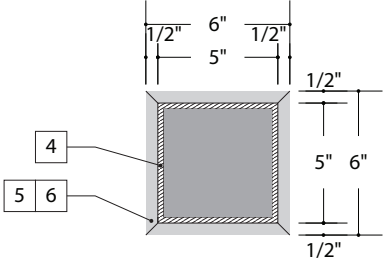
Client/Project University of Arkansas Signage and Wayfinding Program		Project No. 14UARK148017
Date 01.07.15	Revisions	Scale N/A



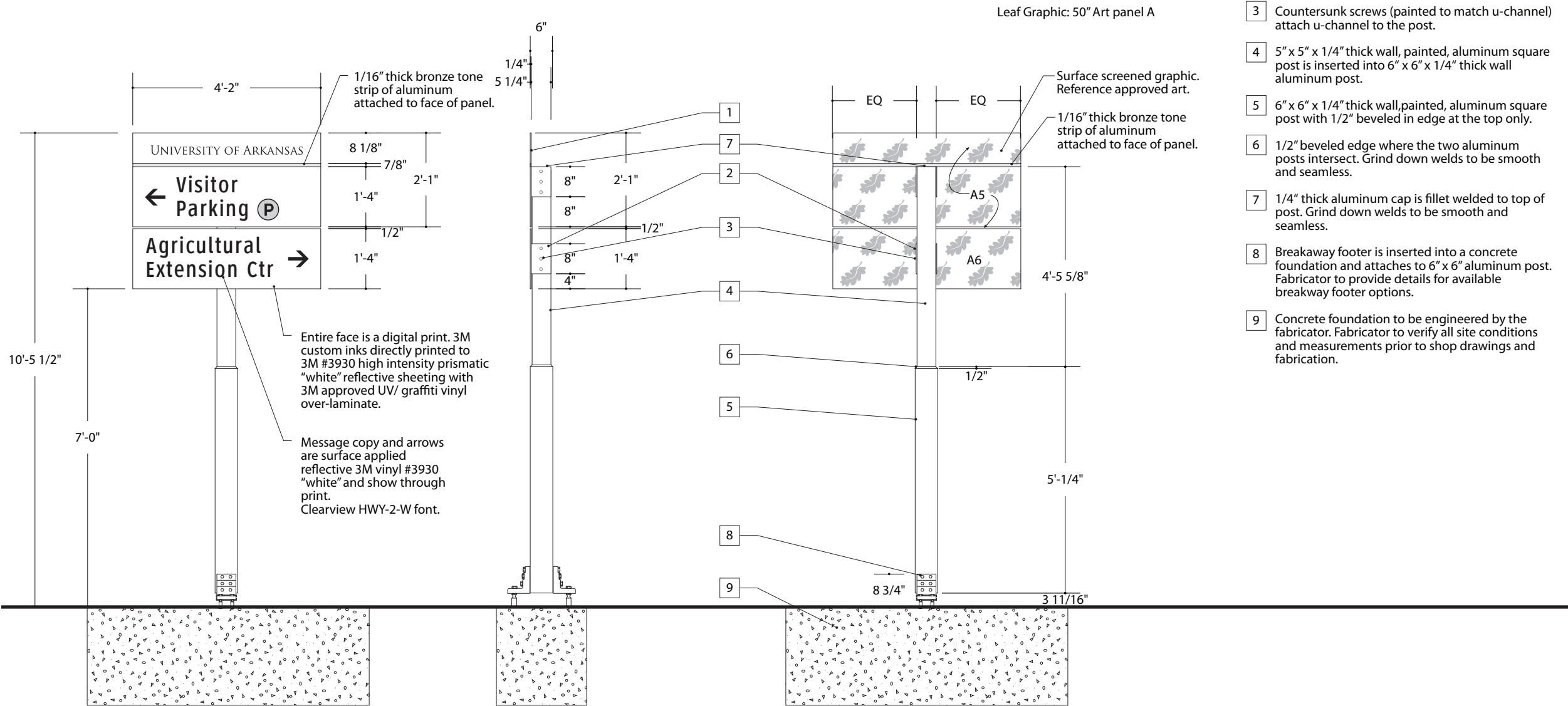
4 Plan View
scale: 3/8"=1'-0"



5 Message Panel Attachment Detail - Plan View Section
scale: 1 1/2"=1'-0"



6 Post Beveled In Edge Detail - Plan View Section
scale: 1 1/2"=1'-0"



1 Vehicular Directional (1 Post, 2 Panels) – Front Elevation View
scale: 3/8"=1'-0"

2 Side Elevation View
scale: 3/8"=1'-0"

3 Back Elevation View
scale: 3/8"=1'-0"

Sign Type 6

Medium Vehicular–1 message
Single-faced

Materials

Vertical support is extruded aluminum tube. Bottom section of tube is wider and welded to top section with beveled edges.

Message panel (signs are single-faced) are heavy gauge sheet aluminum.

Mounting brackets are aluminum channels and angles. Channels are mechanically fastened to vertical support, angles are welded to the back of the message panels. Mechanically fasten together to mount message panel to support.

Bronze strip on message panels are cut from bronze sheet mounted to face with short studs and acrylic adhesive.

Finishes

All aluminum components to be finished with Coraflon fluoropolymer paint per specified colors.

All fasteners are stainless steel; visible fasteners are painted to match adjacent materials.

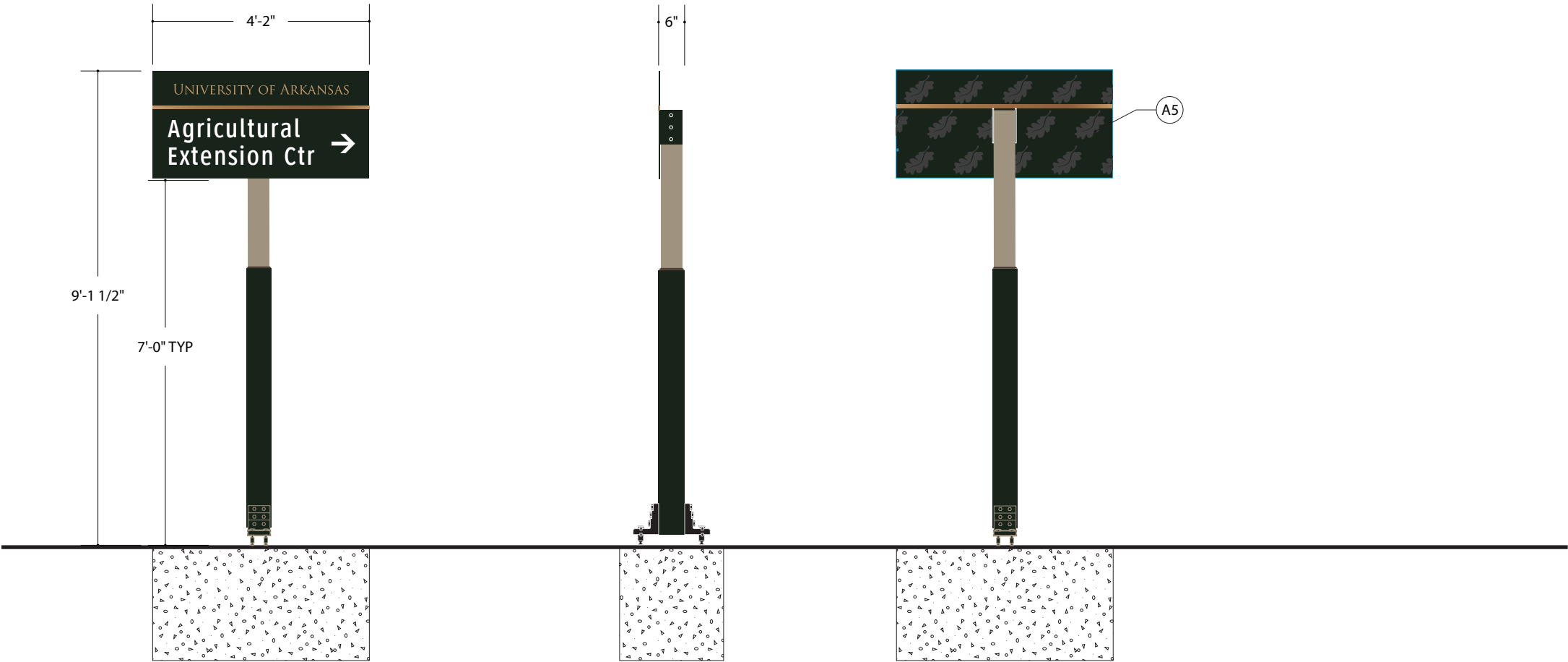
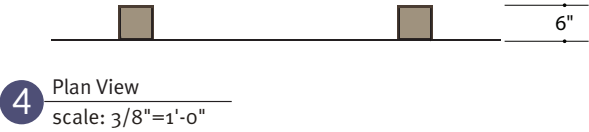
Installation

Signs are mounted on Transpo Break–Safe devices (see page 2.18). Fabricator to determine footer dimensions.

THIS DRAWING REPRESENTS DESIGN INTENT ONLY.

FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS

Client/Project University of Arkansas Signage and Wayfinding Program		Project No. 14UARK148017
Date 01.07.15	Revisions	Scale N/A



1 Vehicular Directional (1 Post, 1 Panel) – Front Elevation View
scale: 3/8"=1'-0"

2 Side Elevation View
scale: 3/8"=1'-0"

3 Back Elevation View
scale: 3/8"=1'-0"

Sign Type 6

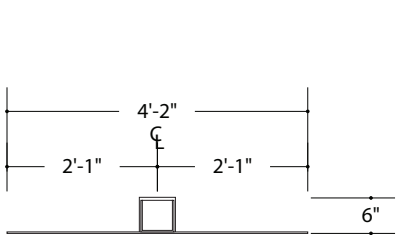
Layout Drawings
Refer to page 2.17 for graphic guidelines to create layout drawings. Refer to message schedule for approved message copy.

NOTE: Message copy shown is for illustrative purposes only – for exact message content see message schedule.

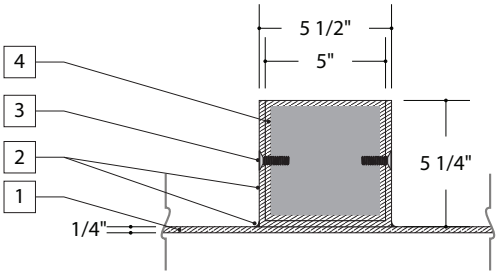
Graphics
The entire sign face of vehicular signs must be retro-reflective per MUTCD 2010 guidelines. Background must be a translucent ink that matches the paint call out. Color match samples must be submitted for approval to designer.

Note: Face graphics may be silkscreened or direct printed on the retroreflective vinyl. All solid colors must be smooth and consistent in color without any striping. Type must have sharp edges. Graphics may be rejected by client/designer if the above criteria is not met.

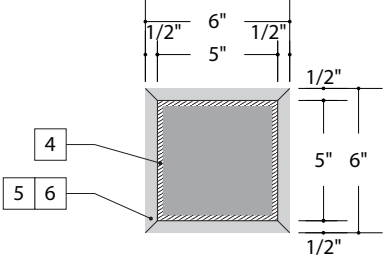
Client/Project		Project No.
University of Arkansas Signage and Wayfinding Program		14UARK148017
Date	Revisions	Scale
01.07.15		N/A



4 Plan View
scale: 3/8"=1'-0"

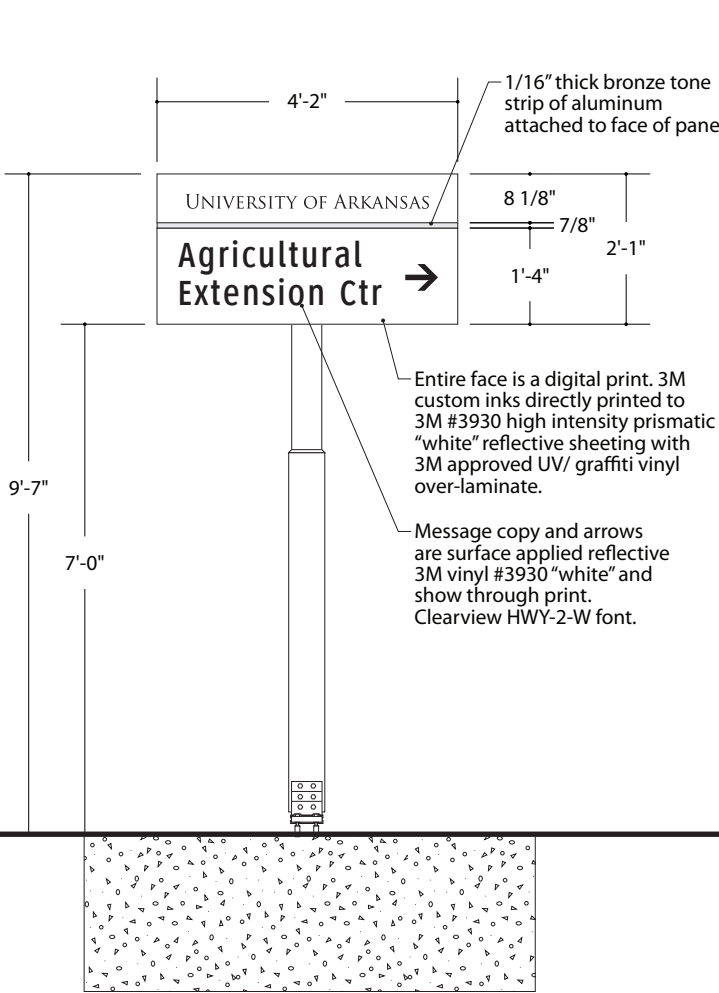


5 Message Panel Attachment Detail - Plan View Section
scale: 1 1/2"=1'-0"

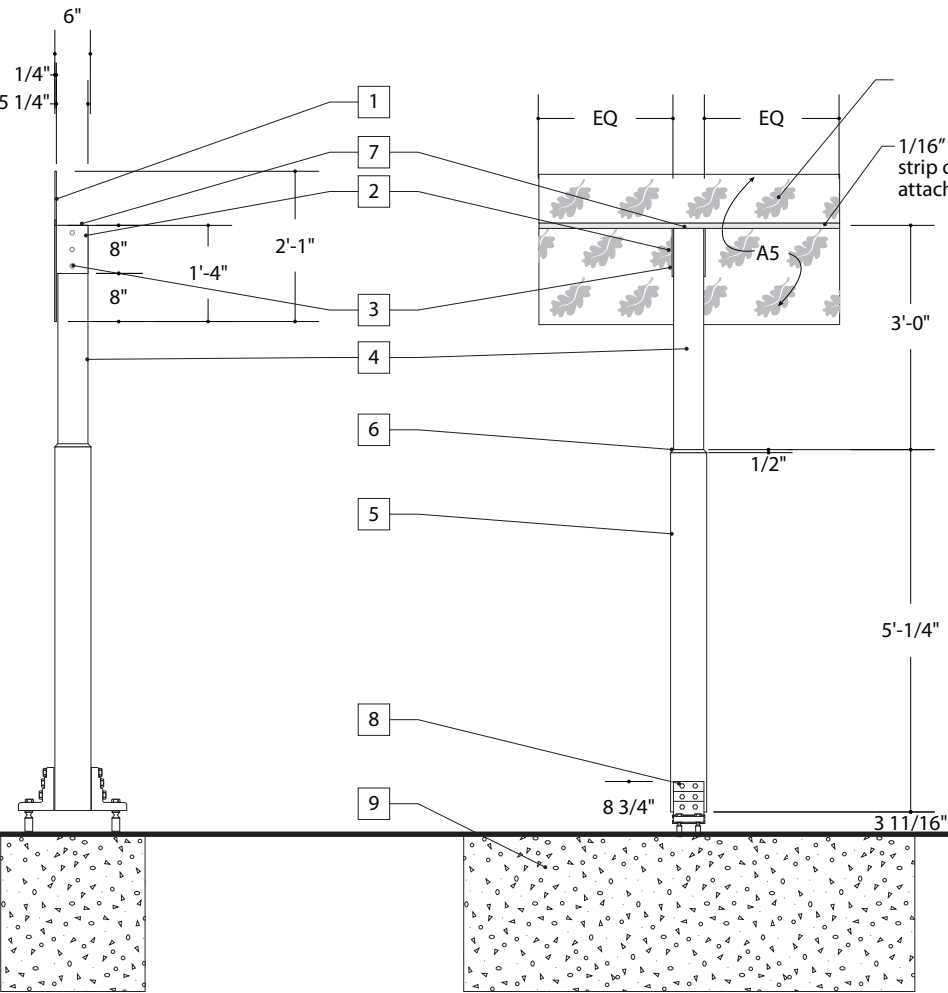


6 Post Beveled In Edge Detail - Plan View Section
scale: 1 1/2"=1'-0"

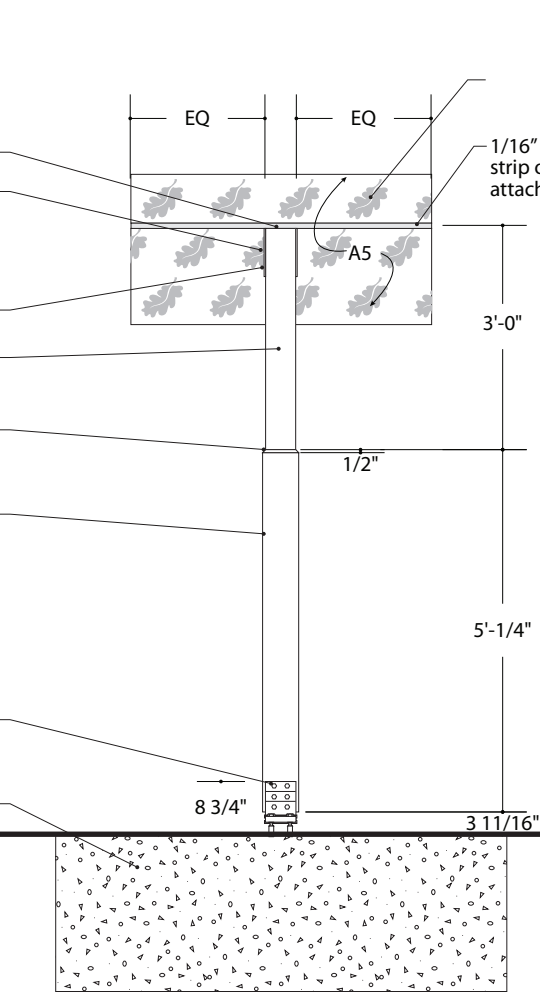
- 1/4" thick aluminum panel with surface applied 3M #3930 reflective vinyl digital print.
- 1/4" thick aluminum u-channel is stitch-welded down the length of the channel to the aluminum sheet. Grind welds to be smooth and seamless.
- Countersunk screws (painted to match u-channel) attach u-channel to the post.
- 5" x 5" x 1/4" thick wall, painted, aluminum square post is inserted into 6" x 6" x 1/4" thick wall aluminum post.
- 6" x 6" x 1/4" thick wall, painted, aluminum square post with 1/2" beveled in edge at the top only.
- 1/2" beveled edge where the two aluminum posts intersect. Grind down welds to be smooth and seamless.
- 1/4" thick aluminum cap is fillet welded to top of post. Grind down welds to be smooth and seamless.
- Breakaway footer is inserted into a concrete foundation and attaches to 6" x 6" aluminum post. Fabricator to provide details for available breakaway footer options.
- Concrete foundation to be engineered by the fabricator. Fabricator to verify all site conditions and measurements prior to shop drawings and fabrication.



1 Vehicular Directional (1 Post, 1 Panel) – Front Elevation View
scale: 3/8"=1'-0"



2 Side Elevation View
scale: 3/8"=1'-0"



3 Back Elevation View
scale: 3/8"=1'-0"

Medium Vehicular Signs

Vehicular signs with 4" messages on 50" wide panels

Layout Drawings

Use these graphic guidelines to create layout drawings. Refer to message schedule for approved message copy.

NOTE: Message copy shown is for illustrative purposes only – for exact message content see message schedule.

Typefaces

Use only fonts specified. Spacing and kerning should match graphic layouts. Contact the designer with questions or message fitting issues.

Arrows

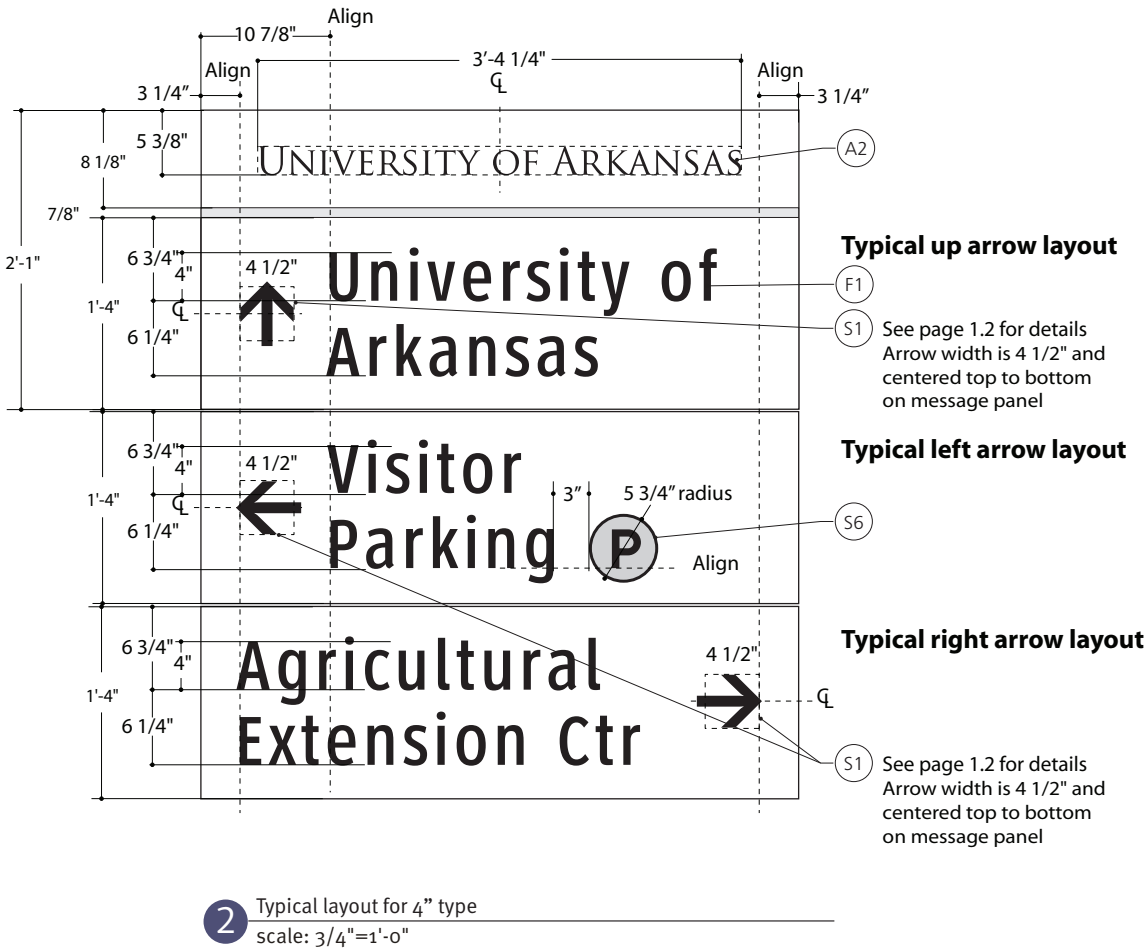
Use only arrows specified and supplied by designer. Follow instructions found in the graphic standards for size and correct placement.

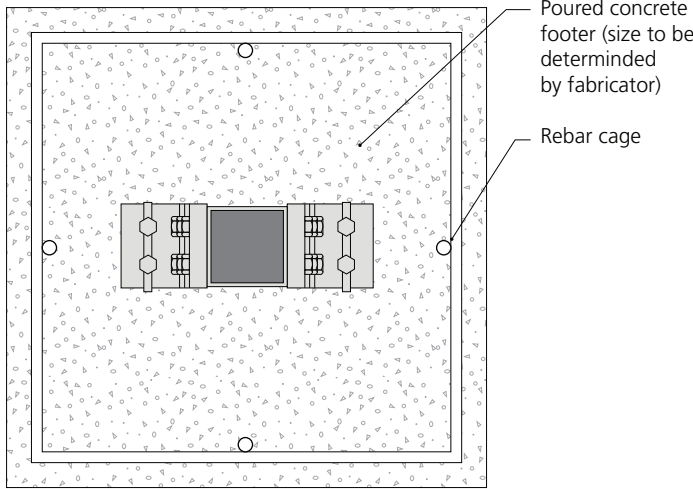
Symbols

Use only symbols specified and supplied by designer. Care should be exhibited aligning and spacing symbols with their respective messages.

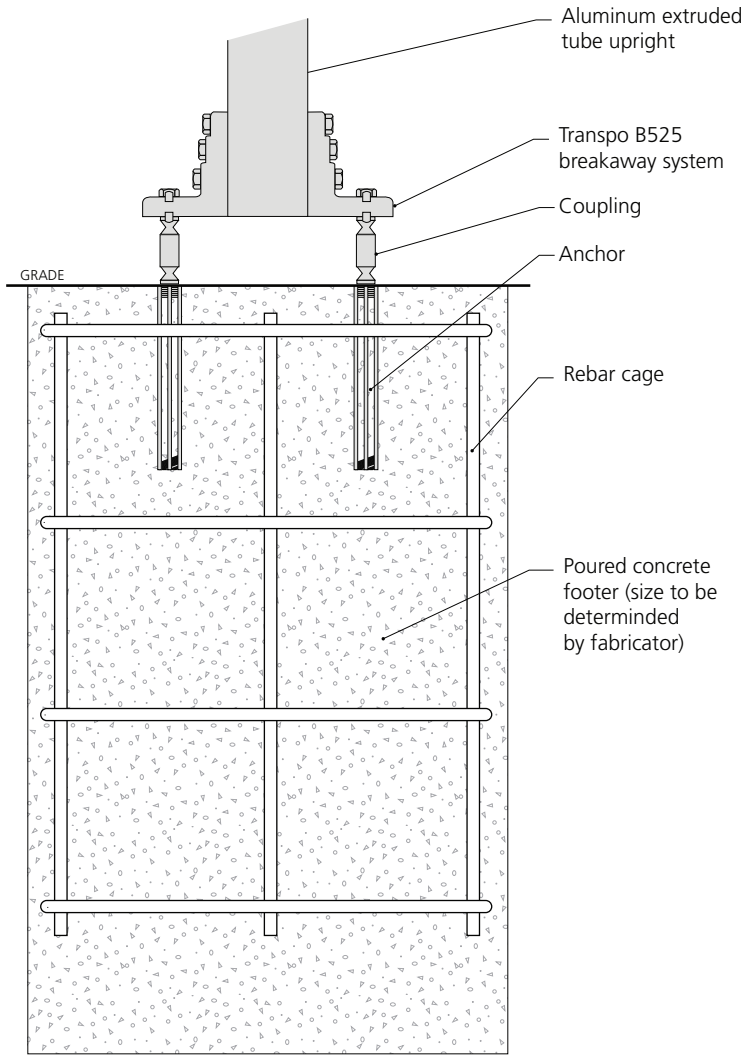
THIS DRAWING REPRESENTS DESIGN INTENT ONLY.
FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL
CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS

Client/Project University of Arkansas Signage and Wayfinding Program		Project No. 14UARK148017
Date 01.07.15	Revisions	Scale N/A

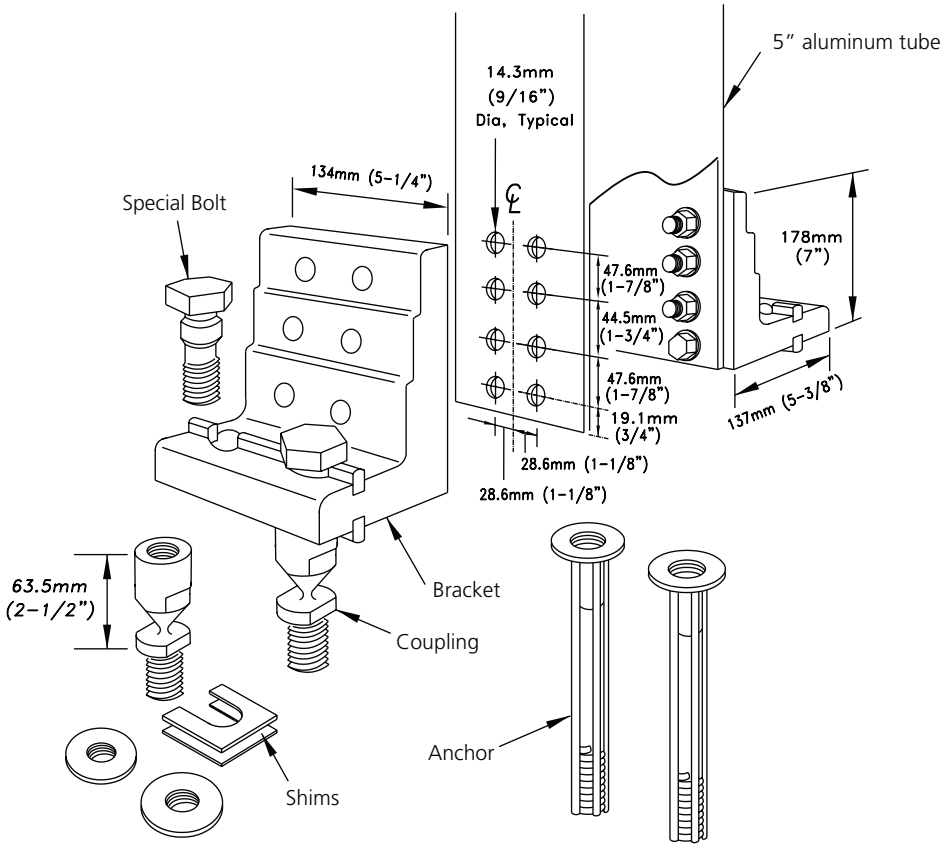




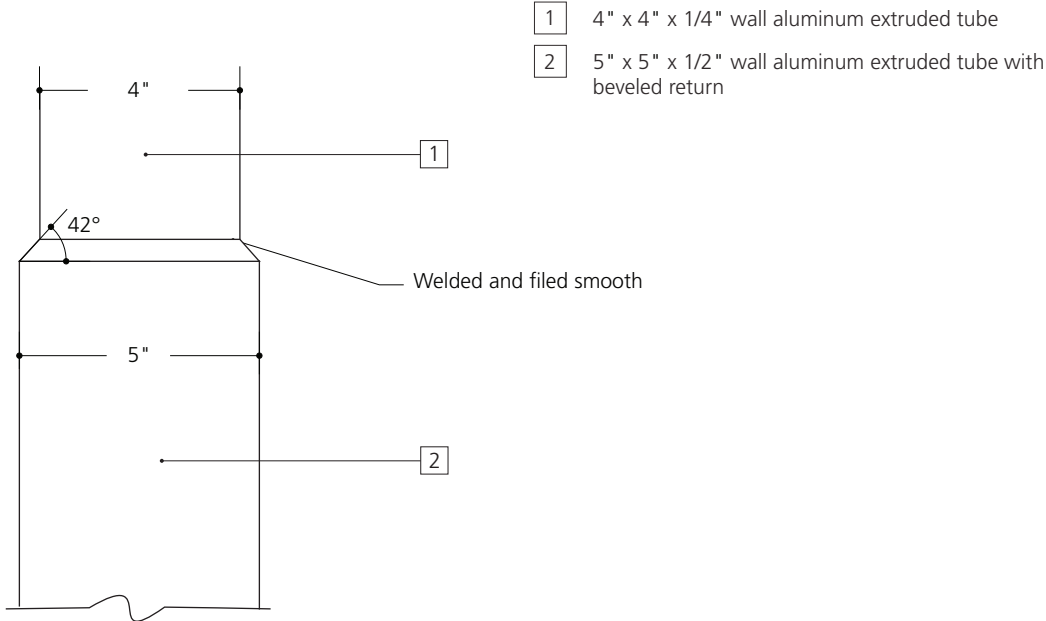
2 Plan Detail
scale: n.t.s



1 Typical Section Detail – Concrete Footer
scale: 3" = 1'-0"



3 Typical Detail – Transpo B525
scale: n.t.s



4 Leg Detail
scale: 3" = 1'-0"

THIS DRAWING REPRESENTS DESIGN INTENT ONLY.
FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL
CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS

Client/Project University of Arkansas Signage and Wayfinding Program		Project No. 14UARK148017
Date 01.07.15	Revisions	Scale N/A

PART 1 - General

Performance Requirements

1.01 Work Included

- A** Labor, materials, equipment and services necessary for the fabrication, delivery and installation of signage as described in the detail drawings.
- B** Refer to the message schedule for a complete list of sign types and quantities. Signs listed on message schedule should match those indicated on sign location plans. Contractor to notify designer of any discrepancies in sign quantities by doing take-offs before manufacturing signs.
- C** Signage is located at the following location:
University of Arkansas – Fayetteville, Arkansas
- D** For all signs, all fasteners, support structures and electrical connections required for installation.

- B** ASTM A123—Zinc (Hot Galvanized) coatings on products fabricated from rod­ded, pressed and forged steel shapes, plates and bars.
- C** TM B135 QQ-B-613 (Fed Spec)—Brass, Muntz 280
- D** ASTM B221—Aluminum-alloy extruded bars, rods, wire, shapes and tubes.
- E** ASTM D822—Light and water exposure apparatus (carbon-arc type) for testing paint, varnish, lacquer and related products.
- F** ASTM E84—Surface burning characteristics of building materials.
- G** FS L-P-391—Plastic sheet, rods and tubing, rigid, cast materials.
- H** FS L-P-387—Plastic sheet, laminated, thermosetting.
- I** PS-1—Construction and industrial plywood.
- J** PEI—Porcelain Enamel Institute.
- K** UL 943—Fluorescent lamp ballasts.
- L** CDA—Copper Development Association, Inc.
- M** AWI—Comply with applicable requirements of "Architectural Woodwork Quality Standards" published by the Architectural Woodwork Institute.
- N** ASTM C 880—Stone, granite flexural strength testing
- O** ASTM C 1354—Stone, granite anchorage testing

1.02 Related Work

- A** General carpentry and painting requirements: all work to be done in a professional manner and to the highest trade standards.
- B** Power supply and final connections: all work shall meet state and local codes.
- C** Use OSHA safety requirements as necessary for pedestrian or vehicular safety.

1.03 Regulatory Requirements

- A** Observe applicable codes, sign ordinances and ADA guidelines for handicapped and fire/life safety signing.
- B For Electrical Work**

1

National Electrical Code

2

National Electrical Safety Code

3

Life Safety Code - NFPA 101

4

OSHA

5

Applicable Federal, State and Local Codes

6

Underwriters Laboratory Inc. (UL)

1.04 Reference Standards

- Refer to current editions of the following (as applicable):
- A** ASTM A36—Structural Steel

1.05 SUBMITTALS

- A Bid submittal requirements**

1

All of the following bid submittals must be provided to be considered a qualified bid.

2

All proprietary contractual paperwork provided by the client filled out accurately, including all requested bonding and insurance information.

3

Submit completed line item bid sheet (file provided) with all requested line item prices. Ensure that all row and column totals add up properly. Use the provided format, do not use a different spreadsheet format.

4

Submit a projected project schedule with bid. Schedule will show major milestones such as sample submittals, fabrication, and installation. **The payment schedule will be tied to reaching these milestones.** Schedule will be updated regularly throughout the project.

A Requirements

- 1

Schedule shop drawings, product data and sample submittals for delivery at the same time.
- 2

The owner may hold shop drawings, product data and samples in cases where a partial submittal cannot be reviewed until associated items have been received.
- 3

Allocate not less than four weeks, plus mailing time, for processing by the owner.

B Schedule

- 1

Submit schedule with all pertinent dates and milestones for the project.
- 2

Include submittal delivery dates, fabrication and installation dates
- 3

Allow several weeks in schedule for review and revision time for all submittals.
- 4

Revise schedule regularly as project details dictate.

C Shop Drawings

- NOTE: All final shop drawings must have an engineering stamp from a state licensed engineer before being approved for fabrication.
- 1

Submit shop drawings as electronic PDF as outlined below.
- 2

Include plans, elevations, sections and large scale details of sign wording and lettering layout. Show anchorages and accessory items. Provide mounting templates.
- 3

Show fabrication and installation details, including all sign components such as extrusions, brackets, bracing, hardware, internal framing, foundations, etc.
- 4

Provide engineering data to confirm viability of signs and supports, including structural stability of all signs, fasteners and foundation design.
- 5

Structural details must be reviewed and stamped by a state certified structural engineer, ensuring structural integrity and safety.
- 6

For illuminated sign units, if specified: shop drawings shall also include the following:

a

Fixture type.

b

Fixture and lamp/ballast voltage.

c

Fixture and lamp wattage.

d

Complete photometric data.

THIS DRAWING REPRESENTS DESIGN INTENT ONLY.
FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL
CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS

Client/Project University of Arkansas Signage and Wayfinding Program		Project No. 14UARK148017
Date 01.07.15	Revisions	Scale N/A

PART 1 - General (continued)

Performance Requirements

e	Wiring diagrams, including connection to building power supply.	F	Maintenance Data	1	Submit two (2) copies of each manufacturer's recommendations for maintenance of all items.	1.10	Warranty	All warranties must match warranty criteria mentioned in this performance specification. Complete and present to client finished paperwork for all separate component warranties.
f	UL registration number (fabricator MUST be UL approved).			2	The instructions shall cover cleaning, repair, repainting and maintenance of signs, including data on cleaning solutions or methods of application which should be avoided.			
D	Subcontractor qualifications information			1.06	Delivery of attic stock (if any)	A	Warrant all products (including, but not limited to, materials, hardware and finishes) against any and all manufacturing defects for a minimum period of 2 years from date of installation.	
1	The total percentage of subcontracted work on this project IS NOT TO EXCEED 25% INCLUDING INSTALLATION.	A	Package separately or in like groups labeled as to contents. Wrap signs in protective plastic or plywood casing. Include installation hardware, adhesives and any installation instructions; include a reasonable array of alternate adhesives, fasteners or materials to be able to respond effectively to varying field conditions.	B	Correct any and all defects in material and/or workmanship which may appear during the warranty period by restoring defective work to the standard of the contract documents at no cost to the owner and to the owner's satisfaction.			
2	Fabricator must submit credentials for any subcontractor selected to execute any portion of this contract. This must be submitted with proposal or bid. Demonstrate subs qualifications for doing specified work.	1.07	Protection	C	Vinyl die-cut letters shall be warranted for five years against delamination from substrate.			
E	Samples	A	Store and protect assemblies from injury at the shop, in transit to the job and until erected in place, completed, inspected and accepted.	D	Correct any and all paint finish defects which may appear during the warranty period by restoring defective work to the standard of the contract documents at no cost to the owner and to the owner's satisfaction.			
1	Submit four (4) sets of each sample required.	B	Take special precautions to prevent pilferage both prior to and after installation. Be prepared to provide replacements for any material so removed from the site.	Paint finishes shall be warranted as following (see drawings for applicable specified finishes):				
2	Owner reserves the right to reject any samples that do not satisfy the construction, finish or color requirements. Submit additional samples as required to obtain final approval.	1.08	Inspection	1	Fluoropolymer solvent-based paint – 10 years for gloss retention as measured in accordance with ASTM D523 using 60 degree readings. 10 years for color retention as measured by ASTM D2244 Section 6.3 using Hunter LAB Color difference.			
3	Samples shall be labeled on the back, designating item number, name of manufacturer, sign type and location.	A	Materials, colors and fabricated or partially fabricated items shall be available for inspection at the factory or elsewhere, by the designer during the process of manufacture and until final delivery, installation and acceptance, to determine whether or not there is compliance with the requirements of these specifications.	E	Additional corrections shall include, but not be limited to, the following:			
4	The following sample submittals are required for this project:	B	Approval prior to the time of final acceptance shall not preclude rejection of delivered items which do not satisfy these specifications.	1	Bubbling, crazing, chalking, rusting or other disintegration of the sign face or of the messages or of the edge finish of the sign inserts or panel.			
	The following samples must be submitted and approved prior to the fabrication of signs:	1.09	Reordering	2	Corrosion developing beneath paint surfaces of the support systems (except when it is the result of obvious vandalism or other external damage to the paint surfaces).			
	1) 4 sets (4"x4") of all color samples including paint and vinyl samples on thin aluminum plates. Samples should be clearly marked on back.	A	All items specified herein shall be available to the owner in additional quantities for a period of 10 years after completion of all work called for in this specification.	3	Corrosion of the fastenings.			
	2) 4 sets (12"x12") of match colors on reflective vinyl (M1A), all colors used on face should be represented. Graphic process-reverse silk-screen of direct print should be used to create samples. Samples should be clearly marked on back.			4	The signs not remaining true and plumb on their supports.			
	3) 2-6" lengths of bronze bar			5	Fading of the colors when matched against a sample of the original color and material.			
	4) Leg section showing two tubes slip sleeved, with bevel and weld on leg, weld to be ground smooth. Section shall be painted as specified,. Use Detail 4– Leg Detail on page 2.18 for sample.			6	Discoloration of metal finishes.			
5	Samples should represent extreme variations in color and texture that might occur during fabrication.				Uneven illumination; dark or hot spots			

THIS DRAWING REPRESENTS DESIGN INTENT ONLY.
FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL
CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS

Client/Project University of Arkansas Signage and Wayfinding Program		Project No. 14UARK148017
Date 01.07.15	Revisions	Scale N/A

PART 2 - Products

Performance Requirements

1.11	Alternate Fabrication	2.01	Quality Assurance	will be provided by client as electronic files on a CD. Only use the layouts from these files. Do not use substitutes or attempt to re-create these images. 2 Refer to design drawings for placement of message copy and images B Artwork 1 The contractor shall be responsible for preparation of all artwork (including, but not limited to type, arrows, imagery, drawings, photographs, symbols) necessary beyond that provided with contract award and for any touch-up of artwork for photographic enlargement. Quality of artwork for finished signage shall be the responsibility of the contractor. The designer reserves the right to reject artwork if it fails to meet the standard of quality established.
A	The drawings show design intent only. The fabricator is responsible for fabrication and overall level of quality. Any changes in the engineering design, materials, fabrication techniques or details necessary to the successful completion of this project should be communicated to Cloud Gehshan Associates, Inc. in a timely fashion. Any proposed changes that impact the fabrication bid costs must be made clear upon delivery of bid documents. Bidder will be disqualified for any unannounced changes to the specification. After contract is awarded, further development and engineering of designer's details (for fabrication and installation) is expected and should be shown in the shop drawings.	A	Work done and materials furnished shall meet the highest industry standards in every respect and, unless otherwise specified, materials and equipment shall be new and of the latest design.	2
B	The designer recognizes that manufacturers may have shop fabrication techniques that differ from details shown. Suggested changes in fabrication that do not alter the design intent nor reduce the quality will be considered by the designer provided they are submitted in sketch form as soon as possible prior to shop drawing preparation.	B	Use only personnel thoroughly skilled and experienced with the products and method for fabrication and installation of signage specified.	1
C	Any value engineering financial gains during fabrication shall be split evenly between the contractor and owner.	C	The client (or proxy) shall reserve the right to reject any shop drawings, samples or other submittals, as well as any finished product or installation, that cannot meet the standard of quality established. Any such decision will be considered final and not subject to recourse.	
		D	The intent of the contract documents is to provide everything necessary for a complete contract. In the event of conflict or omission, the fabricator shall consult the designer for resolution.	
		E	Materials and hardware not specified, but necessary to the complete functioning of the sign, shall conform to the quality level established.	
2.02	Preferred material suppliers	2.04	Materials	
A	Fluoropolymer paint Corafon by PPG 412.434.4189	A	Steel angles/hardware	B Aluminum extrusions: for mounting plates and structural frames shall conform to ASTM B- 221, Alloy 6063-T6. Shapes, sizes and weights of members shall be as required for structural stability. All connections of aluminum members shall be heli-arc welded, continuous fillets, ground smooth on all exposed faces, unless specifically detailed otherwise. Aluminum finishes shall be hereinafter specified.
B	Vinyl and vinyl coatings 3M 800.443.9380	B		C Aluminum sheet and plate: Type 5052-H-32 alloy aluminum, thickness as indicated. For painted finish, faces shall be etched to give an even satin finish and remove oxidation, then conversion coated to improve paint adhesion and inhibit corrosion. Surface shall be belt-sanded for a smooth finish, edges filed and ground then immersed in hot alkaline cleaner to remove contamination. For anodized finish, prepare for finish AA-M31-C21-A31.
C	Cast bronze elements and etched zinc signs Matthews International 800.950.1317 or Dixie Graphics 615.832.7000	C		Provide clear acrylic polyurethane coating with a satin sheen (25 degree gloss) finish using the BRACO system manufactured by Matthews Paint Company, Wheeling, Illinois (800.323.6593 or 414.947.0700). Methods of surface preparation, coating and drying should strictly follow those recommended by the manufacturer. Fabricator to build up 3-4 mils dried film on finished sign.
D	Acrylic adhesives Lord Corporation 866.567.3234	D		Hangers, brackets and accessories: shall be of the type and size indicated. Where such items are not specifically called for, provide hangers, brackets and accessories as required for the proper execution of the work, as approved by the designer.
2.03	Design Requirements	A	Artwork specifications	
1	All artwork, and custom sign shapes for this project			

THIS DRAWING REPRESENTS DESIGN INTENT ONLY.
FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL
CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS

Client/Project	Project No.
University of Arkansas Signage and Wayfinding Program	14UARK148017
Date	Scale
01.07.15	N/A

PART 2 - Products (continued)

Performance Requirements

- E

Paint for aluminum components:
Fluoropolymer -Solvent based -Corafalon ADS - PP
Two component fluoropolymer finish with 100% FEVE (fluoropolymer) resin and an aliphatic isocyanate curing agent. Degree of gloss is specified in design drawings. Solvent clean bare aluminum per SSPC SP-1. ADS wash primer ADS225/ADS226 @ .03-.05 Mils DFT.

All coatings to protect aluminum by uniformly penetrating, filling, and sealing surface pores. Coating should provide an invisible barrier to weathering, airborne contaminants, graffiti, industrial air pollution, mildew, and salt air. Coating should not yellow, peel or flake. Coating should be guaranteed a minimum of seven years. Sign panels shall be pre-drilled in proper locations before any priming, painting or coating processes. Aluminum should have consistency of color and finish throughout the project

Paint touch-up process - Corafalon

1

Do not touch up scratches using paintbrush.

2

Prep area by sanding with a very fine grit sandpaper. Mix Corafalon products on site immediately before spraying. Spray all locations with scratches in one batch. Mix Component A - Corafalon ADS and Component B - Corafalon ADS1B (curing agent) Spray. Expected pot-life for this product is four hours. Apply paint using a PREVAL Spray Gun - available at: www.prevalspraygun.com

3

Spray in an even motion, feathering the edge of the spray perimeter

4

Protect message panels, adjacent areas and ground beneath signs from overspray.

2

Shall be guaranteed against delamination for a period of 5 years.
- F

Concrete: Cast-in-place concrete shall meet the requirements of section 03300 and as follows:

1

All concrete footers are to be poured in place.

2

All concrete footers are to be poured from thoroughly mixed and agitated concrete in order to prevent unreasonable voids in the finished casting.

3

Concrete to meet specified “PSI Test” for strength: 3,500 psi minimum.

4

Concrete to meet specified “Slump test” before pouring footing.

5

All footings to extend past the frost line (36”) .

- 6

Any footers or posts for signs will be placed in wet concrete and allowed to fully cure in place before any signage is attached or mounted to it in any way.
- 7

Finish: All exposed faces of concrete shall receive a finish to match existing, adjacent surfaces.
- G

Adhesives.

1

Acrylic and light aluminum panels - VHB tape
Very high bond acrylic tape for bonding metals and plastics. VHB can be used on both finished and unfinished surfaces. Prepare surface by removing grease, loose contaminants and oxidized spots using an isopropanol wipe down no more than fifteen minutes prior to adhesion.

2

Heavy gauge aluminum sheets and components -
Lord 201 Acrylic adhesive
Two-part acrylic structural adhesive for bonding metals and plastics. Series 201 can bond both finished and unfinished surfaces.
Prepare surface by removing grease, loose contaminants and oxidized spots.
Apply by spraying rolling or brushing on single surface to produce bond lines 5-10 mils thick and both surfaces to produce 25-50 mils thick.
Use Lord spec charts to determine correct accelerator process.

3

Adhesive tape: closed-cell foam type with adhesive surfaces on both faces. Thicknesses and widths of tapes shall be as required to safely secure signs to various wall finishes, but in no case shall be less than 1/16 inch thick and 1/2 inch wide. Adhesive tape shall be equal to Norton Sealant Tape No. 1001 Series.

4

Liquid adhesive: Silicone Silastic 732 RTV adhesive/ sealant as manufactured by Dow Corning.

2.05 FABRICATION

A

Report any discrepancies between drawings, specifications and owner requirements and request direction from designer before proceeding.

B

Verify measurements in field as required for work fabricated to fit job conditions. Before starting work, examine adjoining work on which work of this section is in any way dependent for perfect workmanship and fit.

C

Make work in ample time not to delay job progress and deliver to job at such time as required for proper coordination. Fabricate work true to line and detail with clean, sharply defined profiles. Finish surfaces smooth unless otherwise specified.

D

Do cutting, punching, drilling and tapping required for attachment or other work coming in contact with signage work where indicated.

E

Changeability: fabricate signs in such a manner that each of the major mounting components may be removed and replaced with similar components by maintenance personnel, but not by unauthorized personnel.

F

Construction: fabricate all joints, corners, miters, etc., with work accurately machined, filed and fitted, rigidly framed together at joints and contact points. Carefully match all work to provide a perfect continuity of lines and design, with metal in contact having hairline joints. Make joints of such character and assembly to be strong and as rigid as adjoining sections. Make exposed joints where joint is least conspicuous. Corners shall be square as indicated. All edges shall be finished and free of saw marks.

All edges exposed to pedestrian traffic shall be eased.

Allow for expansion and contraction of materials from temperature changes, especially when two materials with different coefficients of expansion are used together.

Detail signs to minimize deflection from snow, ice, water or their own weight.

G

Engineering: All shop drawings must be reviewed and sealed by a state licensed engineer.
All sign types shall be engineered to eliminate buckling of any members, failure at any points, distortions or other damage.

The system shall be engineered to be rigid with minimum deflection and rotation under stress and shall be able to withstand movement, shear and torsional loads.

Exposed areas of signs shall not oilcan. Signs shall be designed as structurally self-supporting units. The suspension systems and substructure shall be designed by the sign manufacturer to perform in accordance with the contract documents.

H

Connections and accessories: weights of connections and accessories shall be adequate to sustain and withstand stresses and strains to which they will be normally subjected.

I

Sign panels - general

1

Surface finish: provide surface finishes that are free from lines, mottling, ridges, variations in color, orange peel, bubbles, pinholes, mottling, crazing, grit and

THIS DRAWING REPRESENTS DESIGN INTENT ONLY.
FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL
CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS

Client/Project University of Arkansas Signage and Wayfinding Program		Project No. 14UARK148017
Date 01.07.15	Revisions	Scale N/A

© 2015 Cloud Gehshan Associates

PART 2 - Products (continued)

Performance Requirements

coarse particles. This applies to all methods of fabrication and finishing. Use clear coatings for durability, surface protection, appearance and maintenance.

- 2
- Material: sign panel material is stated in the schedules under "Notes" and/or on drawings.
- 3
- All signs shall have opaque background and opaque graphics except signs with illuminated faces.

J Anchors and fastenings

- 1
- Mechanical
- a
- Provide anchors and fasteners required to secure work in place.
- b
- Surface finish: do not expose fastenings on surface of sign panels unless specifically noted otherwise. Do not deform, distort or discolor sign face surfaces by attachment of concealed fastenings.
- c
- Corrosion resistance: all fastenings shall be non-corrosive and resistant to oxidation or other corrosive action, of the same composition completely through their cross sections, particularly when used below grade. Use highest quality stainless steel hardware and fasteners.
- d
- Anchors, inserts or fasteners shall be compatible with sign materials, shall not result in galvanic action or chemical interaction of adhesives and shall have demonstrable and sufficient strength for intended use.
- e
- Steel anchors and fastenings for exterior use shall be galvanized in accordance with ASTM A153.
- f
- Stability: fabricate and install signs with fastenings to withstand all actions imposed by use; 30 psf wind perpendicular to surfaces, water, ice, snow loads and similar forces.
- g
- Anchor bolts in concrete shall be cast in place. Manufacturer shall furnish instructions for the setting of anchors and bearing plates. Manufacturer shall ascertain that the items are properly set during the process of the work.
- h
- Color: secure work with fastenings of same color and finish as the components they secure where they are exposed to view, unless noted otherwise.
- i
- Security: All exposed fasteners must be vandal resistant and have vandal-proof “spanner” type slots to be removed only with a special driver head.

K Messages

- 1
- Layout: layouts are shown on the drawings. All messages including braille shall be flush left, unless

noted otherwise. Correct line breaks are indicated in the "Message" column of the schedule and should be followed exactly. Braille line breaks shall match those of the raised copy. **Any problems in message layout shall be brought to the attention of the owner for solution.**

- 2
- Fabrication: execute all signs such that letter forms are true and clean. Letter forms with rounded corners, or chipped, nicked, cut or ragged edges, will not be accepted. This applies to all methods of fabrication and copy application.
- 3
- Copy: message copy on detail drawings is for layout purposes only. Actual copy is listed in the "Message" column of the schedule. Certain copy may be provided later by the owner.
- 4
- Capitalization: directions for upper and lower case are found in the "Message" column of the schedule must be followed exactly.
- 5
- Single or double faces: all signs that are double sided will be noted as such in the drawings and message schedule. For double sided signs, the message will be indicated as "Side A" and "Side B" or "Side C" and "Side D".

L Surface or subsurface-applied messages

- 1
- Reflectivity and specular gloss
- a
- Nonreflectorized message: 60 degree specular in accordance with ASTM Test D523.
- 2
- Thickness: as indicated in specifications herein.
- 3
- Color and color fastness
- a
- Exposed surfaces and finishes shall show no discernible color change or chalking when exposed for 1,000 hours in an Atlas Twin Arc Weathermaster Model HCDL-X, or equivalent, when tested in accordance with ASTM D822.
- 4
- Interletter spacing: follow examples in drawings. Show sample inter-letter and inter-word spacing in sample submissions as specified.
- 5
- Layout: positions for all messages, symbols, arrows, lines, etc., for all signs are clearly indicated on the drawings and shall be complied with.
- 6
- Artwork: contractor shall be responsible for all final reproduction artwork for all messages, symbols, arrows
- 7
- Fabrication:
- a
- Screened messages: execute all silk screen printing in such a manner that all edges and corners of finished letterforms are true and clean. Letterforms, color

areas or lines with rounded corners, edge buildup or bleeding, sawtoothing, etc., will not be accepted. Execute all silkscreening from photoscreens prepared from typesetter's reproduction of the copy specified. Typesetter's reproductions shall be the actual size specified. All above work is included in this contract. Hand cut screens will not be acceptable.

- b
- Die-cut messages: die-cut, pre-spaced, pre-aligned messages (numbers, words, phrases and arrows) from 3.0 mil flexible film coated with continuous adhesive pressure sensitive backing to meet characteristics specified for surface-applied messages. Execute die-cutting in such a manner that all edges and corners of finished letterforms are true and clean. Letterforms with round positive or negative corners, nicked, cut or ragged edges, etc., will not be acceptable.

THIS DRAWING REPRESENTS DESIGN INTENT ONLY.
FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL
CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS

Client/Project University of Arkansas Signage and Wayfinding Program		Project No. 14UARK148017
Date 01.07.15	Revisions	Scale N/A

Performance Requirements

PART 2 - Products (continued)

PART 3 - Execution

3.01 Inspection

- A Examine the substrates and conditions under which the signs are to be installed and notify the designer in writing of conditions detrimental to the proper and timely completion of the work.** Do not proceed with the work until unsatisfactory conditions have been corrected.

3.02 Installation

- A Install sign units and components with concealed fasteners, unless otherwise shown.** Refer to detail drawings for general method. Verify each surface in field to determine specific, appropriate hardware.
- Drawings in this package may not indicate any below-ground or in-wall structural tie-ins or connections that may be necessary to assure stable and secure installation of signs. Sign fabricator is responsible for determining where such connections are necessary and for coordinating with related trades to make them.
- B Locations:** refer to drawings for approximate locations. Any discrepancies or apparent deviations from drawing locations because of different site conditions shall be brought to the attention of the owner for solution. The owner’s rep must be present for field placement of sign.
- It shall be the responsibility of the Contractor to coordinate with Facilities Management to determine the need for road by the use of test pit excavation prior to excavation operations. Contractor is responsible to contact proper facilities management for utility locates not less than 48 hours before any digging.
- C Provide whatever replacement concrete, bricks, etc. are necessary to match adjacent surfaces exactly.**
- D Note that this institution experiences heavy public use.** Signs must be securely mounted. Contractor is responsible for suggesting alternative fabrication or installation methods if required to prevent theft or vandalism.
- E Install signs to be level, plumb and at the proper height.** Cooperate with other trades for installation of sign units.
- F Clean and polish, remove excess adhesive.**

3.03 Cleanup

- A** Periodically (at least daily) and upon completion of the installation, remove all waste, dirt, wrappings and excess materials, tools and equipment, and carefully and thoroughly clean all surfaces to the satisfaction of the owner.

3.04 Property Damage

- A** Protect all adjacent surfaces from damage and pay the cost of repairing any damage to the property caused by delivery or installation of materials. In all cases, match existing surfaces.

THIS DRAWING REPRESENTS DESIGN INTENT ONLY.
FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL
CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS

Client/Project University of Arkansas Signage and Wayfinding Program		Project No. 14UARK148017
Date 01.07.15	Revisions	Scale N/A



City of Fayetteville, Arkansas

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

Text File

File Number: 2016-0215

Agenda Date: 5/3/2016

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Resolution

Agenda Number: A. 12

GREGG AVENUE REHABILITATION AND OVERLAY:

A RESOLUTION TO EXPRESS THE WILLINGNESS OF THE CITY OF FAYETTEVILLE TO UTILIZE STATE AID STREET MONIES FOR THE REHABILITATION AND OVERLAY OF GREGG AVENUE BETWEEN NORTH STREET AND TOWNSHIP STREET

WHEREAS, the City of Fayetteville understands that State Aid Street Program funds are available for certain city projects at the following State and City participating ratios, up to the maximum State aid available:

	<u>Work Phase</u>	<u>State Aid %</u>	<u>City %</u>
Reconstruction/Resurfacing	Preliminary Engineering	100%	0%
Construction of City Projects	Right-of-Way	0%	100%
	Utilities	0%	100%
	Construction	90%	10%
	Construction Engineering	100%	0%
City projects programmed but not let to contract	All Phases	0%	100%

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 expresses its willingness to participate in accordance with its designated responsibilities in this project.

Section 2: That the City Council of the City of Fayetteville, Arkansas authorizes the Mayor and City Clerk to execute all appropriate agreements and contracts necessary to expedite the construction of the above-stated improvements.

Section 3: That the City Council of the City of Fayetteville, Arkansas hereby agrees that the City of Fayetteville upon completion of the above-state project will assume the maintenance of the right-of-way in accordance with the prevailing Arkansas State Highway and Transportation Department regulations.

Section 4: That the City Council of the City of Fayetteville, Arkansas pledges its full support and hereby authorizes the Arkansas State Highway and Transportation Department to initiate action to implement this project.

City of Fayetteville Staff Review Form

2016-0215

Legistar File ID

5/3/2016

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Terry Gulley

4/15/2016

Transportation Services /
Transportation Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

A resolution expressing the willingness of the City to utilize state aid street monies for Gregg Avenue rehabilitation and overlay.

Budget Impact:

Sales Tax Cap Imp

Account Number

02052

Fund

In-House Pavement Improvements

Project Number

Project Title

Budgeted Item? Yes

Current Budget \$ 2,475,789.00

Funds Obligated \$ 671,716.00

Current Balance \$ 1,804,073.00

Does item have a cost? NA

Item Cost

Budget Adjustment Attached? No

Budget Adjustment

Remaining Budget \$ 1,804,073.00

V20140710

Previous Ordinance or Resolution #

Original Contract Number:

Approval Date:

Comments:



CITY COUNCIL AGENDA MEMO

MEETING OF MAY 3, 2016

TO: Mayor and City Council

THRU: Don Marr, Chief of Staff

FROM: Terry Gulley, Transportation Services Director

DATE: April 15, 2016

SUBJECT: Resolution Expressing the Willingness of the City to Utilize State Aid Street Monies for Gregg Avenue Rehabilitation and Overlay

RECOMMENDATION:

Staff recommends approval of a resolution expressing the willingness to utilize state aid money for overlay and rehabilitation of Gregg Avenue between North Street and Township Street.

The Transportation Committee reviewed this proposal at their April 12th meeting and voted 3-0 (Alderman Long was absent) to recommend approval as well.

BACKGROUND:

The State Aid City Street program was created by Act 982 of 1975 and was funded with Federal Revenue Sharing Funds until 1981, at which time the revenue sharing program was eliminated and the program was suspended.

Act 1032 of 2011 amended Arkansas code by establishing the State Aid City Street Program to be administered by a State Aid City Street Committee, whose responsibilities would include determining which projects receive funding through the program.

On November 6, 2012, Arkansas voters approved Issue #1, a constitutional amendment, which temporarily increased the state sales tax to fund surface transportation improvements and permanently dedicated one cent per gallon of the existing motor fuel tax to the State Aid City Street Fund, which revived the program and the State Aid Street Committee began accepting projects for funding consideration.

DISCUSSION:

In June 2014, the Mayor requested that North Street and Gregg Avenue be considered for funding under the program, and the streets were approved for funding in 2016. As estimates were developed, it was determined that the cost of both streets was more than the program budget plus the City's matching funds available could bear, and the project was reduced to

include only Gregg Avenue. Program rules provide for a 10% match from the City, and a maximum program allocation of \$250,000. The estimated cost for Gregg Avenue is \$350,000; therefore, the City's match amount would be \$100,000.

The Arkansas State Highway and Transportation Department has requested that the City pass a resolution (sample attached) to formalize the City's commitment to the project.

BUDGET/STAFF IMPACT:

Funds for this project are included in the In-House Pavement Improvements capital project.

Attachments:

Letter from AHTD
Sample Resolution
Project Plans

**ARKANSAS STATE HIGHWAY
AND
TRANSPORTATION DEPARTMENT**

Scott E. Bennett
Director
Telephone (501) 569-2000
Voice/TTY 711



P.O. Box 2261
Little Rock, Arkansas 72203-2261
Telefax (501) 569-2400
www.arkansashighways.com

March 25, 2016

RECEIVED

MAR 30 2016

**CITY OF FAYETTEVILLE
MAYOR'S OFFICE**

**The Honorable Lioneld Jordan
Mayor of Fayetteville
113 W. Mountain
Fayetteville, Arkansas 72701**

**Job C72004
Fayetteville Gregg Ave. & North St.
Rehab. & Overlay (Sel. Secs.) (S)
Gregg Ave. & North Street
Washington County**

Dear Mayor Jordan:

We are enclosing one set of plans on the above referenced job.

These plans have been prepared generally in accordance with the items discussed and agreements reached. After review of these plans, please advise as soon as possible if you have any comments or suggestions. Your approval is requested.

In accordance with the State Aid City Street Program law, cities with a population greater than 25,000 are required to pay 10% of the cost of the Street Program project.

Enclosed is a sample resolution for the referenced job reflecting the required 10% matching City funding. In order to proceed, the resolution is required to be on file with the State Aid Division. Please return this resolution as soon as possible.

When the estimated cost of the project has been determined, we will forward a request for the City's portion of the cost.

Sincerely,

**David R. Mayo, Jr.
State Aid Engineer**

**DRM:PA:caa
Enclosures**

STATE AID CITY STREET PROGRAM PROJECT RESOLUTION

RESOLUTION NO. _____

**A RESOLUTION EXPRESSING THE WILLINGNESS OF
THE CITY OF FAYETTEVILLE
TO UTILIZE STATE AID STREET MONIES
FOR THE FOLLOWING CITY PROJECT:**

Fayetteville Gregg Ave. & North Street Rehab. & Overlay

WHEREAS, the City of FAYETTEVILLE understands that State Aid Street Program funds are available for certain city projects at the following participating ratios:

	<u>Work Phase</u>	<u>State Aid %</u>	<u>City %</u>
Reconstruction/Resurfacing Construction of City Projects	Preliminary Engineering	100%	-0-
	Right-of-Way	-0-	100%
	Utilities	-0-	100%
	Construction	90%	10%
	Construction Engineering	100%	-0-
City projects programmed but not let to contract	All Phases	-0-	100%

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

SECTION I: The City will participate in accordance with its designated responsibilities in this project.

SECTION II: The Mayor, or his designee, is hereby authorized and directed to execute all appropriate agreements and contracts necessary to expedite the construction of this city project.

SECTION III: The City agrees upon completion of the project to assume the maintenance of the right-of-way by City Forces and/or others including utilities and individuals in accordance with the prevailing Arkansas State Highway and Transportation Department regulations.

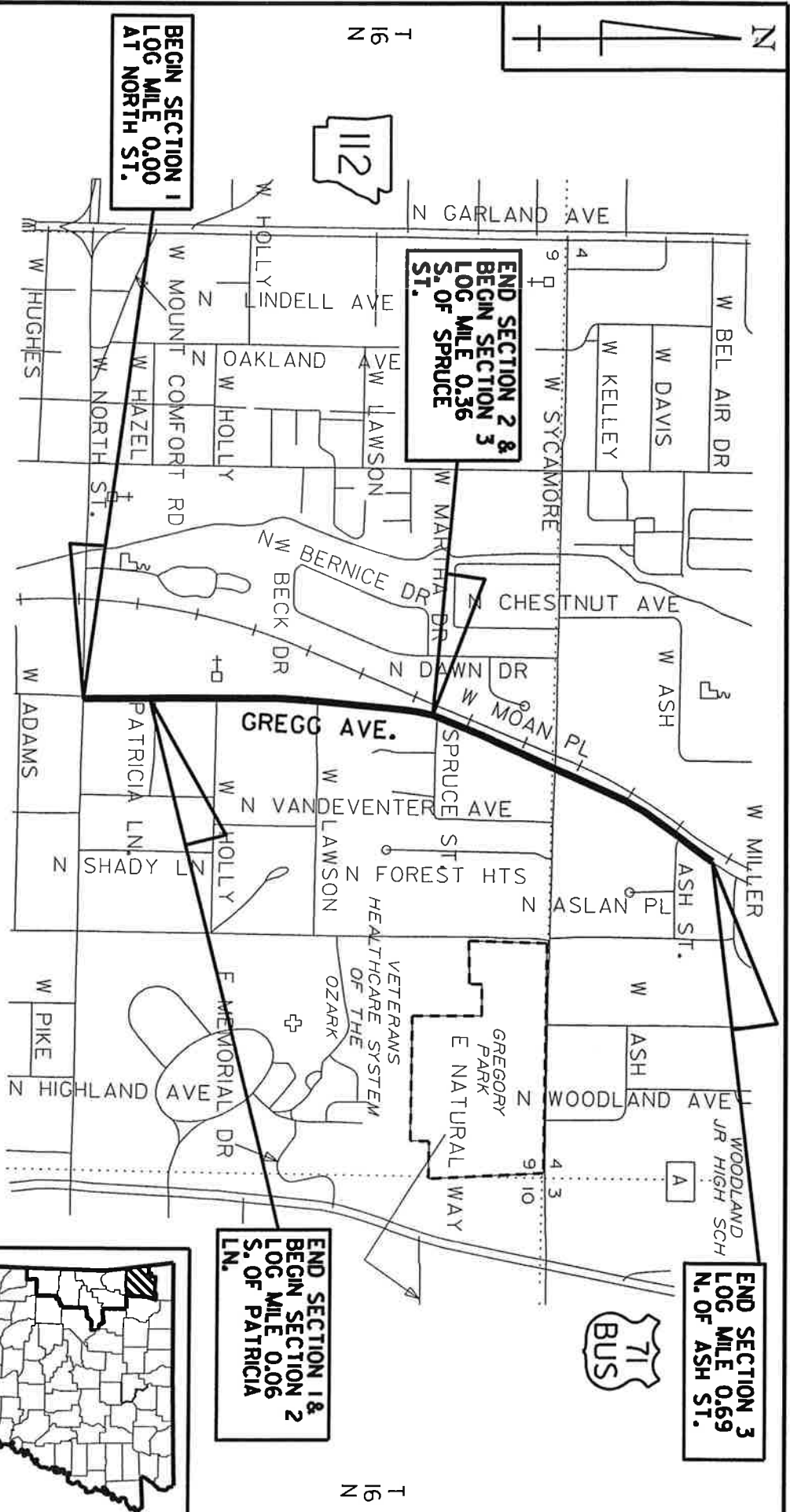
SECTION IV: The City pledges its full support and hereby authorizes the Arkansas State Highway and Transportation Department to initiate action to implement this project.

THIS RESOLUTION adopted this _____ day of _____, 2016.

Mayor Lioneld Jordan

ATTEST: _____

(SEAL)



FAYETTEVILLE

R30W

ARK. HWY. DIST. NO. 4

**JOB C72004
FAYETTEVILLE GREGG AVE. & NORTH ST. REHAB.
& OVERLAY (SEL. SECS.)(S)
GREGG AVE. & NORTH ST.
WASHINGTON COUNTY**

MID PROJECT:
N36° 05' 05"
W94° 10' 06"



3/25/2016
SHEET 1 OF 32

FAYETTEVILLE

R30W

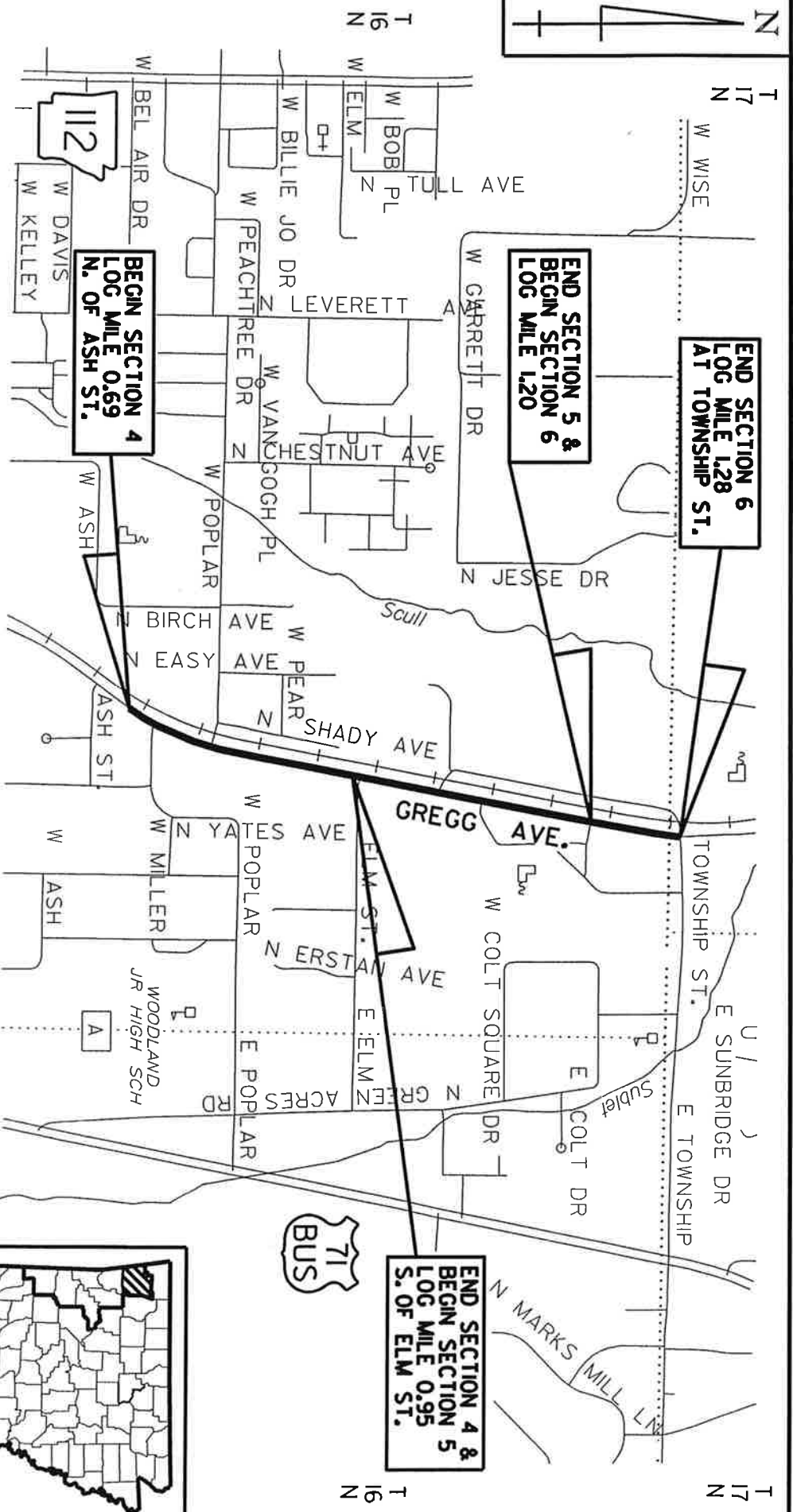
ARK. HWY. DIST. NO. 4

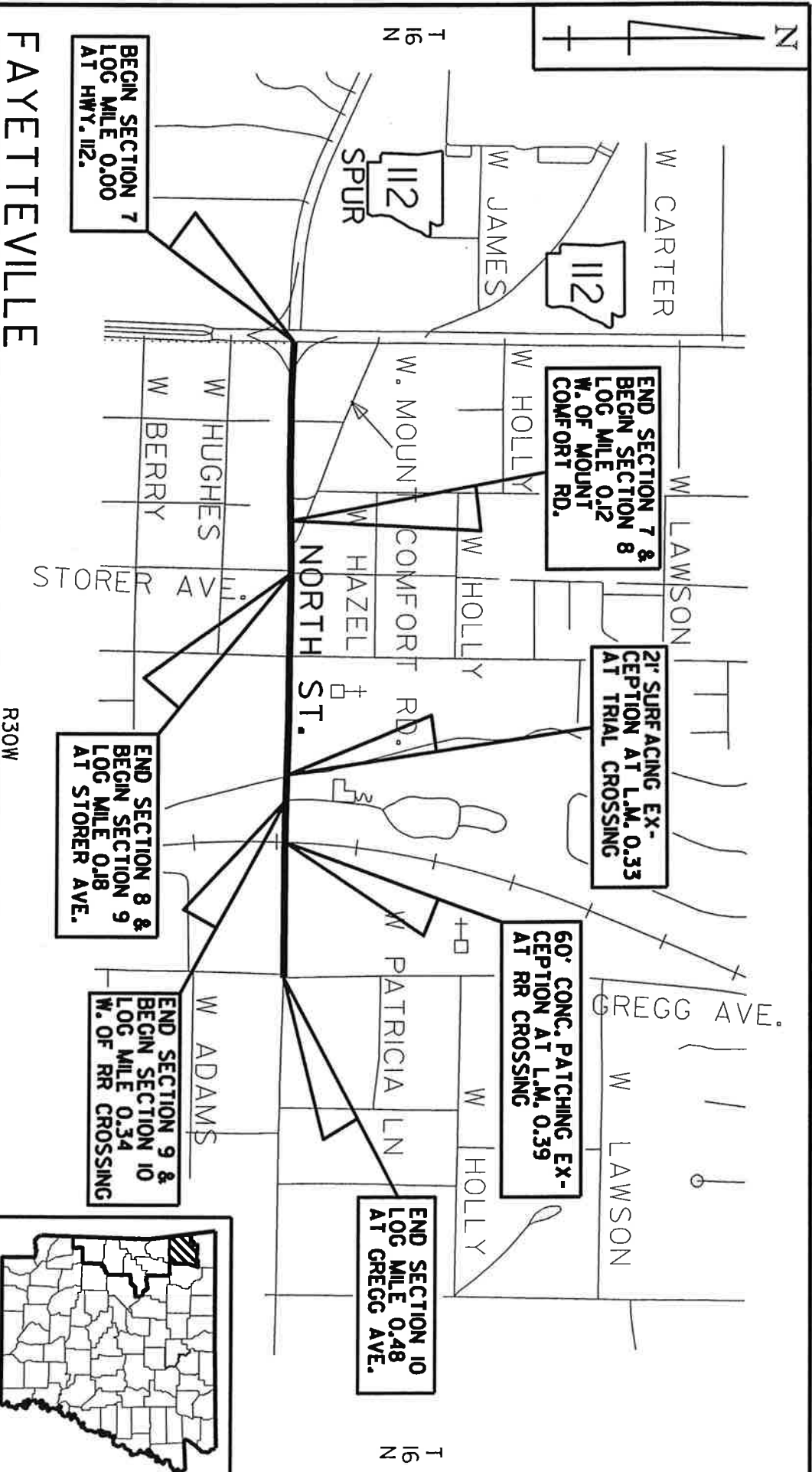


JOB C72004
FAYETTEVILLE GREGG AVE. & NORTH ST. REHAB.
& OVERLAY (SEL. SECS.) (S)
GREGG AVE. & NORTH ST.
WASHINGTON COUNTY



3/25/2016
 SHEET 2 OF 32





FAYETTEVILLE

R30W



ARK. HWY. DIST. NO. 4

JOB C72004
FAYETTEVILLE GREGG AVE. & NORTH ST. REHAB.
& OVERLAY (SEL. SECS.) (S)
GREGG AVE. & NORTH ST.
WASHINGTON COUNTY



SHEET NO.

TITLE

DRWG.NO.

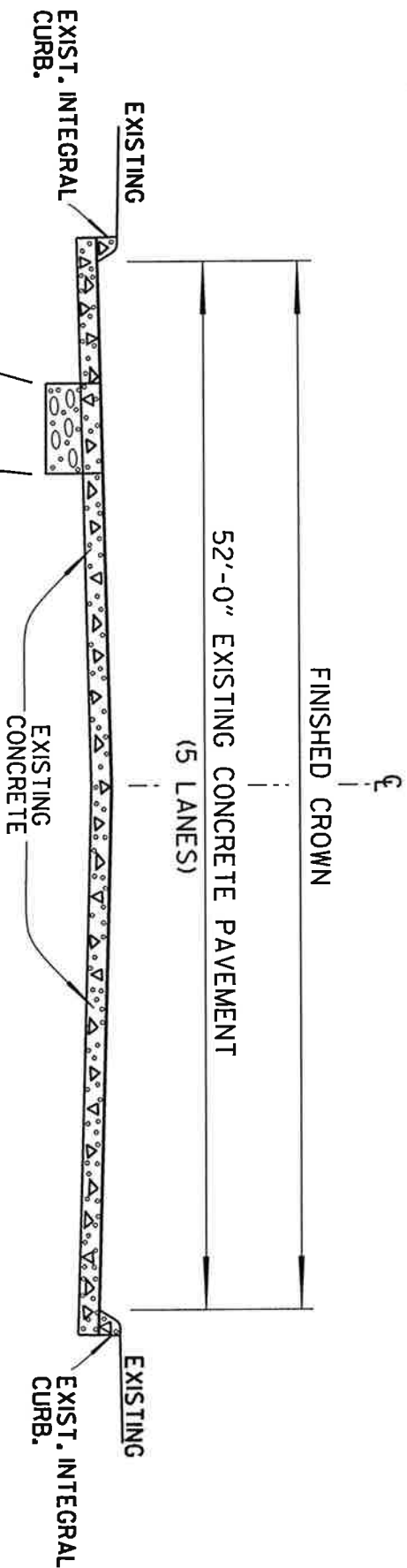
DATE

1-3	TITLE SHEET		
4	INDEX OF SHEETS AND GOVERNING SPECIFICATIONS		
5-20	TYPICAL SECTIONS OF IMPROVEMENT AND SPECIAL DETAILS		
21-26	QUANTITIES		
27	SUMMARY OF QUANTITIES AND REVISIONS		
28	PAVEMENT MARKING DETAILS	PM-1	9-12-13
29	PAVEMENT MARKING FOR RAILROAD CROSSING	RRS-1	11-20-08
30	STANDARD TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION	TC-1	9-02-15
31	STANDARD TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION	TC-2	9-02-15
32	STANDARD TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION	TC-3	9-02-15

GOVERNING SPECIFICATIONS

THE FOLLOWING SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS FOR THIS PROJECT SUPPLEMENT THE STANDARD SPECIFICATIONS, EDITION OF 2014. IN CASE OF CONFLICT, THE SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS SHALL GOVERN.

NUMBER	TITLE
ERRATA	ERRATA FOR THE BOOK OF STANDARD SPECIFICATIONS
100-3	CONTRACTOR'S LICENSE
108-1	LIQUIDATED DAMAGES
303-1	AGGREGATE BASE COURSE
400-1	TACK COATS
410-1	CONSTRUCTION REQUIREMENTS AND ACCEPTANCE OF ASPHALT CONCRETE PLANT MIX COURSES
604-1	RETROREFLECTIVE SHEETING FOR TRAFFIC CONTROL DEVICES IN CONSTRUCTION ZONES
JOB C72004	ADJUSTMENT OF QUANTITIES FOR STATE-AID STREET PROJECTS
JOB C72004	BIDDING REQUIREMENTS AND CONDITIONS
JOB C72004	BROADBAND INTERNET SERVICE FOR ASPHALT CONCRETE PLANT
JOB C72004	DENSITIES FOR ACHM SURFACE COURSE
JOB C72004	FLEXIBLE BEGINNING OF WORK
JOB C72004	MANDATORY ELECTRONIC CONTRACT
JOB C72004	RECYCLED ASPHALT SHINGLES
JOB C72004	SUBMISSION OF ASPHALT CONCRETE HOT MIX ACCEPTANCE TEST RESULTS
JOB C72004	WARM MIX ASPHALT



TYPICAL SECTION OF IMPROVEMENT

SECTION 1 - GREGG AVE. (L.M. 0.00 - 0.06)

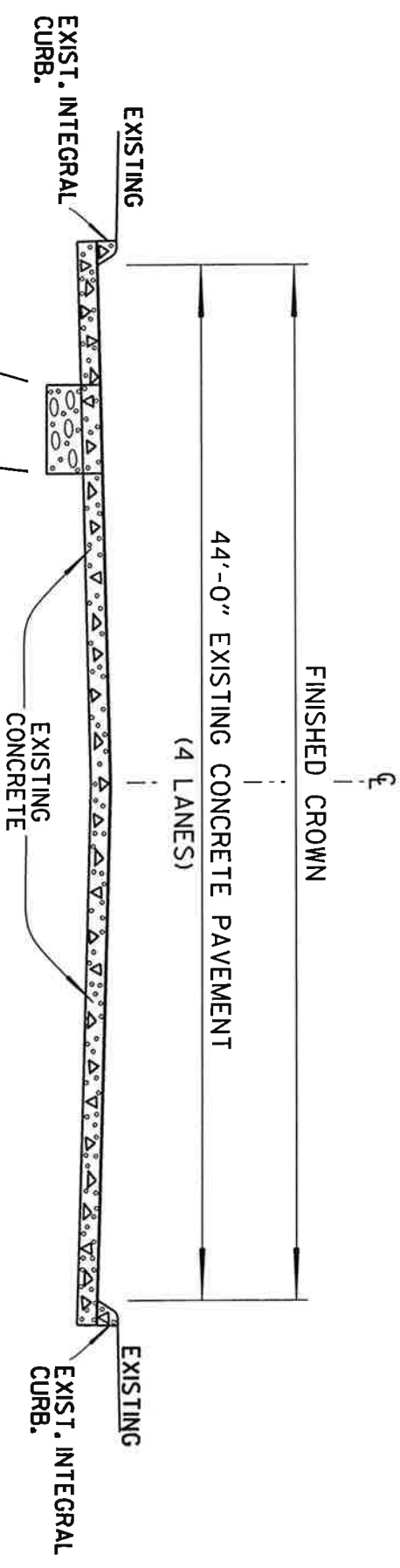
NOTES: INSTALLATION OF PERMANENT TRAFFIC SAFETY SIGNS NOT SHOWN ON PLANS ARE THE RESPONSIBILITY OF THE CITY.

CONTRACTOR TO COORDINATE WITH CITY FOR THE ADJUSTMENT OF MANHOLES AND WATER VALVE COVERS.

CONCRETE PAVEMENT AND BASE TO BE REMOVED AND REPLACED IF AND WHERE DIRECTED BY THE ENGINEER. SEE QUANTITY SHEETS FOR ESTIMATED AMOUNTS.

PORTLAND CEMENT CONCRETE PATCHING

(PER STANDARD SPECIFICATIONS SECTION 507)



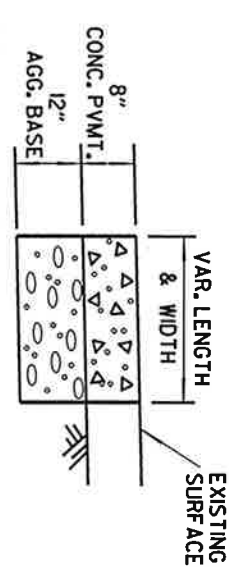
TYPICAL SECTION OF IMPROVEMENT

SECTION 2 - GREGG AVE. (L.M. 0.06 - 0.36)
SECTION 4 - GREGG AVE. (L.M. 0.69 - 0.95)

NOTES: INSTALLATION OF PERMANENT TRAFFIC SAFETY SIGNS NOT SHOWN ON PLANS ARE THE RESPONSIBILITY OF THE CITY.

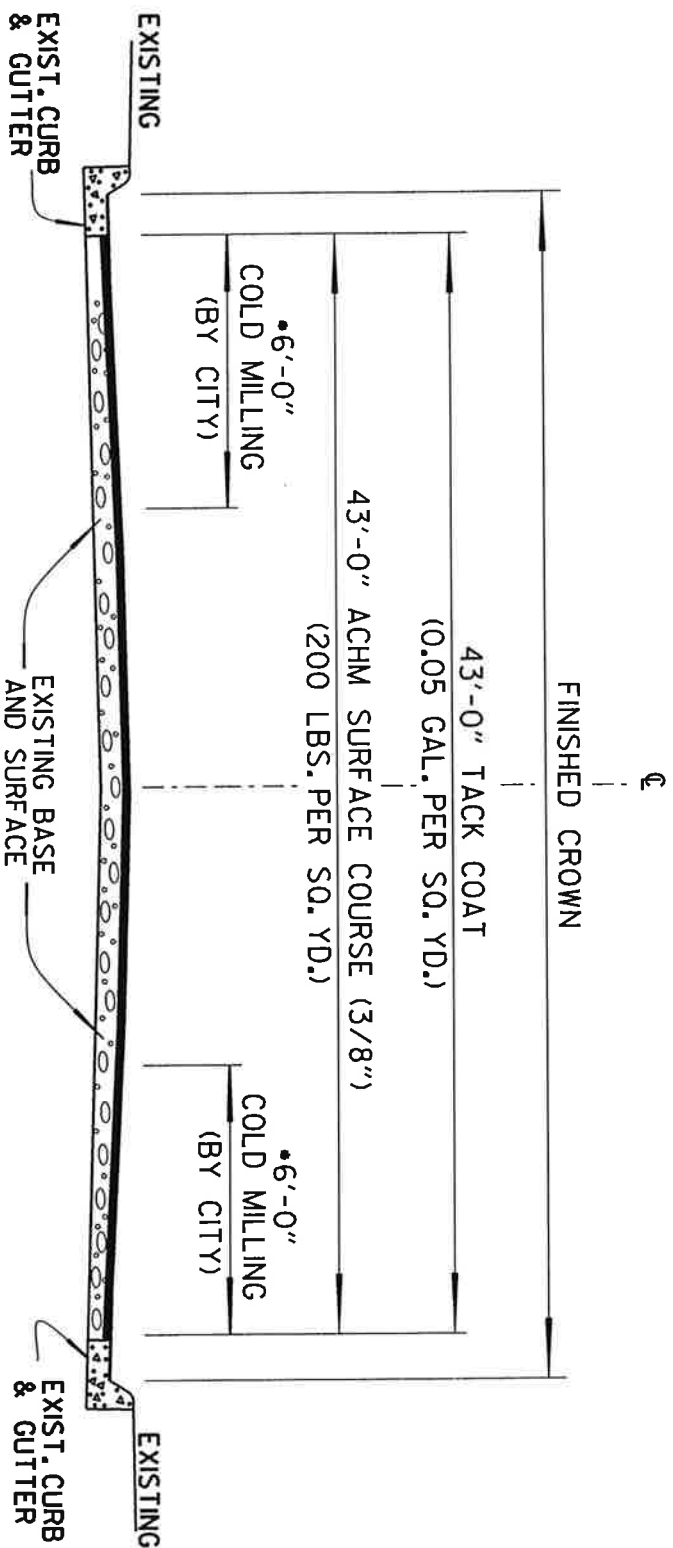
CONTRACTOR TO COORDINATE WITH CITY FOR THE ADJUSTMENT OF MANHOLES AND WATER VALVE COVERS.

CONCRETE PAVEMENT AND BASE TO BE REMOVED AND REPLACED IF AND WHERE DIRECTED BY THE ENGINEER. SEE QUANTITY SHEETS FOR ESTIMATED AMOUNTS.



PORTLAND CEMENT CONCRETE PATCHING

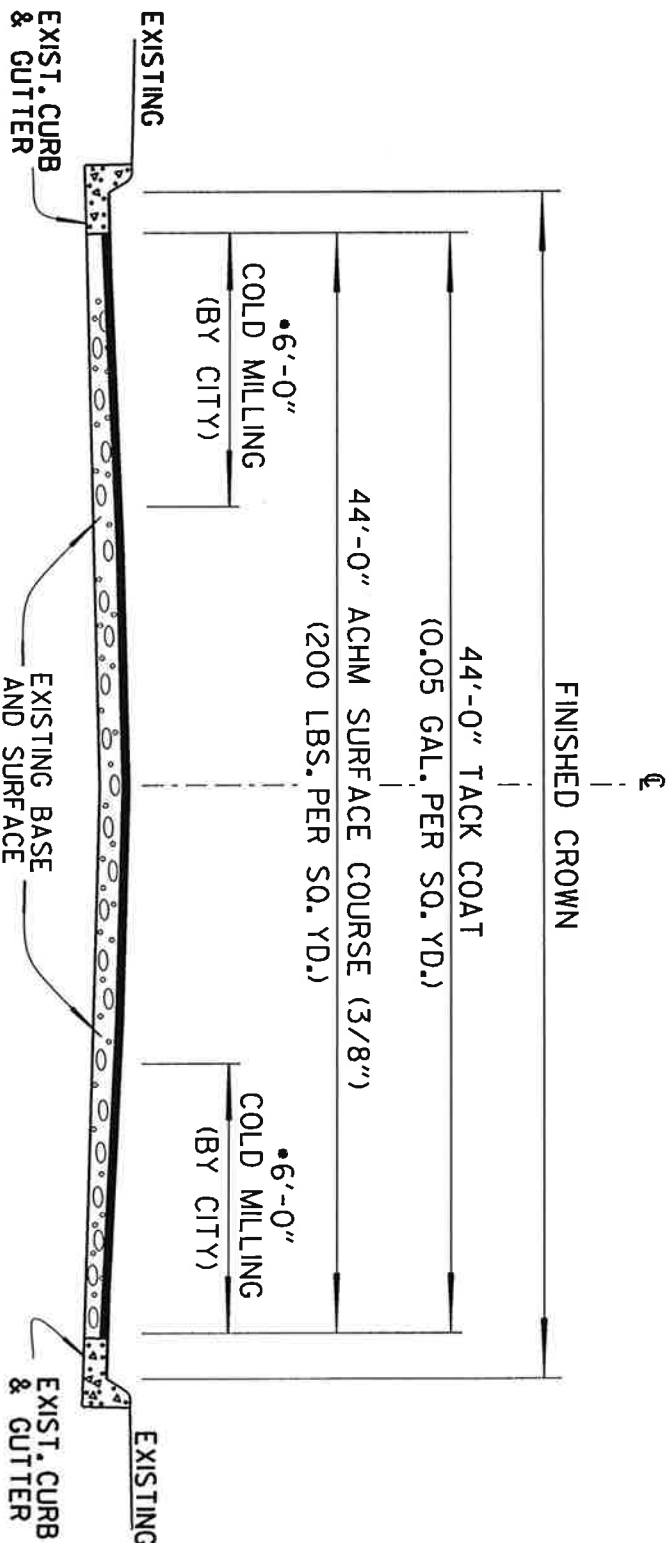
(PER STANDARD SPECIFICATIONS SECTION 507)



TYPICAL SECTION OF IMPROVEMENT

SECTION 3 - GREGG AVE. (L.M. 0.36 - 0.69)

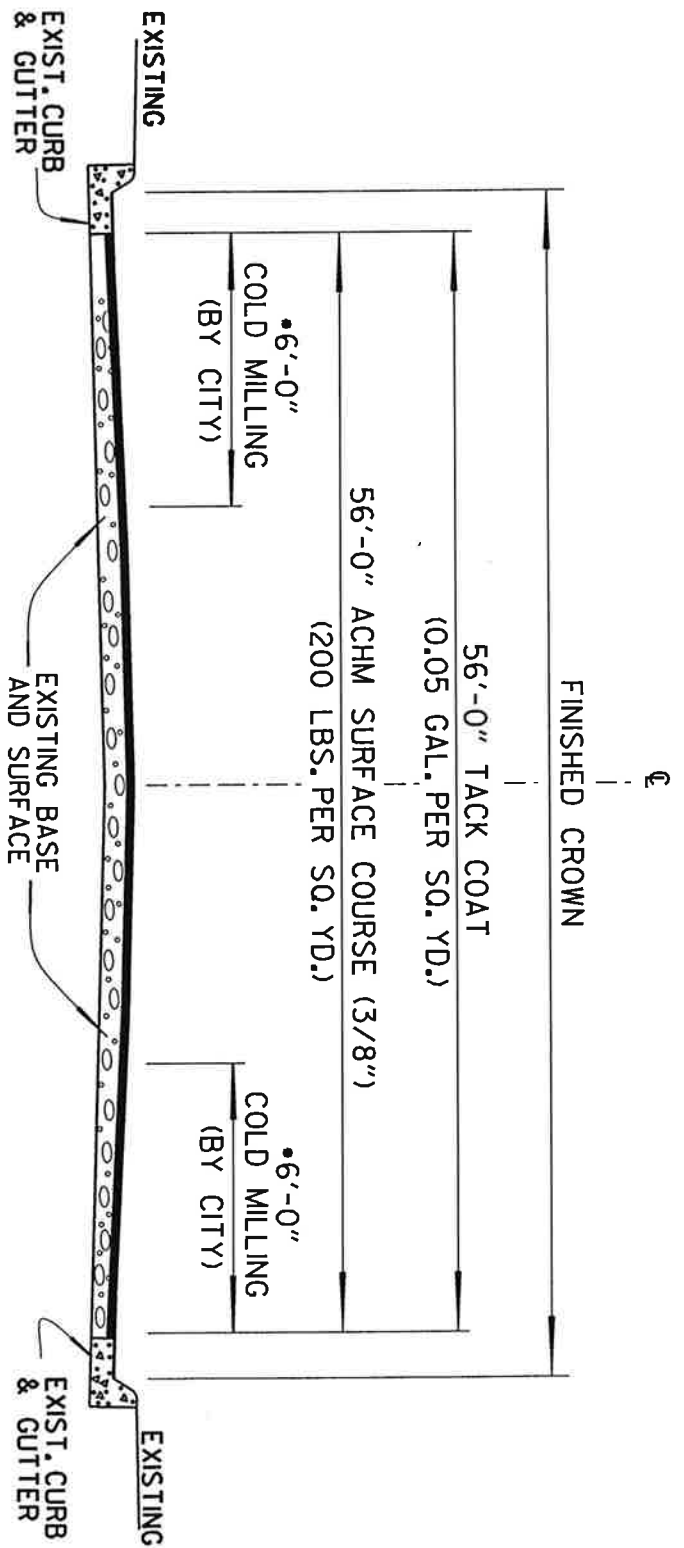
- NOTES: INSTALLATION OF PERMANENT TRAFFIC SAFETY SIGNS NOT SHOWN ON PLANS ARE THE RESPONSIBILITY OF THE CITY.
- CONTRACTOR TO COORDINATE WITH CITY FOR THE ADJUSTMENT OF MANHOLES AND WATER VALVE COVERS.
- CITY FORCES TO MILL BUTT JOINTS AT BOTH ENDS AND 6' ALONG BOTH GUTTERS.



TYPICAL SECTION OF IMPROVEMENT

SECTION 5 - GREGG AVE. (L.M. 0.95 - 1.20)

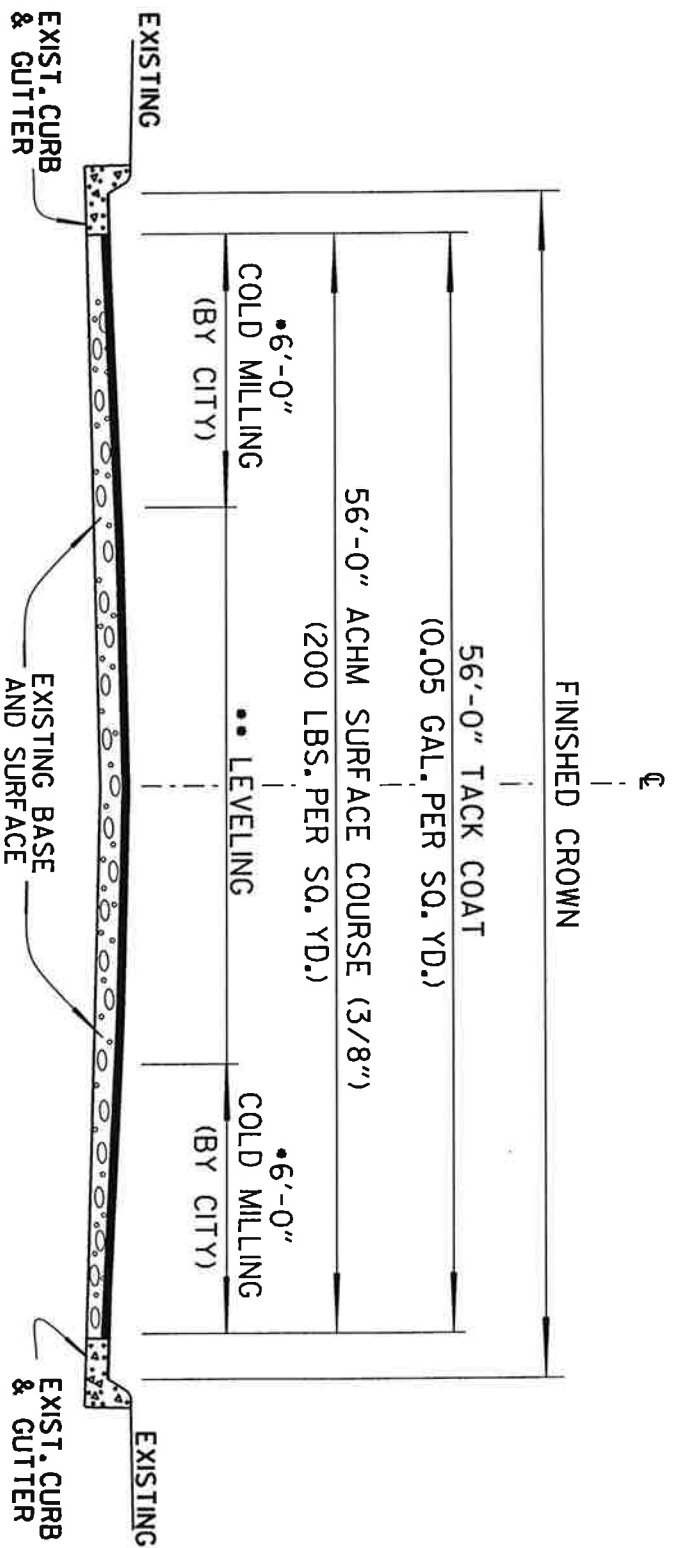
- NOTES: INSTALLATION OF PERMANENT TRAFFIC SAFETY SIGNS NOT SHOWN ON PLANS ARE THE RESPONSIBILITY OF THE CITY.
- CONTRACTOR TO COORDINATE WITH CITY FOR THE ADJUSTMENT OF MANHOLES AND WATER VALVE COVERS.
- CITY FORCES TO MILL BUTT JOINTS AT BOTH ENDS AND 6' ALONG BOTH CUTTERS.



TYPICAL SECTION OF IMPROVEMENT

SECTION 6 - GREGG AVE. (L.M. 1.20 - 1.28)

- NOTES: INSTALLATION OF PERMANENT TRAFFIC SAFETY SIGNS NOT SHOWN ON PLANS ARE THE RESPONSIBILITY OF THE CITY.
- CONTRACTOR TO COORDINATE WITH CITY FOR THE ADJUSTMENT OF MANHOLES AND WATER VALVE COVERS.
- CITY FORCES TO MILL BUTT JOINTS AT BOTH ENDS AND 6' ALONG BOTH GUTTERS.



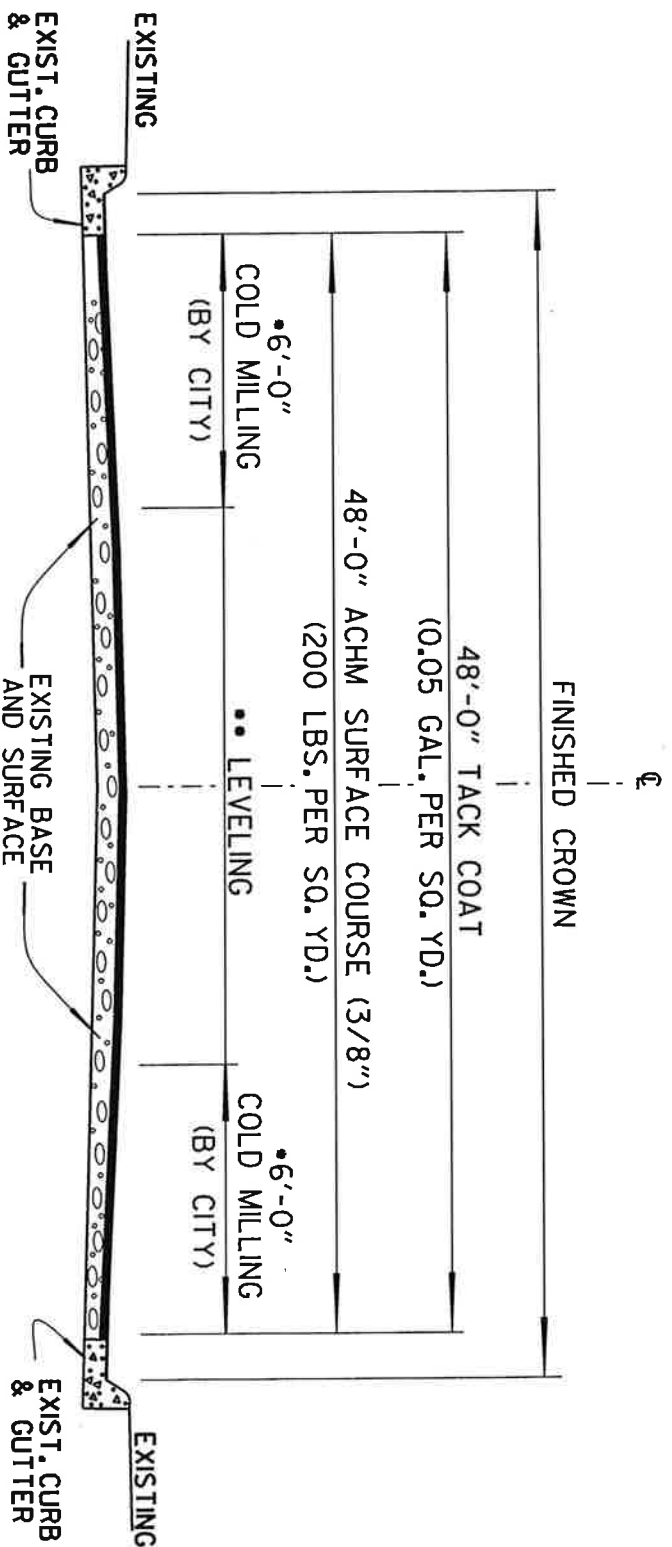
TYPICAL SECTION OF IMPROVEMENT

SECTION 7 - NORTH ST. (L.M. 0.00 - 0.12)

NOTES: INSTALLATION OF PERMANENT TRAFFIC SAFETY SIGNS NOT SHOWN ON PLANS ARE THE RESPONSIBILITY OF THE CITY.

CONTRACTOR TO COORDINATE WITH CITY FOR THE ADJUSTMENT OF MANHOLES AND WATER VALVE COVERS.

- CITY FORCES TO MILL BUTT JOINTS AT BOTH ENDS AND 6' ALONG BOTH GUTTERS.
- LOCATIONS AND APPLICATION RATES ARE AT THE DIRECTION OF THE ENGINEER. SEE QUANTITY SHEET FOR ESTIMATED AMOUNTS.



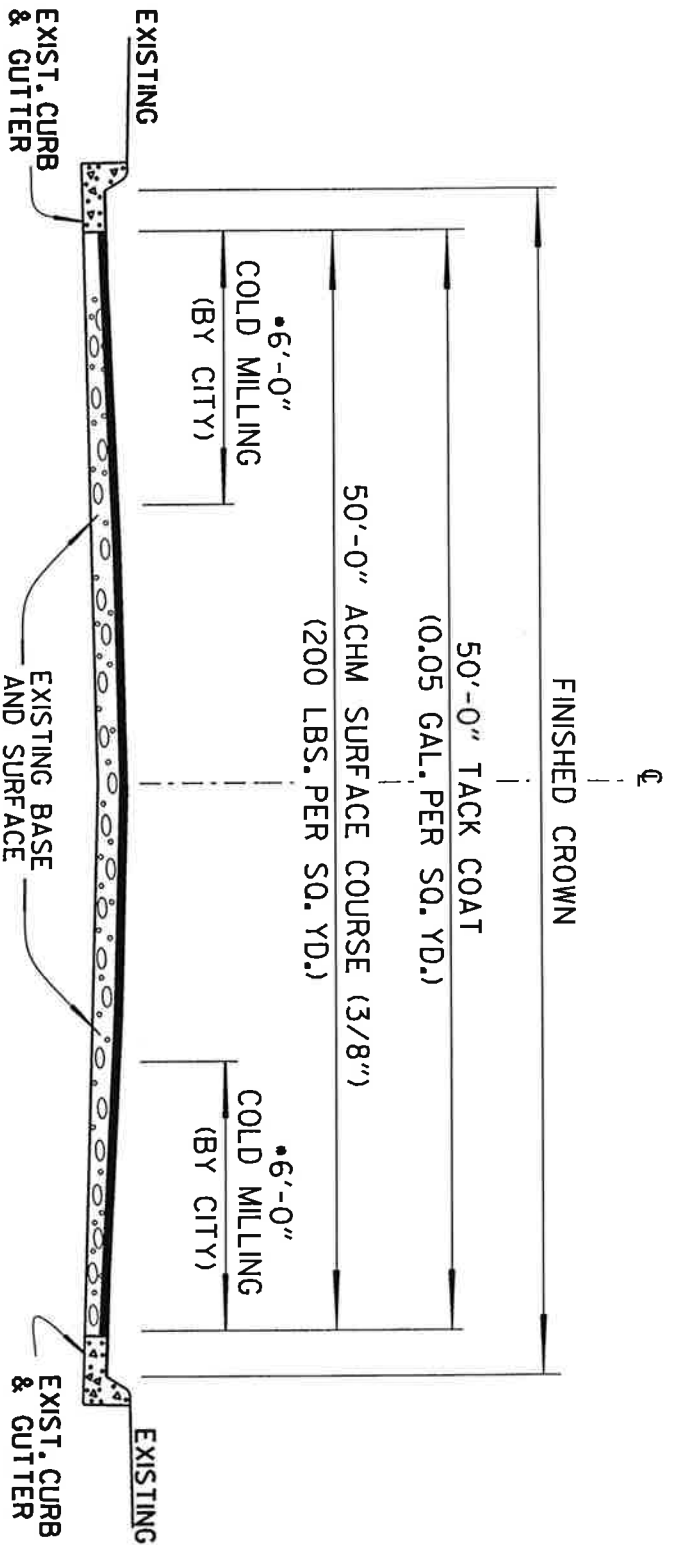
TYPICAL SECTION OF IMPROVEMENT

SECTION 8 - NORTH ST. (L.M. 0.12 - 0.18)

NOTES: INSTALLATION OF PERMANENT TRAFFIC SAFETY SIGNS NOT SHOWN ON PLANS ARE THE RESPONSIBILITY OF THE CITY.

CONTRACTOR TO COORDINATE WITH CITY FOR THE ADJUSTMENT OF MANHOLES AND WATER VALVE COVERS.

- CITY FORCES TO MILL BUTT JOINTS AT BOTH ENDS AND 6' ALONG BOTH GUTTERS.
- LOCATIONS AND APPLICATION RATES ARE AT THE DIRECTION OF THE ENGINEER. SEE QUANTITY SHEET FOR ESTIMATED AMOUNTS.



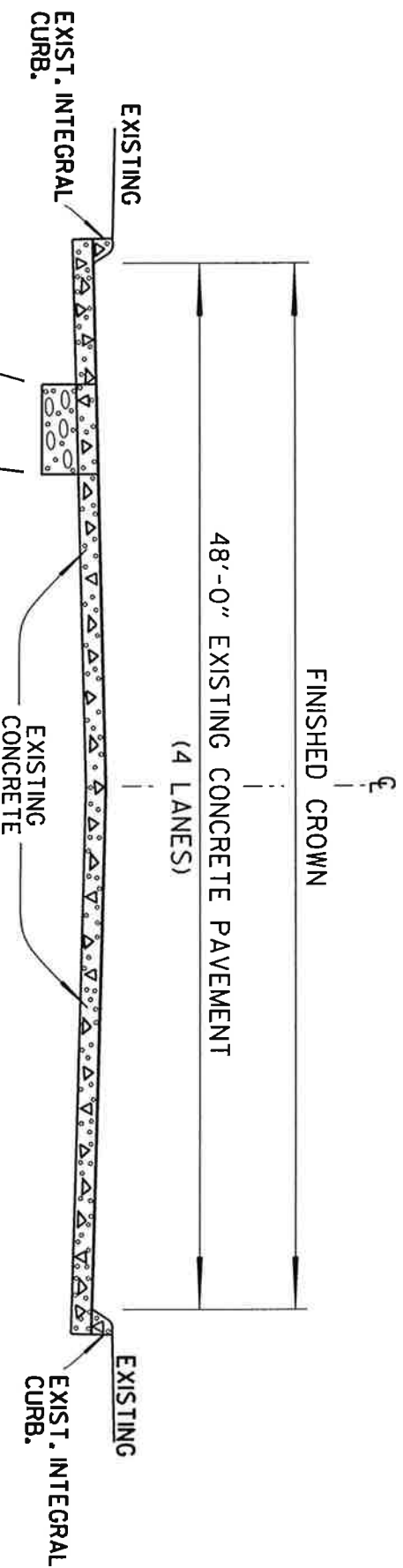
TYPICAL SECTION OF IMPROVEMENT

SECTION 9 - NORTH ST. (L.M. 0.18 - 0.34)

NOTES: INSTALLATION OF PERMANENT TRAFFIC SAFETY SIGNS NOT SHOWN ON PLANS ARE THE RESPONSIBILITY OF THE CITY.

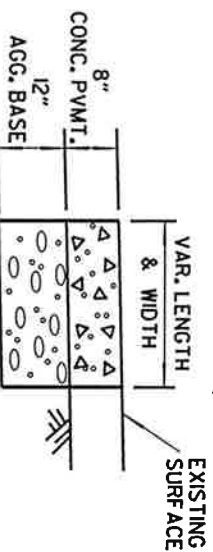
CONTRACTOR TO COORDINATE WITH CITY FOR THE ADJUSTMENT OF MANHOLES AND WATER VALVE COVERS.

CITY FORCES TO MILL BUTT JOINTS AT BOTH ENDS AND 6' ALONG BOTH GUTTERS.



TYPICAL SECTION OF IMPROVEMENT

SECTION 10 - NORTH ST. (L.M. 0.34 - 0.48)



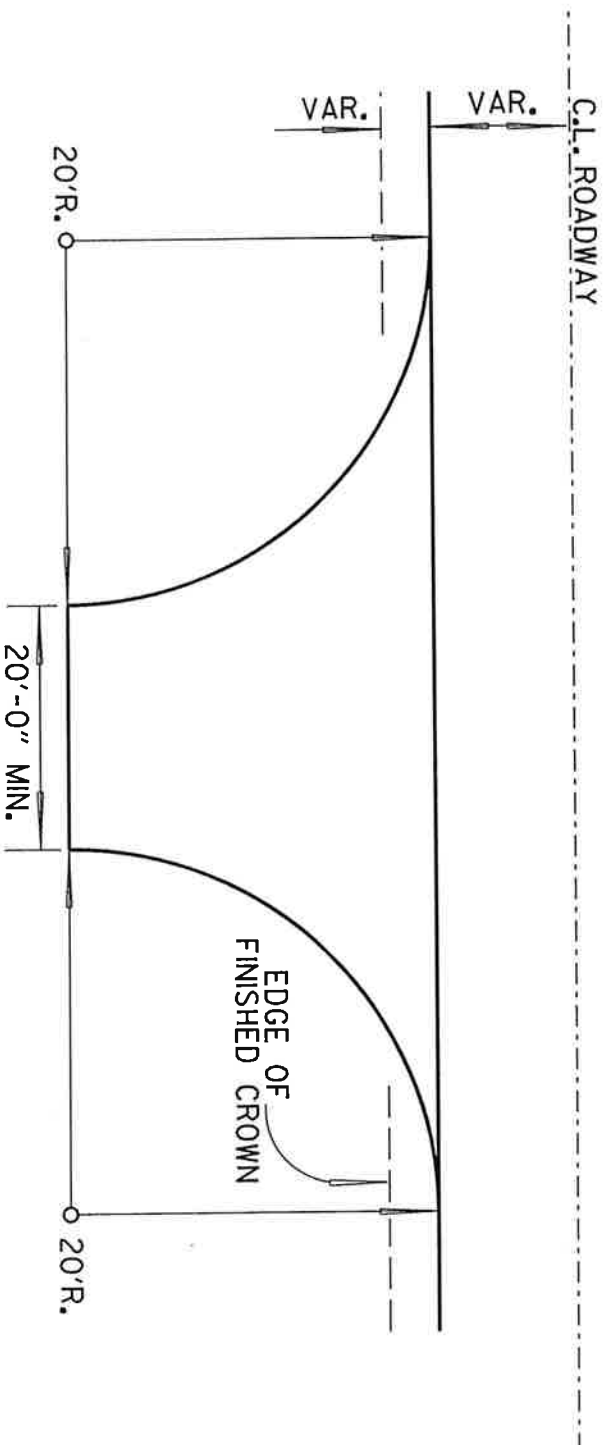
NOTES: INSTALLATION OF PERMANENT TRAFFIC SAFETY SIGNS NOT SHOWN ON PLANS ARE THE RESPONSIBILITY OF THE CITY.

CONTRACTOR TO COORDINATE WITH CITY FOR THE ADJUSTMENT OF MANHOLES AND WATER VALVE COVERS.

CONCRETE PAVEMENT AND BASE TO BE REMOVED AND REPLACED IF AND WHERE DIRECTED BY THE ENGINEER. SEE QUANTITY SHEETS FOR ESTIMATED AMOUNTS.

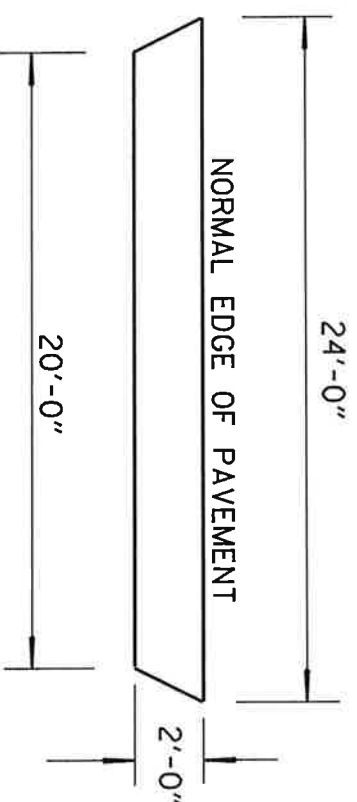
PORTLAND CEMENT CONCRETE PATCHING

(PER STANDARD SPECIFICATIONS SECTION 507)



TYPICAL CITY STREET TURNOUT 20' RADIUS

ADD'L. SURFACING AREA PER TURNOUT = 63.5 SQ. YDS.



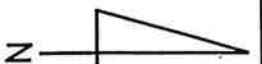
TYPICAL PRIVATE ENTRANCES

ADD'L. SURFACING AREA = 4.9 SQ. YDS.

NOTE: DIMENSIONS MAY BE MODIFIED
IF AND WHERE DIRECTED BY THE ENGINEER.

JOB C72004

SHEET 14 OF 32



TOWNSHIP ST.

REPLACE EXISTING
12" STOP BAR AT
L.M. 1.128

REPLACE EXISTING
LEFT TURN ARROW
AT L.M. 1.127



ONLY

GREGG AVE.

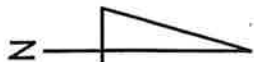
GREGG AVE.

REPLACE EXISTING
TURN LANE LINE AT
L.M. 1.125 - L.M. 1.128
(170')

REPLACE EXISTING
WORD "ONLY" AT
L.M. 1.126

DETAIL AT TOWNSHIP ST. INTERSECTION
FOR SECTION 6 - GREGG AVE.
BETWEEN L.M. 1.125 - 1.128

REFER TO STD. DWG. PM-1 FOR ADDITIONAL DETAILS.
(not to scale)



REPLACE EXISTING
TURN LANE LINE AT
L.M. 0.00 - L.M. 0.02
(90')

NORTH ST.

REPLACE EXISTING
LEFT TURN ARROW AT
L.M. 0.02

HWY. 112



ONLY



REPLACE EXISTING
WORD "ONLY" AT
L.M. 0.04

REPLACE EXISTING
LEFT TURN ARROW AT
L.M. 0.05

NORTH ST.

REPLACE EXISTING
TURN LANE LINE AT
L.M. 0.04 - L.M. 0.05
(80')

REPLACE EXISTING
CROSSWALK AT
L.M. 0.00
FOURTEEN 10' X 24"
WHITE BARS SPACED
4' O.C.

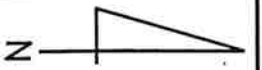
DETAIL AT HWY. 112 INTERSECTION
FOR SECTION 7 - NORTH ST.
BETWEEN L.M. 0.00 - 0.05

REFER TO STD. DWG. PM-1 FOR ADDITIONAL DETAILS.

(not to scale)

JOB C72004

SHEET 16 OF 32



REPLACE EXISTING
CROSSWALK AT

L.M. 0.24

SEVENTEEN 10' X 24"
WHITE BARS SPACED
4' O.C.

REPLACE EXISTING
TURN LANE LINE AT
L.M. 0.22 - L.M. 0.24
(100')

NORTH ST.

ONLY



NORTH ST.

REPLACE EXISTING
LEFT TURN ARROW AT
L.M. 0.23

REPLACE EXISTING
WORD "ONLY" AT
L.M. 0.23

N. LEVERETT AVE.

REPLACE EXISTING
CROSSWALK AT

L.M. 0.25

FIFTEEN 10' X 24"
WHITE BARS SPACED
4' O.C.

NORTH ST.

ONLY



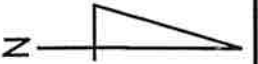
REPLACE EXISTING
LEFT TURN ARROW AT
L.M. 0.26

NORTH ST.

REPLACE EXISTING
WORD "ONLY" AT
L.M. 0.26

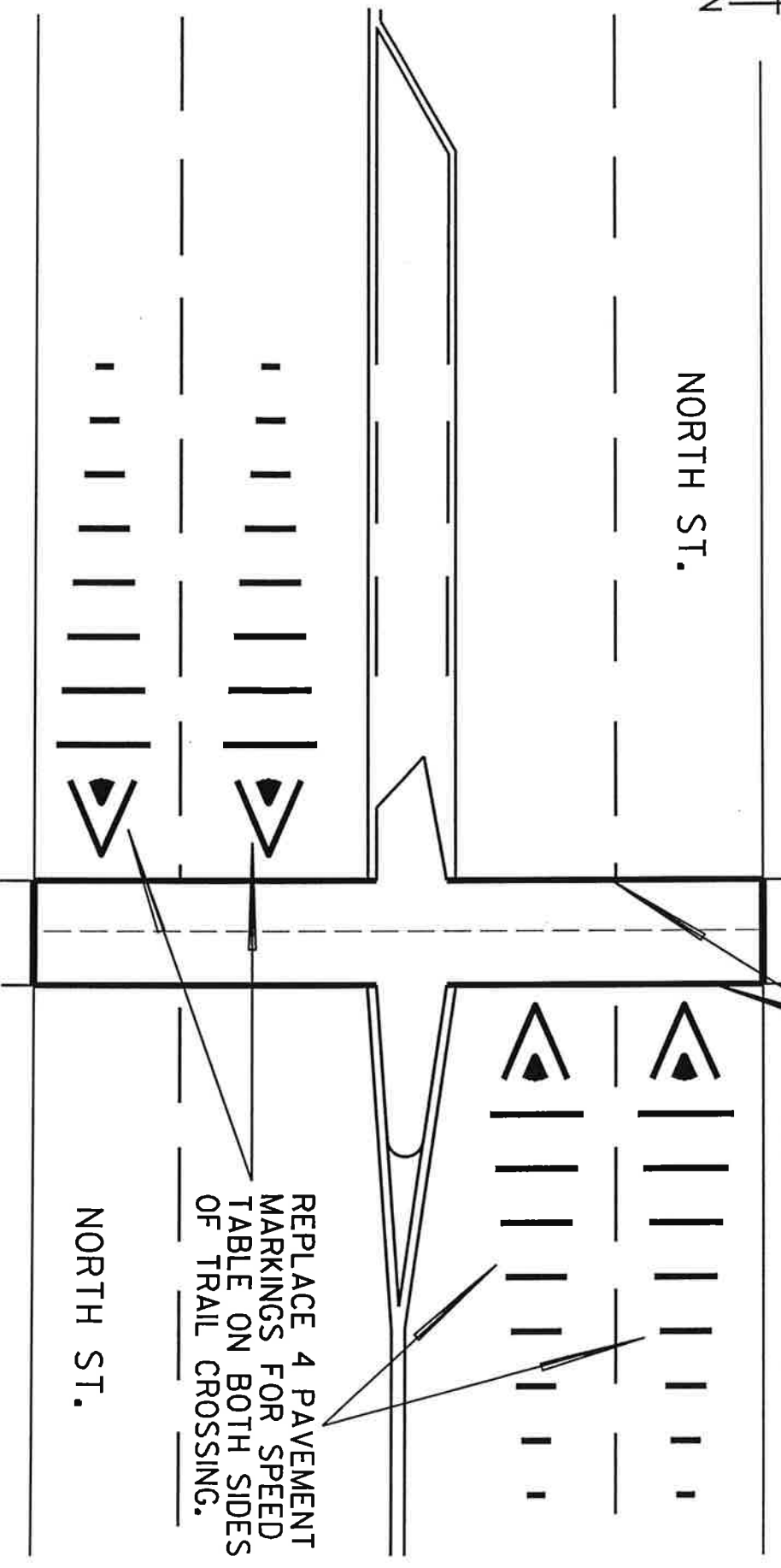
DETAIL AT N. LEVERETT AVE. INTERSECTION
FOR SECTION 9 - NORTH ST.
BETWEEN L.M. 0.23 - L.M. 0.27

REFER TO STD. DWG. PM-1 FOR ADDITIONAL DETAILS.
(not to scale)



NORTH ST.

REFRESH 24" WHITE TRANSVERSE
PAVEMENT MARKINGS ON BOTH
SIDES OF THE CROSSING AT
L.M. 0.33. (NOT TO BE OVERLAYED)

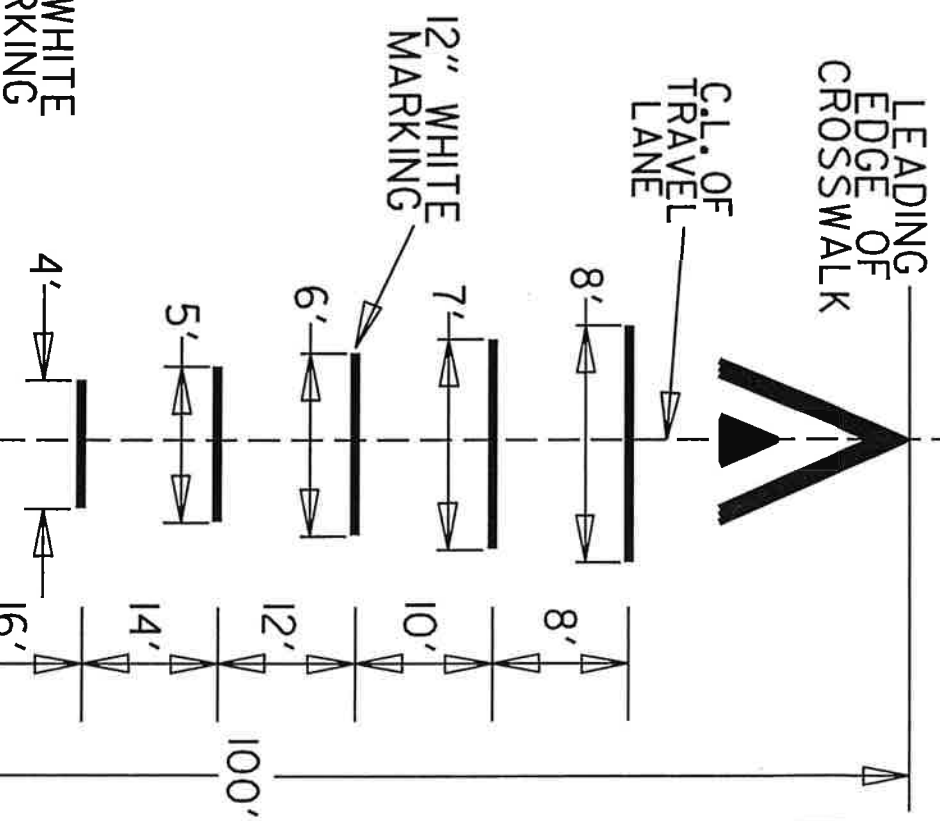
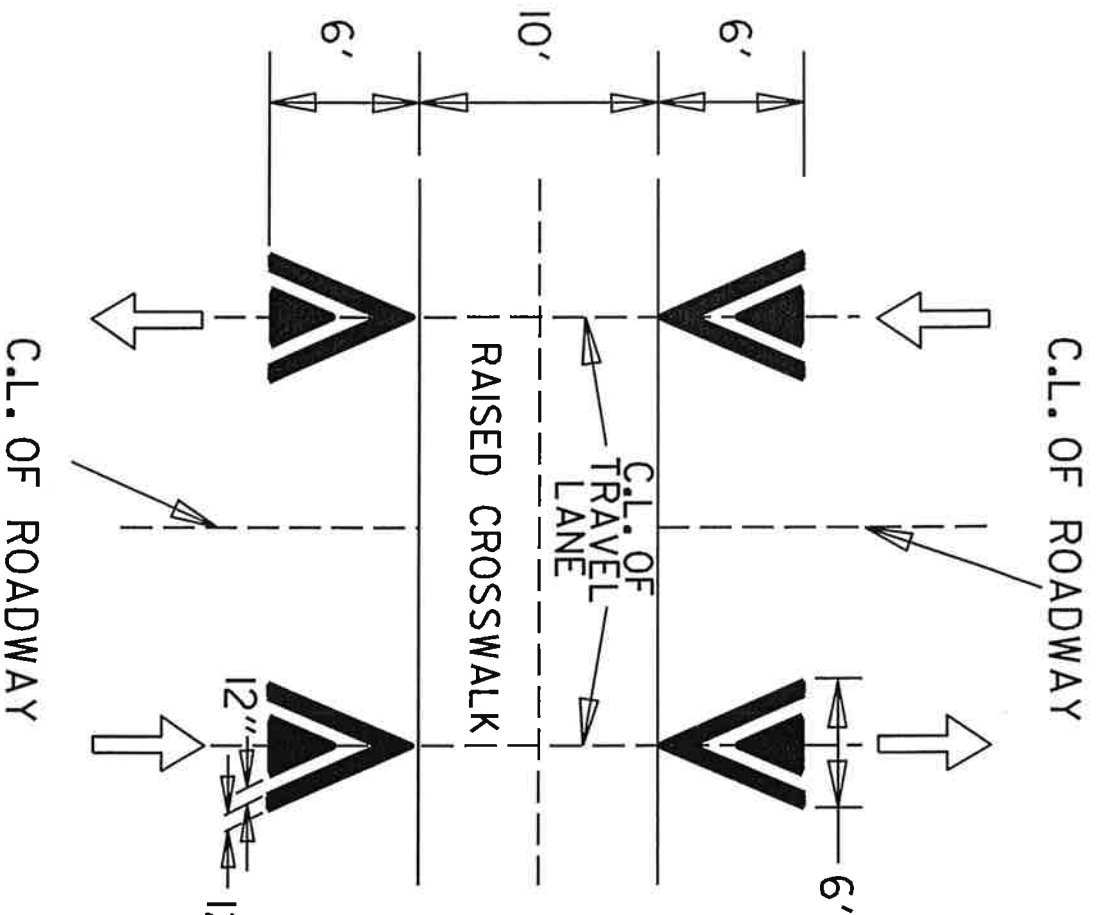


REPLACE 4 PAVEMENT
MARKINGS FOR SPEED
TABLE ON BOTH SIDES
OF TRAIL CROSSING.

NORTH ST.

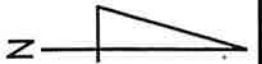
DETAIL AT RAISED CROSSWALK
FOR SECTION 9 - NORTH ST.
AT L.M. 0.33

REFER TO SHEET 19 FOR ADDITIONAL DETAILS.
(not to scale)



DETAIL AT RAISED CROSSWALK & SPEED TABLE.

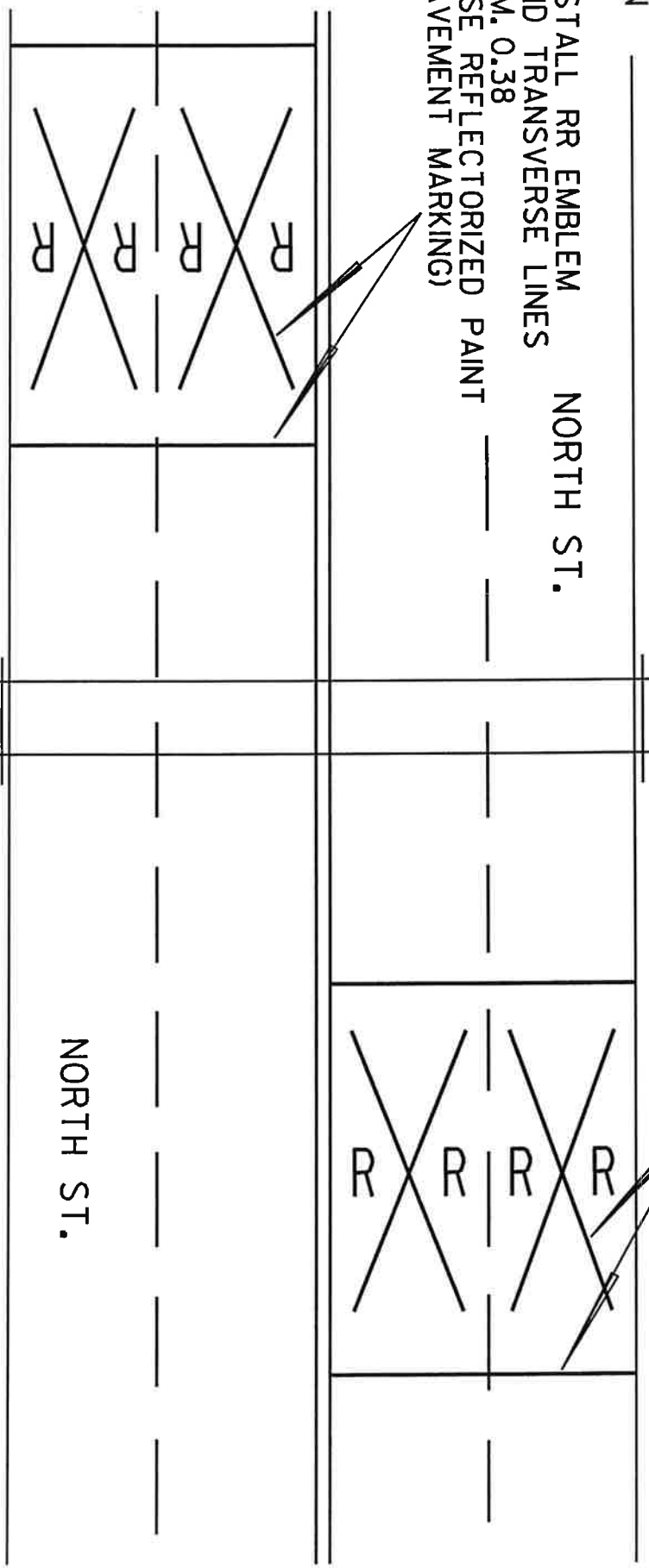
(not to scale)



INSTALL RR EMBLEM
AND TRANSVERSE LINES
L.M. 0.38
(USE REFLECTORIZED PAINT
PAVEMENT MARKING)

NORTH ST.

INSTALL RR EMBLEM
AND TRANSVERSE LINES
L.M. 0.41
(USE REFLECTORIZED PAINT
PAVEMENT MARKING)



DETAIL OF RAILROAD EMBLEMS &
TRANSVERSE LINES
FOR SECTION 10 - NORTH ST.
AT L.M. 0.38 & L.M. 0.41

REFER TO STD.DWG. RRS-1 FOR ADDITIONAL DETAILS.
(not to scale)

SURFACING QUANTITIES

DESCRIPTION	LOG MILE		LENGTH	WIDTH	TACK COAT (0.05 GAL. / SQ. YD.)		ACHM SURFACE COURSE (3/8")*	
	FROM	TO	LIN. FT.	LIN. FT.	SQ. YDS.	GALS.	SQ. YDS.	TONS
SECTION 3 - GREGG AVE. (L.M. 0.36 - 0.69)								
MAIN LANES	0.36	0.69	1742.4	43.00	8324.8	416.2	8324.8	832.5
SECTION 5 - GREGG AVE. (L.M. 0.95 - 1.20)								
MAIN LANES	0.95	1.20	1320.0	44.00	6453.3	322.7	6453.3	645.3
SECTION 6 - GREGG AVE. (L.M. 1.20 - 1.28)								
MAIN LANES	1.20	1.28	422.4	56.00	2628.3	131.4	2628.3	262.8
SECTION 7 - NORTH ST. (L.M. 0.00 - 0.12)								
MAIN LANES	0.00	0.12	633.6	56.00	3942.4	197.1	3942.4	394.2
LEVELING								40.0
SECTION 8 - NORTH ST. (L.M. 0.12 - 0.18)								
MAIN LANES	0.12	0.18	316.8	48.00	1689.6	84.5	1689.6	169.0
LEVELING								15.0
SECTION 9 - NORTH ST. (L.M. 0.18 - 0.34)								
MAIN LANES**	0.18	0.34	823.8	50.00	4576.7	228.8	4576.7	457.7
TOTALS:						1380.7		2816.5
USE:						1381	2817	

BASIS OF ESTIMATE:

TACK COAT _____ 0.05 GAL. PER SQ. YD.
 ACHM SURF. CRSE. (3/8") _____ 200 LBS. PER SQ. YD.

PROPORTION BY WEIGHT:

MINERAL AGGREGATE _____ 94.4%
 ASPHALT BINDER (PG 64-22) _____ 5.6%
 *Nmax=115

NOTE: THESE ESTIMATED QUANTITIES MAY BE ADJUSTED BY THE ENGINEER TO MEET LOCAL STREET CONDITIONS.

**NOTE: 21' SURFACING EXCEPTION IN SECTION 9 AT L.M. 0.33. (RAISED CROSSWALK)

PORTLAND CEMENT CONCRETE PAVEMENT PATCHING

LOCATION	REMOVAL AND DISPOSAL OF CONCRETE PAVEMENT FOR PATCHING	PORTLAND CEMENT CONC. PAVEMENT PATCHING (8" U.T.)	UNCLASSIFIED EXCAVATION (12" DEPTH)	AGGREGATE BASE COURSE (CLASS 7) (12" DEPTH)
	SQ. YD.	SQ. YD.	CU. YD.	TONS
SECTION 1 - GREGG AVE. (L.M. 0.00-0.06)				
SELECTED SECTIONS	100.0	100.0	33.3	70.2
SECTION 2 - GREGG AVE. (L.M. 0.06-0.36)				
SELECTED SECTIONS	1000.0	1000.0	333.3	702.0
SECTION 4 - GREGG AVE. (L.M. 0.69-0.95)				
SELECTED SECTIONS	300.0	300.0	100.0	210.6
SECTION 10 - 2ND ST. (L.M. 0.00-0.11)				
SELECTED SECTIONS*	550.0	550.0	183.3	386.1
TOTALS:	1950.0	1950.0	649.9	1368.9
USE:	1950	1950	650	1369

NOTE : CONCRETE PAVEMENT AND BASE TO BE REMOVED
AND REPLACED IF AND WHERE DIRECTED BY THE
ENGINEER.

THERMOPLASTIC PAVEMENT MARKING (BOX 1 OF 2)

LOG MILE		YELLOW MARKINGS		WHITE MARKINGS		
		4" CONTINUOUS	4" CONTINUOUS	4" SKIP	12" CONTINUOUS	24" CONTINUOUS
FROM	TO	LINEAR FEET	LINEAR FEET	LIN. FT.	LINEAR FEET	LINEAR FEET
SECTION 1 - GREGG AVE. (L.M. 0.00-0.06)						
0.02	0.06	40	20			
SECTION 2 - GREGG AVE. (L.M. 0.06-0.36)						
0.06	0.36	160	180			
SECTION 3 - GREGG AVE. (L.M. 0.36-0.69)						
0.36	0.69	3485	870			
SECTION 4 - GREGG AVE. (L.M. 0.69-0.95)						
0.69	0.95	120	60			
SECTION 5 - GREGG AVE. (L.M. 0.95-1.20)						
0.95	1.20	2640	660			
SECTION 6 - GREGG AVE. (L.M. 1.20-1.28)						
1.20	1.28	845	210			
1.20	1.25	500				
1.25	1.28		170			
L.M. 1.28 (STOP BAR)						
					34	
SECTION 7 - NORTH ST. (L.M. 0.00-0.12)						
ENTIRE SECTION		1267		320		
0.00	0.02		90			
0.04	0.05		80			
0.07	0.12	540				
SECTION 8 - NORTH ST. (L.M. 0.12-0.18)						
0.12	0.18	634	160			
SECTION 9 - NORTH ST. (L.M. 0.18-0.34)						
ENTIRE SECTION		1648		410		
0.18	0.21	280				
0.22	0.24		100			
0.25	0.27		120			
L.M. 0.33 (SPEED TABLE)						
					200	50
SECTION 10 - NORTH ST. (L.M. 0.34-0.48)						
0.34	0.48	180	100			
TOTALS :		12339	920	2630	234	50

NOTE: THIS IS A HIGH VOLUME ROAD AS DEFINED IN SECTION 604.03 OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, EDITION OF 2014.

NOTE: LOG MILES ARE APPROXIMATE, EXACT LOCATIONS AND QUANTITIES ARE AT THE DIRECTION OF THE ENGINEER.

THERMOPLASTIC PAVEMENT MARKING (BOX 2 OF 2)

LOG MILE	WHITE MARKINGS		
	ARROWS	WORDS (ONLY)	24" CROSSWALKS
	EACH	EACH	LINEAR FEET
SECTION 6 - GREGG AVE. (L.M. 1.20-1.28)			
L.M. 1.26		1	
L.M. 1.27	1 (LT.)		
SECTION 7 - NORTH ST. (L.M. 0.00-0.12)			
L.M. 0.00			140
L.M. 0.02	1 (LT.)		
L.M. 0.04		1	
L.M. 0.05	1 (LT.)		
SECTION 9 - NORTH ST. (L.M. 0.18-0.34)			
L.M. 0.23	1 (LT.)	1	
L.M. 0.24			170
L.M. 0.25			150
L.M. 0.26	1 (LT.)	1	
TOTALS :	5	4	460

REFLECTORIZED PAINT PAVEMENT MARKING

LOG MILE	WHITE MARKINGS	
	RR EMBLEMS	
	EACH	
SECTION 10 - NORTH ST. (L.M. 0.34-0.48)		
L.M. 0.38		1
L.M. 0.41		1
TOTALS:		2

NOTES: THIS IS A HIGH VOLUME ROAD AS DEFINED IN SECTION 604.03 OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, EDITION OF 2014.

LOG MILES ARE APPROXIMATE, EXACT LOCATIONS AND QUANTITIES ARE AT THE DIRECTION OF THE ENGINEER.

TRAFFIC CONTROL DEVICES (BOX 1 OF 2)

LOCATION	W20-1										G20-1				G20-2			
	1500 FT.		1000 FT.		500 FT.		AHEAD											
	NO.	SQ. FT.	NO.	SQ. FT.	NO.	SQ. FT.			NO.	SQ. FT.	NO.	SQ. FT.	NO.	SQ. FT.				
ENTIRE PROJECT																		
SECTION 1 - GREGG AVE. (L.M. 0.00 - 0.06)																		
BEGIN SECTION	1	16.00	1	16.00	1	16.00			1	10.00	1	8.00						
SECTION 2 - GREGG AVE. (L.M. 0.06 - 0.36)																		
BEGIN SECTION											1	10.00	1	8.00				
END SECTION											1	10.00	1	8.00				
SECTION 3 - GREGG AVE. (L.M. 0.36 - 0.69)																		
SYCAMORE ST. (EAST)							1	16.00										
SYCAMORE ST. (WEST)							1	16.00										
SECTION 4 - GREGG AVE. (L.M. 0.69 - 0.95)																		
POPLAR ST. (WEST)							1	16.00										
SECTION 6 - GREGG AVE. (L.M. 1.20 - 1.28)																		
END SECTION	1	16.00	1	16.00	1	16.00			1	10.00	1	8.00						
TOWNSHIP ST. (EAST)							1	16.00										
SECTION 7 - NORTH ST. (L.M. 0.00 - 0.12)																		
BEGIN SECTION	1	16.00	1	16.00	1	16.00			1	10.00	1	8.00						
SECTION 9 - NORTH ST. (L.M. 0.18 - 0.34)																		
LEVERETTE AVE. (NORTH)											1	16.00						
LEVERETTE AVE. (SOUTH)											1	16.00						
SECTION 10 - NORTH ST. (L.M. 0.34 - 0.48)																		
END SECTION	1	16.00	1	16.00	1	16.00			1	10.00	1	8.00						
TOTALS:	4	64.00	4	64.00	4	64.00	6	96.00	6	60.00	6	48.00						

NOTE: LOG MILE LOCATIONS ARE APPROXIMATE. EXACT LOCATIONS TO BE DETERMINED IN THE FIELD BY THE ENGINEER.

TRAFFIC CONTROL DEVICES (BOX 2 OF 2)

LOCATION	W1-6		W4-1		W20-5		TRAFFIC DRUMS	VERTICAL PANELS
	NO.	SQ. FT.	NO.	SQ. FT.	NO.	SQ. FT.	EACH	EACH
SECTION 1 - GREGG AVE. (L.M. 0.00 - 0.06)								
ENTIRE SECTION	3	24.00	1	9.00	1	9.00	18	3
SECTION 2 - GREGG AVE. (L.M. 0.06 - 0.36)								
ENTIRE SECTION	3	24.00	1	9.00	1	9.00	18	24
SECTION 4 - N. & S. CHURCH ST. (L.M. 0.00 - 0.27)								
ENTIRE SECTION	3	24.00	1	9.00	1	9.00	18	8
SECTION 10 - NORTH ST. (L.M. 0.34 - 0.48)								
ENTIRE SECTION	3	24.00	1	9.00	1	9.00	16	15
TOTALS:	12	96.00	4	36.00	4	36.00	70	50

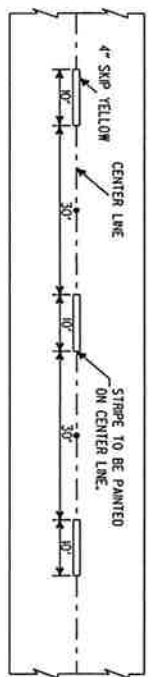
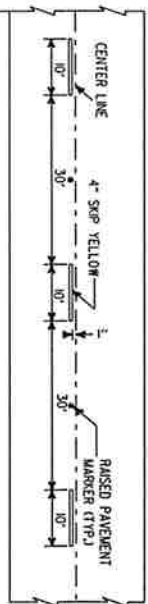
NOTE: LOG MILE LOCATIONS ARE APPROXIMATE. EXACT LOCATIONS
TO BE DETERMINED IN THE FIELD BY THE ENGINEER.

SUMMARY OF QUANTITIES

ITEM NUMBER	I T E M	TOTAL QUANTITY	UNIT
210	UNCLASSIFIED EXCAVATION	650	CU. YD.
SS & 303	AGGREGATE BASE COURSE (CLASS 7)	1369	TON
SS & 401	TACK COAT	1381	GAL.
SP, SS, & 407	MINERAL AGGREGATE IN ACHM SURFACE COURSE (3/8")	2659	TON
SP, SS, & 407	ASPHALT BINDER (PG 64-22) IN ACHM SURFACE COURSE (3/8")	158	TON
507	REMOVAL AND DISPOSAL OF CONCRETE PAVEMENT FOR PATCHING	1950	SQ. YD.
507	PORTLAND CEMENT CONCRETE PAVEMENT PATCHING (8" UNIFORM THICKNESS)	1950	SQ. YD.
601	MOBILIZATION	1.00	LUMP SUM
603	MAINTENANCE OF TRAFFIC	1.00	LUMP SUM
SS & 604	SIGNS	564	SQ. FT.
SS & 604	TRAFFIC DRUMS	70	EACH
SS & 604	VERTICAL PANELS	50	EACH
718	REFLECTORIZED PAINT PAVEMENT MARKING (RAILROAD EMBLEMS)	2	EACH
719	THERMOPLASTIC PAVEMENT MARKING WHITE (4")	3550	LIN. FT.
719	THERMOPLASTIC PAVEMENT MARKING WHITE (12")	234	LIN. FT.
719	THERMOPLASTIC PAVEMENT MARKING WHITE (24")	510	LIN. FT.
719	THERMOPLASTIC PAVEMENT MARKING YELLOW (4")	12339	LIN. FT.
719	THERMOPLASTIC PAVEMENT MARKING (WORDS)	4	EACH
719	THERMOPLASTIC PAVEMENT MARKING (ARROWS)	5	EACH

REVISIONS

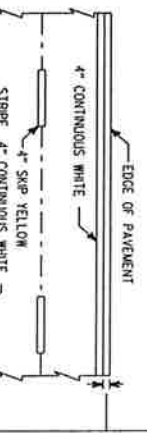
DATE	REVISION	SHEET NO.



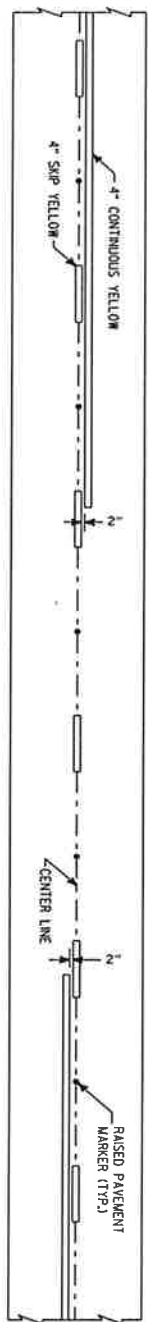
CONCRETE PAVEMENT

ASPHALT PAVEMENT

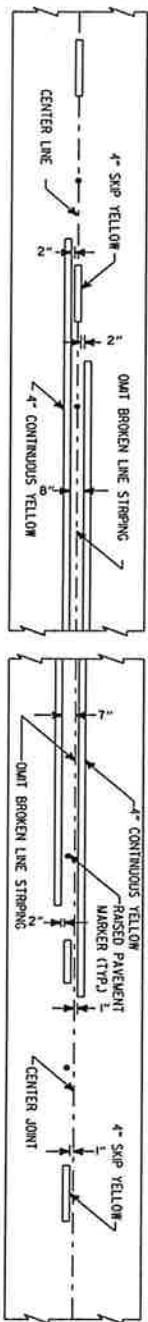
BROKEN LINE STRIPING



SOLID LINE STRIPING ON CONCRETE PAVEMENT



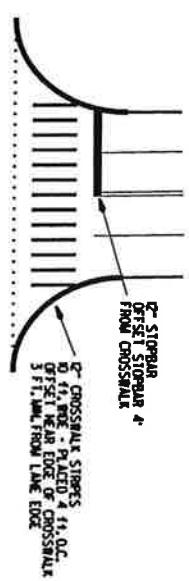
SOLID LINE STRIPING ON ASPHALT PAVEMENT



ASPHALT PAVEMENT

CONCRETE PAVEMENT

STRIPING AT ADJACENT NO PASSING LANES

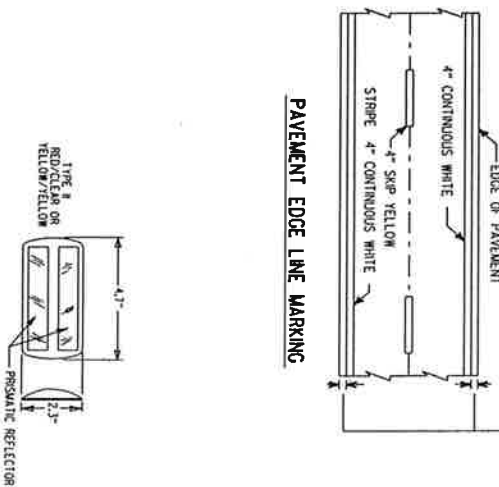


CROSSWALK AND STOPBAR DETAILS

- NOTES:
1. ALL LINES SHALL HAVE A WIDTH OF 4 INCHES.
 2. THE THICKNESS AND RATE OF PAINT APPLICATION SHALL BE AS SPECIFIED IN SECTION 718 OF THE STANDARD SPECIFICATIONS.
 3. THIS DRAWING SHALL BE USED IN CONJUNCTION WITH THE LATEST REVISED ADDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
 4. RAISED PAVEMENT MARKERS SHALL BE CENTERED BETWEEN SKIP LINES ON 40 FEET SPACING UNLESS OTHERWISE SHOWN ON THE PLANS.

2" FOR ASPHALT OR CONCRETE PAVEMENT
6" FOR BITUMINOUS SURFACE TREATMENT

PAVEMENT EDGE LINE MARKING



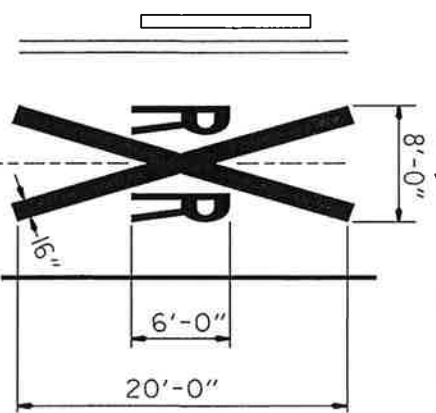
NOTE:
THE RED LENS OF THE
TYPE II R.P.M. SHALL
FACE THE INCORRECT
TRAFFIC MOVEMENT.

DETAIL OF STANDARD RAISED PAVEMENT MARKERS

PAVEMENT MARKING DETAILS

DATE	REVISION	BY	CHKD
9-6-03	REVISED DETAIL OF STANDARD RAISED PAVEMENT MARKERS		
8-17-03	REVISED GENERAL NOTES & REMOVED PAVEMENT MARKERS		
8-18-04	REVISED NOTE 2 & GENERAL NOTES		
8-22-02	NOTES		
1-02-98	NOTES		
4-28-85	REV. NOTES 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100		
5-10-80	REVISED		

DATE	REVISION	BY	CHKD
9-6-03	REVISED DETAIL OF STANDARD RAISED PAVEMENT MARKERS		
8-17-03	REVISED GENERAL NOTES & REMOVED PAVEMENT MARKERS		
8-18-04	REVISED NOTE 2 & GENERAL NOTES		
8-22-02	NOTES		
1-02-98	NOTES		
4-28-85	REV. NOTES 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100		
5-10-80	REVISED		



WIDTH MAY VARY
ACCORDING TO LANE WIDTH

NOTES:
THE DISTANCE FROM THE RAILROAD CROSSING WARNING TO THE NEAREST TRACK WILL VARY ACCORDING TO THE APPROACH SPEED AND THE SIGHT DISTANCE OF THE VEHICULAR TRAFFIC APPROACHING, BUT PROBABLY SHOULD BE NOT LESS THAN 50 FEET.

A THREE LANE ROADWAY SHOULD BE MARKED WITH A CENTERLINE FOR TWO-LANE APPROACH OPERATION ON THE APPROACH TO A CROSSING.

ON MULTILANE ROADS THE TRANSVERSE BANDS SHOULD EXTEND ACROSS ALL APPROACH LANES, AND INDIVIDUAL RVR SYMBOLS SHOULD BE USED IN EACH APPROACH LANE.

DETAIL OF PAVEMENT MARKINGS
FOR RAILROAD CROSSING

PAVEMENT MARKING TO BE SYMMETRICAL ABOUT RAILROAD

ARKANSAS STATE HIGHWAY COMMISSION
PAVEMENT MARKING
FOR RAILROAD CROSSING
STANDARD DRAWING RRS-1

[illegible]



City of Fayetteville, Arkansas

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

Text File

File Number: 2016-0221

Agenda Date: 5/3/2016

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Resolution

Agenda Number: A. 13

ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT CHANGE ORDER NO.

1:

A RESOLUTION TO APPROVE CHANGE ORDER NO. 1 TO THE CONTRACT WITH THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT IN THE AMOUNT OF \$7,851.40 TO INCREASE THE CITY'S SHARE OF THE COSTS ASSOCIATED WITH THE HIGHWAY 45/OLD WIRE ROAD SIGNAL AND INTERSECTION IMPROVEMENTS PROJECT TO THE TOTAL AMOUNT OF \$411,454.78, AND TO APPROVE A PROJECT CONTINGENCY IN THE AMOUNT OF \$92,148.60

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 Change Order No. 1 to the contract the Arkansas Highway and Transportation Department in the amount of \$7,851.40 to increase the City's share of the costs associated with the Highway 45/Old Wire Road Signal and Intersection Improvements Project to a total amount of \$411,454.78, and further approves a project contingency in the amount of \$92,148.60 to cover additional change orders that may be issued on the project.

City of Fayetteville Staff Review Form

2016-0221

Legistar File ID

5/3/2016

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

Chris Brown

4/20/2016

Engineering /
Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approval of Change Order No. 1 for Improvements to Old Wire Road/Mission Blvd. Intersection in the amount of \$7,851.40, and Approval of a Project Contingency of an additional \$92,148.60 for additional change orders that may be issued on the project.

Budget Impact:

4520.9555.5809.00

Street Sales Tax 2013

Account Number

Fund

06035.2600

Old Wire Road (Mission to 265)

Project Number

Project Title

Budgeted Item? Yes

Current Budget \$ 1,135,454.00

Funds Obligated \$ 966,728.48

Current Balance \$ 168,725.52

Does item have a cost? Yes

Item Cost \$100,000.00

Budget Adjustment Attached? NA

Budget Adjustment

Remaining Budget \$ 68,725.52

V20140710

Previous Ordinance or Resolution # 31-10; 43-16

Original Contract Number:

Approval Date:

Comments:

MEETING OF MAY 3, 2016

TO: Mayor and City Council

THRU: Don Marr, Chief of Staff
Jeremy Pate, Development Services Director

FROM: Chris Brown, City Engineer

DATE: April 20, 2016

SUBJECT: **Approval of Change Order No. 1 for Improvements to Old Wire Road/Mission Blvd. Intersection in the amount of \$7,851.40, and Approval of a Project Contingency of an additional \$92,148.60 for additional change orders that may be issued on the project.**

RECOMMENDATION:

Staff recommends approval of change order 1 to the contract between the Arkansas Highway and Transportation Department and Crossland Heavy Contractors for Hwy 45/Old Wire Road Signal and Intersection Improvements project. Staff also recommends approval of a project contingency in the amount of \$92,148.60, to provide a total of \$100,000 in funding to change orders that may be issued on the project.

BACKGROUND:

City Council passed Resolution No. 31-10 on February 16, 2010, approving an Agreement of Understanding with the Arkansas Highway and Transportation Department (AHTD) to design and construct the signal and intersection improvements. This project includes improvements to the lane configuration to allow for the installation of a traffic signal. Sidewalk installation and storm sewer are also included in the work proposed by the AHTD. The original agreement was for a Federal-Aid funding amount of \$350,000. The agreement has been amended since then to add an additional \$850,000 through the Surface Transportation Program-Attributable Funds (STP-A) for a total of \$1.2 million of Federal-Aid funding.

The City Council passed Resolution 43-16 approving a payment of \$359,587.42 in February 2016. To date, the City's cost for this project is \$403,603.38. Federal and state aid is maxed out on the project, and any additional costs to the project will be the responsibility of the City.

DISCUSSION:

The AHTD forwarded Change Order No. 1 in the amount of \$7,851.40 for additional work on the project, and has requested the City's concurrence on the change order. Since the change order increases the cost of the project, and there are no remaining federal or state funds, this additional cost is the responsibility of the City. No contingency funding was previously established for this project, so \$100,000 in funding to cover this and (potential) future change orders is requested.

BUDGET/STAFF IMPACT:

This project is budgeted through the Transportation Bond Program. Any additional costs to the City will be due at the end of the project.

Attachments:

Change Order No. 1

Resolution 31-10

Resolution 43-16

ARKANSAS STATE HIGHWAY COMMISSION

CHANGE ORDER

Job Name Hwy.45/Old Wire Rd. Signal & Inters. Impvts.(Fayetteville)(S) **Route & Section** 45, Section 5
Job No. 040642 **FAP No** STP-STPU-9142(32) **County** Washington
Changes located Sta. 50+65 Hwy. 45 and Sta. 12+70 Old Wire Rd. **Change Order No.** 1

DESCRIPTION OF CHANGE: Establish and add to the Contract the items " Flowable Select Material" and " Pavement Repair Over Culverts (Concrete)".

REASON FOR CHANGE: The Flowable Select Material is needed to facilitate the backfill of pipe culverts that will require placement across existing travel lanes under traffic. The Pavement Repair over Culverts (Concrete) will be needed to protect the pipe culverts across the travel lanes and to maintain the paved roadway.

Attachments: Contractor's letter.

Note: The prices submitted for the items "Flowable Select Material" and " Pavement Repair Over Culverts (Concrete)" are at the weighted averages for similarly constructed items.

NOTE: UNIT PRICES FOR "PAVEMENT REPAIR OVER CULVERTS (CONCRETE)" AND "FLOWABLE SELECT MATERIAL" ARE CONTINGENT UPON THE EXECUTION OF A SUPPLEMENTAL AGREEMENT.

SUMMARY

Item No.	Item	Unit	Unit Price	PRESENT		REVISED	
				Quantity	Amount	Quantity	Amount
206	Flowable Select Material	CUYD	134.97	0.00	0.00	33.65	4,541.74
615	Pavement Repair Over Culverts (Concrete)	CUYD	261.22	0.00	0.00	12.67	3,309.66
				0.00		7,851.40	
				Overrun		\$7,851.40	

Concurrence By:

	Date	Initials	Remarks
CITY MAYOR			
CONSTRUCTION	4/6/2016	DEC	COGS Email
ROADWAY	4/7/2016	BP	Concur

Authorized _____

Chad Adams, District Engineer

Requested 4/8/2016

Bashar Qedan

Bashar Qedan, Resident Engineer

RESOLUTION NO. 31-10

A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF
FAYETTEVILLE TO UTILIZE FEDERAL-AID MONIES FOR A TRAFFIC
SIGNAL AT THE INTERSECTION OF OLD WIRE ROAD AND STATE
HIGHWAY 45

WHEREAS, the City of Fayetteville understands Federal-Aid Surface Transportation funds are available for state roadway projects at the following federal participating ratios:

Type Work	Work Phase	Federal Share	State Share	City Match
Traffic Signals/Intersection Improvements State Highway 45 & Old Wire Road	Construction & Engineering	80%	10%	10%
	Right-of-way & Utilities	0%	0%	100%
Projects programmed but not let to contract	All Phases	0%	0%	100%

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

Section 1. That the City of Fayetteville will participate in accordance with its designated responsibility in this project, which includes providing electrical service and maintenance of the traffic signal and associated control equipment.

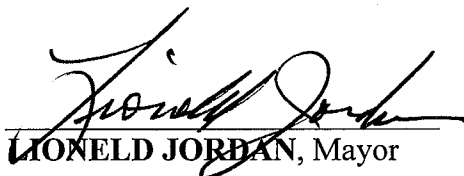
Section 2. That the Mayor is hereby authorized and directed to execute all appropriate agreements and contracts necessary to expedite the construction of this project.

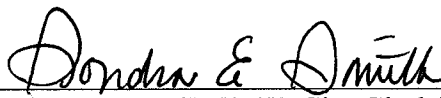
Section 3. That the City of Fayetteville pledges its full support and hereby authorizes the Arkansas State Highway and Transportation Department to initiate action and construct this project.

PASSED and APPROVED this 16th day of February, 2010.

APPROVED:

ATTEST:

By: 
LIONEL D. JORDAN, Mayor

By: 
SONDRA E. SMITH, City Clerk/Treasurer



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

February 16, 2010
City Council Meeting Date

Chris Brown
Submitted By

Engineering
Division

Development Services
Department

Action Required:

Resolution Expressing the Willingness of the City to Utilize Federal-Aid Monies for a Traffic Signal at Old Wire Road and Highway 45.

\$ 13,000.00
Cost of this request

\$ 300,000.00
Category / Project Budget

Old Wire Road-Mission to Crossover
Program Category / Project Name

4470.9470.5809.00
Account Number

\$ -
Funds Used to Date

Street Improvements
Program / Project Category Name

10011
Project Number

\$ 300,000.00
Remaining Balance

Sales Tax Capital Improvement
Fund Name

Budgeted Item ☒

Budget Adjustment Attached ☐

William C. Pate
Department Director 01-28-2010
Date

Previous Ordinance or Resolution # _____

Chris Kelly
City Attorney 2-1-10
Date

Original Contract Date: _____

Paula A. Beecher
Finance and Internal Service Director 2-1-2010
Date

Original Contract Number: _____

Don Man
Chief of Staff 2-1-10
Date

Received in City Clerk's Office
ENTERED
1/28/10 *KD*

Freddie Jordan
Mayor 2/2/10
Date

Received in Mayor's Office
ENTERED
2/1/10 *FF*

Comments:

CITY COUNCIL AGENDA MEMO

Council Meeting of February 16, 2010

To: Mayor and City Council

Thru: Don Marr, Chief of Staff
Jeremy Pate, Development Services Director *JP*

From: Chris Brown, City Engineer *CB*

Date: January 27, 2010

Subject: A Resolution Expressing the Willingness of the City to Utilize Federal-Aid Monies for a Traffic Signal at Old Wire Road and Highway 45.

PROPOSAL:

City staff made a request for a traffic operations study at the Old Wire Road/Highway 45 intersection to the Arkansas Highway and Transportation Department (AHTD). AHTD conducted the study and determined that the intersection meets the warrants for installation of a signal. Further, the signal installation is eligible for Federal (80%) and State (10%) funding. The City's portion is 10% of the estimated \$130,000 cost. A resolution from the City expressing willingness to utilize this funding and to provide the City's share of the cost is needed before AHTD will begin design on the project.

Funding for the project through AHTD is available immediately; the project can proceed to construction as soon as the design is completed and any necessary right of way is acquired. Construction could begin as early as 2011 if AHTD prepares the design, or sooner if prepared by the City. In addition to the signal, some realignment of the intersection may be needed. If this resolution is approved, staff will work with AHTD to coordinate design and construction of the realignment with the signal installation.

RECOMMENDATION:

Staff recommends Council approval of the resolution. In addition, the Street Committee discussed this opportunity at their January 26th, 2010 meeting, and voted to recommend approval to the full City Council.

BUDGET IMPACT:

Funding for improvements to Old Wire Road, from Mission to Crossover, is included in the 2010 Capital Improvement Program. Funding available is \$300,000; estimated funding for the City's portion of the signal is \$13,000. Funding for the realignment may be eligible for federal funding if it is determined that realignment is necessary for proper signal operation.

RESOLUTION NO. _____

A RESOLUTION EXPRESSING THE WILLINGNESS OF THE
CITY OF FAYETTEVILLE TO UTILIZE FEDERAL-AID
MONIES FOR A TRAFFIC SIGNAL AT THE INTERSECTION
OF OLD WIRE ROAD AND STATE HIGHWAY 45

WHEREAS, the City of Fayetteville understands Federal-Aid Surface Transportation funds are available for state roadway projects at the following federal participating ratios:

Type Work	Work Phase	Federal Share	State Share	City Match
Traffic Signals/Intersection Improvements State Highway 45 & Old Wire Road	Construction & Engineering	80%	10%	10%
	Right-of-way & Utilities	0%	0%	100%
Projects programmed but not let to contract	All Phases	0%	0%	100%

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

Section 1. That the City of Fayetteville will participate in accordance with its designated responsibility in this project, which includes providing electrical service and maintenance of the traffic signal and associated control equipment.

Section 2. That the Mayor is hereby authorized and directed to execute all appropriate agreements and contracts necessary to expedite the construction of this project.

Section 3. That the City of Fayetteville pledges its full support and hereby authorizes the Arkansas State Highway and Transportation Department to initiate action and construct this project.

PASSED and APPROVED this 16th day of February, 2010.

APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

By: _____
SONDRA E. SMITH, City Clerk/Treasurer

ARKANSAS STATE HIGHWAY
AND
TRANSPORTATION DEPARTMENT

RECEIVED
AUG 05 2009
ENGINEERING DIV.

Dan Flowers
Director
Phone (501) 569-2000 Fax (501) 569-2400



P.O. Box 2261
Little Rock, Arkansas 72203-2261
WWW.ARKANSASHIGHWAYS.COM

August 5, 2009

Chris Brown, P.E.
City Engineer
125 West Mountain Street
Fayetteville, AR 72701

Dear Mr. Brown:

Reference is made to your request for a traffic operations study to be conducted at the intersection of Highway 45 and Old Wire Road in Fayetteville.

A study has been completed which included a 24-hour turning movement count, a review of accident history and an on-site investigation. The results of the study indicate that a traffic signal for this intersection is warranted as outlined in the Manual on Uniform Traffic Control Devices.

A project to signalize this intersection is eligible for 80% Federal-aid, 10% State and 10% City funding for construction and engineering costs. The City will be responsible for 100% of the cost of any additional right of way acquisition or utility adjustments as required. The construction and engineering cost estimate for this project is \$130,000.

A copy of a sample Resolution is enclosed for the City to pass should you desire to pursue this project. After the Resolution is passed and signed, please return the Resolution to the Department and a project will be programmed.

If the City decides to proceed with this traffic signal project by utilizing City funding, we will issue a Permit to the City to make the improvements using 100% City funds.

Sincerely,

For Frank Vozel
Deputy Director and
Chief Engineer

Enclosure

c: Director
Assistant Chief Engineer – Operations
Maintenance
District 4

RESOLUTION NO. _____

**A RESOLUTION EXPRESSING THE WILLINGNESS
OF THE CITY OF FAYETTEVILLE
TO UTILIZE FEDERAL-AID MONIES
FOR THE FOLLOWING CITY PROJECT:**

Traffic Signal Installation:
Hwy. 45 & Old Wire Rd.

WHEREAS, The City of Fayetteville understands Federal-Aid Surface Transportation funds are available for State roadway projects at the following Federal participating ratios:

<u>Type Work</u>	<u>Work Phase</u>	<u>Federal Share</u>	<u>State Share</u>	<u>City Match</u>
Traffic Signals/ Intersection Improvements State Highway System & City Street: Hwy 45 and Old Wire Rd.	Construction & Engineering	80%	10%	10%
	Right-of-Way & Utilities	0%	0%	100%
Projects programmed but not let to contract	All Phases	0%	0%	100%

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

SECTION I: The CITY will participate in accordance with its designated responsibility in this project, which includes providing electrical service and maintenance of the traffic signal and associated control equipment.

SECTION II: The CITY is hereby authorized and directed to execute all appropriate agreements and contracts necessary to expedite the construction of this CITY project.

SECTION III: The CITY pledges its full support and hereby authorizes the Arkansas State Highway and Transportation Department to initiate action to construct this project.

THIS RESOLUTION adopted this _____ day of _____, 20____.

MAYOR: _____

ATTEST: _____



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

Resolution: 43-16

File Number: 2016-0037

ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT:

A RESOLUTION TO APPROVE A PAYMENT OF \$359,587.42 TO THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT FOR THE DESIGN AND CONSTRUCTION OF THE HIGHWAY 45/OLD WIRE ROAD SIGNAL AND INTERSECTION IMPROVEMENTS PROJECT

WHEREAS, Resolution No. 31-10, which was passed by the City Council on February 16, 2010, approved an Agreement of Understanding with the Arkansas Highway and Transportation Department for the design and construction of a traffic signal and intersection improvements project at Highway 45 and Old Wire Road, the cost of which was to be shared between City, state and federal funding; and

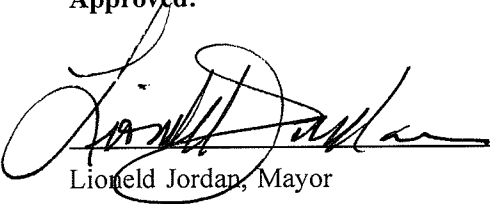
WHEREAS, the City of Fayetteville's total portion of the costs for this project is \$403,603.38, of which \$18,000.00 has already been paid to the state as a deposit.

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

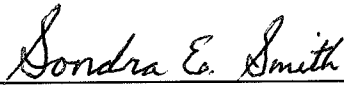
Section 1. That the City Council of the City of Fayetteville, Arkansas hereby approves a payment of \$359,587.42 to the Arkansas Highway and Transportation Department, which represents the final amount owed by the City for the design and construction of the Highway 45/Old Wire Road Signal and Intersection Improvements Project.

PASSED and APPROVED on 2/2/2016

Approved:


Lioneld Jordan, Mayor

Attest:


Sondra E. Smith, City Clerk Treasurer





City of Fayetteville, Arkansas

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

Text File

File Number: 2016-0037

Agenda Date: 2/2/2016

Version: 1

Status: Passed

In Control: City Council Meeting

File Type: Resolution

Agenda Number: A. 13

ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT:

A RESOLUTION TO APPROVE A PAYMENT OF \$359,587.42 TO THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT FOR THE DESIGN AND CONSTRUCTION OF THE HIGHWAY 45/OLD WIRE ROAD SIGNAL AND INTERSECTION IMPROVEMENTS PROJECT

WHEREAS, Resolution No. 31-10, which was passed by the City Council on February 16, 2010, approved an Agreement of Understanding with the Arkansas Highway and Transportation Department for the design and construction of a traffic signal and intersection improvements project at Highway 45 and Old Wire Road, the cost of which was to be shared between City, state and federal funding; and

WHEREAS, the City of Fayetteville's total portion of the costs for this project is \$403,603.38, of which \$18,000.00 has already been paid to the state as a deposit.

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

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby approves a payment of \$359,587.42 to the Arkansas Highway and Transportation Department, which represents the final amount owed by the City for the design and construction of the Highway 45/Old Wire Road Signal and Intersection Improvements Project.

City of Fayetteville Staff Review Form

2016-0037

Legistar File ID

2/2/2016

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Chris Brown

1/15/2016

Engineering /
Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approval of a resolution authorizing payment of \$359,587.42 to the Arkansas Highway and Transportation Department for the design and construction of the Hwy. 45/Old Wire Rd. Signal and Intersection Improvements Project.

Budget Impact:

4520.9555.5809.00

Street Sales Tax 2013

Account Number

Fund

06035.2600

Old Wire Road (Mission to 265)

Project Number

Project Title

Budgeted Item? Yes

Current Budget \$ 996,958.00

Funds Obligated \$ 462,365.00

Current Balance

Does item have a cost? Yes

Item Cost \$ 359,587.42

Budget Adjustment Attached? NA

Budget Adjustment

#

Remaining Budget

V20140710

Previous Ordinance or Resolution # 31-10

Original Contract Number:

Approval Date:

Comments:



CITY COUNCIL AGENDA MEMO

MEETING OF FEBRUARY 2, 2016

TO: Mayor and City Council

THRU: Don Marr, Chief of Staff
Jeremy Pate, Development Services Director

FROM: Chris Brown, City Engineer

DATE: January 15, 2016

SUBJECT: Resolution to Approve a Payment of \$359,587.42 to the Arkansas Highway and Transportation Department

RECOMMENDATION:

Staff recommends approval of the resolution authorizing payment of \$359,587.42 to the Arkansas Highway and Transportation Department for the design and construction of the Hwy. 45/Old Wire Rd. Signal and Intersection Improvements Project.

BACKGROUND:

City Council passed Resolution No. 31-10 on February 16, 2010, approving an Agreement of Understanding with the Arkansas Highway and Transportation Department (AHTD) to design and construct the signal and intersection improvements. This project includes improvements to the lane configuration to allow for the installation of a traffic signal. Sidewalk installation and storm sewer are also included in the work proposed by the AHTD. The original agreement was for a Federal-Aid funding amount of \$350,000. The agreement has been amended since then to add an additional \$850,000 through the Surface Transportation Program-Attributable Funds (STP-A) for a total of \$1.2 million of Federal-Aid funding.

DISCUSSION:

The AHTD is requesting a payment of \$359,587.42 for the City's portion of the design and construction of this project. The AHTD received bids on this project on January 13, 2016 with a low bid of \$1,224,208.70. The total City portion of the combined costs for construction, design and right of way acquisition is \$403,603.38. The City has already deposited \$18,000 with AHTD and has paid \$26,015.96 for right of way acquisition and utilities. With these credits, the remaining amount due to AHTD is \$359,587.42.

BUDGET/STAFF IMPACT:

This project is budgeted through the Transportation Bond Program, and adequate funds are available for this payment.

Attachments:

Resolution 31-10
AHTD Post Bid Cost Estimate

Job 040642 Post-bid Cost Estimate
Hwy. 45/Old Wire Rd. Signal & Inters. Impvts. (Fayetteville) (S)

STP City Signal (80/10/10) - \$350,000 Federal-aid Max & \$43,750 State Max				
NARTS STP-Attrib (80/0/20) - \$950,484 ¹ (For ROW, Utilities & Const.)				
Item	Total	Federal Share	State Share	City Share
Preliminary Engineering	\$ 209,919.42	\$ 167,936.00	\$ 20,991.71	\$ 20,991.71
Right-of-Way (paid by City)	98,270.00	78,616.00	0.00	19,654.00
Utilities (paid by City)	31,807.96 ²	25,446.00	0.00	6,361.96
Construction	1,224,208.70	894,336.00	19,789.82	310,082.88
STP-City	304,184.95	158,317.00	19,789.82	126,078.13
STP-Attrib	920,023.75	736,019.00	0.00	184,004.75
CENG (15% of Construction)	183,631.31	134,150.00	2,968.47	46,512.83
STP-City	45,627.56	23,747.00	2,968.47	18,912.08
STP-Attrib	138,003.75	110,403.00	0.00	27,600.75
Total	\$ 1,747,837.39	\$ 1,300,484.00	\$ 43,750.00	\$ 403,603.38
Less City Deposits				(18,000.00)
Less City Payments for ROW/Utilities				(26,015.96)
				\$ 359,587.42

City Deposits

PE Deposit	\$ 18,000.00
------------	--------------

Preliminary Engineering

State P.E.	\$ 12,294.06
Consultant P.E.	185,488.74
Utilities Eng.	820.71
Land Survey	11,315.91
Total	\$ 209,919.42

1) Only \$850,000 in STIP Amendment dated 2/19/14, but additional funds okayed by NARTS and obligated in 2014

2) Memo from ROW 11/12/15



City of Fayetteville, Arkansas

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

Text File

File Number: 2016-0218

Agenda Date: 5/3/2016

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Resolution

Agenda Number: C. 1

NORTHWEST ARKANSAS NUTRIENT TRADING RESEARCH AND ADVISORY GROUP:

A RESOLUTION TO APPROVE AN AGREEMENT FOR THE CITY OF FAYETTEVILLE TO JOIN THE NORTHWEST ARKANSAS NUTRIENT TRADING RESEARCH AND ADVISORY GROUP

WHEREAS, Act 335 of 2015 authorizes the Arkansas Pollution Control & Ecology Commission to promulgate regulations establishing nutrient water quality trading programs, including the formation of water quality compliance associations, though no regulations have been adopted at this time; and

WHEREAS, on November 3, 2015, the City Council passed Resolution 203-15 expressing its intent to participate in cooperative regional efforts toward the development and implementation of nutrient water quality trading programs; and

WHEREAS, the cities of Fayetteville, Springdale, Rogers and Bentonville are in a position to draft the regulations that could be adopted statewide and desire to form an informal research and advisory group to jointly identify and participate in nutrient water quality trading projects and develop regulations for proposal to state and federal agencies with jurisdiction over these matters.

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 Jordan to execute the Agreement, a copy of which is attached to this Resolution, which will allow the City of Fayetteville to join the Northwest Arkansas Nutrient Trading Research and Advisory Group.

City of Fayetteville Staff Review Form

2016-0218

Legistar File ID

5/3/2016

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

Tim Nyander

4/15/2016

Utilities Director /
Utilities Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Fayetteville City Administration recommends approval of a resolution that authorizes the Mayor to sign an agreement for the City of Fayetteville to join the informal Northwest Arkansas Nutrient Trading Research and Advisory Group.

Budget Impact:

N/A

N/A

Account Number

Fund

N/A

N/A

Project Number

Project Title

Budgeted Item? NA

Current Budget \$ -

Funds Obligated \$ -

Current Balance \$ -

Does item have a cost? NA

Item Cost

Budget Adjustment Attached? NA

Budget Adjustment

Remaining Budget \$ -

V20140710

Previous Ordinance or Resolution # None

Original Contract Number: N/A

Approval Date:

Comments:

MEETING OF MAY 3, 2016

TO: Mayor and City Council

FROM: Tim Nyander, Utilities Director

TN

DATE: April 15, 2016

SUBJECT: Resolution authorizing participation in the informal Northwest Arkansas Nutrient Trading Research and Advisory Group with Springdale, Rogers and Bentonville for the purpose of developing nutrient trading regulations and exploring conducting joint nutrient trading projects.

RECOMMENDATION:

Fayetteville City Administration recommends approval of a resolution that authorizes the Mayor to sign an agreement for the City of Fayetteville to join the informal Northwest Arkansas Nutrient Trading Research and Advisory Group.

BACKGROUND:

Act 335 of 2015 authorizes the Arkansas Pollution Control and Ecology Commission to promulgate regulations establishing nutrient water quality trading programs, including the formation of water quality compliance associations. The timely development of these water quality trading programs may provide significant long-term savings and environmental benefits for the communities in Northwest Arkansas. There currently is not any entity or group formed to undertake the effort to assist in developing draft regulations establishing nutrient water quality trading programs that would be necessary to benefit Northwest Arkansas communities. In the interest of economy and efficiency, a cooperative regional approach to understanding the issues, the potential impact and effects, and collectively responding to proposed changes is desirable. On November 3, 2015, the City Council passed Resolution 203-15 expressing its intent to participate in cooperative regional efforts toward this end.

DISCUSSION:

On April 6, 2016, Utilities Director Tim Nyander, CH2M Regional Business Manager Billy Ammons and Asst. City Attorney Blake Pennington attended a meeting with representatives of Springdale, Bentonville and Rogers legal and water/wastewater divisions. The group decided to recommend to their respective Administrations the creation of an informal association to lay the groundwork for a formal nutrient water quality trading exchange or compliance association as authorized by Act 335 of 2015. The general feeling was that since no regulations were in place on the state level that such formality was unwarranted at this time.

This resolution would give the Mayor the authorization to sign a cooperative agreement that will include, but not be limited to, the cities of Fayetteville, Springdale, Rogers, and Bentonville-all of whom would be affected by the establishment of certain TMDL's for nutrient loads in receiving

streams, and the likely imposition of substantially more stringent wastewater discharge limitations. The Northwest Arkansas Nutrient Trading Research and Advisory Group would have the following primary purposes, all of which will require the unanimous approval of the members:

1. Identify potential joint nutrient water quality trading projects, such as streambank restoration projects.
2. Participate in joint projects as approved by the members' respective City Councils or water/wastewater commissions, including the hiring of professionals and contractors to do work on behalf of the group.
3. Jointly develop nutrient water quality trading regulations for proposal to the Arkansas Department of Environmental Quality, the Arkansas Pollution Control and Ecology Commission, the Arkansas Natural Resources Commission and other state or federal agencies with jurisdiction over these matters.

The Mayor or his designee will serve as a representative to the group. If the regulations proposed by the group are adopted by the state, staff anticipates a more formal agreement will be necessary which will be brought back to the City Council for its consideration.

BUDGET/STAFF IMPACT:

All costs associated with this effort shall be equitably allocated among the cooperating jurisdictions, and subject to City Council approval.

ATTACHMENTS:

- Staff Review Form
- Agreement

**NORTHWEST ARKANSAS
NUTRIENT TRADING RESEARCH AND ADVISORY GROUP**

AGREEMENT

The undersigned cities hereby have agreed via resolutions in each municipality, copies of which are attached hereto, to form an informal cooperative group for the purposes set forth herein.

1. **Name:** The name of the informal cooperative group shall be the Northwest Arkansas Nutrient Trading Research and Advisory Group ("the Group").

2. **Informal Joint Cooperative Action:** This Agreement is intended by the members to be an informal joint cooperative action entered into and enforceable pursuant to Ark. Code Ann. § 25-20-104(h). No delegation of municipal authority or responsibility is made by the members to the Group, and the purposes of the Group are agreed to be valid public purposes of each of the respective members.

3. **Membership:** Membership in the Group is voluntary and open to any city of the first or second class or county within the Illinois River Watershed or the White River Watershed.

a. The initial members of the Group are the City of Bentonville, the City of Fayetteville, the City of Rogers, and the City of Springdale.

b. Additional members may be added to the Group with the unanimous consent of the then-existing members.

4. **Purposes:** The purposes of the Group are as follows:

a. Joint development of nutrient water quality trading regulations for proposal to the Arkansas Department of Environmental Quality, the Arkansas Pollution Control and Ecology Commission, the Arkansas Natural Resources Commission, and/or other applicable state and/or federal agencies;

b. Exploration of potential nutrient water quality trading projects, including one or more possible pilot projects; and

c. Contracting with professionals necessary to accomplish the Group's objectives. Professionals shall include, but are not limited to consultants, attorneys, engineers, and environmental scientists. Procurement of professional services shall be in accordance with Ark. Code Ann. § 19-11-801 and other applicable law.

5. **Pro Rata Payment of Expenses:** The Group shall develop a budget for the accomplishment of the aforementioned purposes and, upon the establishment of actual expenses under such budget, the members shall seek the necessary funding from their respective city councils and/or water and sewer commissions or departments for payment of their pro rata shares of such expenses.

6. Decision Making: Unless otherwise set forth in this Agreement or by resolution of the Group, all decisions of the Group shall be made by majority agreement of its members. Voting shall be on the basis of one-member, one-vote. A majority of the members shall constitute a quorum for decision-making purposes. A unanimous vote of the members, which may be further contingent upon any necessary authorization by their respective City Councils, is required for the following:

- a. Designation of joint Group projects;
- b. Selection of contractors or professionals engaged to do work on behalf of the Group;
- c. Pledging of funds for designated Group activities; and
- d. Approval of final draft regulations to be submitted for consideration by any state or federal agency with jurisdiction over Group-related matters.

7. Designated Representatives: Each member shall designate one person as the member's Designated Representative to the Group, as well as a secondary or proxy representative. Each Designated Representative shall attend the Group's meetings in person or via telephone, if possible, or by written proxy. Designated Representatives shall serve until a successor representative is selected by the member.

8. Officers: The members shall select a Chair and a Vice Chair/Secretary for two-year terms. Such officers must be a Designated Representative of a member. In the event of a vacancy in the position of Chair, the Vice Chair/Secretary shall succeed as Chair for the remainder of the two-year term with a new Vice Chair/Secretary being selected for the remainder of the two-year term. In the event of a vacancy in the position of Vice Chair/Secretary, a new Vice Chair/Secretary shall be selected for the remainder of the two-year term.

9. Time and Place of Meetings: Meetings shall be held at a time and place to be agreed upon by the members. Meetings may be held by teleconference, and Designated Representatives (or their proxy) may participate and vote in face-to-face meetings by telephone. Face-to-face meetings shall be open to the public.

10. Amendment: This Agreement may be amended by unanimous vote of all then-existing members.

[Signatures on next page]

CITY OF BENTONVILLE

By: _____

Title: _____

Date: _____

CITY OF FAYETTEVILLE

By: _____

Title: _____

Date: _____

CITY OF ROGERS

By: _____

Title: _____

Date: _____

CITY OF SPRINGDALE

By: _____

Title: _____

Date: _____



City of Fayetteville, Arkansas

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

Text File

File Number: 2016-0211

Agenda Date: 5/3/2016

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Resolution

Agenda Number: C. 2

KESSLER MOUNTAIN TRAILS MASTER PLAN:

A RESOLUTION TO ACCEPT AND ADOPT THE KESSLER MOUNTAIN TRAILS MASTER PLAN

WHEREAS, on February 18, 2014, the City Council approved Resolution No. 40-14 authorized the purchase of 376 acres on Kessler Mountain with the assistance of the Walton Family Foundation, Chambers Bank and the Fayetteville Natural Heritage Association; and

WHEREAS, on June 2, 2015, the City Council approved a contract with Progressive Trail Design, LLC for the development of a Kessler Mountain Trails Master Plan; and

WHEREAS, after more than eight months of stakeholder group meetings and public input sessions, a final draft of the Master Plan was presented to the Parks and Recreation Advisory Board, which approved the plan unanimously; and

WHEREAS, the proposed plan makes recommendations regarding improvements to the existing trails and proposes the construction of 7.6 additional miles of public use trails.

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 accepts and adopts the Kessler Mountain Trails Master Plan, a copy of which is attached to this Resolution.

City of Fayetteville Staff Review Form

2016-0211

Legistar File ID

5/3/2016

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Ken Eastin

4/13/2016

Parks & Recreation /
Parks & Recreation Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Park staff recommends approval of a resolution of the City Council to recognize and adopt the Kessler Mountain Master Trails Plan as prepared and presented by Progressive Trail Design, LLC and as recommended by the Fayetteville Parks and Recreation Advisory Board.

Budget Impact:

4479.9470.5314.00

Sales Tax

Account Number

Fund

14013.1

Kessler Mountain Acquisition

Project Number

Project Title

Budgeted Item? Yes

Current Budget \$ 60,349.00

Funds Obligated \$ -

Current Balance \$ 60,349.00

Does item have a cost? No

Item Cost

Budget Adjustment Attached? NA

Budget Adjustment

Remaining Budget \$ 60,349.00

V20140710

Previous Ordinance or Resolution # 40-14

Original Contract Number:

Approval Date:

Comments:

MEETING OF MAY 3, 2016

TO: Mayor and City Council

THRU: Don Marr, Chief of Staff
Connie Edmonston, Parks and Recreation Director
Alison Jumper, Park Planning Superintendent

FROM: Ken Eastin, Park Planner II

DATE: April 13, 2016

SUBJECT: **Resolution to recognize and adopt the Kessler Mountain Master Trails Plan as prepared by Progressive Trail Design, LLC and as recommended by the Fayetteville Parks and Recreation Advisory Board**

RECOMMENDATION:

Park staff recommends approval of a resolution of the City Council to recognize and adopt the Kessler Mountain Master Trails Plan as prepared and presented by Progressive Trail Design, LLC and as recommended by the Fayetteville Parks and Recreation Advisory Board.

BACKGROUND:

Through the authorization of Resolution 40-14, the City of Fayetteville purchased and preserved over 350 acres on Kessler Mountain in a partnership with the Walton Family Foundation, Chambers Bank and the Fayetteville Natural Heritage Association in 2014. Located in the southwest corner of Fayetteville, Kessler Mountain reaches 1,856 feet above sea level and consists of steep bluffs and rock-covered woodlands with miles of nature trails that traverse through stands of old-growth forest and rock outcroppings, showcasing many native flora and fauna species.

Resolution 40-14 also directed Parks and Recreation to establish a public trailhead at the Regional Park in order to provide public access for the approximately 8 miles of nature, hiking, biking, and recreational trails previously established on Kessler Mountain. Furthermore, it was determined that a master plan be prepared to assess the condition of the existing trails and make recommendations on new trails to be established on Kessler Mountain. A Request for Proposal (RFP 15-02) was drafted and advertised on March 16, 2015 and opened April 10, 2015. Two proposals were received. Through review by a selections committee, Progressive Trail Design, LLC was selected to prepare the master trails plan at a cost of \$26,320.

Mr. Jeremy Pate noted in his February 4, 2014 memo to the City Council for the purchase of the land that the city's vision was to utilize already forged partnerships with groups to develop programs at Kessler Mountain that emphasize and expand upon established outdoor recreation in the form of mountain biking, hiking, and nature study. To meet this advisory need, various group representatives formed a stakeholder/ steering committee to aide in the preparation of a Master Trails Plan that will guide natural surface trail development within the forested mountain

property. The active stakeholder group consists of representatives from the Walton Family Foundation, Beaver Watershed Alliance, Fayetteville Natural Heritage Association, Fayetteville Public Schools, Illinois River Watershed Partnership, International Mountain Bicycling Association, Kessler Greenways, NWA Audubon Society, NWA Land Trust, Ozark Off-Road Cyclists, Ozark Regional Land Trust, as well as the City of Fayetteville's Active Transportation Committee, Development Services, Parks and Recreation, and the Parks and Recreation Advisory Board. Professional consultants on the project consists of Progressive Trail Design, Alta Planning and Design, Ozark Ecological Restoration, Inc. and Amy Reeves Robinson, group facilitator.

This stakeholder group initially met on August 3, 2015 and began an extended process for preparation of the master plan. An initial public meeting was held on August 31 to gather input from the general public on the content of the plan to be developed. From this beginning, the consultant and team of stakeholders met a total of five times and ultimately came to consensus on improvements to the existing trails system and recommendations for new trails to meet the user needs of Fayetteville. This consensus resulted in a final draft of the plan. This draft was then presented back to the general public in an open meeting held on December 14, 2015. Following, the stakeholders met one final time to review public comments. From this meeting, final revisions were made which culminated in the draft plan presented to the Fayetteville Parks and Recreation Advisory Board (PRAB) at a specially-scheduled meeting held on April 12, 2016. After a presentation of the plan by the consultant, the PRAB opened the floor to public comment on the plan. After comment and discussion, the PRAB unanimously approved and made recommendation to the City Council for official adoption of the Kessler Mountain Master Trails Plan by the City of Fayetteville.

DISCUSSION:

In an effort to move forward with fulfilling the commitments and visions set forth by the City Council through the approval of Resolution 40-14, staff worked with Progressive Trail Design and the stakeholder committee for the preparation of the Kessler Mountain Master Trails Plan. This effort resulted in the presentation of the draft plan to the Parks and Recreation Advisory Board and a public comment session on the plan's contents. Following public comment, the PRAB discussed the plan.

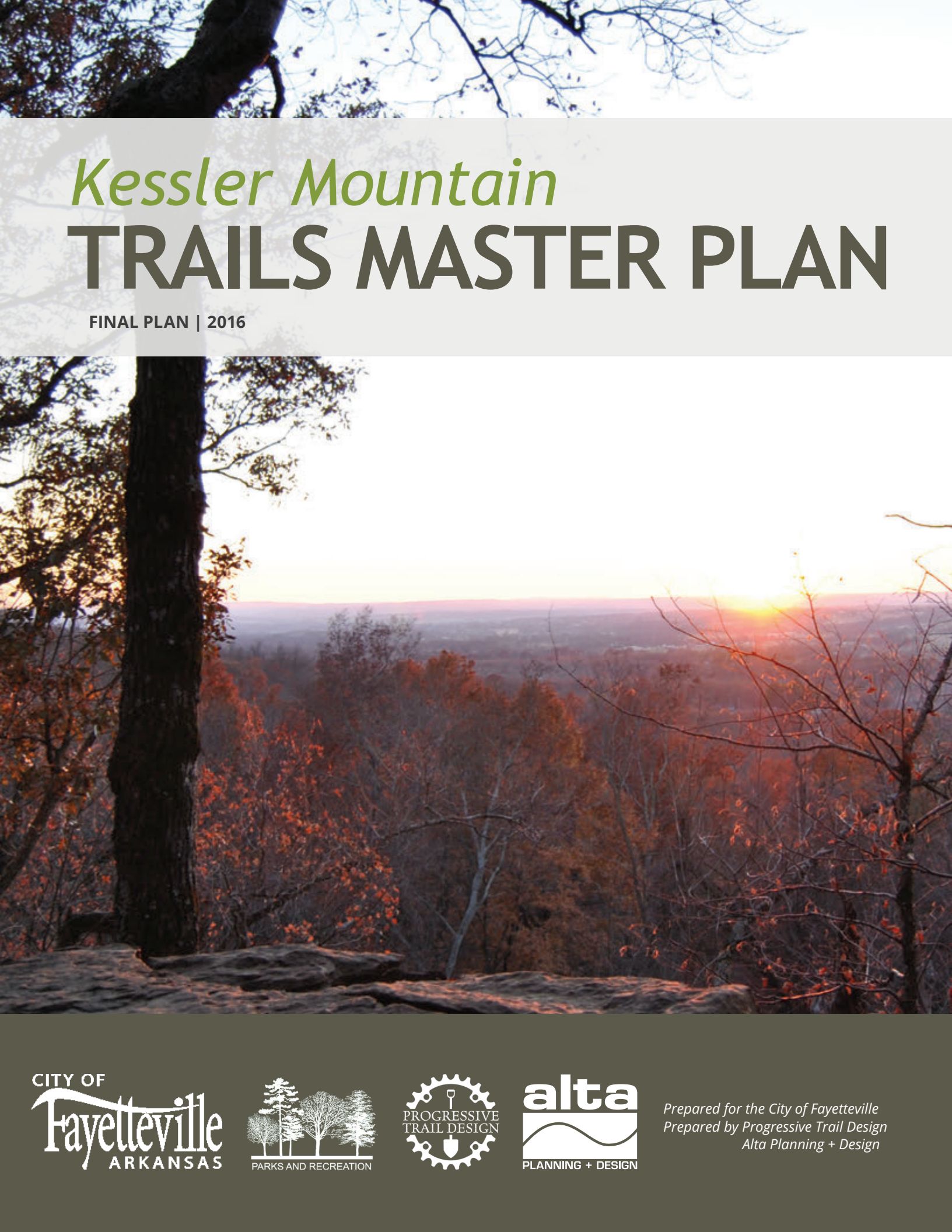
This discussion culminated with a motion made by Phillip McKnight and seconded by Richie Lamb to adopt the Kessler Mountain Trails Plan as prepared and presented. The PRAB then voted unanimously to accept the plan and recommend forwarding to the City Council for approval.

BUDGET/STAFF IMPACT:

Adoption of the plan will have no effect on City budget or staff time.

Attachments:

Draft Kessler Mountain Trails Plan
Resolution 40-14



Kessler Mountain **TRAILS MASTER PLAN**

FINAL PLAN | 2016



*Prepared for the City of Fayetteville
Prepared by Progressive Trail Design
Alta Planning + Design*



Acknowledgements

Thanks to the 300+ local residents, business leaders, and government staff that participated in the development of this plan through meetings, events, volunteering, interviews, online surveying, comment forms, and plan review. Special thanks to those who participated as stakeholders, staff and advisors, listed below.

ORGANIZATIONS INVOLVED

Walton Family Foundation
Alta Planning + Design
Beaver Watershed Alliance
City of Fayetteville Active Transportation Committee
City of Fayetteville Development Services
City of Fayetteville Parks and Recreation
City of Fayetteville Parks and Recreation Advisory Board
Fayetteville Natural Heritage Association
Fayetteville Public Schools
Illinois River Watershed Partnership
International Mountain Bicycling Association
Kessler Greenways
NWA Audubon Society / Arkansas Audubon
NWA Land Trust
Ozark Ecological Restoration Inc.
Ozark Off-Road Cyclists
Ozark Regional Land Trust
Progressive Trail Design

PROJECT STAFF & ADVISORS

Nathan Woodruff	Progressive Trail Design
Clayton Woodruff	Progressive Trail Design
Brett Budolfson	Progressive Trail Design
Jon Bryan	Progressive Trail Design

PROJECT CONSULTANTS

Joe Woolbright, Ozark Ecological Restoration, Inc.
Kent Laughlin, Alta Planning + Design
Erin Rushing, Alta Planning + Design
Amy Reeves Robinson - Stakeholder Meeting Facilitator

PROJECT CONTACT

Ken Eastin, Park Planner
City of Fayetteville Parks & Recreation Department
479-444-3472 | keastin@fayetteville-ar.gov



*Prepared for the City of Fayetteville
Prepared by Progressive Trail Design
Alta Planning + Design*



Table of Contents

CHAPTER ONE: INTRODUCTION

Project Overview	5
Background.....	6

CHAPTER TWO: HISTORY

Settlement.....	9
Kessler's Winery.....	10
Modern Development.....	11

CHAPTER THREE: EXISTING CONDITIONS

November 2013 - Mount Kessler Reserve by Frank Sharp	14
February 2015 - A Rapid Terrestrial Ecological Assessment of Kessler Mountain Reserve by Theo Witsell	15
August 2013 - An Analysis of Old Growth Forest Parcels on Kessler Mountain by Alan Edmonston.....	16
February 2012 - City of Fayetteville Regional Park Plan by Lose & Associates, Inc.	17

CHAPTER FOUR: OBJECTIVES

Project Objectives	19
Project Scope of Work	20

CHAPTER FIVE: THE PLANNING PROCESS

CHAPTER SIX: THE TRAIL PLAN

Design Approach.....	27
Concept	28
Sustainable Trail Guidelines	28
The Trail Plan.....	30

CHAPTER SEVEN: EXISTING TRAILS

Condition/Prescription Survey Map.....	34
Condition/Prescription Survey Assessment	36
Trail Closures.....	44
Private Trail	45
Former Roadbeds / Trent Trail	46

CHAPTER EIGHT: PROPOSED TRAILS

Beginner Loop (1.5 miles)	56
Lower Bluff Trail (3.4 miles)	50
East Bluff Trail (1.7 miles)	52
Paved Active Transportation Trail and Regional Park Trail Loop	53
Trailheads.....	54

CHAPTER NINE: ADDITIONAL OPPORTUNITIES

Interpretive Nature (Hiking Only) Accessible Trail	57
Bike Park	58
Purpose-Built Downhill Mountain Bike Trail	58

CHAPTER TEN: PHASING PLAN & BUDGET

Phasing Plan	61
Construction Budget.....	63

CHAPTER ELEVEN: RISK MANAGEMENT AND MAINTENANCE

Risk Management and Emergency Access Map.....	66
Risk Management Guidelines.....	68
Criteria to Consider	70
Trail Difficulty and Signage.....	71
Emergency Access.....	72
Developing an Emergency Response Plan	72
Maintenance and Inspection	73

APPENDIX A: EXISTING CONDITIONS PLANS

APPENDIX B: PUBLIC INPUT

APPENDIX C: SPECIES OF CONSERVATION CONCERN



1

Introduction



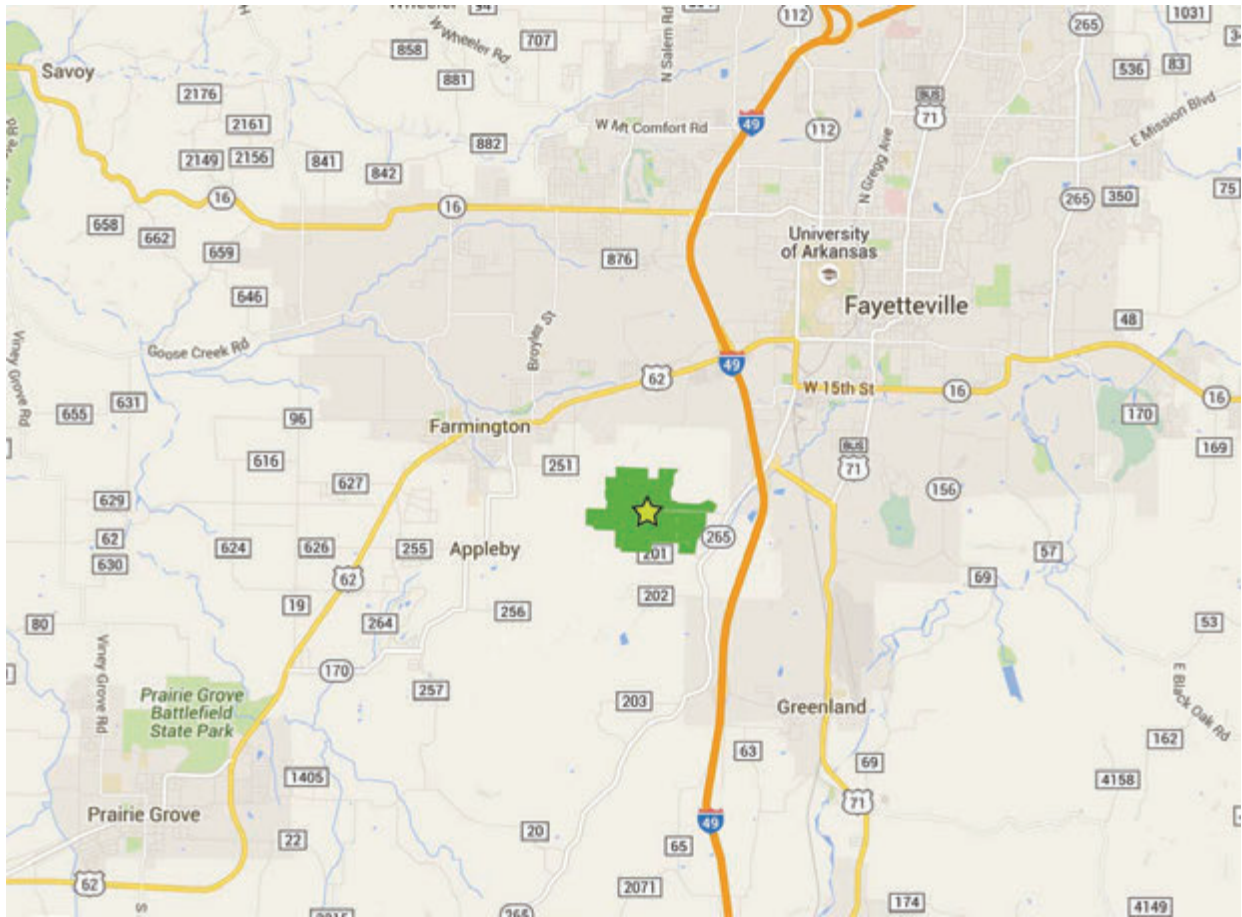
OVERVIEW

This chapter provides a brief overview of the project, in terms of how this plan came to be, as well as some general background information about Kessler Mountain as it is today.

PROJECT OVERVIEW

Kessler Mountain is a 387 acre natural area located in southeast Fayetteville adjacent to the 232-acre Regional Park with easy access to I-49 and the rest of the Northwest Arkansas Region. Kessler Mountain exemplifies the quintessential natural features that make the Ozarks region such a beautiful place to live, work and play. Over the years, mountain bike enthusiasts constructed approximately eight miles of natural surface trails on Kessler Mountain. Ultimately, these trails provided access for citizens and community leaders to experience this special property to determine that Kessler Mountain had intrinsic value as a preserved open space. In 2014, the City of Fayetteville, in partnership with the Walton Family Foundation, was fortunate to be able to purchase this property and permanently preserve these natural assets for the citizens of the City of Fayetteville.

One of the first tasks identified by the City of Fayetteville was the need to create a Trail Master Plan for this property. The intent of this Plan is to identify, design and prioritize improvements to existing and future shared-use trails on Kessler Mountain. Through a request for proposals process, the City of Fayetteville selected Progressive Trail Design (PTD) in collaboration with Alta Planning and Design and Ozark Ecological Restoration to develop this Kessler Mountain Trail Master Plan. The implementation of the recommendations contained in this Plan will ultimately result in an improved network of varied and functional trails that will be accessible to hikers and bicyclists of all abilities.



Kessler Mountain and the Regional Park are nestled into a central location with access to recreational, cultural, historical and educational points of interest. Adjacent destinations include the University of Arkansas, the Razorback Regional Greenway, and Prairie Grove Battlefield.

BACKGROUND

Kessler Mountain is in fact a plateau. As such, it is an ideal place within our urban environment to see the natural forces that provide the basis for living in our area. Fossils associated with marine animals are visible. Soils resulting from the breakdown of the ancient plateaus provide for the diverse flora, as well as many species of birds and other living creatures such as butterflies. These change with the season, making interesting repeat visits to Kessler.

Kessler Mountain is located in the southwest corner of Fayetteville, Arkansas (Washington County). The elevation reaches 1,856 feet above sea level allowing both northern and southern biota.

The Atoka sandstone formation caps Kessler above the Boyd formation with exposed Trace Creek shale and outcroppings of Kessler Limestone. The complex geology weathers the parent material into many soil types allowing for great biodiversity. The area receives an average of 46 inches of precipitation annually. The Ecological Society of America recognized the ecological importance of Kessler Mountain in their 1926 publication "Naturalist Guide to the Americas".

Kessler Mountain has a rich history of settlement from the mid-1800's and has a unique advantage of being a property that exists today without much change from that time period. Blessed with an abundance of native flora and fauna, stands of native old-growth Ozark tree species, rock outcroppings, significant view sheds, and changes in topography and ecosystem, the property is a perfect opportunity for citizens from the region and beyond to engage in discovery of the Ozark forest, for both recreational and educational opportunities.





2

History

OVERVIEW

This chapter summarizes the history of Kessler Mountain from the roots of the John and Hannah Rieff Family to the strong-willed property owners of today, like Frank Sharp, who fought for the preservation of this local and special natural amenity.

INTRODUCTION

In 1951, after a hike atop Kessler Mountain, Miss Jobelle Holcombe wrote:

“As I looked out over the surrounding picturesque hills at the distant mountains against the blue sky with its gray clouds, and at the valleys between the rolling hills, I could well understand why John and Hannah Rieff would settle here to hew out of the wilderness an abiding place for the generations to come.”- Miss Jobelle Holcombe

SETTLEMENT

Modern settlement of Kessler Mountain began in 1838 when John and Hannah Rieff bought twenty acres on the mountain for \$35.00. Resettling from Wilson County, Tennessee, the couple began to carve a homestead. This modest beginning led to the establishment of a new and prosperous family in the City of Fayetteville.



An image of the original winery found at Kessler Mountain. There are no remnants of the Kessler Winery today, other than the stone wine cellar, which can be accessed via the Wino Trail.



KESSLER'S WINERY

Phillip Kessler was born to a wine making family in Germany and brought to Springfield, Missouri at a young age. He married Kate, who was also born in Germany, and they soon had a daughter, Clara Elizabeth.

The Kessler's arrived in Fayetteville in 1866 "in a brand new surrey with four beautiful horses and \$11,000 in gold". The Kessler's purchased thirteen acres on top of the mountain, because it reminded them of stories they were told about Germany. They built a house, dug a well and wine cellar and established probably the first vineyard and winery

in the State of Arkansas. The wine business was in full operation by 1869. Between 1869 and 1873, notices in local papers advertised a "full supply of native grape wines and celebrated Champagne Cider. The trade supplied for sale at Dorman's Bakery." Kessler's Wine Hall opened, on West Center Street in Fayetteville, featuring "Kessler's celebrated wines and peach and apple brandies... drinks ten cents or three for twenty-five cents." The local paper described the Wine Hall as "where bad little boys of town congregate at nights and shove billiards."

The last remaining remnant of the Kessler Winery. This is a very intriguing article from the past that stands even after years and years of exposure to the natural elements and the threat of development. The natural stone arch makes this feel like a natural wonder.





Today, nothing remains of the Kessler house and winery except the hand-dug well and wine cellar adjacent to the beautiful, two-story, stone Mount Kessler Inn.

And still today, Kessler Mountain continues to support many private homes and acreage. It is still largely forested, providing habitat for a wide variety of wildlife.



The image above is a clipping from the newspaper around the time the Kessler Minery was at its peak in popularity. The local paper described the Wine Hall as “where bad little boys of town congregate at nights and shove billiards.”

MODERN DEVELOPMENT

Beginning in 2002, Fayetteville began looking for a possible location for a Regional Park. An initial list of 18 potential sites was eventually narrowed down to four sites, ultimately resulting in the Parks and Recreation Advisory Board’s recommendation of the 800-acre Cummings property on the east slope of Kessler Mountain as the most suitable Regional Park site in August 2003. The Board recognized the site’s potential to meet a variety of

developed and natural recreation needs through its unique character, existing forest land, and topography varying from gentle grades to rugged mountainside. These were all recognized as assets in offering diverse recreational opportunities. The site provided ample developable topography for active sports fields, as well as an adjacent rugged landscape for forest-based recreation. Moreover, other attributes of the site such as visibility, an accessible location, and available adjacent property contributed to the selection.

As a potential public/private partnership, this 800 acre property was purchased by SouthPass Development Company for a proposed large mixed-use development, which called for new neighborhoods interspersed with greenspace and parkland. This development, known as SouthPass, included a proposed donation of 200 acres to the City for the Regional Park. Although SouthPass was never realized, Chambers Bank, which held the property, donated the land for the Regional Park to the City in 2010. The groundbreaking for phase one of the new Regional Park was held on March 18, 2015.

Meanwhile, numerous individuals and groups, led by the tireless efforts of Kessler Mountain resident Frank Sharp, promoted the acquisition, preservation, and public enjoyment of much of this forested mountain. This effort was very popular and generated a great deal of interest in this acquisition. Chambers Bank agreed to the sale of much of the remaining Cummings property to the City, resulting in the acquisition of 387 acres of Kessler Mountain in March 2014. This acquisition was made possible with a generous grant of 1.5 million dollars from the Walton Family Foundation, an agreement with the Fayetteville Natural Heritage Association to assist in raising a portion of the remaining funds, and to create a conservation easement to assist with the protection and management of the property.



3

Existing Conditions



OVERVIEW

This chapter describes documents and studies used for guidance in the master planning process for the sensitive development of Kessler Mountain.

INTRODUCTION

Existing documents and studies related to Kessler Mountain have been a driving force behind the plan. These documents and studies have served as a guide and reference for planning with natural systems, wildlife habitats, cultural and tourism attractions, land use and access easements, and positive and negative control points.

The studies provided valuable information regarding the feasibility of new trails in particular areas, where existing trails could be improved, and also served as a guide for ecologically sensitive areas and associated restrictions. This plan has acknowledged and utilized the existing studies, which are summarized below.



Kessler Mountain Trails Master Plan

2013, NOVEMBER – MOUNT KESSLER RESERVE BY FRANK SHARP

Frank Sharp, Kessler land owner and champion for its protection, compiled a document advocating the acquisition and protection of Kessler Mountain in 2013 while the land was still privately owned. The document includes history of the mountain, the current state, ecological & geological studies, many letters from users, and trail use data. Full report can be downloaded from the FNHA website: <http://www.fayettevillenatural.org/>.

Frank Sharp, Kessler land owner and champion for its protection, compiled a document advocating the acquisition and protection of Kessler Mountain in 2013.

TRAIL LOG

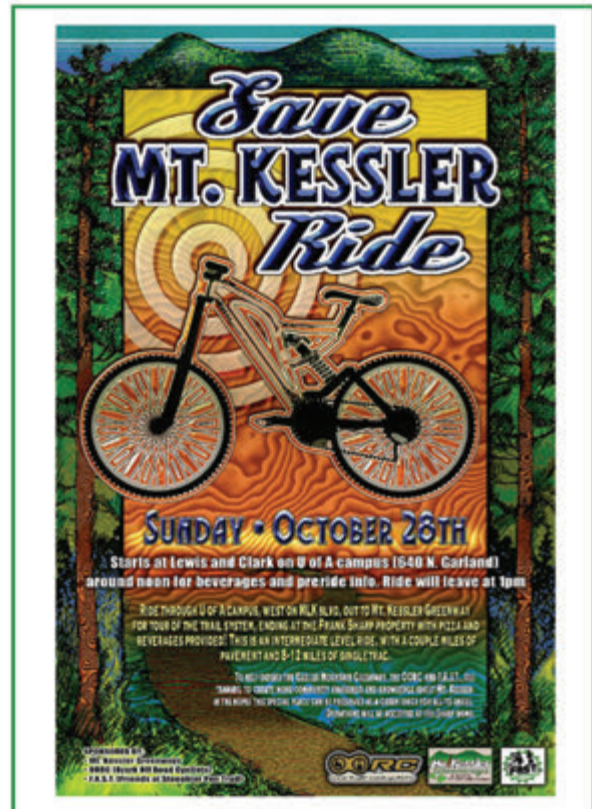
In February 2013, a metal box with a Trail Log was placed at the trailhead of the Rock City Trail. As of mid November, there have been 2,500 trail users, of which 69% were hikers, 16% were mountain bikers and 11% were trail runners. When parking and restrooms are available in the regional park, access will be from the east side of Mt. Kessler instead of through private property. With better access and visibility, the usage of the trails on Mt. Kessler should rival those at Lake Fayetteville and Slaughter Pen in Bentonville.

The "others" category (6%) consists of groups such as school field trips to Mt. Kessler. We have had groups such as science students from Fayetteville High School and the National Science Teachers Association from the UA and Jenny Gamill, Director of K-12 Science and Technology of the Fayetteville School District. From the reaction of the science teachers and students, it is felt that Mt. Kessler, minutes from the school campuses, will become extremely popular as an outdoor classroom/laboratory.

The Trail Log asks for the ZIP Code of the users and 25% are from out of Fayetteville. With a significant number of trail users coming from outside Fayetteville, it might be possible to funding from the Advertising and Promotion Committee.

Surprisingly, 32% of trail users have an affiliation with the University of Arkansas. Due to this, it is hoped that the University of Arkansas will be another source of funding.

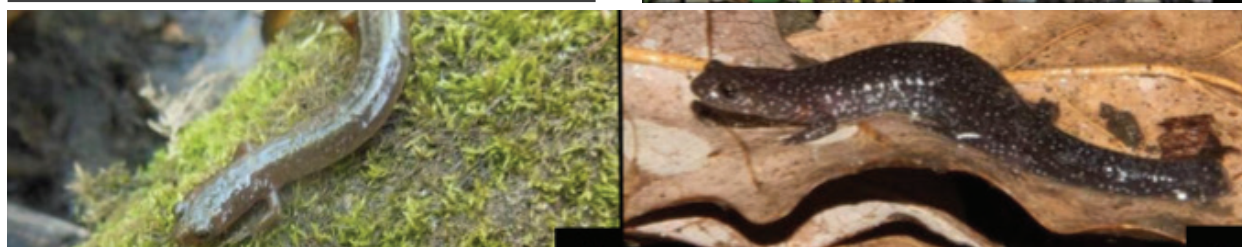
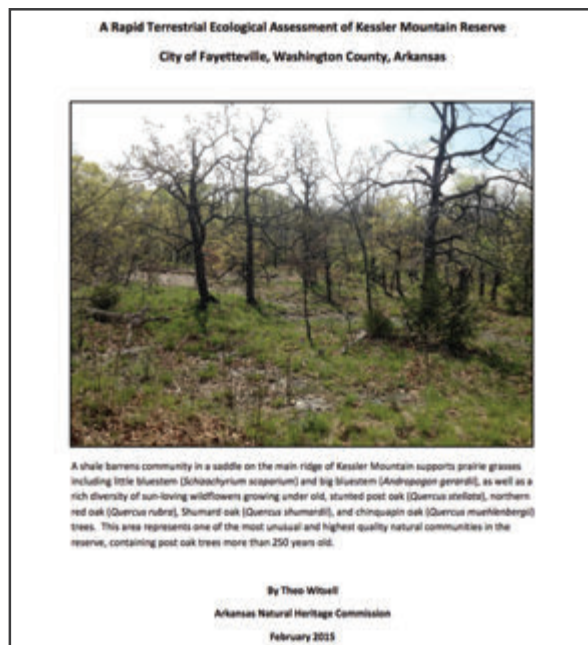
*See a Trail Log Summary in the Appendix



2015, FEBRUARY – A RAPID TERRESTRIAL ECOLOGICAL ASSESSMENT OF KESSLER MOUNTAIN RESERVE BY THEO WITSELL

The Arkansas Natural Heritage Commission (ANHC), under contract with the Fayetteville Natural Heritage Association (FNHA), conducted a rapid ecological assessment of the Kessler Mountain Reserve from April through October, 2014. This report summarizes findings based on six separate inventory trips to the reserve (15 days total) by Theo Witsell, Botanist and Ecologist with the ANHC. This inventory documented 11 natural communities or habitats and 544 plant species present in the study area. Five areas or habitats were identified as being especially ecologically significant to the site. Populations of at least nine plant and animal species of state conservation concern (rare species) were documented and at least two of them are considered to be of

global concern. One globally rare plant species, Missouri groundcherry, had not been documented in Arkansas in more than 60 years. A second, Church's wild rye, was not previously known in Washington County. This report presents an ecological overview of the site, descriptions of the natural communities present, maps and brief descriptions of ecologically significant areas, maps of known occurrences of species of conservation concern, and an annotated list of plant species documented from the study area. It also makes recommendations for ecological management and provides an annotated list of those non-native invasive plant species present that are considered to be a threat to the integrity of natural communities on the reserve. Ecologically sensitive areas and habitats shown on the graphic plan maps were determined from this study. Full report can be downloaded from the FNHA website: <http://www.fayettevillenatural.org/>.





2013, AUGUST – AN ANALYSIS OF OLD GROWTH FOREST PARCELS ON KESSLER MOUNTAIN BY ALAN EDMONDSON

“The forest on Kessler Mountain is mixed oak-hickory hardwoods. There are some areas on Kessler Mountain where remnants of old growth forests have escaped logging. These stands of ancient post oak (*Quercus stellata*) and chinkapin oak (*Quercus muehlenbergii*) were not cut because they were not fit for commercial timber.”- Alan Edmondson

Full report can be downloaded from the FNHA website: <http://www.fayettevillenatural.org/>.

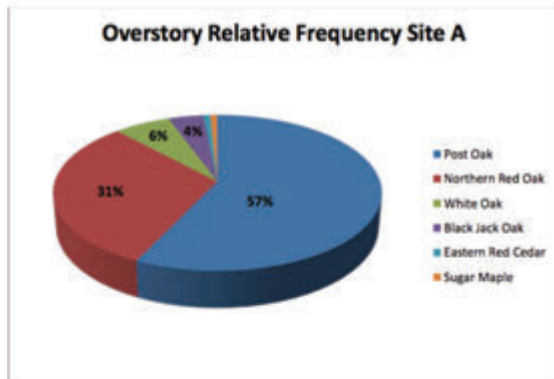


Figure 7a. Relative Frequency Post Oak Glade Overstory

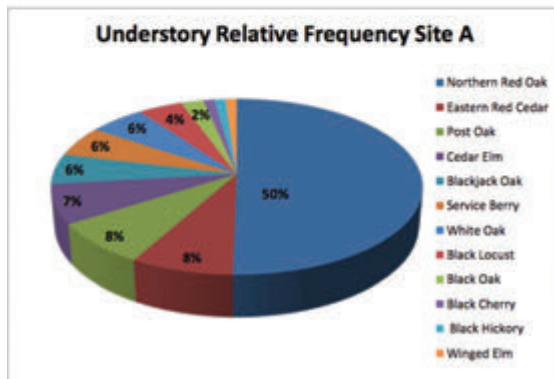


Figure 7b. Relative Frequency Post Oak Glade Understory



Figure 11. Dated post oak core from Site A. The inner ring 1724 but the estimated tree age is over 300 yrs old. Same post oak as figure 3.

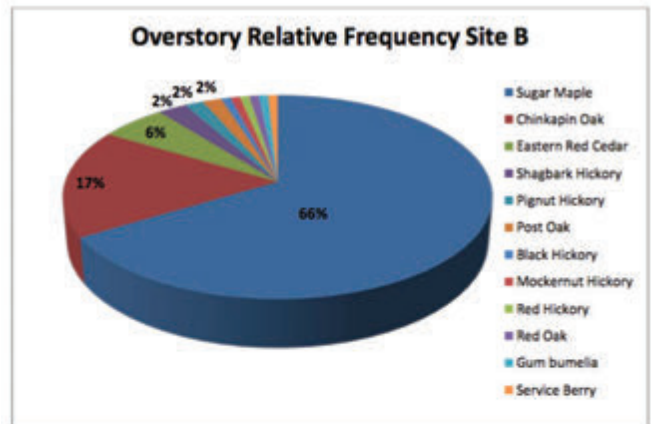


Figure 9a. Relative Frequency Chinkapin Oak Escarpment Overstory

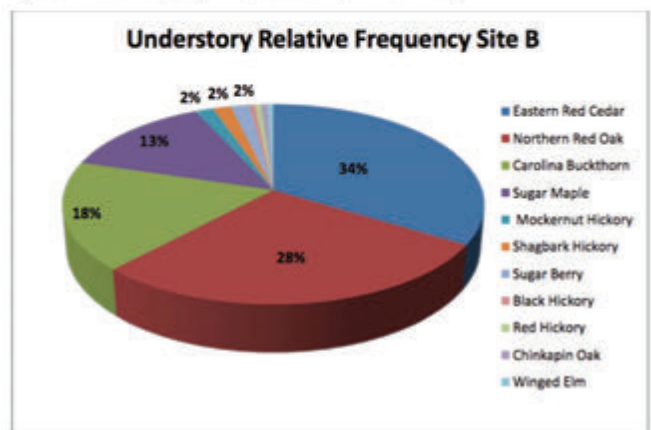


Figure 9b. Relative Frequency Chinkapin Oak Escarpment Understory



2012, FEBRUARY – CITY OF FAYETTEVILLE REGIONAL PARK PLAN

The Regional Park consists of 232 acres immediately adjacent to and on the east side of the Kessler Mountain property. The Regional Park will provide an area for developed, active recreation while Kessler Mountain provides a natural, backcountry complement largely preserved in its natural condition. This will provide a park setting with a wide, diverse range of both active and passive, natural and developed recreation opportunities.

The first phase of the Regional Park is under construction and will open in the fall of 2016. This initial development consists of four baseball fields, six soccer fields, two concession/ restroom/ storage facilities for both baseball and soccer, as

well as roads, parking, and utilities necessary for operation. When fully completed, the park will have seven soccer fields, eight baseball fields, four softball fields, trails, playgrounds, a great lawn, pavilions, tennis courts, basketball courts, volleyball courts, water features, an amphitheater, and park maintenance and office facilities.

The Regional Park will serve as the gateway and primary trailhead for trail activities on Kessler Mountain. The park will be connected to the City's paved transportation trail system and will contain a paved loop for fully accessible trail use within the park. Trails immediately adjacent to the trailhead will be relatively easy, yet the trails will become progressively more challenging as users travel farther away from the park development.



FAYETTEVILLE REGIONAL PARK MASTER PLAN FAYETTEVILLE, ARKANSAS

2013, AUGUST – KESSLER MOUNTAIN
TRAILHEAD LOG DATA: BASELINE TRAIL
USAGE AND USAGE FROM 07/14/14 TO
05/12/15

The efforts by Frank Sharp and the City of Fayetteville to document the amount and type of users frequenting Kessler Mountain have resulted in the information outlined in the section of the plan. The baseline data was collected from Frank Sharp's trail use log and was collected from August 12, 2013 until July 13, 2014. The most recent data was collected from July 14, 2014 until May 15, 2015, which coincides with the opening date of the public trailhead located along Judge Cummings Road.

Kessler Mountain Trailhead Log Data

Baseline Trail Usage			
09/12/2013 - 07/13/2014			
Monthly Unique Group Logs			
	Public Trailhead	Private Trailhead	Totals
12-Sep-13		288	288
October-15		349	349
November-13		852	852
December-13		207	207
January-14		503	503
February-14		284	284
March-14		710	710
April-14		745	745
May-14		745	745
June-14		375	375
13-Jul-14		290	290
	0	5348	5348

Kessler Mountain Trailhead Log Data

07/14/2014 - 05/12/2015			
	Public Trailhead	Private Trailhead	Totals
Unique Logs	1975	2770	4745
Total Users	4178	6604	10782
	38.70%	61.30%	100%
Groups with 10+	12	31	43
Types of User Groups			
Hike	2942	5615	8557
Bike	513	451	964
Run	487	455	942
Other	236	83	319
	4178	6604	10782
Monthly Unique Group Logs			
July-14	173	143	316
August-14	142	236	378
September-14	159	287	446
October-14	228	350	578
November-14	203	320	523
December-14	132	185	317
January-15	319	341	660
February-15	146	237	383
March-15	167	244	411
April-15	237	292	529
12-May-15	69	135	204
	1975	2770	4745

TYPES OF USERS

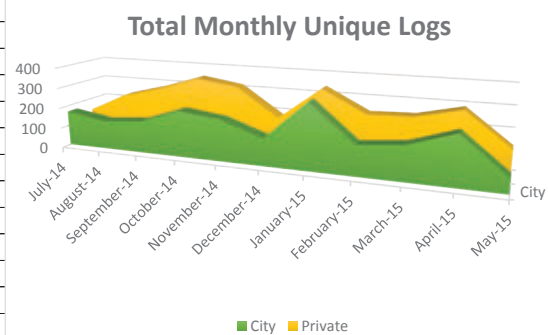
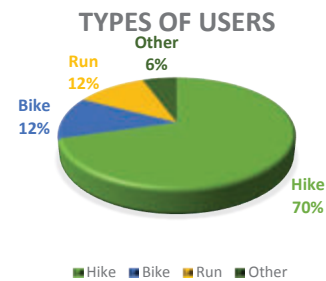
A 3D pie chart titled "TYPES OF USERS". The largest slice is green, representing "Hike" at 70%. Two smaller slices are blue ("Bike") and orange ("Run"), both at 12% each. The smallest slice is dark grey ("Other") at 6%.

User Type	Percentage
Hike	70%
Bike	12%
Run	12%
Other	6%

Total Monthly Unique Logs

A stacked area chart titled "Total Monthly Unique Logs". The x-axis shows months from July-14 to May-15. The y-axis ranges from 0 to 400. The legend indicates two categories: "City" (green) and "Private" (yellow). The total height of the stack represents the combined unique logs for both categories.

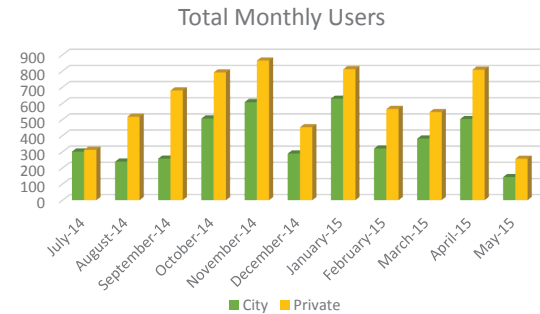
Month	City	Private	Total
July-14	173	143	316
August-14	142	236	378
September-14	159	287	446
October-14	228	350	578
November-14	203	320	523
December-14	132	185	317
January-15	319	341	660
February-15	146	237	383
March-15	167	244	411
April-15	237	292	529
May-15	69	135	204





Kessler Mountain Trailhead Log Data

Monthly Total Users			
July-14	301	312	613
August-14	239	517	756
September-14	258	680	938
October-14	506	791	1297
November-14	607	865	1472
December-14	289	452	741
January-15	629	811	1440
February-15	320	565	885
March-15	382	546	928
April-15	503	808	1311
12-May-15	144	257	401
	4178	6604	10782



Kessler Mountain Trailhead Log Data

Point of Origin By Zipcode		
01159	2	2
05452	1	1
06410	2	2
06840	4	4
07042	4	4
22945	3	3
24060	2	2
28787	2	2
30076	7	7
30817	2	2
31201	4	4
31600	2	2
32301	2	2
32959	1	1
33486	1	1
33827	1	1
36849	4	4
38104	1	1
38305	1	1
38305	1	1
40642	2	2
40741	2	2
45729	2	2
45750	6	6
46932	2	2
48823	5	5
49221	4	4
49506	2	2
53213	1	1
54880	1	1
54956	2	2
55803	11	11
60102	3	3
60189	4	4
63005	2	2
63025	2	2
63367	2	2
63608	5	5
64057	7	7
64081	7	7
64086	2	2
64108	5	5
64124	5	5
64151	1	1
64157	2	2
64804	1	1
64850	2	2
65201	3	3
65202	2	2
65401	2	2
65605	2	2
65616	1	1
65625	3	3
65708	2	2
65803	1	1
65804	4	4
65806	1	1
65809	4	4
66018	3	3
66062	3	3
66205	2	2
66216	1	1
66219	2	2
66223	1	1
67212	2	2
68516	3	3

68618	5	5
71655	1	1
71730	8	8
71846	2	2
71901	3	3
71913	2	2
71943	1	1
72002	2	2
72019	2	2
72021	1	1
72034	2	2
72070	3	3
72076	7	7
72116	2	2
72118	2	2
72202	2	2
72205	5	5
72207	2	2
72210	16	16
72212	4	4
72223	2	2
72342	4	4
72421	1	1
72601	5	5
72616	6	6
72631	4	4
72632	4	4
72634	2	2
72641	1	1
72648	9	9
72651	3	3
72701	1621	2317
72702	41	35
72703	800	1300
72704	539	1028
72712	64	74
72714	11	10
72715	6	12
72716	2	3
72717	1	8
72718	6	3
72719	13	2
72722	2	2
72723	1	1
72724	1	1
72727	31	48
72728	2	2
72730	189	461
72733	3	3
72734	15	2
72735	1	1
72737	8	2
72738	5	5
72742	5	1
72744	16	13
72745	26	36
72751	4	8
72753	91	121
72756	19	74
72758	59	129
72759	1	1
72761	32	32
72762	141	181
72764	102	204
72765	3	3
72766	1	1
72767	6	6
72768	2	2

72769	1	1
72770	12	12
72773	2	2
72774	98	56
72830	1	1
72854	1	1
72901	3	29
72903	3	3
72904		3
72908	2	21
72916	1	1
72921	9	17
72923		2
72941	3	3
72946	4	2
72947		1
72956		1
72959	7	9
73026	2	2
73069		1
73071		1
73072		3
73102		3
73584	3	3
74006	7	7
74008	1	1
74011		4
74012		1
74019	2	2
74063		2
74066		7
74114		1
74133		5
74301	4	4
74338		4
74403		4
74434		2
74948		5
74960		4
75002	2	2
75013		2
75019		8
75025	5	8
75043		4
75060	1	1
75074		3
75077		2
75080		2
75088		3
75093		3
75094		1
75205		2
75228		4
75240	3	3
75287	6	6
75474		7
76051		3
77384	1	3
77494		4
77521	2	2
78028		2
78627	1	1
78723		4
78727	2	2
78750	1	1
80209	1	1
80424		1
80501	4	4
81014		1
81611		1
89448		8
90027		2
92657		4
92833		1
93117	2	2
94110		2
94117	2	2
94118		2
95120		4
95380		4
96826		1
97084		2
97237	1	1
	4178	6604
		10782



4

Objectives



OVERVIEW

This chapter outlines the objectives, which were developed in the stakeholder meetings through the consensus building efforts of the facilitator. These objectives used to create a comprehensive trails plan that will serve as another set of guidelines for the development of the Kessler Mountain Trails Master Plan.

INTRODUCTION

This comprehensive trails plan serves as a foundation for creating new trails, improving existing trails and adding trail amenities to provide a wide range of users with a variety of trail experiences, as well as expand outdoor recreation and education opportunities on the mountain. The proposed trails will be purposefully designed to allow trail users to experience the beauty of Kessler on foot or bicycle while minimizing user conflict and environmental impact. The plan focuses on soft-surface trails, however it does include some conceptual paved trails that are in line with the City of Fayetteville's *Active Transportation Master Plan*.

Through a request for proposal, the City of Fayetteville selected Progressive Trail Design, with Alta Planning + Design, and Ozark Ecological Restoration Inc. (OERI) to assist with the development of this comprehensive trails plan.

OBJECTIVES OF THIS TRAILS MASTER PLAN:

- 1 Assess the sustainability of existing trails and needs for potential re-routes and trail improvements.
- 2 Address the needs and desires of targeted user groups while considering impacts to wildlife and other resources, as well as minimizing the impact of any new trails.
- 3 Improve user safety and reduce user conflict by better organizing the trail system, creating additional areas for the public to recreate, and offering more loop options to better disperse traffic.
- 4 Assess the skill level of existing trails and propose new trails that create a greater diversity of user ability and skill levels.
- 5 Determine key connections between recreational areas and improve trail system functionality by creating better links to trails.
- 6 Create a sustainable multi-use trail system that appeals to the widest variety of users.



PROGRESSIVE TRAIL DESIGN (PTD):

A highly skilled Trail building/Bike Park Development company based in the rugged Ozark Mountains of Northwest Arkansas with an office in the foothills of the Colorado Rockies.

PTD is a member of the Professional Trail Builders Association (PTBA) and specializes in the development of “progressive recreational facilities”, mountain bike parks, municipal park renovations and enhancements, and a wide variety of purpose-built trails (i.e. equine trails, motorized trails, bike trails, interpretive hiking trails, etc...).

SCOPE OF WORK:

- 1 **Overall Site Assessment** – Inventory the entire site, determine property boundaries, analyze and identify opportunities and constraints, identify environmentally sensitive areas (through the assistance of OERI and referencing Witsell’s Report), identify positive and negative control points, and identify a preliminary concept of trail expansion feasibility.
- 2 **Existing Trail Assessment** - Assess all eight miles of existing trail. Identify any poorly aligned segments, drainage issues, and/or flow issues. Make recommendations for improvements and GPS the recommendations to be shown on the overall map.
- 3 **Conceptual Layout** - Through input from the public and stakeholder meetings, determine the desired amount and type of new trail that is appropriate for Kessler Mountain and begin to layout conceptual alignments.
- 4 **Final Layout** - Once a consensus has been established regarding which of the new trails, reroutes and additions are acceptable, PTD will begin to ground truth the trails and GPS their general alignment. These alignments will go on the first draft for review and comment. This is a conceptual layout and does not include final flagging and alignment.
- 5 **Deliverables - Master Plan Proposal** - After comments and revisions, PTD staff will compile the map, all field notes, proposed trails with descriptions and support images, and a budget for construction into one comprehensive document along with a separate map/plan.



Displayed are examples of work from Progressive Trail Design (PTD) throughout Northwest Arkansas:





5

Planning Process



OVERVIEW

This chapter describes the process performed to gather input involving the general public and stakeholder groups. Public input was gathered in variety of ways, ranging from conversational feedback to different forms of media.

INTRODUCTION

The trails plan was developed through the input of the city, the public, private organizations and professionals. The process began in mid-2015 and continued over the course of six months. The biggest challenge in developing this plan was to find the balance between preservation and recreation. Through the input of the public and the collaboration of the diverse group of stakeholders, a compromise was reached which resulted in the plan presented in this document.

The *Rapid Terrestrial Ecological Assessment Plan* by Theo Witsell and the *Analysis of Old Growth Forest Parcels* by Alan Edmonson were utilized as a basis for proposing new trails and improving existing trails.

A stakeholder group comprised of over 20 individuals representing various user groups and organizations was formed to guide the direction of the plan throughout the process. In total, there were six stakeholder meetings and four public input sessions. In addition, Alta Planning + Design created a public survey in which 150 respondents provided their feedback. This data was also critical in the development of the plan.



LIST OF PROJECT STAKEHOLDERS

- **Walton Family Foundation**
- **Alta Planning + Design**
- **Beaver Watershed Alliance**
- **City of Fayetteville Active Transportation Committee**
- **City of Fayetteville Development Services**
- **City of Fayetteville Parks and Recreation**
- **City of Fayetteville Parks and Recreation Advisory Board**
- **Fayetteville Natural Heritage Association**
- **Fayetteville Public Schools**
- **Illinois River Watershed Partnership**
- **International Mountain Bicycling Association**
- **Kessler Greenways**
- **NWA Audubon Society / Arkansas Audubon**
- **NWA Land Trust**
- **Ozark Ecological Restoration Inc.**
- **Ozark Off-Road Cyclists**
- **Ozark Regional Land Trust**
- **Progressive Trail Design**

PUBLIC INPUT SUMMARY:

Survey results and a summary of comments received from the public input sessions are included in *Appendix B: Public Input* from the two public input sessions. Below are general statements from different user groups that highlight common desires and concerns.

Two main categories emerged from the public and stakeholder comments: Preservation and Recreation. The biggest challenge of this plan was to find the balance between these two opposing viewpoints. The end goal was to respect the natural environment and key sensitive areas outlined in the ecological assessment, while still providing access to new areas and proposing new trails to build skill level progression into the trail system. Given that an existing eight-mile trail system has been on the mountain since the early 2000's, users have already grown to love it for

its natural beauty and remote back country feel. Almost all users unanimously agreed that they wish to keep that experience intact. Differences are primarily centered on the amount of new trail appropriate for the mountain and where proposed trails should be located. Through the use of existing studies and the feedback of different user groups, this plan was developed to address this balance of users' needs.

The two primary user groups are hikers and mountain bikers. The hiker group includes anyone on foot: trail runners, birdwatchers, photographers, backpackers, etc. The mountain biker group includes anyone on a bike; however, this group also falls into the hiker group, because many who bike also hike and run.

Based on the feedback gathered during the public input process, hikers are linked to enjoying short loops and destinations, such as a bluff, overlook, or spring. Their focus is not so much on the trail itself, but the efficiency of finding a unique location and the experience of getting there. Mountain bikers, on the other hand, are linked to longer, exciting, flowing trail loops. They desire a unique experience with a focus on a variety of trail types and challenges. In order to meet the desires of these two groups, it was equally important to provide new trails as well as improve the existing trail system.





6

Trail Plan

MT. KESSLER



OVERVIEW

This chapter provides a brief overview of the project, in terms of how this plan came to be, as well as some general background information about Kessler Mountain as it is today.

INTRODUCTION

The overall trail master plan map for Kessler Mountain includes three primary components. Each of these will be detailed in the following pages.

COMPONENTS OF TRAILS MASTER PLAN:

- 1 Existing Trail Improvements Plan
- 2 Proposed Trails
- 3 Other Trail & Recreational Opportunities

For Kessler Mountain, the goal was to create a shared-use trail system that would work well for the widest variety of use. Through strategic and sustainable design, this plan has been created to address the needs of all users; hikers, bikers, nature enthusiasts, trail runners, groups, and users with special needs.

Another critical component that drives design is positive and negative control points. The positive control points are the places you want to take the trail to, such as an overlook or a waterfall. The negative control points are those areas you want to stay away from, such as a sensitive ecological habitat, or a wet area. To put it simply, the goal is to identify all the positive control points and connect

DESIGN APPROACH

When developing a trail system, the primary goal is to build sustainable trails and protect environmentally sensitive areas. Supplementing this goal with trail experiences that appeal to a variety of user groups and minimize user conflict, maximizes the overall experience. In order to create this experience, user group are typically either segregated or integrated depending on the size of the site and the type and volume of users.



the dots in a sustainable fashion while avoiding the negative control points.

CONCEPT

Input from both the stakeholder group and the public raised a concern about user conflict, specifically between pedestrians and cyclists. This is a common concern and one that has been addressed in the design of the trail system. There are a number of solutions to mitigate user conflict. First and foremost, it is important to create a well-organized progressive-based trail system. This is achieved by providing a variety of trails at varying levels of difficulty: beginner, intermediate, and expert. This applies to all user groups and is signified by the character of the trail itself. Steeper, rocky trails are considered expert while smooth trails on gentle grades are considered beginner. This helps to provide an opportunity for beginner level cyclists, less ambitious hikers or less mobile users to enjoy nature in a more comfortable fashion. Given that almost all of the existing trails on Kessler are considered difficult and expert level, it is important to integrate some beginner and intermediate level trails into the plan. The area below the bluff line on the east side of the mountain provides the perfect terrain for these types of trails and is immediately accessible to the developed Regional Park.

The new trails will create a “stacked-loop trail system.” This means that one loop is connected to the previous loop in a stacked formation. This allows the system to develop with the easier trails near the trailhead and each connected loop becoming progressively more challenging as they advance in distance. This helps to segregate users and disperse traffic. The topography of Kessler caters well to this progressive-based, stacked-loop trail system because the bluff line circling the perimeter of the mountain acts as a natural separation between the more distant, rugged

trails and the more accessible, easier trails. The more advanced cyclists and adventurous hikers/runners will use more of the system and travel to the remote areas; whereas, the beginners and less ambitious will generally stay closer to the trailhead on these more accessible trails. This also provides for a variety of loop configurations.

SUSTAINABLE TRAIL DESIGN GUIDELINES

There are two documents established for trailbuilding and are referred to as the industry standard:

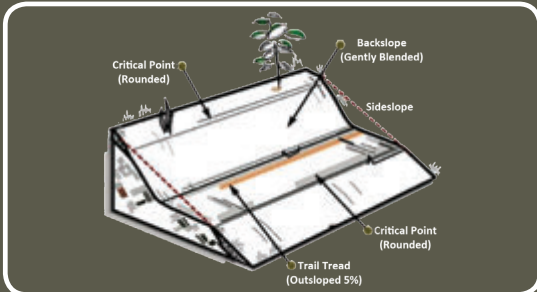
United States Department of Agriculture’s (USDA) *Trail Construction and Maintenance Notebook* as well as the International Mountain Bicycling Association’s (IMBA) *Sustainable Trail Design Standards*. Though IMBA is a mountain bike trail advocacy organization, these trail guidelines are commonly accepted by all trail builders as the standard for sustainable trail design.



There are many valuable resources to refer to regarding natural surface trail design.



The Kessler Mountain Trails Master Plan proposes the recommendations for improvements and proposed natural surface trails meet the definition and guidelines outlined below:



NATURAL SURFACE TRAIL DEFINITION:

A natural surface trail is any type of trail utilizing native mineral soils as the primary final tread surface. Comprised of a “full bench cut”, these trails commonly follow the land contours and pass by or incorporate terrain features. Developing these trails with moderate grades, mild undulation and limited surface variation delivers a very sustainable resource. However, grades and surface may be adjusted to provide a variety of textures and experiences. Tread can range from eighteen (18) inch wide single track to five (5) foot wide double track. This kind of trail can be produced to accommodate any type of user group. The “full bench cut” simply means that the tread is completely carved out of undisturbed soil with none of the excavated fill used as a part of the tread. This provides a more durable, sustainable trail.

TWO CRITICAL TRAILBUILDING TIPS:

1

AVOID THE FALL LINE.

Fall-line trails usually follow the shortest route down a hill - the same path that water flows. The problem with fall-line trails is that they focus water down their length. The speeding water strips the trail of soil, exposing roots, creating gullies, and scarring the environment.

2

AVOID FLAT AREAS.

Flat terrain lures many trailbuilders with the initial ease of trail construction. However, if a trail is not located on a slope, there is the potential for the trail to become a collection basin for water. The trail tread must always be slightly higher than the ground on at least one side of it so that water can drain properly.

FIVE SUSTAINABLE TRAIL PRINCIPLES:

Ideally, a trail would simultaneously incorporate all of these principles.

1

THE HALF RULE

2

THE 10-PERCENT AVERAGE GUIDELINE

3

MAXIMUM SUSTAINABLE GRADE

4

GRADE REVERSALS

5

OUTSLOPE

SUSTAINABLE TRAIL DESIGN GUIDELINES:

1

Keep water off the tread and users on it.

2

Build with the contour of the land and use frequent grade reversals.

3

Follow the half-rule: A trail's grade should not exceed half the grade of the cross slope.

4

Maximum grade should be 15 percent (except for natural or built rock structures).

5

Average grade should stay under 10 percent (with grade reversals).

6

Route trails to positive control points (viewpoints, water, and other attractions).

7

Use bench-cut construction and excavate soil from the hillside.

8

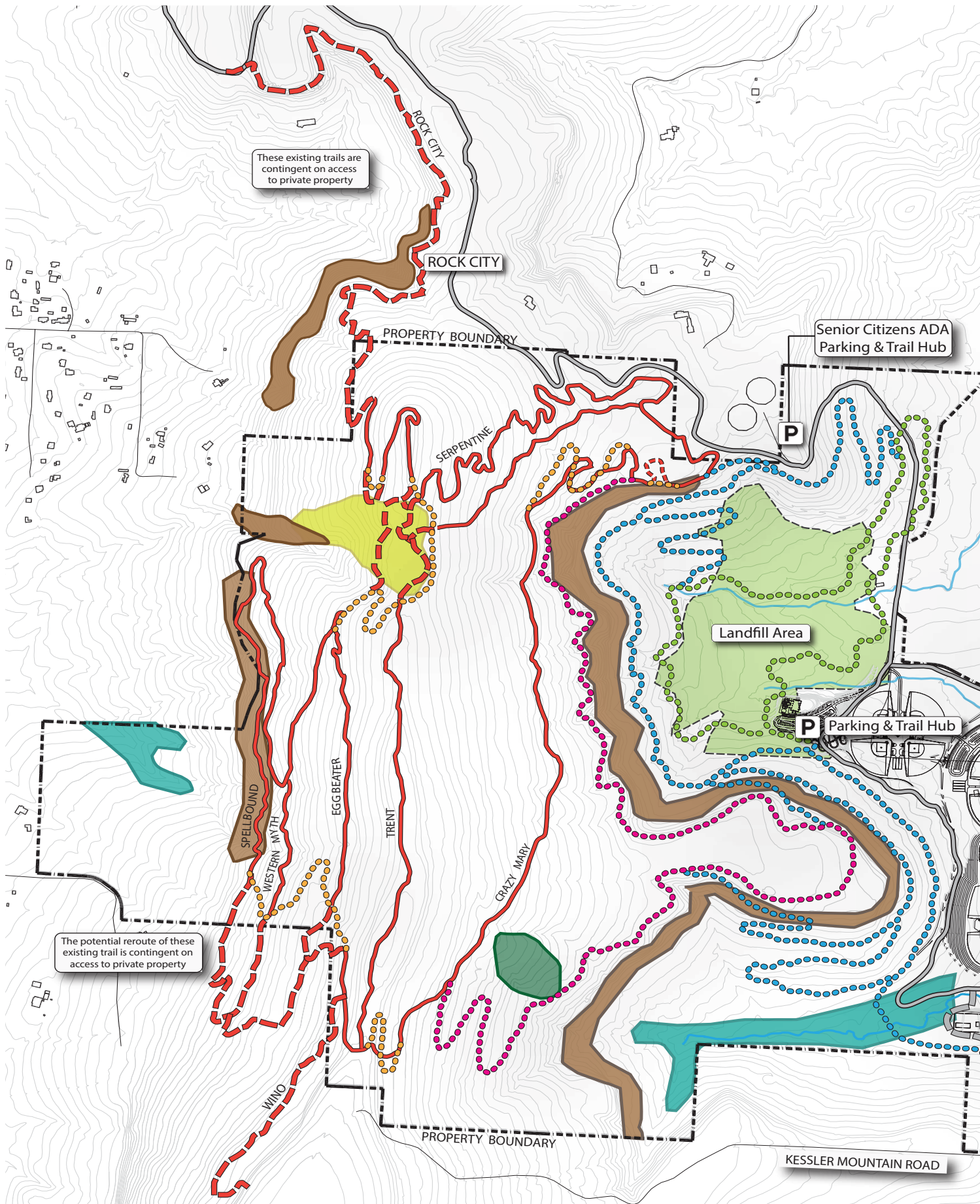
Provide an tread out-slope of three to five percent in order to encourage rapid water removal from the tread.

9

For reroutes, reclaim the old trail thoroughly, both the visual corridor as well as the trail tread.

10

For highly technical trails where grade will sometimes exceed 15 percent, use natural rock, rock armoring or other rock features to add challenge and improve sustainability.





LEGEND

NOTE: ALL TRAIL LENGTHS AND ALIGNMENTS ARE APPROXIMATE

 **EXISTING TRAILS**
6 Miles (Within Park Boundary)

 **BEGINNER LOOP**
1.5 Miles (4' WIDE)

 **LOWER BLUFF TRAIL**
3.4 Miles (2'-3' WIDE)

 **EAST BLUFF TRAIL**
1.7 Miles (18"-2' WIDE)

 **TRAIL REROUTES**
1 Mile

 **PAVED TRAILS - PROPOSED**
Proposed by City of Fayetteville



BIKING ALLOWED



RESTROOMS



PARKING AREA

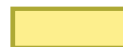


ABANDONED TRAILS



FUTURE PAVED TRAILS
Proposed by the City of Fayetteville

ECOLOGICALLY SIGNIFICANT AREAS AND HABITATS



SHALE BARRENS



BLUFFS

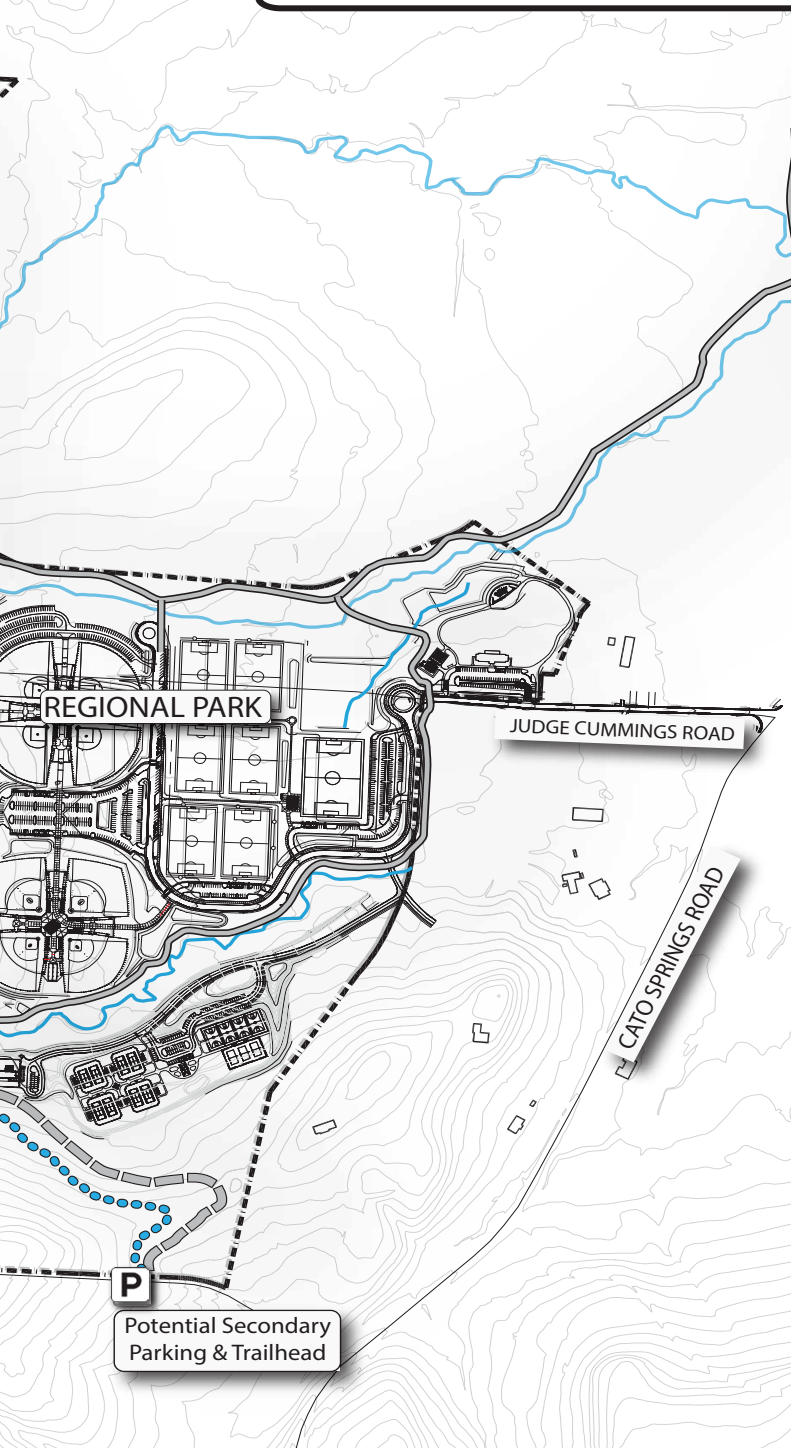


OLD GROWTH POST OAK WOODLAND



RIPARIAN HABITAT

Information taken from Arkansas Natural Heritage Commission. Ecological Assessment



KESSLER MOUNTAIN TRAILS MASTER PLAN

The plan presented on this page represents the Kessler Mountain public area integrated with the planned development of the Regional Park. The plan proposed by Progressive Trail Design highlights the concept of a stacked loop trail system integrating the existing trail system with a range of difficulty for all trail users to experience.

The plan used to illustrate the City of Fayetteville's Regional Park plan can be viewed in entirety in *Appendix D: City of Fayetteville Regional Park Plan*.





7

Existing Trails





OVERVIEW

This chapter outlines the current conditions and the recommendations from Progressive Trail Design for the six miles of public use trail at Kessler Mountain.

INTRODUCTION

The existing trail system on Kessler Mountain is approximately eight miles. Six miles of this system are on city property, while the remaining two are on private property. The two miles on private property were assessed in this report and are discussed in more detail in the following pages.

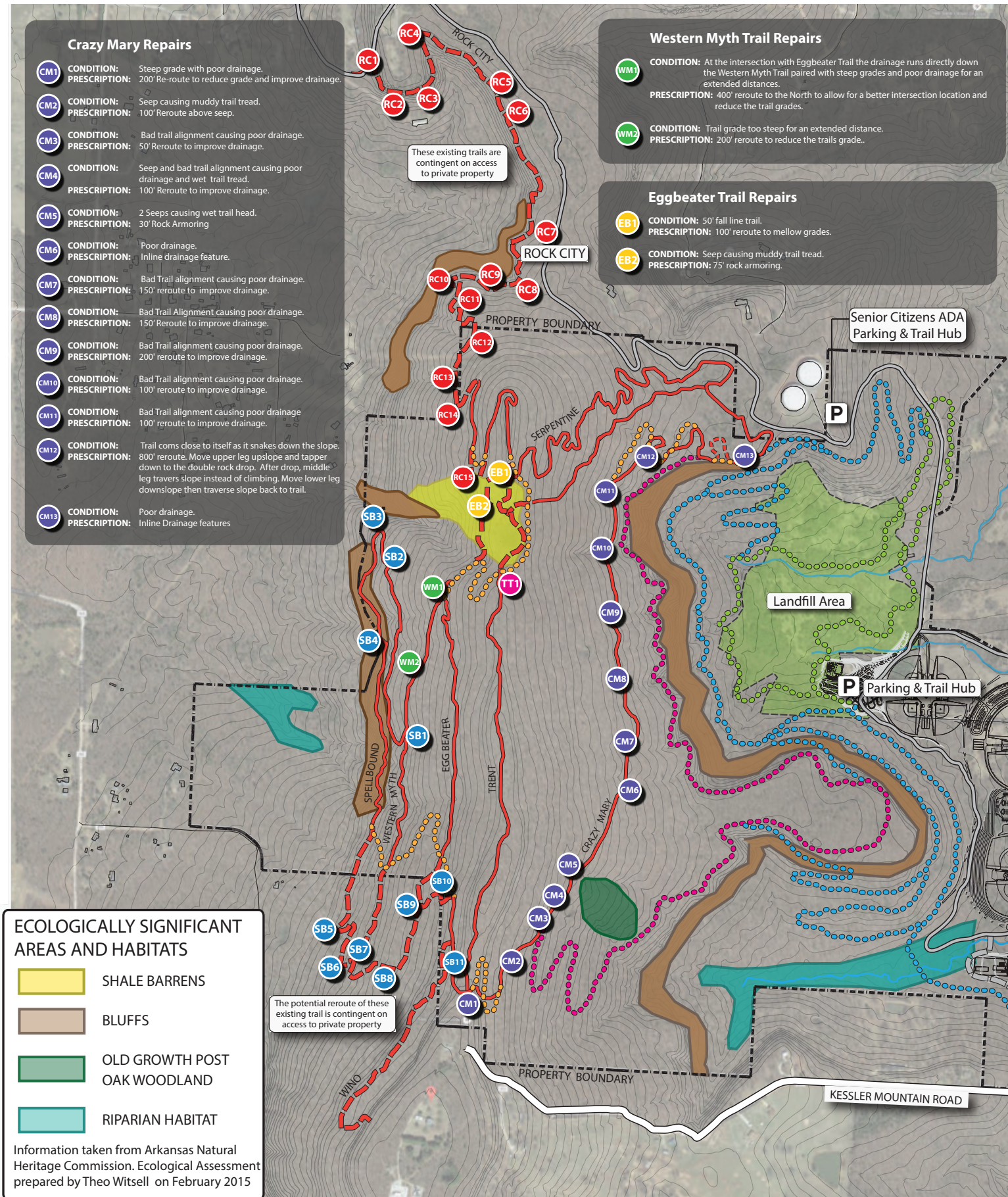
As previously mentioned, all existing trails were built by volunteers, primarily Ozark Off-Road Cyclists, over the last 15 years with the permission of previous and existing landowners. There was no master plan for these trails. It was simply a group of volunteers building trails slowly over time. All the trails were built by hand to maximize the trail experience in the best terrain for mountain biking. It is important to note that all existing trails are considered “expert” level according to IMBA Guidelines.

These trails are all one to two feet wide singletrack that are very rocky and technically challenging in nature. For most hikers this is not a problem, but a mountain biker must be an advanced rider to navigate these trails comfortably. Therefore, beginner and intermediate level trails for all users are one of the most critical needs of the trail system.

Most of the existing trails today have stayed in relatively good shape, however, as expected, there are some design and sustainability issues that must be addressed. This report will result in recommendations to resolve some of these issues and problem areas.

As such, Progressive Trail Design conducted a full assessment of all existing trails. The assessment identified problem areas and poorly aligned trail segments and prescribes solutions to these areas. This has resulted in a condition/prescription survey in order to make the trail system sustainable in accordance with the industry accepted guidelines for building sustainable trails.

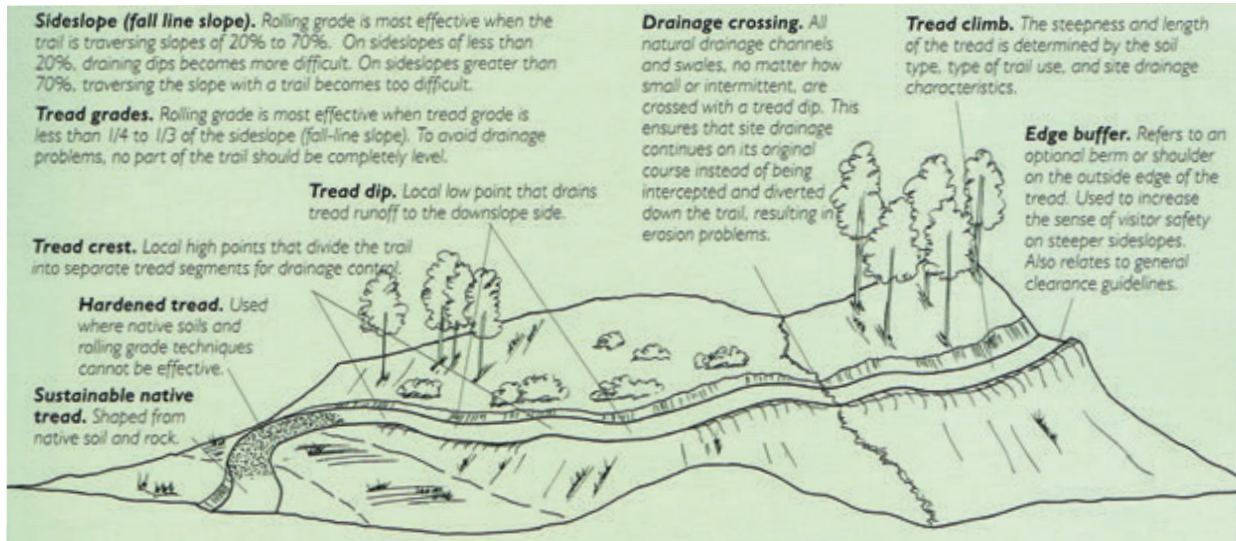
The intention of this trails improvement plan was to maintain the alignment and character of the existing trail system. Recommendations for reroutes in areas where the trail is either too steep, located in perpetually wet zones, or have alignment issues that hinder traffic flow (aka “trail flow”). All problem spots, including small reroutes, are indicated on the Existing Trail plan with recommended solutions and are expanded upon later in this chapter. Any reroutes that were significant are indicated on the plan as a separate, proposed trail.





KESSLER MOUNTAIN EXISTING TRAILS CONDITION/PRESCRIPTION SURVEY

The recommendations for the existing trail system will be outlined on the following pages in more detail.



PRESCRIPTION TREATMENTS

This section is to familiarize the reader with terms and types of treatment proposed in the Kessler Mountain Existing Trails Condition/Prescription Survey. The terms discussed in this section are: rock armoring, inline drainage features, climbing turns, rolling crown switchback, knick construction.

Rock Armoring

Rock armoring can be used for drainage crossings, trail approaches, and steep trail sections that need additional protection from erosion. Rock armoring tends to be relatively low maintenance and visually appealing, while also stabilizing challenging trail sections.



Inline Drainage

Inline drainage features are typically used on existing treads where the tread has already been established and there is little space for a large, wide, relatively clog-proof dip and outlet formed through alignment. Please refer to the image on [page 47](#) for more information.

Climbing Turns

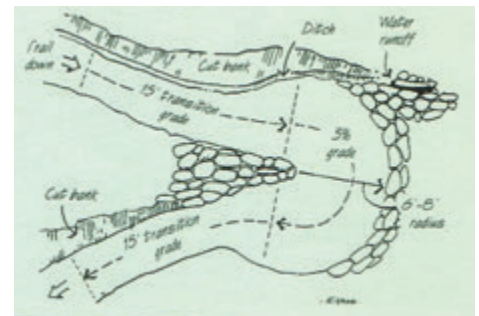
A turn where the grade of the trail as it passes through the fall line is exactly the same as the grade of the slope being traversed.

Rolling Crown Switchbacks

Rolling crown switchbacks are sustainable turns on a hillside engineered for drainage. The trail is

routed onto a crowned deck where it makes a transition to the opposite direction. The upper approach is insloped to drain water out

the back of the landing, while the lower approach is outsloped.



Knicks are constructed into existing trail tread in order to drain puddles from flat areas.



Knick Construction

A knick is an effective outsloped drain constructed into existing trails. For a knick to be effective, the trail tread must have lower ground next to it so the

water has a place to drain. A knick is a shaved down semicircle about ten-feet long that is outsloped about fifteen percent in the center. Knicks should be unnoticeable to users.

KESSLER MOUNTAIN EXISTING TRAILS CONDITION/PRESCRIPTION SURVEY

ROCK CITY TRAIL



Rock City Trail Recommendation #1

LOCATION: Latitidue: N36 02.394
Longitude: W94 13.248

ESTIMATED COST: \$6,500.00

CONDITION:

Turns exceed maximum grade for climbing turns.

PRESCRIPTION:

Corner 1 - Rebuild as a rolling crown switchback

Corner 2 - Rebuild as a rolling crown switchback with 5'Hx30'L crib wall retaining backside of turn to maintain existing drainage from road. Regrade trail between turns to improve drainage



Rock City Trail Recommendation #2

LOCATION: Latitidue: N36 02.384
Longitude: W94 13.215

ESTIMATED COST: \$800.00

CONDITION:

Large boulder blocking trail causing narrow unsafe route around.

PRESCRIPTION:

Build a 2'Hx10'L crib wall to create a safe a sustainable route around boulder.



Rock City Trail Recommendation #3

LOCATION: Latitidue: N36 02.382
Longitude: W94 13.185

ESTIMATED COST: \$500.00

CONDITION:

Large boulder fell onto trail blocking the tread causing users to go off trail to avoid.

PRESCRIPTION:

Move large boulder and reestablish original trail alignment.



Rock City Trail Recommendation #4

LOCATION: Latitidue: N36 02.442
Longitude: W94 13.175

ESTIMATED COST: \$3,400.00

CONDITION:

Steep rocky fall-line trail for approx. 200' causing poor drainage and difficult navigation for some users.

PRESCRIPTION:

Option 1: Stay on existing trail alignment. Repair using rolling grade dips and rock armoring.

Option 2 (*preferred*): 300' reroute upslope from existing trail alignment using grade reversals for water management.



Rock City Trail Recommendation #5

LOCATION: Latitidue: N36 02.336
Longitude: W94 13.032

ESTIMATED COST: \$200.00

CONDITION:

Narrow tree gate for mountain bikers specifically, causing users to go around.

PRESCRIPTION:

Opt.1: Remove the Silver Maple.

Opt.2: 30' reroute down slope.



Rock City Trail Recommendation #6

LOCATION: Latitidue: N36 02.324
Longitude: W94 13.027

ESTIMATED COST: \$200.00

CONDITION:

Old tree stump in trail tread.

PRESCRIPTION:

Remove stump.



Rock City Trail Recommendation #7

LOCATION: Latitidue: N36 02.221
Longitude: W94 13.007

ESTIMATED COST: \$2,250.00

CONDITION:

Seep causing muddy trail tread.

PRESCRIPTION:

50' rock armoring.



Rock City Trail Recommendation #8

LOCATION: Latitidue: N36 02.159
Longitude: W94 13.029

ESTIMATED COST: \$1,350.00

CONDITION:

Seep causing muddy trail tread.

PRESCRIPTION:

30' rock armoring.



Rock City Trail Recommendation #9

LOCATION: Latitidue: N36 02.150
Longitude: W94 13.065

ESTIMATED COST: \$800.00

CONDITION:

Seep causing muddy trail tread.

PRESCRIPTION:

100' rock armoring.



Rock City Trail Recommendation #10

LOCATION: Latitidue: N36 02.159
Longitude: W94 13.114

ESTIMATED COST: \$1,800.00

CONDITION:

Radius of corner is too tight causing users, primarily mountain bikers to stray off trail.

PRESCRIPTION:

Relocate corner with a 75' reroute to allow for better turn radius.



Rock City Trail Recommendation #11

LOCATION: Latitidue: N36 02.131
Longitude: W94 13.114

ESTIMATED COST: \$200.00

CONDITION:

Dead tree in corner, causing a tight radius.

PRESCRIPTION:

Remove dead tree to open radius of corner.



Rock City Trail Recommendation #12

LOCATION: Latitidue: N36 02.090
Longitude: W94 13.093

ESTIMATED COST: \$4,500.00

CONDITION:

Seep causing muddy trail tread.

PRESCRIPTION:

100' rock armoring.



Rock City Trail Recommendation #13

LOCATION: Latitidue: N36 02.026
Longitude: W94 13.112

ESTIMATED COST: \$7,000.00

CONDITION:

Seep drains down trail and the trail is located too close to a barbed wire fence, making it dangerous for users.

PRESCRIPTION:

500' reroute including 2 climbing turns and 30' of rock armoring to span seep. This reroute will also help to control the speeds of mountain bikers. Close old trail.



Rock City Trail Recommendation #14

LOCATION: Latitidue: N36 02.006
Longitude: W94 13.111

ESTIMATED COST: \$1,500.00

CONDITION:

Radius of corner is too tight causing users, primarily mountain bikers to stray off trail. The corner is also too close to a barbed wire fence, making it dangerous for users.

PRESCRIPTION:

Open radius of corner and along with a 50' reroute downhill from corner.



Rock City Trail Recommendation #15

LOCATION: Latitidue: N36 01.921
Longitude: W94 13.080

ESTIMATED COST: \$800.00

CONDITION:

Hikers have created a social trail that creates a direct route to the Shale Barren.

PRESCRIPTION:

Reroute turn north to create separation and install "stay on trail" signs. Close social trail.



EGGBEATER TRAIL

EB1

Eggbeater Trail Recommendation #1

LOCATION: Latitidue: N36 01.924
Longitude: W94 13.049

ESTIMATED COST: \$800.00

CONDITION:

50' fall line trail.

PRESCRIPTION:

100' reroute to mellow grades.

EB2

Eggbeater Trail Recommendation #2

LOCATION: Latitidue: N36 01.903
Longitude: W94 13.061

ESTIMATED COST: \$3,375.00

CONDITION:

Seep causing muddy trail tread.

PRESCRIPTION:

75' of rock armoring.

WESTERN MYTH TRAIL

WM1

Western Myth Trail Recommendation #1

LOCATION: Latitidue: N36 01.814
Longitude: W94 13.094

ESTIMATED COST: \$3,200.00

CONDITION:

At the intersection with the Eggbeater trail the drainage runs directly down the Western Myth trail paired with steep grades and poor drainage for an extended distances.

PRESCRIPTION:

400' reroute to the north to allow for a better intersection location and reduce the trail grades.

WM2

Western Myth Trail Recommendation #2

LOCATION: Latitidue: N36 01.721
Longitude: W94 13.148

ESTIMATED COST: \$1,600.00

CONDITION:

Trail grade is too steep for an extended distance.

PRESCRIPTION:

200' reroute to reduce the trails grade.



SPELLBOUND TRAIL

SB1 Spellbound Trail Recommendation #1

LOCATION: Latitidue: N36 01.615
Longitude: W94 13.184

ESTIMATED COST: \$800.00

CONDITION:

At the Intersection with Western Myth the drainage runs directly down Spellbound Trail.

PRESCRIPTION:

100' reroute to allow for better intersection location and drainage.

SB2 Spellbound Trail Recommendation #2

LOCATION: Latitidue: N36 01.821
Longitude: W94 13.212

ESTIMATED COST: \$900.00

CONDITION:

Poor drainage on rock drop landing.

PRESCRIPTION:

Create better drainage and 50' rock armoring.

SB3 Spellbound Trail Recommendation #3

LOCATION: Latitidue: N36 01.863
Longitude: W94 13.214

ESTIMATED COST: \$1,600.00

CONDITION:

Corner is too tight and trail grade too steep causing poor drainage.

PRESCRIPTION:

200' reroute to the north reduce grades, open turn radius, and improve drainage.

SB4 Spellbound Trail Recommendation #4

LOCATION: Latitidue: N36 01.734
Longitude: W94 13.214

ESTIMATED COST: \$2,250.00

CONDITION:

Seep causing muddy trail tread.

PRESCRIPTION:

50' rock armoring.

SB5 Spellbound Trail Recommendation #5

LOCATION: Latitidue: N36 01.384
Longitude: W94 13.265

ESTIMATED COST: \$1,000.00

CONDITION:

Steep trail grades, tight turn radius, and poor drainage in and out of turn.

PRESCRIPTION:

Realign corner upslope and to south for improved drainage.

SB6 Spellbound Trail Recommendation #6

LOCATION: Latitidue: N36 01.340
Longitude: W94 13.257

ESTIMATED COST: \$1,500.00

CONDITION:

Poor drainage before turn.

PRESCRIPTION:

60' reroute of turn for improved drainage.



SB7

Spellbound Trail Recommendation #7

LOCATION: Latitidue: N36 01.358
Longitude: W94 13.237

ESTIMATED COST: \$1,200.00

CONDITION:

Poor drainage at the intersection of Western Myth.

PRESCRIPTION:

150' reroute to the north for better intersection location and improved drainage.

SB8

Spellbound Trail Recommendation #8

LOCATION: Latitidue: N36 01.348
Longitude: W94 13.212

ESTIMATED COST: \$4,000.00

CONDITION:

Trail grade exceeds the maximum grade of 15% for an extended distance.

PRESCRIPTION:

500' reroute with a climbing turn to reduce trail grades and better align trail and trail flow.

SB9

Spellbound Trail Recommendation #9

LOCATION: Latitidue: N36 01.411
Longitude: W94 13.147

ESTIMATED COST: \$1,600.00

CONDITION:

Poor location and alignment of trails at intersection with Eggbeater.

PRESCRIPTION:

200' reroute for better intersection location and improved drainage.

SB10

Spellbound Trail Recommendation #10

LOCATION: Latitidue: N36 01.434
Longitude: W94 13.121

ESTIMATED COST: \$3,200.00

CONDITION:

Two turns exceed maximum grade for climbing turns.

PRESCRIPTION:

Relocate both turns approx. 75' behind current location in order to reduce grades.

SB11

Spellbound Trail Recommendation #11

LOCATION: Latitidue: N36 01.341
Longitude: W94 13.095

ESTIMATED COST: \$500.00

CONDITION:

Poor drainage on old road bed.

PRESCRIPTION:

Build in-line grade dips to improve drainage.

TRENT TRAIL

TT1

Trent Trail Recommendation #1

LOCATION: Latitidue: N36 01.820
Longitude: W94 13.040

ESTIMATED COST: \$9,600.00

CONDITION:

Seep causing muddy trail tread.

PRESCRIPTION:

400' reroute with 100' of rock armoring. This is also part of the major reroute around the Shale Barren shown on the map.



CRAZY MARY TRAIL

**CM1 Crazy Mary Trail
Recommendation #1**

LOCATION: Latitidue: N36 01.314
Longitude: W94 13.054

ESTIMATED COST: \$1,600.00

CONDITION:

Steep grade with poor drainage.

PRESCRIPTION:

200' Reroute to reduce grade and improve drainage.

**CM2 Crazy Mary Trail
Recommendation #2**

LOCATION: Latitidue: N36 01.315
Longitude: W94 13.026

ESTIMATED COST: \$800.00

CONDITION:

Seep causing muddy trail tread.

PRESCRIPTION:

100' Reroute above seep.

**CM3 Crazy Mary Trail
Recommendation #3**

LOCATION: Latitidue: N36 01.398
Longitude: W94 12.967

ESTIMATED COST: \$400.00

CONDITION:

Bad trail alignment causing poor drainage.

PRESCRIPTION:

50' Reroute to improve drainage.

**CM4 Crazy Mary Trail
Recommendation #4**

LOCATION: Latitidue: N36 01.425
Longitude: W94 12.943

ESTIMATED COST: \$800.00

CONDITION:

Seep and bad trail alignment causing poor drainage
and wet trail tread.

PRESCRIPTION:

100' Reroute to improve drainage.

**CM5 Crazy Mary Trail
Recommendation #5**

LOCATION: Latitidue: N36 01.466
Longitude: W94 12.901

ESTIMATED COST: \$1,350.00

CONDITION:

2 seeps causing wet trail tread.

PRESCRIPTION:

30' Rock Armoring.

**CM6 Crazy Mary Trail
Recommendation #6**

LOCATION: Latitidue: N36 01.532
Longitude: W94 12.878

ESTIMATED COST: \$500.00

CONDITION:

Poor drainage.

PRESCRIPTION:

Inline drainage feature.



Crazy Mary Trail Recommendation #7

LOCATION: Latitidue: N36 01.564
Longitude: W94 12.845

ESTIMATED COST: \$1,200.00

CONDITION:

Bad trail alignment causing poor drainage.

PRESCRIPTION:

150' Reroute to improve drainage.



Crazy Mary Trail Recommendation #8

LOCATION: Latitidue: N36 01.602
Longitude: W94 12.852

ESTIMATED COST: \$1,200.00

CONDITION:

Bad trail alignment causing poor drainage.

PRESCRIPTION:

150' Reroute to improve drainage.



Crazy Mary Trail Recommendation #9

LOCATION: Latitidue: N36 01.672
Longitude: W94 12.855

ESTIMATED COST: \$1,600.00

CONDITION:

Bad trail alignment causing poor drainage.

PRESCRIPTION:

200" Reroute to improve drainage.



Crazy Mary Trail Recommendation #10

LOCATION: Latitidue: N36 01.775
Longitude: W94 12.873

ESTIMATED COST: \$800.00

CONDITION:

Bad trail alignment causing poor drainage.

PRESCRIPTION:

100' Reroute to improve drainage.



Crazy Mary Trail Recommendation #11

LOCATION: Latitidue: N36 01.847
Longitude: W94 12.890

ESTIMATED COST: \$800.00

CONDITION:

Bad trail alignment causing poor drainage.

PRESCRIPTION:

100' Reroute to improve drainage.



Crazy Mary Trail Recommendation #12

LOCATION: Latitidue: N36 01.945
Longitude: W94 12.832

ESTIMATED COST: \$6,400.00

CONDITION:

Bad trail separation. The trail comes close to itself as it snakes down the slope.

PRESCRIPTION:

800' Reroute. Move upper leg upslope and taper down to the double rock drop. After drop, middle leg will traverse slope instead of climbing. Move lower leg downslope then traverse slope back to trail. This is shown on the map as one of the main reroutes.



CRAZY MARY TRAIL CONT.



Crazy Mary Trail Recommendation #13

LOCATION: Latitidue: N36 01.973
Longitude: W94 12.680

ESTIMATED COST: \$500.00

CONDITION:

Poor drainage & meandering trail around sinkhole.

PRESCRIPTION:

Inline drainage features & 200' Reroute to connect

SEE BUDGET ON PAGE 63 FOR
TOTALS ON ALL EXISTING TRAIL

REROUTES

The most significant reroutes are primarily to avoid ecologically sensitive areas, avoid private property, or realign trails to be sustainable and have better separation. There are three significant reroutes:

Spellbound Reroute – As part of the two miles of trail located on private property, the section of the Spellbound Trail in the southwest corner of the property has been identified for rerouting due to the need for public access. This reroute will serve as an alternative to the current alignment, but could become the permanent trail especially if the City is unable to attain an easement or acquire this piece of private property to publically accommodate the existing trails. This reroute is not ideal because it shortens the trail system and makes this area more congested, but this reroute will be considered as an alternative.

Shale Barren Reroute – As identified by Theo Witsell's ecological assessment, the shale barren is a rare and sensitive ecological amenity and unique to Kessler Mountain. To accommodate this ecologically-sensitive area, reroutes around this area are proposed in order to avoid damaging the delicate fauna and flora. To enhance this reroute recommendation, educational signage will be required in order to keep users from accessing this sensitive area as well as informing the importance of this ecological amenity. More information regarding the shale barren can be viewed in Appendix B: A Rapid Terrestrial Ecological Assessment of Kessler Mountain Reserve by Theo Witsell.



Crazy Mary Reroute – To support the primary goal of building sustainable trails and protecting environmentally sensitive areas, two sections of the Crazy Mary Trail are in need of rerouting. One of these areas is located at the Crazy Mary and Trent Trail intersection near the top of the mountain, while the other is located near the northern end of the Crazy Mary Trail above the bluffline. This proposed reroute is needed in order to reach sustainable grades and to provide better trail separation where turns are condensed and limited in maneuverability.

TRAIL CLOSURES

Abandoned trails and corridors are generally closed by eliminating the existing tread while disguising the open corridor. Existing tread can be removed by scarifying the compacted soil to encourage new vegetation growth, placing organic litter and debris in the tread, and breaking the previous tread's continuity with logs, stones or other material. The open corridor can be more difficult to disguise. Vertical elements such as the placement of a fallen tree, especially cedar, is helpful to visually remove the open corridor line which attracts the eye. These vertical elements will ideally last through a couple of growing seasons until natural growth can be established. In some cases, this is even accomplished with the planting of live trees and shrubs. Again, the intent is to completely camouflage the corridor. If people can see it, they will reopen it, especially if it's a short-cut for hikers.



PRIVATE TRAIL

There are approximately two miles of trail on private property. These trails have existed for many years and are considered to be an integral to the existing system. In order for these trails to be open for public use, the City must gain access through an easement or land acquisition. Appropriate alternate solutions have been provided assuming that the City is unable to gain access. However, these trails have been included in the assessment should they become part of the public trail system. There are three trails located on private property:

Rock City Trail - This trail is approximately one mile and crosses a few different property owners, one of which has been a champion for Kessler Mountain and has gone as far as providing access to the trail and creating a small trailhead and sign-in sheet. This has been one of the main access points to the trail system for years and holds some of the most beautiful terrain on the mountain.

Spellbound Trail - This is a one mile segment of trail on the far southwest end that climbs up the mountain. It is the connection between all west side trails

Wino Trail - This is a spur trail to the historic stone wine cellar.

Below are images of how a trail can be closed off for public use. Providing an obvious obstruction is the easiest way, but blending the former corridor into the landscape is the most sustainable.





FORMER ROADBEDS - TRENT TRAIL

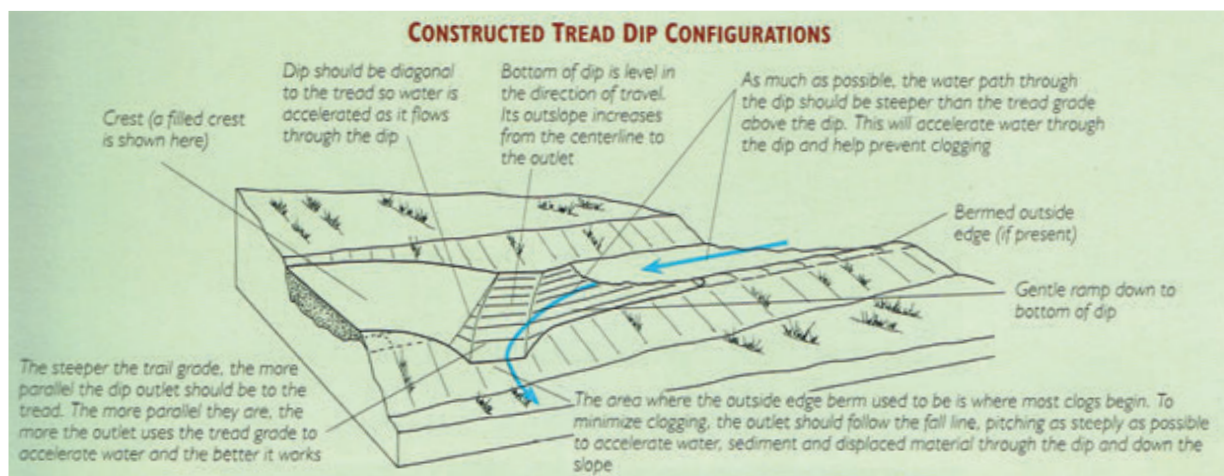
The Trent Trail is actually a historic road bed that served as the main road over the mountain during the late 1800's when Kessler was being used as a winery (please refer to Chapter 2: History for more information). Today, the trail functions as the primary north-south connector trail that is situated as the main spine of the trail system. The trail starts near the water towers on the northeast end of the property and continues west to the shale barren and then turns south along the top of the ridge to the radio towers at the far south end of the property. For purposes of analysis, the trail can be broken into two segments:

Water Towers to Shale Barren – The trail/old roadbed is approximately eight feet wide and continues directly up the mountain along the fall-line (prevailing slope), therefore exceeding maximum grades for sustainable trail. However, given that this segment of the trail is already established and provides the only motorized access on the mountain, it is recommended that the existing path be improved and remain as an emergency access and maintenance route for the City. This path should remain open as a public use trail for those preferring a more direct route or climbing challenge. Also recommended is to

regrade and install inline grade dips to mitigate erosion due to the steep alignment of the trail. A minimum of six feet width should be established to accommodate utility vehicles for emergencies and maintenance. This does not mean that the trail tread width must be six feet, rather the corridor must be cleared of any trees, downfall, rocks, or other obstacles that would impede a UTV from traveling down the trail. The tread itself would more likely become four feet wide like it is today.

Shale Barren to Radio Towers – There are a few places where the trail has been routed around deadfall that have caused some steeper grades and trail flow issues. Progressive Trail Design recommends these areas be addressed with the installation of inline drainage features in any place where the trail is straight down the fall line for extended periods. Again, a minimum of six feet width should be established to accommodate utility vehicles for emergencies and maintenance.

The diagram below is an example of inline grade dips, which are a proposed solution to erosion issues on steep grades for the Kessler Mountain trail system.





8

Proposed Trails

OVERVIEW

This chapter outlines the proposed trail system from Progressive Trail Design for an additional 7.6 miles of public use trails at Kessler Mountain.

INTRODUCTION

There are a total of four proposed trails:

COMPONENTS OF TRAILS MASTER PLAN:

- 1 Beginner Loop
- 2 Lower Bluff Trails
- 3 East Bluff Trail
- 4 Concrete Active Transportation Trail and Regional Park Trail Loop

These trails total approximately 6.6 miles, excluding the paved or hard surface paths. The focus of this master plan is primarily on the soft surface trail. The shared-use, paved paths were not included in the scope of this plan; however, high-level concepts based on the City's Regional Park Plan and Active Transportation Plan were included.

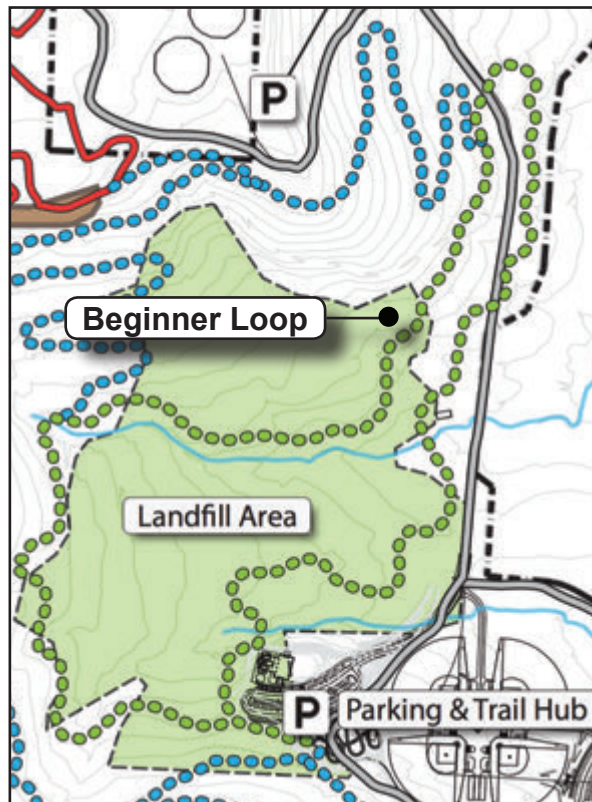
It is important to note that all proposed trails in this plan are conceptual alignments based on field work and the public input process. They are all subject to be further refined on the ground during the pre-construction final design phase. Much thought, debate and field study has gone into the proposed locations. This plan is meant to be used as a guide for the future development of the Kessler Mountain Trail System.

All of the proposed soft surface trails are intended to be "natural surface trails" (see definition below) that will range in width and character. They are proposed to address the need of providing more diverse experiences for a variety of users, introducing difficulty level progression by adding beginner and intermediate options, and accessing key attractions. The following pages are a description with support images of the different types of proposed trails.



BEGINNER LOOP (1.5 MILES)

This trail, designated by the green color in the image below, would be an approximately four- to five-foot wide natural surface trail that serves as a hiking or beginner level mountain biking loop. With proximity near the main trailhead at the Regional Park, this loop offers an easily accessible recreational opportunity for a variety of users. The trail is aligned at the base of the mountain and skirts the edge of the recently capped landfill, which will soon be restored to prairie-like conditions. It begins and ends at the main trailhead and navigates through the woods along gentle slopes. This trail type is needed in order to provide better access to the mountain for all users and skill progression in the trail system. As previously mentioned, all of the existing trails on the mountain are considered advanced, therefore it is important to also offer beginner and intermediate level trails. Additional loop configurations branching off of this loop offer expanded hiking and biking options.



LOWER BLUFF TRAIL (3.4 MILES)

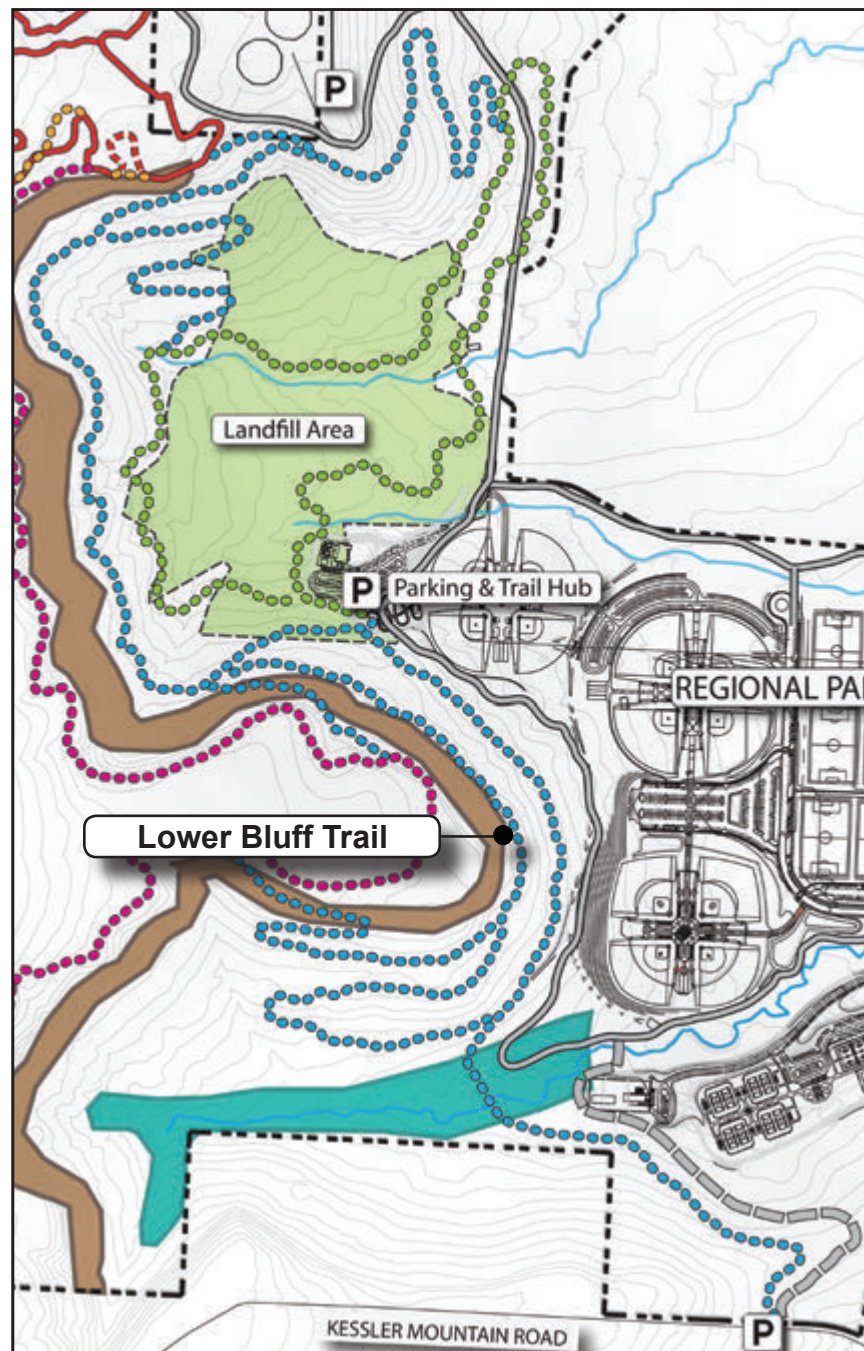
This trail, designated by the blue color, would be a two-foot wide intermediate level trail that generally follows the contour of the land and skirts the base of the bluff line. The trail serves multiple purposes. First, this trail provides access to the existing trail system and ties into the East Bluff Trail, proposed to run along the upper portion of the bluff line. Second, it connects the trail system to two proposed secondary trailhead/parking areas: ADA Hilltop Trailhead and Kessler Mountain Road Trailhead. In addition, the trail provides a much-needed intermediate level trail experience, adding to the diversity of use, challenge, and experience.

This trail can be accessed from the main parking area near the former landfill and provides loop configurations and educational opportunities along the base of the bluff showcasing geology, springs, and wildlife. The upper leg of this trail follows the contours along a natural bench at the base of the east bluff line. There are many big boulders, sheer bluff walls, springs and other ecologically rich zones to view. The goal of this trail is to take users to these locations in a responsibly designed way creating a unique natural experience and introducing visitors to the wonders of Kessler Mountain and Ozark ecology. It will be very important to provide trail etiquette, educational, and interpretive signs to direct people to stay on the trail and illustrate the importance of this natural amenity. This may be one of the most frequented areas due its proximity to the Regional Park, making it of paramount importance to contain users on the proposed trail. However, providing the opportunity to experience this terrain without having to travel deep into the trail system targets the goal of providing unique and educational opportunities at an accessible distance for a variety of trail users.



Leaving the upper leg of this trail and ascending through breaks in the bluff line are two connector trails that, will provide access to the proposed East Bluff Trail. Both of these connector trails utilize existing roadbeds that, offer direct routes up the mountain. Unfortunately, the grades of these roadbeds are too steep (exceed 20% grade for the acceptable maximum length) to establish a sustainable trail. Therefore, switchbacks must be integrated to reduce the grades and make the trail more comfortable to navigate. Through strategic design, the majority of the road bed can be used. This is the preferred option because the corridor has already been impacted and minimizing any further disruption should be considered a top priority during the final design phase.

From a recreational standpoint, the Lower Bluff Trail offers a great place for mountain bikers, trail runners and hikers to exercise, challenge themselves, and experience a moderate trail that gently flows along the contour of this open wooded terrain. This will serve as the next level of skill progression from the Beginner Loop as well as a gateway trail to the more advanced and challenging trails located higher on the mountain.

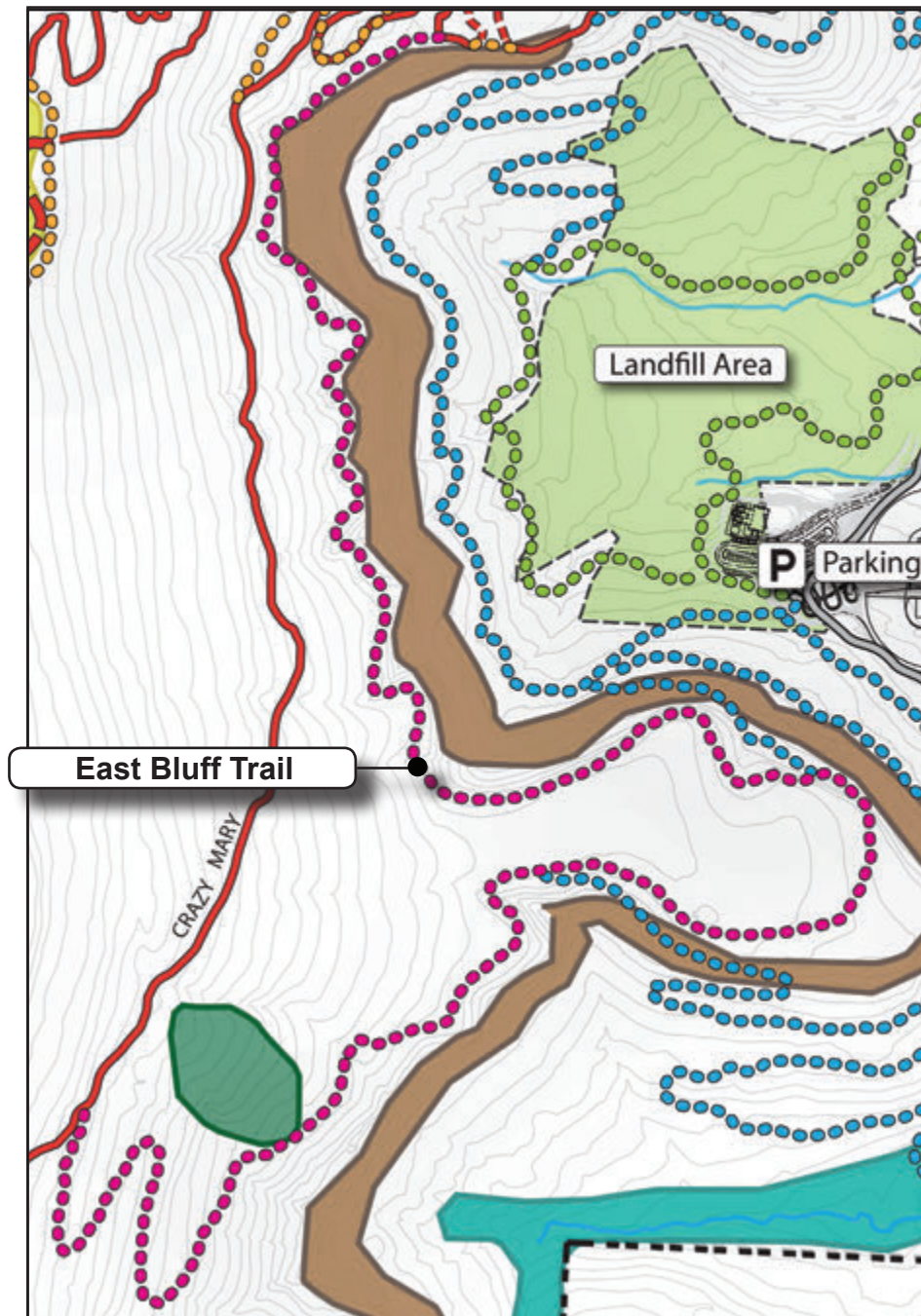




EAST BLUFF TRAIL (1.7 MILES)

Designated by the magenta color, the East Bluff Trail will be an eighteen-inch to two-foot wide backcountry single-track trail similar to the existing trails. This trail will run along the top of the east bluff line offering outstanding views to the east and overlooks of the Regional Park and the City of Fayetteville. This trail has the potential to become one of the most popular trails in the park due to its natural beauty and proximity to the trailhead. The trail can be accessed from the main trailhead utilizing two trail connections by way of the Lower Bluff Trail as well as from a connection to Crazy Mary Trail.

These connections offer a variety of short and long distance loop options. They, also serve as a link to the southern and more remote western portions of the existing trail system through a series of switchbacks on the south end that connect to Crazy Mary Trail, taking users to the highest point on Kessler Mountain.



PAVED ACTIVE TRANSPORTATION TRAIL AND REGIONAL PARK TRAIL LOOP

Though the alignment of many of the paved paths are not finalized, a trail concept to make a north-south connection over the mountain has been illustrated in this plan. This trail is currently included in the Active Transportation Master Plan and would serve as part of the Ruppel Road extension from the Ozark Smokehouse to the Regional Park.

There is also a concept for a paved path around the Regional Park, which is shown on this plan. This path will be fully accessible and provide a trail opportunity within the Regional Park development. An overlook on the hillside above the baseball fields was identified as a desirable destination for access by this trail.

In conjunction with the Regional Park development, plans for an extension of Fayetteville's paved trails system to the park are currently being prepared and construction is expected to be completed by Fall 2016. This will be identified as the Cato Springs Trail and will access the park by trail from the northeast, providing connections to the Town Branch Trail and the Razorback Greenway. Reference *Appendix A: Existing Condition Studies and Plans* for more information.





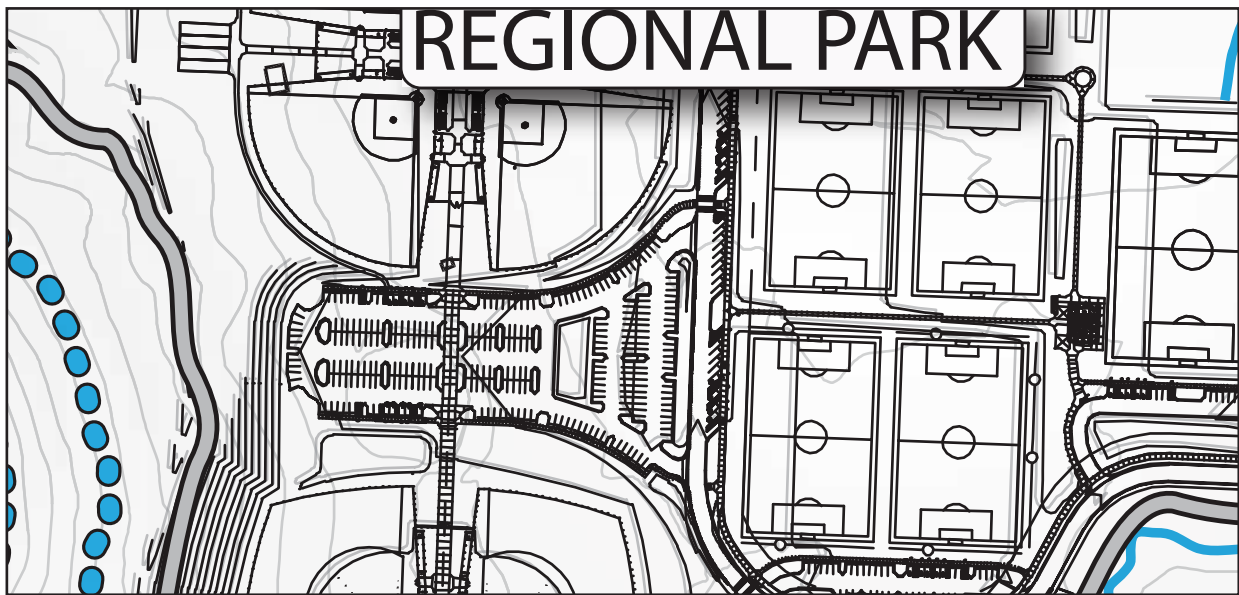
TRAILHEADS

There are a total of five proposed and future trailheads to access the trail system.

Tempoary Trailhead

Phase I construction of the Regional Park features the construction of four baseball fields and a large parking lot facility.

This parking facility will serve as a temporary trailhead for public access until the main trailhead is constructed in later phases of the Regional Park development.



Main Trailhead

This is the primary trailhead positioned on the far western end of the Regional Park at the base of the old landfill area.

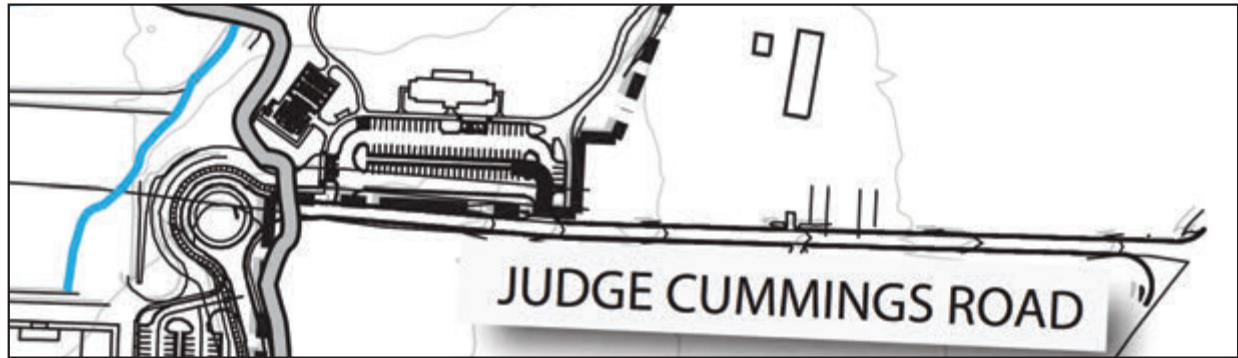
This will be a large parking area with restrooms and a trail kiosk. This facility is anticipated to be constructed in a later phase of the Regional Park development.



Judge Cummings Road Trailhead

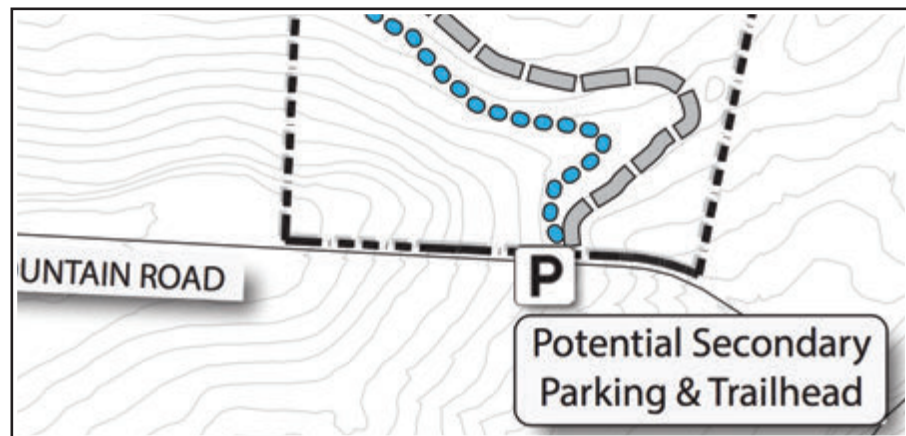
Currently serving as existing access to the Kessler Mountain trails, this will continue to serve as secondary trailhead to the mountain or a main trailhead for greenway users.

It is approximately 0.4 miles east of the Main Trailhead and the soft surface trails.



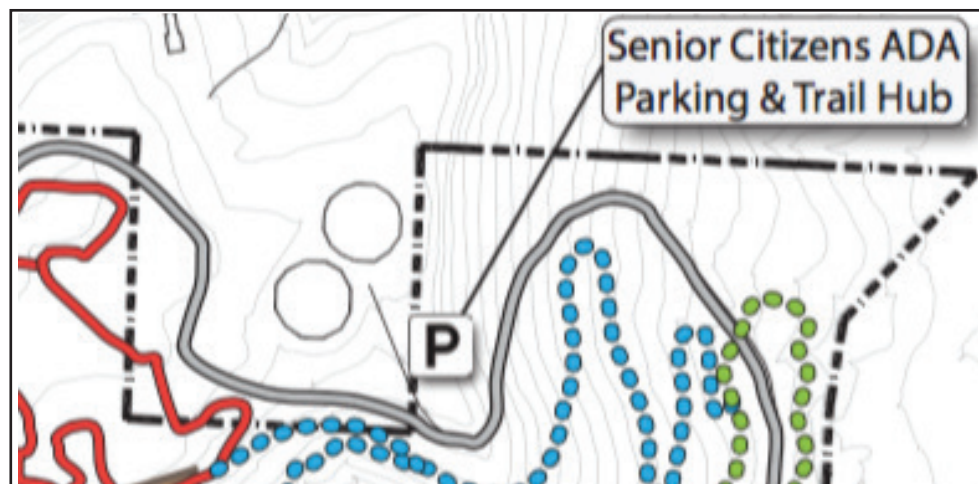
Kessler Mountain Road Trailhead

This is a future concept to provide a small parking area on the south end of the trail system off Kessler Mountain Road. This could eventually connect to future trail development to the south.



ADA Trailhead

Located at the top of Judge Cummings Road near the water towers, this trailhead would be reserved for users with special needs to provide access to key overlooks and trails.





9

Additional Trail Opportunities

OVERVIEW

This chapter identifies additional opportunities for bikers and hikers. These opportunities are considered to be future considerations for the development of Kessler Mountain in conjunction with the Regional Park.

INTRODUCTION

Additional opportunities for trail and bike amenities are proposed in this section and address requests made by City and public during input periods, as well as trends and potential future needs. A few of these concepts are outlined below.

Note: These are only meant to be conceptual ideas to meet future recreational needs based on current trends.

BIKE PARK

A bike park is a purpose-built skills park for bicyclists. It is meant to provide fun and challenge for all skill levels. The former landfill is a perfect canvas for a world-class bike park. The grades are perfect for this use and its placement at the main trailhead makes it ideal for skills-building amenities. The landfill has strict management restrictions limiting its use and development to activities that will not penetrate the newly installed clay cap. This makes the area ideal for use of a bike

skills park since this is best accomplished by importing more fill dirt to construct the features and that will further buffer the new cap. A bike park would bring a

The landfill at Kessler Mountain has strict management restrictions limiting its use and development to activities, but acts as the perfect canvas for a world-class bike park.





unique recreational asset to the Regional Park and the City of Fayetteville.

INTERPRETIVE NATURE (HIKING ONLY) ACCESSIBLE TRAIL

This type of trail is designed for education and accessibility. It is typically located in gentle terrain and preferably surfaced with a crushed stone. There are a few locations that could work for this type of trail. One is the area around the Regional Park, specifically around the streams. This trail could replace the concrete path in places or work in conjunction, as an alternate trail winding back and forth over the stream with boardwalks. Another opportunity is near the water towers on the north end, leaving the ADA parking area and accessing the overlooks.

PURPOSE-BUILT DOWNHILL MOUNTAIN BIKE TRAIL

These types of trails are extremely popular among mountain bikers. They are directional downhill trails designed for challenge and fun. Kessler provides an especially unique opportunity in Northwest Arkansas due to its elevation change and natural technical features. There is a great opportunity for one of these types of trails coming off the high point (near radio towers) on the south end dropping down to either the western or eastern sides of the mountain. This could become more feasible if the private land to the southwest, where the existing Spellbound Trail is located, were officially acquired. Should this be a possibility, it would be especially important to separate this trail from other trails as much as possible, as well as conduct an ecological study within the trail corridor to avoid impact to any high value natural resources.



Above are examples of interpretive nature accessible trails. These trails can present opportunities to typically inaccessible areas and provide users with the unique experience of learning about something about their local landscape.

Below and Opposite Page: bottom 3 images are examples of interpretive signage along soft surface trails. The bottom two images are examples of a purpose-built downhill mountain bike trails and bike parks.







10

Phasing Plan & Budget

OVERVIEW

This chapter outlines the phasing plan for the improvements to the existing trail system, proposed additions, and a construction budget.

PHASING PLAN

The implementation of this plan and the proceeding recommendations are contingent upon funding and other approvals. All construction could be implemented at once or could take place over the course of years. Below are the recommendations in order of priority from Progressive Trail Design.

Initial Efforts

Private Property: Since use of existing trails on private property are critical to the design of the overall trail system, a primary recommendation of this plan is for the City to initiate contact with affected property owners to begin discussions on approved use of these corridors. This effort will be required before other alternative connections are further developed. Final use of private corridors will be based on acquisitions or agreements approved through the City Attorney's Office.

Existing Trail: Aside from approved use of private property, the highest priority is to improve the

outlined in Chapter Seven: Existing Trails. Since the opening of Kessler Mountain as a public park, there has been a substantial increase in the volume of trail traffic. Because of this increase in



Connector Trail: see following page for description



existing trail system by implementing the recommendations

Additionally, the trails were not designed for the high-level of use they are receiving now. Many segments of the trail are poorly aligned, have bad sight lines, or intersect in poor locations. It is important to address these areas as soon as possible to mitigate user conflict and ensure safety and sustainability. Finally, many parts of the trail system need sustainable standards reapplied with the consideration of “trail flow”. This plan recommends doing this in a way that enhances the system and in no way detracts from the natural character and technicality of the trail tread and the backcountry trail experience that Kessler Mountain is known for.

Signage: Due to the high traffic and the fact that Kessler Mountain is now a public park, it is important that a good signage and wayfinding system is put in place. Signage is needed to easily interpret location, manage risk, and educate the public on the ecologically sensitive areas of Kessler Mountain. Existing signs have been recently installed by volunteers. It is recommended that the Northwest Arkansas Soft Surface Signage Plan be implemented, as this is the new standard for all local soft surface trail systems in Northwest Arkansas. In addition, trail etiquette and educational signage should be installed as soon as possible. Please refer to Chapter 11: Signage and Risk Management for more information.

Connector Trail: There is one connector trail recommended for immediate construction. This trail is necessary to connect the baseball parking lot (acting as the temporary trailhead until the main trailhead is constructed) to the top of the mountain near the water towers. This trail would

likely consist of segments of the blue and green trails.

Final Design: Final GPS and flagged trail alignment on all new proposed trails will be necessary in order to plan and prepare future trails to be constructed. Please refer to the section, later in this chapter, entitled Implementation of New Trails for more information.

Beginner Loop & Lower Bluff Trails (Green & Blue)

These trails would add an element of skill progression in the system and provide access for a variety of users, therefore they should be constructed as soon as possible. Please refer to Chapter 8: Proposed Trails to see a description of these trails and for more information about the purpose of these trails.

East Bluff Trail

As mentioned in the previous chapter, this trail has the potential to be one of the most popular trails on the mountain due to its location along the top of the bluff line and proximity to the trailhead. However, due to similarity in style to the eight miles of existing trail, this is not a trail-type that is as much of a priority as the other new proposed trails.

Paved Active Transportation Trail and Regional Park Trail Loop

These trails will be developed in conjunction with the Regional Park development.

IMPLEMENTATION OF NEW TRAILS

As previously mentioned, all new trails are conceptual in alignment. Prior to the construction of any trail, the proposed final route would be center-line flagged with some allowable deviation



Kessler Mountain Trails Master Plan Budget

Fayetteville, AR

Mar-16

*This is a design/build budget based on a mid to high range for estimated trail construction costs.

* Items and quantites are approximate and based on field work. All are subject to change

NEW TRAIL:

Item #:	Description:	Total:	Notes:
1.	BEGINNER LOOP (1.5 mi)	\$74,896.00	Estimated Build Time: 3 weeks
2.	LOWER BLUFF TRAIL (3.4 MI)	\$182,197.60	Estimated Build Time: 7 weeks
3.	EAST BLUFF TRAIL (1.7 MI)	\$98,324.80	Estimated Build Time: 5 weeks
4.	TRAIL REROUTES (1 MI)	\$55,824.00	Estimated Build Time: 3 weeks
		\$411,242.40	New Trail Total=7.6mi. Est. Build Time: 18 weeks (4.5months w/one crew)

EXISTING TRAIL REPAIRS:

Item #:	Description:	Total:	Notes:
5.	CRAZY MARY TRAIL	\$25,245.00	Estimated Build Time: 3 weeks
6.	WESTERN MYTH TRAIL	\$10,780.00	Estimated Build Time: 1 week
7.	EGGBEATER TRAIL	\$10,092.50	Estimated Build Time: 1 week
8.	SPELLBOUND TRAIL	\$25,905.00	Estimated Build Time: 3 weeks
9.	TRENT TRAIL	\$29,810.00	Estimated Build Time: 1 week
10.	ROCK CITY TRAIL	\$39,600.00	Estimated Build Time: 4 weeks
		\$141,432.50	Estimated Build Time: 13 weeks (3.25 months w/one crew)

TRAILHEADS & PARKING

Item #:	Description:	Total:	Notes:
11.	TRAILHEADS	\$35,000.00	Estimated Build Time: 4 weeks
12.	PARKING LOTS	\$225,000.00	
		\$260,000.00	

TRAIL TOTALS:

NEW TRAIL TOTAL:	\$411,242.40	
EXISTING TRAIL REPAIRS TOTAL:	\$141,432.50	
TRAILHEADS & PARKING TOTAL:	\$260,000.00	
SIGNAGE ALLOWANCE:	\$50,000.00	for existing system, signage budget is included in "new trails"
SUBTOTAL:	\$862,674.90	
3% ESCALATOR:	\$25,880.25	
GRAND TOTAL:	\$888,555.15	



11

Signage and Risk Management

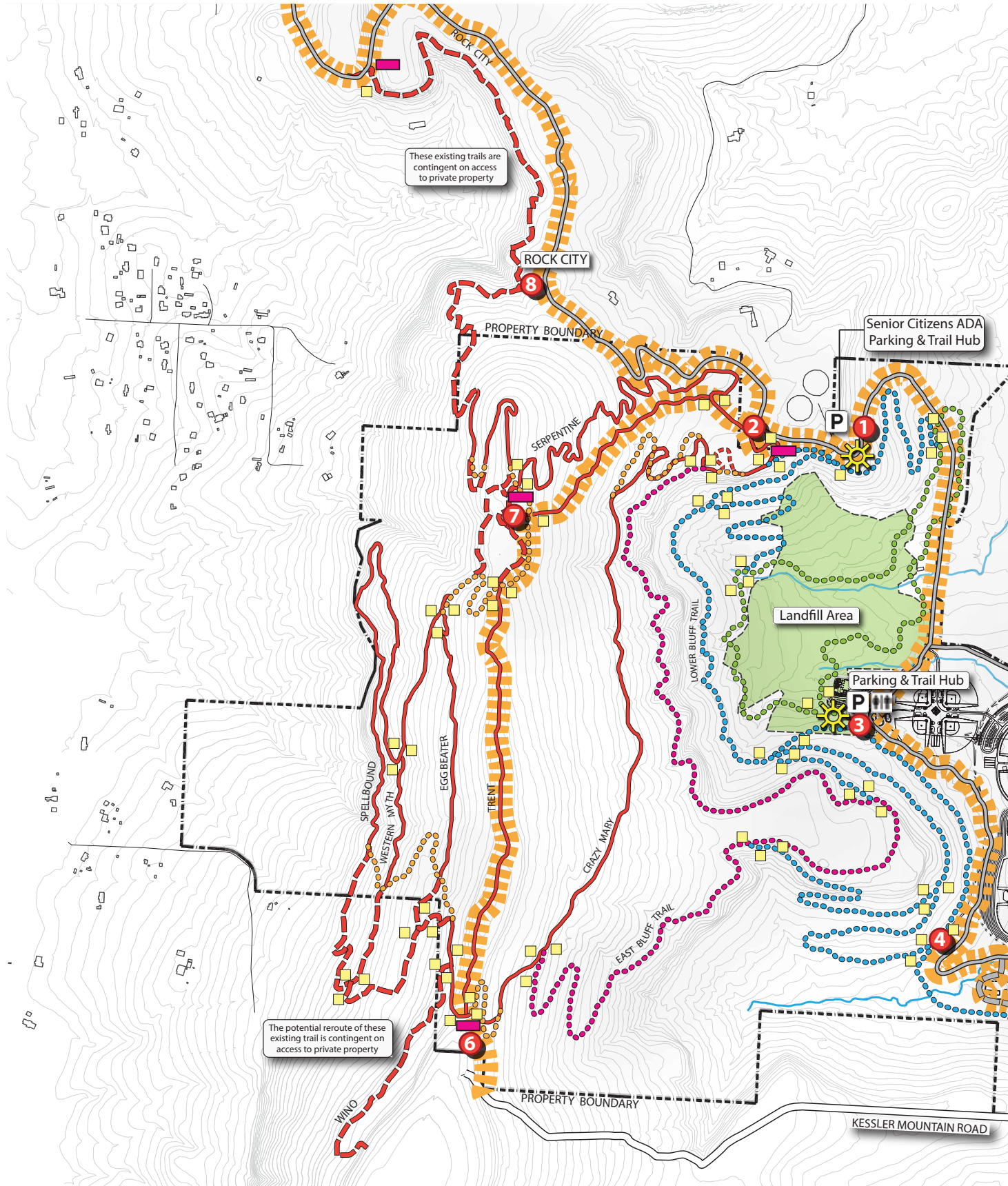
OVERVIEW

This chapter provides guidelines to be used in providing signage for wayfinding and emergency access. This chapter also outlines considerations for maintenance and inspection following the development of the trail network.

INTRODUCTION

Signs are the most important communication mechanism between users and land management agencies. A well-implemented and maintained sign program can enhance the user experience, allowing users to navigate through the trail network and customize their trail experience. Signs also play a critical role in managing risk and the rapid deployment of emergency services. A strategic and frequent sign program meets the needs of all trail users, from the savvy, daily trail user to a first-time visitor. Because signs sometimes intrude on the natural outdoor experience, balancing these competing interests is the key to developing a successful sign program.

The *Northwest Arkansas Soft Surface Signage Plan* was developed by Alta Planning + Design and Progressive Trail Design and is being implemented in all the soft-surface trail systems throughout Northwest Arkansas in an effort to standardize signage and organize the systems. These signs can be adapted to fit the needs of each system, though some will require custom signs. For example, Kessler will need educational signs for ecologically sensitive areas and “stay on trail” signs throughout.



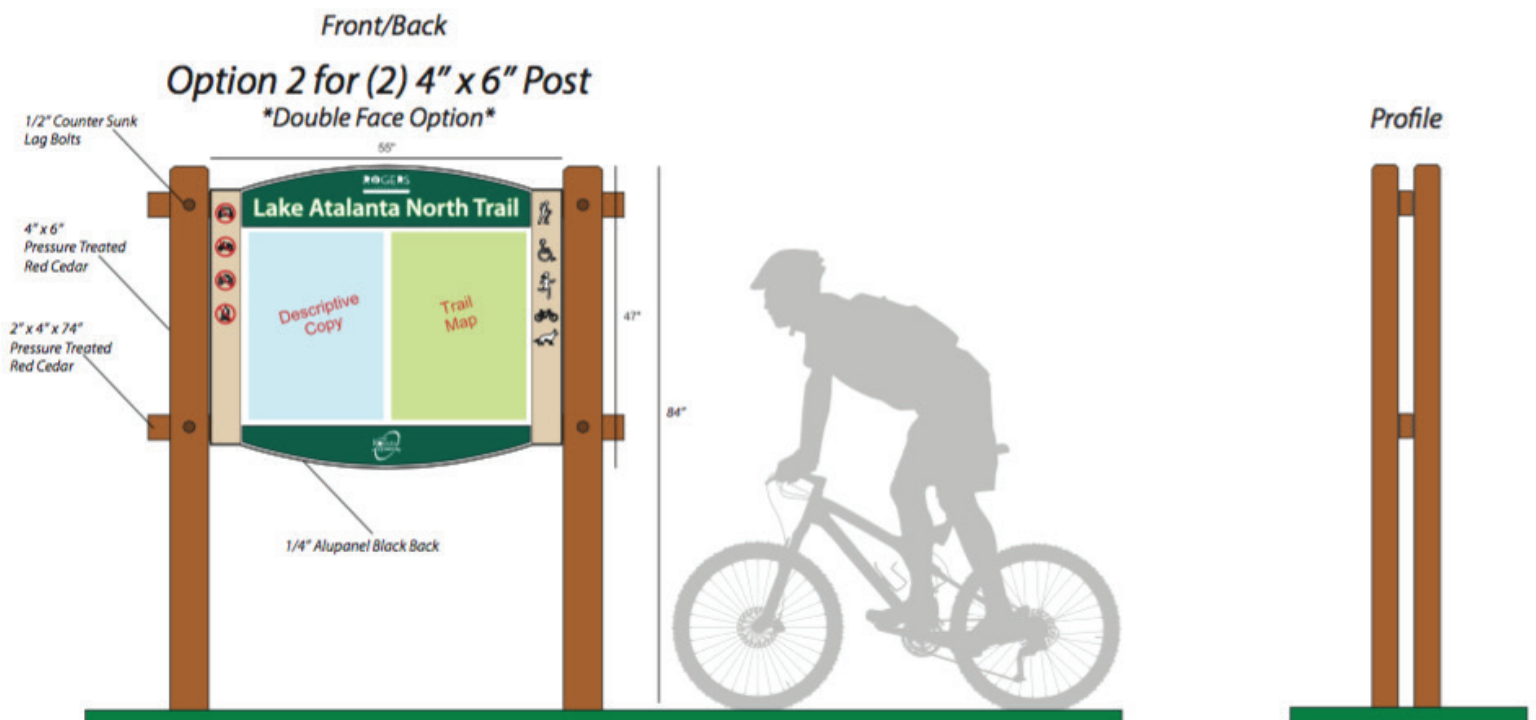


KESSLER MOUNTAIN RISK MANAGEMENT AND EMERGENCY ACCESS PLAN

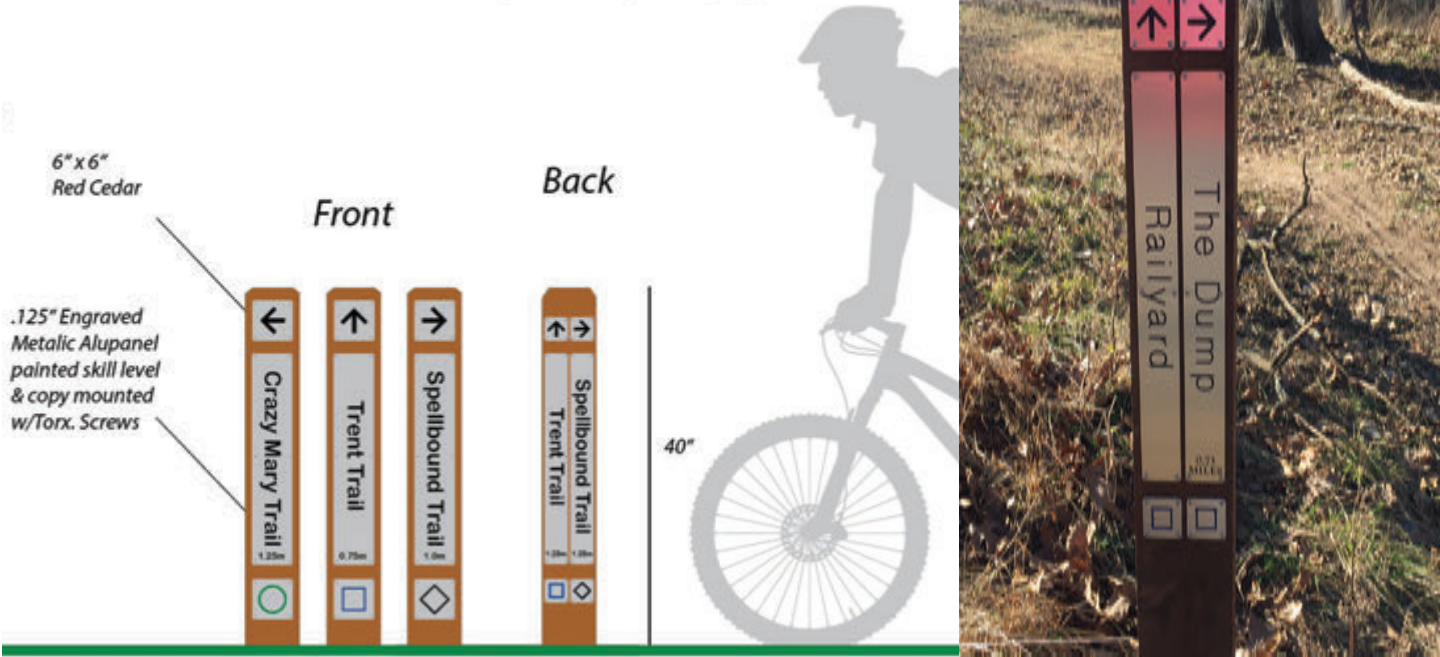
The recommendations for emergency access and wayfinding signage are shown on this graphic. There are three proposed types of wayfinding signage: trailhead kiosk, intersection trail signs, and trail markers. Emergency access routes are identified with the yellow buffer line with emergency pickup locations marked with the red circle.



NORTHWEST ARKANSAS SOFT- SURFACE SIGNAGE PLAN

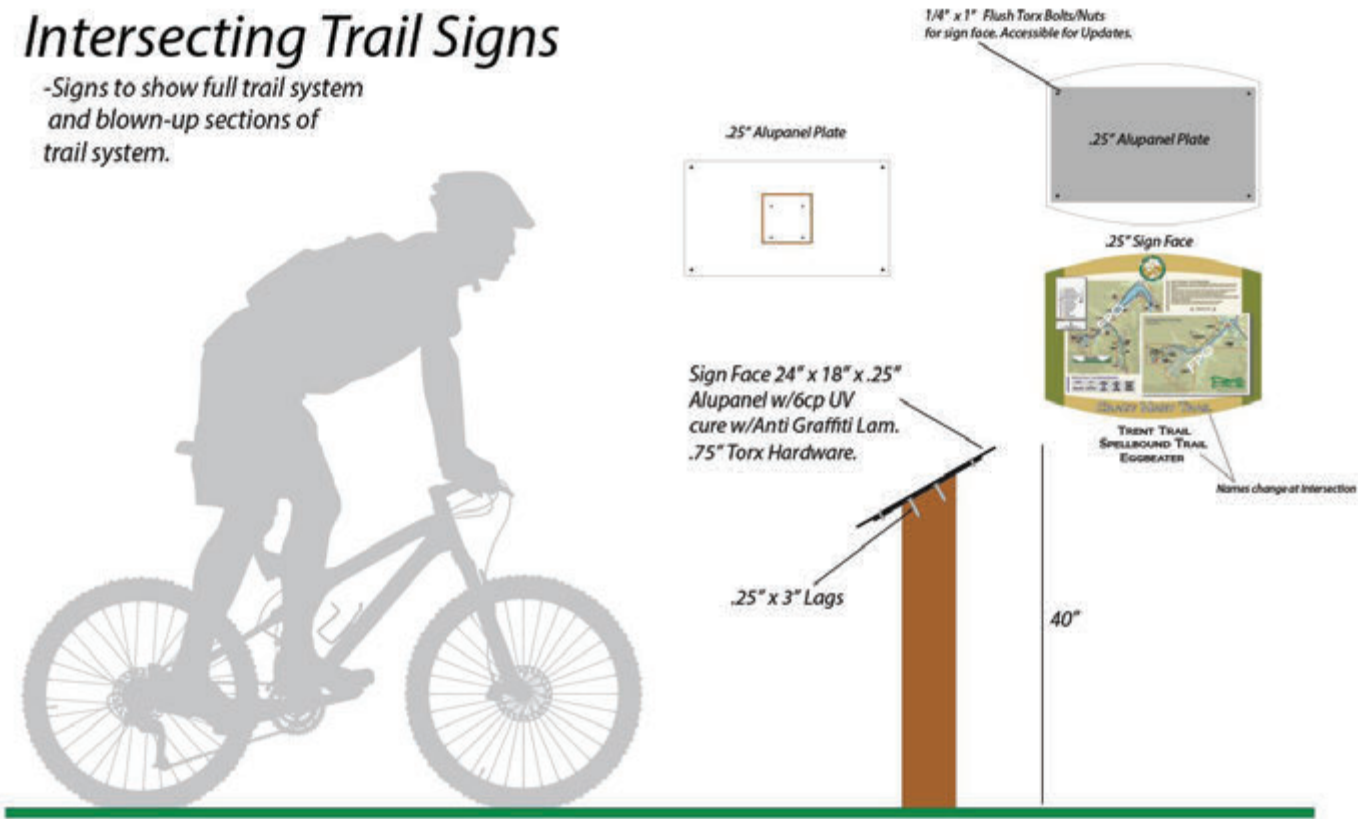


Trail Markers



Intersecting Trail Signs

-Signs to show full trail system and blown-up sections of trail system.





RISK MANAGEMENT GUIDELINES

Below are some principles of trail design, construction techniques and management strategies for managing risk:

RISK MANAGEMENT:

- 1 Reduce Injury Frequency
- 2 Reduce Injury Severity
- 3 Reduce Injury Consequences
- 4 Maintain Risk Management Protocols
- 5 Tips for Reducing Injury Frequency

Filters

- A trail filter, sometimes referred to as a gateway or qualifier, is a high-skill-level, low-consequence obstacle that demonstrates the difficulty of the upcoming trail or trail feature.
- Consider using filters at the beginning of each advanced trail and just before technical features.
- By making the entrances to technical trails and features difficult, you prevent unprepared riders from overstepping their abilities.
- Build with low consequence, easy exit.
- Filter must be path of least resistance.

Warnings

- Signs play a vital role in managing risk.
- Consider a perimeter (fence, vegetation - every user is warned of potential risk no matter how they enter the trail system).
- The main trailhead kiosk could describe trail difficulty using a trail rating system.
- Provide signage that alerts users to elements of increased risk.
- Use language that appeals to users.
- Include warnings about natural outdoor hazards (such as deadfall, weather, animals, etc.).

Provide Option Lines

- Consider offering an easier, alternate route around a mountain biking technical feature to accommodate other trail users.
- Allow different ability-level riders to ride together.
- Make easier trail longer, more difficult trail shorter.
- Alternative trails can potentially be in the same corridor as the main trail; for example, a drop-off could vary in height from one side of the trail to the other.





Introduce challenges to users sequentially so they can enhance their skills in a managed environment.

Provide good sight lines

- Create sight lines at intersections and bi-directional trails.

Communicate to emergency responders about how to locate users on trail systems - create an incident response plan

- Include waypoint signage link to GIS map.
- Provide access to locked areas.
- Familiarize EMS with relevant maps.

Self-extraction is ideal - use signage

- Provide users with address for emergency services.
- Provide directions to nearest health care facilities and hours of operation.
- Place signs along the trail to facilitate location communication to EMS.



TRAIL DIFFICULTY AND SIGNAGE

Mountain Bikers: The International Mountain Bicycling Association (IMBA) developed a standard method for categorizing the relative technical difficulty of recreational bicycle trails, known as the IMBA Trail Difficulty Rating System. This standard rating system was adapted from the International Trail Marking System used at ski areas throughout the world. Many trail networks use this type of system, most notably resort-based mountain biking trail networks.

Hikers: The Universal Trail Assessment Process (UTAP) is an objective measurement system for documenting the conditions on any outdoor path of travel (e.g., sidewalk, recreation trail, shared use path, etc). It is a series of measurement procedures that enable information about trail conditions (e.g., grade, cross slope, surface, width, obstructions) to be collected in an accurate and repeatable manner. It is solely a system intended to provide objective information to a prospective user allowing them to determine their ability in relation to the trail's difficulty. This system can:

- Help trail users make informed decisions
- Encourage visitors to use trails that match their skill level
- Manage risk and minimize injuries
- Improve the outdoor experience for a wide variety of visitors
- Aid in the planning of trails and trail systems

The criteria to rate a trail is as follows:

Rate Technical Challenge Only

The system focuses on rating the technical challenge of trails, not the physical exertion. It is not practical to rate both types of difficulty with one system. Consider, for example, a smooth, wide trail that is 20 miles long.



The technical challenge of this trail is easy, yet the distance would make the physical exertion difficult. The solution is to independently rate technical challenge, and indicate physical exertion by posting trail length, and possibly even elevation change.

Collect Trail Measurements

Use the accompanying table and collect trail measurements for each criteria. There is no prescribed method for tallying a “score” for each trail. Evaluate the trail against the table and combine with judgment to reach the final rating. It is unlikely that any particular trail will measure at the same difficulty level for every criteria. For example, a certain trail may rate as a green circle in three criteria, but a blue square in two different criteria.

Include Difficulty and Trail Length on Signs and Maps

Trail length is not a criterion of the system. Instead, trail length should be posted on signs in addition to the difficulty symbol. A sign displaying both length and difficulty provides lots of information, yet it is simple to create and easy to understand. Likewise, elevation change is not a criterion.

Evaluate Difficulty Relative to Local Trails

Trails should be rated relative to other trails in the region. Do not evaluate each trail in isolation. Consider all the trails in a region and how they compare to one another. This will help rank the relative difficulty of each trail and will help trail users select an appropriate route.

Use Good Judgment

Rating a trail is not entirely objective. It’s best to combine tangible data with subjective judgment to reach the final rating. For example, a trail may have a wide range of tread surfaces - most of the

trail is easy, but some sections are more difficult. How would it be rated? Use personal experience to consider all elements and select a rating that best matches the style of trail.

Consider Other Trail Qualities

Do not forget to consider trail qualities beyond the objective criteria. A wide variety of features could contribute to a trail’s difficulty. For example, exposure - the feeling of empty space next to and below the trail tread - provides an added psychological challenge beyond the steepness or roughness of the trail. Other qualities to think about are corridor clearance and turn radius.

Use Common Sense and Seek Input

No rating system can be totally objective or valid for every situation. This system is a tool to be combined with common sense. Look at trails with a discerning eye, and seek input from trail users before selecting the rating. Remember, a diverse trail network with a variety of trail styles is a great way to ensure content users. Provide both easy and difficult trails to spread users and meet a range of needs. By indicating the length and difficulty of trails with a clear signage system, users will be able to locate their preferred type of trail easily.

CRITERIA TO CONSIDER

Tread Width:

The average width of the active tread or beaten path of the trail. For the existing Kessler Mountain trail system, tread width ranges from one to two feet wide. The implementation of proposed trails will conform and be consistent with the standards established by the existing trail system.



Tread Surface:

The material and stability of the tread surface is a determining factor in the difficulty of travel on the trail. Some descriptive terms include: hardened (paved or surfaced), firm, stable, variable, widely variable, loose and unpredictable. Typical tread surfaces in the existing Kessler Mountain trail systems range from firm to loose soils as well as feature areas of native stone tread at steep grades or areas prone to erosion.

Trail Grade (maximum and average):

Maximum grade is defined as the steepest section of trail that is more than approximately ten feet in length and is measured in percent with a clinometer. Average grade is the steepness of the trail over its entire length. Average grade can be calculated by taking the total elevation gain of the trail, divided by the total distance, multiplied by 100 to equal a percent grade. Grades for the proposed Kessler Mountain trail system will be subject to the terrain of the landscape, but will contain a variety of difficulties for a wide range of users.

Natural Obstacles and Technical Trail Features:

Objects introduced along the trail can add challenge by impeding travel. Examples include: rocks, roots, logs, holes, ledges, drop-offs, etc. The height of each obstacle is measured from the tread surface to the top of the obstacle. If the obstacle is uneven in height, measure to the point over which it is most easily ridden.

Technical trail features are objects that have been introduced to the trail to add technical challenge. Examples include: rocks, logs, elevated bridges, teeter-totters, jumps, drop-offs, etc. Both the height and the width of the technical trail feature are measured.

The proposed Kessler Mountain trail system will contain a variety of both natural and technical trail features. These features and their difficulty can range for different types of trail users. These features can progressively become more difficult in remote sections of the proposed trail system, while also providing obstacles and features at a more accessible distance for less experienced users.

Cross Slope

For some trail users, the degree of cross slope (or out-slope) in the tread also contributes to the difficulty rating. Generally, a tread should be constructed with two to five percent degree of out-slope to positively shed water. However, an out-slope of five percent or greater becomes difficult to easily navigate, particularly for users with impaired mobility or confined to a wheelchair.

A particular trail's tread width, grade, out-slope, surface, and obstacles are all considerations to be provided at the trailhead to offer information on a trail's universal accessibility.

TRAIL DIFFICULTY AND SIGNAGE

The proposed Kessler Mountain trail system can feature a variety of signage types signifying wayfinding, trail difficulty and length, access points, educational purposes, and obstacle or feature designation. Each type of signage is outlined below for the purposes of this plan:

Trail Access Points:

- Trail map / kiosk
- Difficulty rating system

Trail Name Markers:

- Featured at all trail intersections
- Distance markers on shared-use, paved trail systems



Educational Signage:

- Historic features
- Natural features
- Wildlife and wetland area

Technical Trail Features (TTF):

- Difficulty level signs at approaches and exists to all technical features
- Signage to be placed at five to ten foot distances before the feature, in some cases even further away to account for sight distances and design speeds.

EMERGENCY ACCESS

Implementing emergency access points that are marked and maintained throughout a trail system is crucial. Along with these access points, there should also be an Emergency Rescue Plan in place that land managers and rescue departments can implement in case of an emergency.

The graphic below displays the proposed locations for emergency access points in the proposed Kessler Mountain trail system.

DEVELOPING AN EMERGENCY RESCUE PLAN:

- Install “Safety Point” signs at proposed locations throughout the trail system

featuring good access (e.g. ATV/Jeep roads). Each “Safety Point” sign should display a corresponding access point number.

- Collaboration between City Parks and Recreation staff and emergency response staff (Fire, Police and EMS) should be conducted on-site to discuss the Emergency Rescue Plan, as well as identify all access point locations and conduct training runs. Special products can be purchased, such as a wheeled back board for back country trail rescue, in addition to a utility vehicle equipped with medical gear.
- Dispatch is informed of the Emergency Rescue Plan and has a reference map in case of emergency.
- Users are to be informed of the Emergency Rescue Plan at all trailheads.

Trail Difficulty Rating System

	Easiest White Circle	Easy Green Circle	More Difficult Blue Square	Very Difficult Black Diamond	Extremely Difficult Dbl. Black Diamond
Trail Width	72" or more	36" or more	24" or more	12" or more	6" or more
Tread Surface	Hardened or surfaced	Firm and stable	Mostly stable with some variability	Widely variable	Widely variable and unpredictable
Average Trail Grade	Less than 5%	5% or less	10% or less	15% or less	20% or more
Maximum Trail Grade	Max 10%	Max 15%	Max 15% or greater	Max 15% or greater	Max 15% or greater
Natural Obstacles and Technical Trail Features (TTF)	None	Unavoidable obstacles 2" tall or less Avoidable obstacles may be present Unavoidable bridges 36" or wider	Unavoidable obstacles 8" tall or less Avoidable obstacles may be present Unavoidable bridges 24" or wider TTF's 2' high or less, width of deck is greater than 1/2 the height	Unavoidable obstacles 15" tall or less Avoidable obstacles may be present May include loose rocks Unavoidable bridges 24" or wider TTF's 4' high or less, width of deck is less than 1/2 the height Short sections may exceed criteria	Unavoidable obstacles 15" tall or greater Avoidable obstacles may be present May include loose rocks Unavoidable bridges 24" or narrower TTF's 4' high or greater, width of deck is unpredictable Many sections may exceed criteria



MAINTENANCE AND INSPECTION

Maintenance and Inspection (M&I) will vary depending on the facility being maintained. A typical single-track trail, for instance, will vary in maintenance needs depending on the landscape supporting the trail. Therefore, there is no single plan that can fit all facilities. It will be the land manager's responsibility to determine the best plan of action relative to the trail's accessibility, amount of use, and intended level of difficulty.

Maintenance Overview:

For general maintenance needs, the best approach is adoption of the park or facility by a volunteer group, such as a local cycling club, hiking organization, nature club, etc. This is the primary policy of IMBA and should be encouraged by every community. This type of community buy-in is priceless and integral to the success of the facility through increase user involvement. However, it is important that the stewards of the facility are well organized and trained. They must be directed by at least one knowledgeable trail builder in order to properly maintain the facility. It is also recommended that a maintenance log be kept in order to keep track of volunteer hours.

Inspection Overview:

Inspection is to be conducted by the managers of the facility (i.e. city staff) since it is ultimately their responsibility. Inspectors should be trained by a professional trail builder and required to keep an inspection log. This is particularly important for the inspection of Technical Trail Features. Inspectors need to know what safety hazards to look for and how to repair them. Some major maintenance and inspection needs for the trail system can be beyond the expertise of the land manager or local volunteer groups, therefore professional services can be sought.

General Trail Maintenance Recommendations:

- Create a Comprehensive Maintenance/Risk Management Plan.
- Designate one land manager/city employee as - "Trails Supervisor". He/She will be responsible for executing the maintenance and risk management plan. This is not a full-time position. They will primarily perform routine inspections (weekly) on all trails, conduct simple maintenance tasks, help facilitate events, and communicate with the local volunteer group.
- Keep maintenance and inspection log with routine inspections of all features.
- Create a partnership with the local club. Most local clubs become stewards of the park, performing the overall maintenance of the facility under the guidance of the "Trails Supervisor". A well-organized club should be able to perform 90% of minor maintenance needs before they advance into a major maintenance need.
- All wooden trail features should have a life span of approximately twenty years if built using the proper materials and techniques, and maintained properly (i.e. sealed annually). All wooden features should be inspected routinely and TTF's should be given extra care, specifically fall zones and approaches.
- Trail tread should be groomed to ensure that it maintains 5% outslope. The most common problem is cupping of the tread due to displacement and compaction. In which case, you must de-berm the downside of the trail to ensure that water sheet flows across. Also, knick (open fan-like drainage) the troughs of all grade reversals.
- Trim corridor regularly. Sight lines are especially important.
- Estimated Maintenance Budget: \$5-20k annually (depending on the need for trail). Professional maintenance services could range from \$.25 per foot to \$1.00 per foot for an overhaul.



A

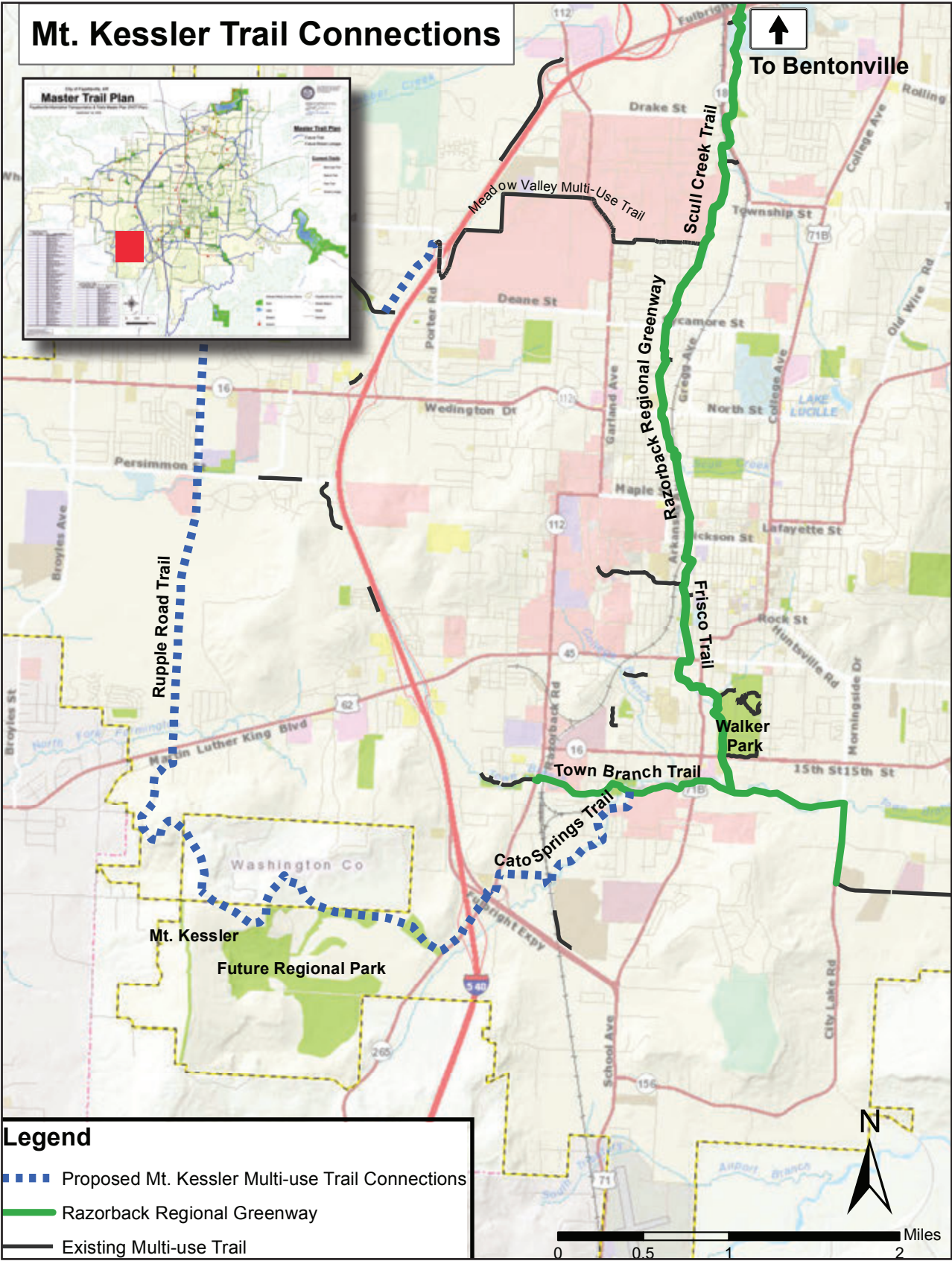
Appendix A: Existing Conditions Plans

ROCK CITY

EGG BEATER

WESTERN MYTH

SPELLBOUND





B

Appendix B: Public Input

Kessler Mountain Trail Master Plan Public Meeting Comment Sheet Summary

The most common opinion of the public, that left comment sheets, is to not disturb or add construction to the preserve area where the exiting trails are. All the comments had different focuses, but most all stated that there should be no paved trail near the existing trails and to protect and preserve the natural area.

The following are reoccurring public opinions from the Kessler Mountain Trail Master Plan Meeting held on August 31st, 2015.

- No paved trails in the Kessler Mountain natural preserve area.
- Identify and preserve the unique geographical habitat in the natural preserve area.
- Adopt a comprehensive maintenance plan for the existing trails.
- Address problem sections of trail and reroute with foot traffic in mind.
- Information on trails condition/skill level and system to control wet weather trail traffic.
- No new trails in preserve area.
- Keep existing trails as is.
- Add new beginner/intermediate level trails and build them away from the preserve area.



PUBLIC INPUT MEETING #1

To find a creative and fun way to gather public input, Alta Planning + Design put together a photo booth where individuals could display the type of user group they identified with in regards

to activity at Kessler Mountain. Options users could choose from were hiking, mountain biking, nature watching, photographing, educational user, mountain climbing, and people watching.





Kessler Mountain Trail Master Plan Public Meeting Comment Sheet Summary

There were only a few public comment forms received from the Kessler Mountain Public Meeting. In most of the forms there was repeated appreciation of protecting the sensitive areas and ability to accommodate to city and public input.

The following are reoccurring public opinions from the Kessler Mountain Trail Master Plan Meeting held on December 14th, 2015.

- Approval of varying skill level of new proposed trails.
- Approval of protecting and rerouting current trails to avoid sensitive areas.
- No paved trail.
- Reroute current trails or design new trails more hiker friendly.
- Concerns of maintaining current and new trails. Who will do it and how much will it cost...
- Approval of proposed reroutes of existing trails and new trails.
- Kessler Mountain needing directional downhill mountain bike technical trail.
- The need for the City of Fayetteville to embrace the progressive movement and encourage mountain biking/outdoor recreation.
- Protect the current trails and become more aggressive in developing outdoor recreation.

The following are reoccurring public questions from the Kessler Mountain Trail Master Plan:

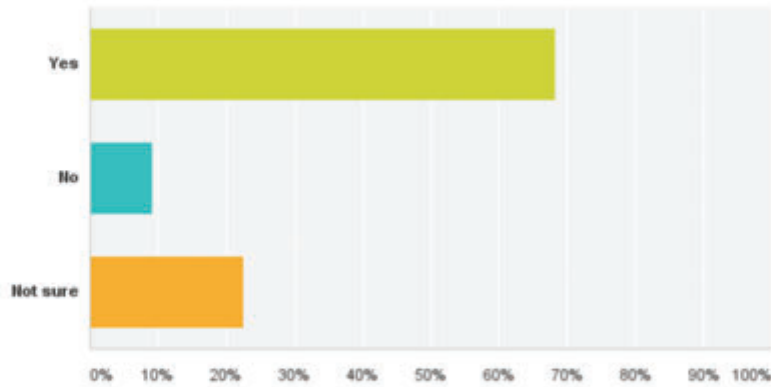
- How will the signage be done?
- Will there be signage on the trails difficulty levels?
- Who and how will the trails be maintained?
- How will the sensitive areas be protected?
- How will safety concerns be addressed?



PUBLIC INPUT SURVEY

Q7: The City is currently in the process of constructing a new Regional Park, which is to be located directly east of Kessler Mountain, would you combine your activities at Kessler Mountain with those offered at the new Regional Park?

Answered: 151 Skipped: 1



Q7: The City is currently in the process of constructing a new Regional Park, which is to be located directly east of Kessler Mountain, would you combine your activities at Kessler Mountain with those offered at the new Regional Park?

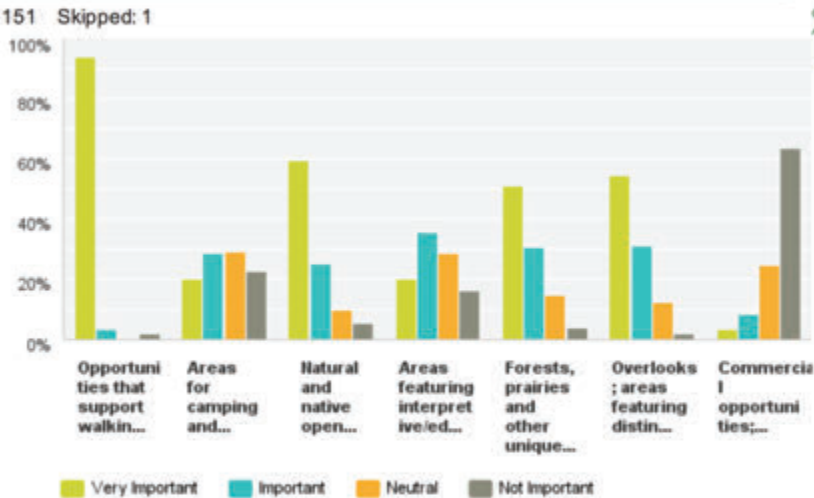
Answered: 151 Skipped: 1



Answer Choices	Responses
Yes	68.21% 103
No	9.27% 14
Not sure	22.52% 34
Total	151

Q8: Of the following examples, what do you feel is important to maintain/create in terms of space for activities at Kessler Mountain?

Answered: 151 Skipped: 1



Q8: Of the following examples, what do you feel is important to maintain/create in terms of space for activities at Kessler Mountain?

Answered: 151 Skipped: 1

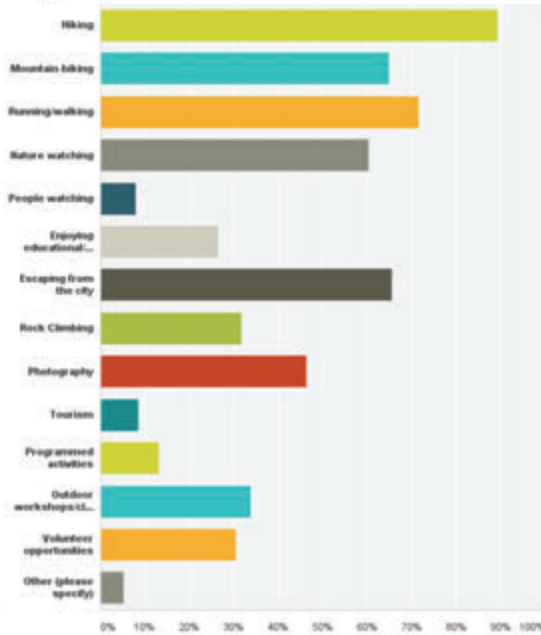
	Very Important	Important	Neutral	Not Important	Total	Weighted Average
Opportunities that support walking, hiking, biking, and exploring	94.04% 142	3.31% 5	0.66% 1	1.99% 3	151	1.11
Areas for camping and backpacking	19.87% 30	28.48% 43	29.14% 44	22.52% 34	151	2.54
Natural and native open spaces that have not been developed	59.60% 90	25.17% 38	9.93% 15	5.30% 8	151	1.61
Areas featuring interpretive/education panels, bird watching opportunities, outdoor classroom	20.00% 30	35.33% 53	28.67% 43	16.00% 24	150	2.41
Forests, prairies and other unique wildlife habitats	50.99% 77	30.46% 46	14.57% 22	3.97% 6	151	1.72
Overlooks; areas featuring distinct geological formations	54.30% 82	31.13% 47	12.58% 19	1.99% 3	151	1.62
Commercial opportunities; restaurant, tower for sightseeing	3.33% 5	8.67% 13	24.67% 37	63.33% 95	150	3.48





Q9: What activity would encourage you to visit Kessler Mountain? Please select all that apply.

Answered: 151 Skipped: 1



Q9: What activity would encourage you to visit Kessler Mountain? Please select all that apply.

Answered: 151 Skipped: 1

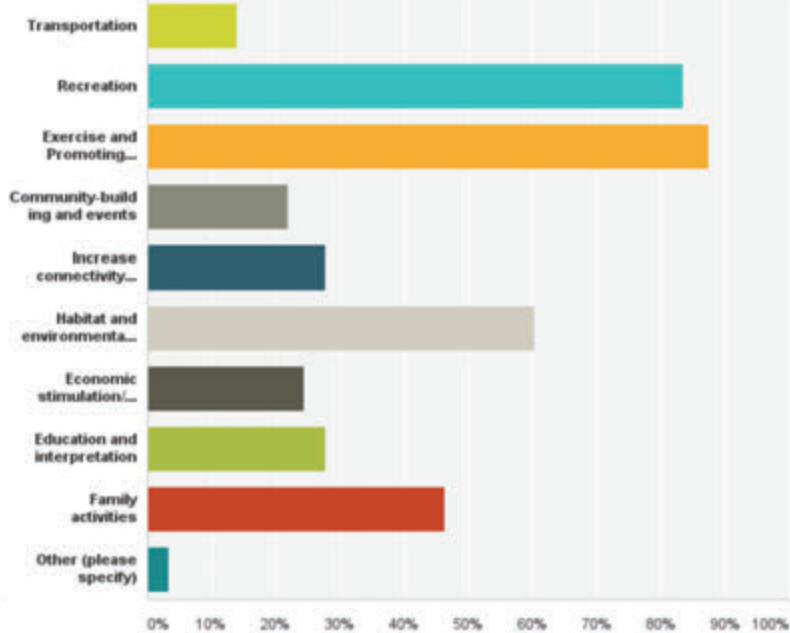


Answer Choices	Responses
Hiking	89.40% 135
Mountain-biking	64.90% 98
Running/walking	71.52% 108
Nature watching	60.26% 91
People watching	7.95% 12
Enjoying educational/interpretive opportunities	26.49% 40
Escaping from the city	65.56% 99
Rock Climbing	31.79% 48
Photography	46.36% 70
Tourism	8.61% 13
Programmed activities	13.25% 20
Outdoor workshops/clinics	33.77% 51
Volunteer opportunities	30.46% 46
Other (please specify)	5.30% 8
Total Respondents: 151	



Q10: In your opinion, what are the most important benefits and uses of a natural surface trail system? Please select all that apply.

Answered: 151 Skipped: 1



Q10: In your opinion, what are the most important benefits and uses of a natural surface trail system? Please select all that apply.

Answered: 151 Skipped: 1

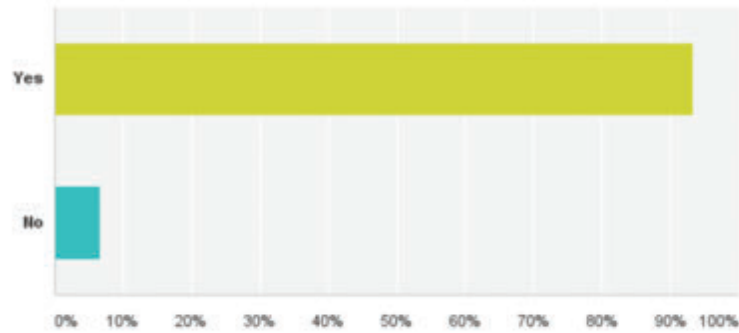
Answer Choices	Responses
Transportation	13.91% 21
Recreation	83.44% 126
Exercise and Promoting Health	87.42% 132
Community-building and events	21.85% 33
Increase connectivity within the City	27.81% 42
Habitat and environmental protection	60.26% 91
Economic stimulation/tourism	24.50% 37
Education and interpretation	27.81% 42
Family activities	46.36% 70
Other (please specify)	3.31% 5
Total Respondents: 151	





Q11: Would a unique natural environment attract you to Kessler Mountain?

Answered: 151 Skipped: 1



Q11: Would a unique natural environment attract you to Kessler Mountain?

Answered: 151 Skipped: 1

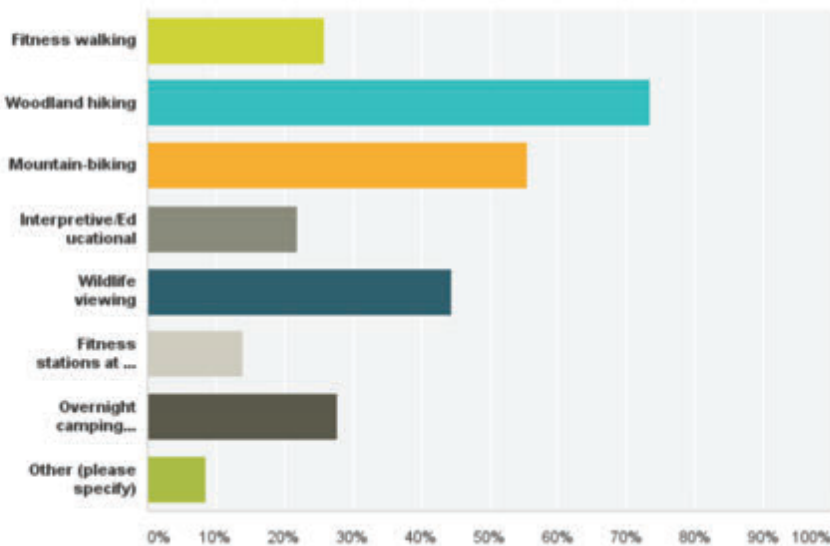


Answer Choices	Responses	
Yes	93.38%	141
No	6.62%	10
Total		151



Q12: What type of trails would you like to see more of at Kessler Mountain? Please select all that apply.

Answered: 151 Skipped: 1



Q12: What type of trails would you like to see more of at Kessler Mountain? Please select all that apply.

Answered: 151 Skipped: 1

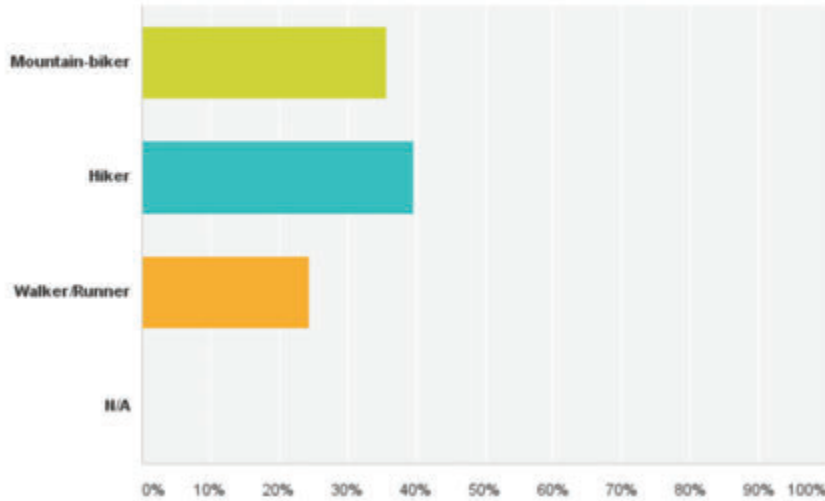


Answer Choices	Responses
Fitness walking	25.83% 39
Woodland hiking	73.51% 111
Mountain-biking	55.63% 84
Interpretive/Educational	21.85% 33
Wildlife viewing	44.37% 67
Fitness stations at the trail head or on trails	13.91% 21
Overnight camping facilities	27.81% 42
Other (please specify)	8.61% 13
Total Respondents: 151	



Q14: When using Kessler Mountain as a recreational amenity, which user group do you most identify with? Please select only one.

Answered: 151 Skipped: 1



Q14: When using Kessler Mountain as a recreational amenity, which user group do you most identify with? Please select only one.

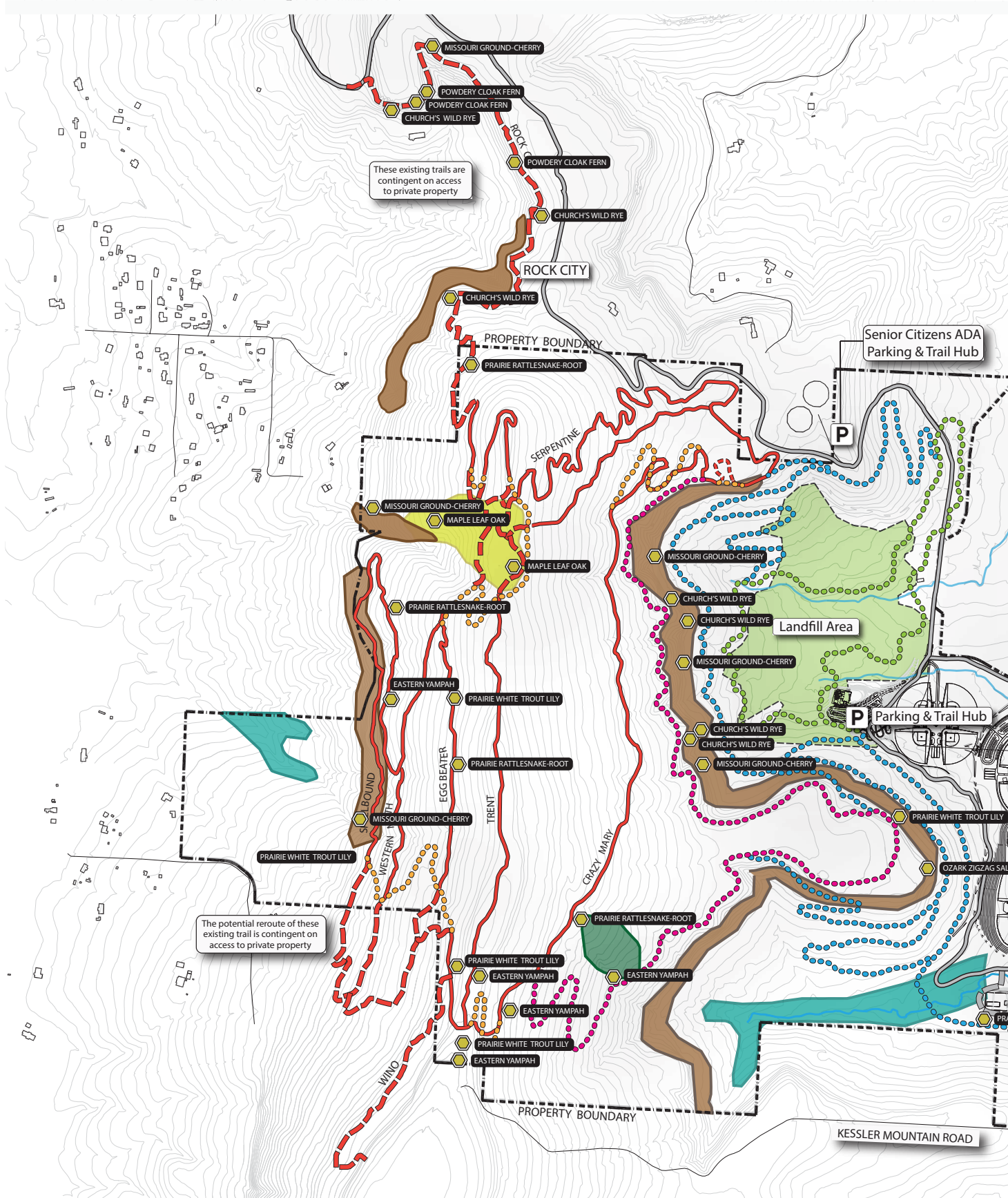
Answered: 151 Skipped: 1

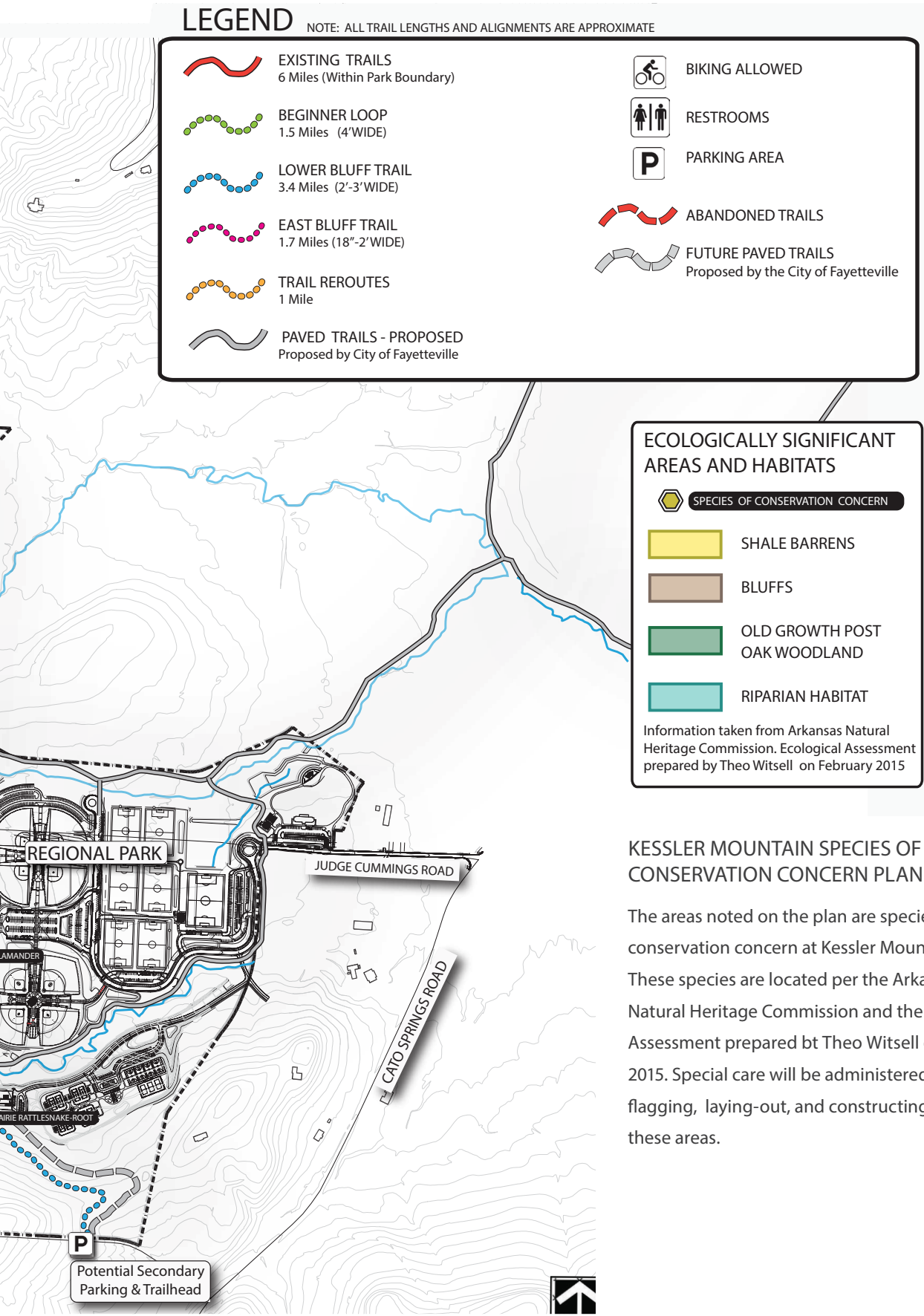


Answer Choices	Responses
Mountain-biker	35.76% 54
Hiker	39.74% 60
Walker/Runner	24.58% 37
N/A	0.00% 0
Total	151



Appendix C: Species of Conservation Concern





KESSLER MOUNTAIN SPECIES OF CONSERVATION CONCERN PLAN

The areas noted on the plan are species of conservation concern at Kessler Mountain. These species are located per the Arkansas Natural Heritage Commission and the Ecological Assessment prepared by Theo Witsell on February 2015. Special care will be administered when flagging, laying-out, and constructing trail near these areas.

RESOLUTION NO. 40-14

A RESOLUTION TO AUTHORIZE MAYOR JORDAN TO APPLY FOR AND ACCEPT A 50/50 MATCHING GRANT FROM THE WALTON FAMILY FOUNDATION IN THE AMOUNT OF \$1,500,000.00, TO USE THIS GRANT AND \$1,600,000.00 OUT OF RESERVES TO PURCHASE ABOUT 328 ACRES OF MT. KESSLER FROM CHAMBERS BANK AND TO BUILD A TRAILHEAD, TO APPROVE A LAND SWAP WITH CHAMBERS BANK, TO SUPPORT A PARKLAND DEDICATION OF ABOUT 48 ACRES FOR FUTURE PARKLAND CREDIT AND TO APPROVE THE ATTACHED BUDGET ADJUSTMENT

WHEREAS, the City of Fayetteville has a unique opportunity to work with the Walton Family Foundation, Fayetteville Natural Heritage Association and Chambers Bank to acquire and preserve 376 acres of Mt. Kessler for \$3,000,000.00 and parkland dedication so that the Regional Park will grow to almost 600 contiguous acres of amenities running the gamut from developed sports fields to mountain biking and nature trails; and

WHEREAS, the City will also need to spend about \$100,000.00 from reserves to develop a public trailhead for the many nature, hiking, biking and recreational trails already established and to be established and enhanced as part of the Regional Park.

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 City of Fayetteville application for the 50/50 matching grant with the Walton Family Foundation, extends its deepest appreciation and gratitude to the Walton Family Foundation for this grant, agrees to accept and match this \$1.5 million donation with City funds from reserves, agrees to use this Three Million Dollars to purchase about 328 acres from Chambers Bank, agrees to build the public trailhead for about \$100,000.00 from reserves and authorizes Mayor Jordan to sign all necessary documents and agreements necessary to accomplish this grant, purchase and project.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby agrees to support and recommend that the Fayetteville Planning Commission accept a parkland dedication of about 48 acres by Chambers Bank to be used for future parkland credit.

Section 3: That the City Council of the City of Fayetteville, Arkansas hereby agrees to swap those parcels of City land with Chambers Bank for the Chambers Bank parcels and trail easements all as identified on the map attached to this Resolution as Exhibit A.

Section 4: That the City Council of the City of Fayetteville, Arkansas hereby approves the attached Budget Adjustment recognizing grant revenue of \$1.5 million from the Walton Family Foundation and expenditures of \$3.1 million for purchase of the Mt. Kessler property and construction on the trailhead.

PASSED and **APPROVED** this 18th day of February, 2014.

APPROVED:

By: 
LIONELD JORDAN, Mayor

ATTEST:

By: 
SONDRA E. SMITH, City Clerk/Treasurer





City of Fayetteville, Arkansas

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

Text File

File Number: 2016-0209

Agenda Date: 5/3/2016

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Ordinance

Agenda Number: C. 3

RZN 16-5358 (1429 E. HUNTSVILLE RD./ H&H PROPERTIES):

AN ORDINANCE TO REZONE THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 16-5358 FOR APPROXIMATELY 1.88 ACRES LOCATED AT 1429 EAST HUNTSVILLE ROAD FROM RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE TO CS, COMMUNITY SERVICES AND RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE

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

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby changes the zone classification of the property shown on the map (Exhibit A) and the legal description (Exhibit B) both attached to the Planning Department's Agenda Memo from RSF-4, Residential Single Family, 4 Units Per Acre to CS, Community Services and RMF-24, Residential Multi Family, 24 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

2016-0209

Legistar File ID

5/3/2016

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

Jeremy Pate

4/15/2016

City Planning /
Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN 16-5358: Rezone (1429 E. HUNTSVILLE RD./H&H PROPERTIES, 564): Submitted by ZARA NIEDERMAN for property at 1429 E. HUNTSVILLE RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.88 acres. The request is to rezone the property to CS, COMMUNITY SERVICES and RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? NA

Current Budget \$ -

Funds Obligated \$ -

Current Balance \$ -

Does item have a cost? No

Item Cost

Budget Adjustment Attached? NA

Budget Adjustment

Remaining Budget \$ -

V20140710

Previous Ordinance or Resolution #

Original Contract Number:

Approval Date:

Comments:

MEETING OF MAY 3, 2016

TO: Mayor and City Council

FROM: Andrew Garner, City Planning Director

DATE: April 15, 2016

SUBJECT: RZN 16-5358: Rezone (1429 E. HUNTSVILLE RD./H&H PROPERTIES, 564):
Submitted by ZARA NIEDERMAN for property at 1429 E. HUNTSVILLE RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.88 acres. The request is to rezone the property to CS, COMMUNITY SERVICES and RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE.

RECOMMENDATION:

The Planning Commission and staff recommend approval of an ordinance to rezone the properties to CS, Community Services and RMF-24, Residential Multi-family 24 Units per Acre, as shown in the attached Exhibit 'A' and 'B'.

BACKGROUND:

The subject property contains three parcels totaling 1.88 acres located at the southeast corner of Huntsville Road and Curtis Avenue. The property is currently zoned RSF-4. The property is developed with two single family homes with a large portion of the property being a cleared and undeveloped lot. The request is to rezone the property from RSF-4 to CS, Community Services (0.97 acres) and RMF, Residential Multi-family 24 Units per acre (0.99 acres). The applicant has identified a desire for more dense housing and mixed housing and commercial space on Huntsville Road to make this a more walkable neighborhood.

Land Use Compatibility: The proposed zoning is compatible with the surrounding mixture of non-residential, two-family, and multi-family land uses to the east, west and south. It would also be compatible with the lower density single family uses on the north side of Huntsville Road dispersed amongst steep terrain. The immediate area contains a range of development types and this is a transitional area along a busy Collector and a corner location. The proposal of CS zoning at the corner would allow increased density and potential for commercial and mixed use that could serve the neighborhood, encouraging a pattern of development staff finds compatible with existing properties. The proposed RMF-24 zoning would allow a transition from higher density and intensity at the corner to the multi-family and two-family residential uses to the south.

Land Use Plan Analysis: The proposed zoning is compatible with the Future Land Use Map (FLUM) which designates the subject and surrounding properties as Residential Neighborhood Area. One of the primary tenants of City Plan 2030 is for the City to make zoning decisions that help create complete neighborhoods. A complete neighborhood should provide a mix of uses and housing types where residents can live, work, and play all in the same neighborhood. This policy

is embedded in the description of Residential Neighborhood Areas by indicating that non-residential services should be encouraged to serve the surrounding neighborhood on corners and along connecting corridors. This request fully meets this intent to help create a complete neighborhood.

Finally, Goal 1.d. in City Plan 2030 indicates that we are to “*Promote densest development around logical future transit stops*”. The subject property has a transit stop at the northeast corner of the property on Huntsville Road. This rezoning would allow increased density and allow non-residential goods and services in an area where existing and future transit stops are anticipated on a busy Collector Street connecting east Fayetteville to downtown. Increased density in the realm of at least 8 units/acre is needed to make transit a viable long-term option.

DISCUSSION:

This item was discussed at the April 11, 2016 Planning Commission meeting where it was forwarded to the City Council with a recommendation for approval with a vote of 8-1-0 (Commissioner Brown voted ‘no’).

BUDGET/STAFF IMPACT:

None

Attachments:

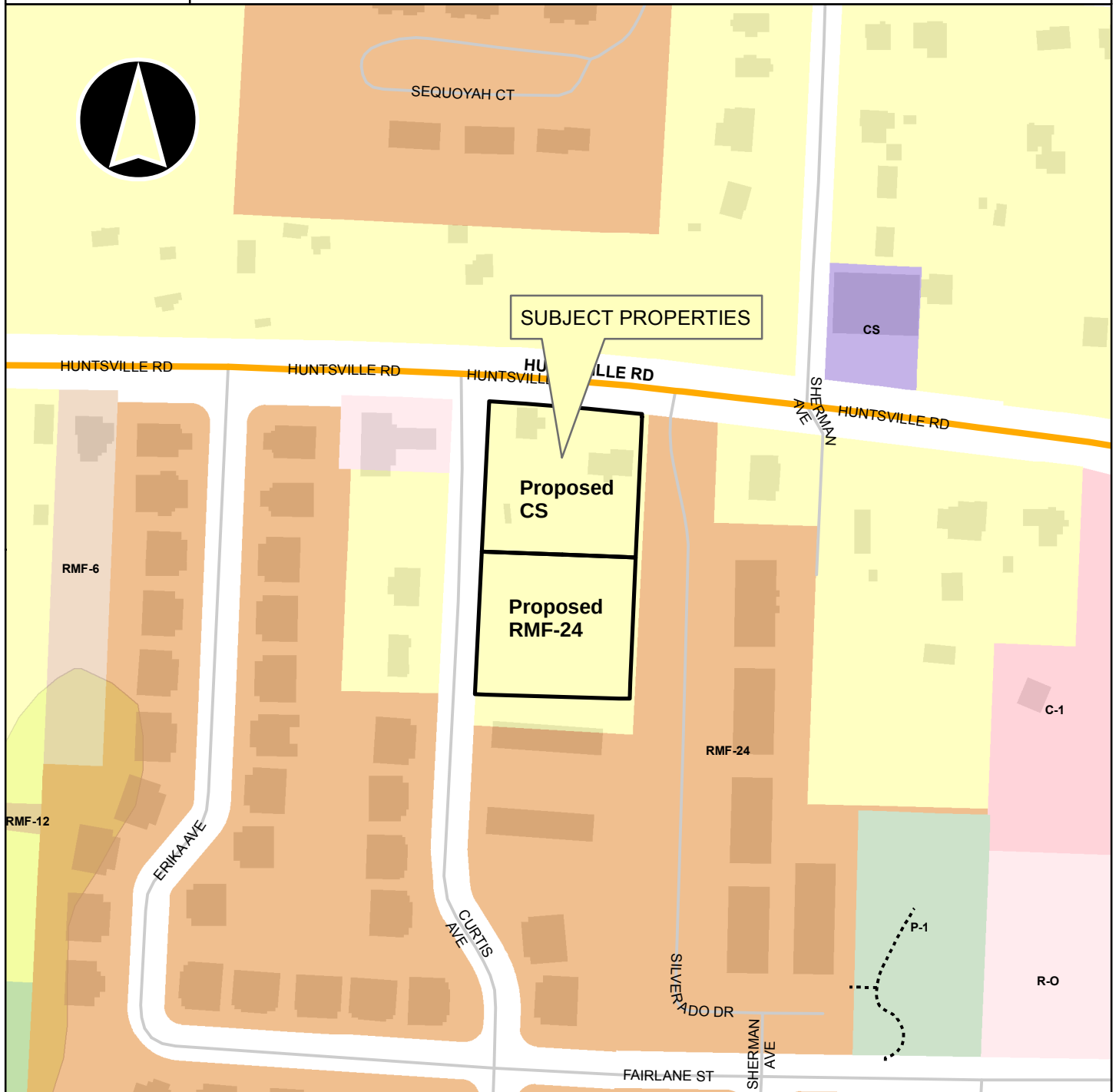
- Exhibit A
- Exhibit B
- Application
- Planning Commission Staff Report

16-5358
EXHIBIT 'A'

RZN 15-5358

Close Up View

H & H PROPERTIES



Legend

- RZN16-5358
- Fayetteville City Limits
- Footprints 2010
- Design Overlay District
- Planning Area

0 87.5 175 350 525 700 Feet

16-5358
EXHIBIT 'B'

Legal Description

Proposed Conversion from RSF-4 to CS

1429 E Huntsville:

Part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-two (22), Township Sixteen (16) North of Range Thirty (30) West, described as follows: Beginning at a point on the South right of way line of Highway 16 which is 2892.86 feet West and 30 feet South of the Northeast corner of the NW 1/4 of Section 23, Township 16 North of Range 30 West, and running thence South 200 feet, thence East 132.5 feet, thence North 195.4 feet to the South right of way line of said Highway, thence Westerly with said right of way line 132.5 feet, more or less, to the point of beginning, Washington County, Arkansas.

LESS AND EXCEPT, all that part along the West side thereof, if any, deeded to the City of Fayetteville, Arkansas, for street purposes only in Warranty Deed filed for record in Record Book 855 at Page 352 among the land records of Washington County, Arkansas.

1433 E Huntsville:

PT NE NE .44A (ALSO KNOWN AS LOT 5 MCBROOM ADD) FURTHER DESCRIBED FROM 2015-5329 AS: Part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-two (22) in Township Sixteen (16) North of Range Thirty (30) West, and being more particularly described as follows, to-wit: Beginning at a point on the South Right-of-way line of Highway No. 16, which point is Two Thousand Six Hundred and Sixty and Thirty-six one Hundredths (2660.36) feet West and Forty-three and Four-tenths (43.4) feet South of the North East corner of the Northwest Quarter (NW 1/4) of Section Twenty-three (23) in Township Sixteen (16) North of Range Thirty (30) West and running thence South One Hundred Eighty-six and six-tenths (186.6) feet; thence West One Hundred (100) feet; thence North One Hundred Ninety-five and Four-tenths (195.4) feet to the South Right-of-Way line of Highway No.16; thence running in a Southeasterly direction with said South Right-of-Way line One

Proposed Conversion from RSF-4 to RMF-24

Curtis Avenue Lot (765-15071-000):

PT NE NE 1.07A FURTHER DESCRIBED FROM 2015-1981 AS: Part of the Northeast Quarter of the Northeast Quarter of Section 22, in Township 16 North, of Range 30 West, described as follows: Beginning at a point 2892.86 feet West and 230 feet South of the Northeast corner of the Northwest Quarter of Section 23 of said Township and Range, and running thence South 200 feet; thence East 232.5 feet; thence North 200 feet; thence West 232.5 feet to the point of beginning, containing 1.06 acres, more or less, except that part thereof along the West side embraced in the right of way of the road.

REZONING

FOR STAFF USE ONLY

Date Application Submitted:

Date Accepted as Complete:

Case / Appeal Number:

Public Hearing Date:

FEE: \$325.00

Sign Fee: \$5.00

S-T-R:

PP#:

Zone:

5358

564

Please fill out this form completely, supplying all necessary information and documentation to support your request.
Your application will not be placed on the Planning Commission agenda until this information is furnished.

Application:Indicate one contact person for this request: ☒ Applicant ☐ Representative**Applicant (person making request):****Representative (engineer, surveyor, realtor, etc.):**Name: Zara Niederman

Name: _____

Address: 1530 Hotz Dr
Fayetteville AR
72701

Address: _____

E-mail: ZNiederman@gmail.com

E-mail: _____

Phone: (479) 387-2123Phone: ()Fax: ()Fax: ()Site Address / Location: 1429/1433 E. Huntsville Rd and Curtis Ave LotCurrent Zoning District: RS4-4Requested Zoning District: CS / RMF-24Assessor's Parcel Number(s) for subject property: 765-15071-000765-15071-001765-15072-000**FINANCIAL INTERESTS**

The following entities and / or people have financial interest in this project:

Huntsville Trust, Zara Niederman
A+H Properties, Charlie Haushland

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approval. I understand that the City might not approve what I am applying for, or might set conditions on approval.

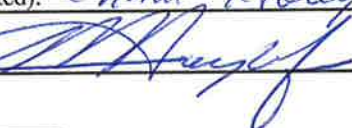
Name (printed): Zara Niederman Date: 2/27/16

Signature: 

PROPERTY OWNER(S) / AUTHORIZED AGENT: I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. *(If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.)*

Property Owners of Record (attach additional info if necessary):

Name (printed): Zara Niederman, Trustee Address: 1530 Hotz Dr
Fayetteville AR
72701
Signature: 
Date: 2/27/16 Phone: (479) 387-2123

Name (printed): Charles Houghland Address: 1546 South Roberts
Fayetteville AR 72701
Signature: 
Date: _____ Phone: (479) 236-9313

Rezoning Checklist:

Attach the following items to this application:

- (1) Payment in full of applicable fees for processing the application:
\$325.00 application fee
\$5.00 public notification sign fee
- (2) A legal description of the property to be rezoned. A survey may be required if the property description can not accurately be platted or if it is described by referring to other deeds.
- (3) CD containing a copy of the legal description in MS Word and all required submittal items should be also included on the CD in PDF format.
- (4) A copy of the county parcel map from the Washington County Assessor's office or from the Washington County website (www.co.washington.ar.us). The subject property and all adjacent parcels should be identified on this parcel map. The owner's name, official mailing address, and the parcel number for every adjacent property shall be shown on this map.

PLANNING COMMISSION MEMO

TO: City of Fayetteville Planning Commission

FROM: Andrew Garner, City Planning Director

MEETING DATE: April 11, 2016 (Updated with Planning Commission results)

SUBJECT: **RZN 16-5358: Rezone (1429 E. HUNTSVILLE RD./H&H PROPERTIES, 564):** Submitted by ZARA NIEDERMAN for property at 1429 E. HUNTSVILLE RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.88 acres. The request is to rezone the property to CS, COMMUNITY SERVICES and RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE.

RECOMMENDATION:

Staff recommends forwarding **RZN 16-5358** with a recommendation for approval.

BACKGROUND:

The subject property contains three parcels totaling 1.88 acres located at the southeast corner of Huntsville Road and Curtis Avenue. The property is currently zoned RSF-4. The property is developed with two single family homes with a large portion of the property being cleared and undeveloped lot. Surrounding land use and zoning is depicted on *Table 1*.

Table 1
 Surrounding Land Use and Zoning

Direction from Site	Land Use	Zoning
North	Single-family Residential	RSF-4, Residential Single-Family
South	Multi-family Residential	RMF-24, Residential Multi-Family 24 Units per Acre
East	Multi-family Residential	RMF-24, Residential Multi-Family 24 Units per Acre
West	Recording studio; two-family residential	R-O, Residential Office; RSF-4, Residential Single-Family

Request: The request is to rezone the property from RSF-4 to CS, Community Services (0.97 acres) and RMF, Residential Multi-family 24 Units per acre (0.99 acres).

Public Comment: Staff has received no public comment.

INFRASTRUCTURE:

Streets: The subject parcel has access to Huntsville Road (a Collector Street) and Curtis Avenue (Local Street). Along the project frontage (south side) of Huntsville Road, full improvements are already in place including curb/gutter, storm drainage, and sidewalks. The Curtis Avenue frontage has not been improved aside from existing

curb and gutter. Any further street improvements would be determined at time of development.

Water: Public water is available to the site. 6-inch and 8-inch water mains run through the Curtis Avenue and Huntsville Road rights of way, respectively.

Sewer: Public sewer is available to the site. A 6-inch sewer main runs through the Huntsville Road right of way.

Drainage: Any additional improvements or requirements for drainage would be determined at time of development. No portion of this parcel lies within the FEMA designated 100-yr floodplain. No protected stream flow through these parcels and no part of these parcels lies within the HHOD.

Fire: The Fire Department did not express any concerns with the request.

Police: The Police Department did not express any concerns with this request.

CITY PLAN 2025 FUTURE LAND USE PLAN: *City Plan 2030 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 variety of housing types of appropriate scale and context, including single family, multifamily and row-houses. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced setbacks. *It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhood, 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 in the natural environment.

FINDINGS OF THE STAFF

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding: **Land Use Compatibility:** The proposed zoning is compatible with the surrounding mixture of non-residential, two-family, and multi-family land uses to the east, west and south. It would also be compatible with the lower density single family uses on the north side of Huntsville road dispersed amongst steep terrain. The immediate area contains a range of development types and this is a transitional area along a busy Collector and a corner location. The proposal of CS zoning at the corner would allow increased density and potential for commercial and mixed use that could serve the neighborhood, encouraging a pattern of development staff finds compatible with existing properties. The proposed RMF-24 zoning would allow a transition from higher density and intensity at the corner to the multi-family and two-family residential uses to the south.

Land Use Plan Analysis: The proposed zoning is compatible with the Future Land Use Map (FLUM) which designates the subject and surrounding

properties as Residential Neighborhood Area. One of the primary tenants of City Plan 2030 is for the City to make zoning decisions that help create complete neighborhoods. A complete neighborhood should provide a mix of uses and housing types where residents can live, work, and play all in the same neighborhood. This policy is embedded in the description of Residential Neighborhood Areas by indicating that non-residential services should be encouraged to serve the surrounding neighborhood on corners and along connecting corridors. This request fully meets this intent to help create a complete neighborhood.

Finally, Goal 1.d. in City Plan 2030 indicates that we are to *“Promote densest development around logical future transit stops”*. The subject property has a transit stop at the northeast corner of the property on Huntsville Road. This rezoning would allow increased density and allow non-residential goods and services in an area where existing and future transit stops are anticipated on a busy Collector Street connecting east Fayetteville to downtown. Increased density in the realm of at least 8 units/acre is needed to make transit a viable long-term option.

2. A determination of whether the proposed zoning is justified and/or needed at the time the rezoning is proposed.

Finding: The applicant has requested the zoning change in order develop the property with a variety of non-residential and residential uses. The proposed zoning districts would beneficially increase residential densities in the core of the city above those allowed under the current 4 unit per acre limit, thereby discouraging sprawling development, a goal of the City Plan 2030. The property is located less than one mile from the city center, and in staff opinion, the pattern of development should reflect that with increased density and traditional town form as indicated by the goals of City Plan 2030.

3. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding: The site has access to Huntsville Road, partially improved ‘Collector’ street, and Curtis Avenue, a partially improved ‘Local’ street. The proposed rezoning would likely increase traffic over the existing RSF-4 zoning. However, given the location of this site in the core of the city along improved streets the increase would not be significant.

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 CS and RMF-24 would not likely increase the future population density. However, this is an infill site with access to public infrastructure and is in an area where increased density is appropriate and desired. Significant adverse impacts to public infrastructure should not result from this rezoning. The Police and Fire Departments have expressed no objections to the proposal.

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: Staff recommends forwarding RZN 16-5358 to the City Council with a recommendation for approval based on the findings discussed throughout this report.

PLANNING COMMISSION ACTION:		Required	<u>YES</u>
Date: <u>April 11, 2016</u>	☐ Tabled	☒ Forwarded	☐ Denied
Motion: <u>Hoffman</u>			
Second: <u>Quinlan</u>			
Vote: <u>8-1-0 (Brown voted 'no')</u>		Note: <u>recommend approval</u>	
CITY COUNCIL ACTION:		Required	<u>YES</u>
Date: _____	☐ Approved	☐ Denied	

BUDGET/STAFF IMPACT:

None

Attachments:

- Unified Development Code sections 161.07 (RSF-4); 161.14 (RMF-24); 161.19 (CS)
- Request letter
- Applicant's rezone exhibit
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map

161.07 District RSF-4, Residential Single-Family – Four 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

(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 12	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cottage Housing Development

(C) *Density.*

	Single-family dwellings	Two-family dwellings
Units per acre	4 or less	7 or less

(D) *Bulk and area regulations.*

	Single-family dwellings	Two-family dwellings
Lot minimum width	70 ft.	80 ft.
Lot area minimum	8,000 sq. ft.	12,000 sq.-ft.
Land area per dwelling unit	8,000 sq. ft.	6,000 sq. ft.
Hillside Overlay District Lot minimum width	60 ft.	70 ft.
Hillside Overlay District Lot area minimum	8,000 sq. ft.	12,000 sq.-ft.
Land area per dwelling unit	8,000 sq. ft.	6,000 sq. ft.

(E) *Setback requirements.*

Front	Side	Rear
15 ft.	5 ft.	15 ft.

(F) *Building height regulations.*

Building Height Maximum	45 ft.
-------------------------	--------

Height regulations. Structures in this District are limited to a building height of 45 feet. Existing structures that exceed 45 feet in height shall be grandfathered in, and not considered nonconforming uses, (ord. # 4858).

(G) *Building area.* On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot.

(Code 1991, §160.031; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. 4858, 4-18-06; Ord. 5028, 6-19-07; Ord. 5128, 4-15-08; Ord. 5224, 3-3-09; Ord. 5312, 4-20-10; Ord. 5462, 12-6-11)

161.14 District RMF-24, Residential Multi-Family – Twenty-Four 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-family dwellings
Unit 10	Three-family dwellings
Unit 26	Multi-family dwellings
Unit 44	Cottage Housing Development

(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 12	Limited business
Unit 25	Professional offices
Unit 24	Home occupations
Unit 36	Wireless communications facilities

(C) *Density.*

Units per acre	24 or less
----------------	------------

(D) *Bulk and area regulations.*

(1) *Lot width minimum.*

Manufactured home park	100 ft.
Lot within a Manufactured home park	50 ft.
Single-family	60 ft.
Two-family	60 ft.
Three or more	90 ft.
Professional offices	100 ft.

(2) *Lot area minimum.*

Manufactured home park	3 acres
Lot within a mobile home park	4,200 sq. ft.
Townhouses: Development	10,000 sq. ft.
Individual lot	2,500 sq. ft.
Single-family	6,000 sq. ft.
Two-family	7,000 sq. ft.
Three or more	9,000 sq. ft.
Fraternity or Sorority	2 acres
Professional offices	1 acre

(3) *Land area per dwelling unit.*

Manufactured home	3,000 sq. ft.
Apartments:	
No bedroom	1,700 sq. ft.
One bedroom	1,700 sq. ft.
Two bedroom	2,000 sq. ft.
Fraternity or Sorority	1,000 sq. ft. per resident

(E) *Setback requirements.*

Front	Side	Rear
A build-to zone that is located between the front property line and a line 25 feet from the front property line.	8 ft.	25 ft.

(F) *Building height regulations.*

Building Height Maximum	30/45/60ft.*
-------------------------	--------------

*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 30 feet, between 10-20 feet from the master street plan right-of-way a maximum height of 45 feet 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 60 feet.

Any building which exceeds the height of 20 feet shall be set back from any side boundary line of an adjacent single family district, an additional distance of one foot for each foot of height in excess of 20 feet.

(G) *Building area.* None.

(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. 5028, 6-19-07; Ord. 5079, 11-20-07; Ord. 5224, 3-3-09; Ord. 5262, 8-4-09; Ord. 5312, 4-20-10; Ord. 5462, 12-6-11; Ord. 5495, 4-17-12; Ord. 5592, 6-18-13; Ord. 5664, 2-18-14)

161.19 Community Services

(A) *Purpose.* The *Community Services* district is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas and is intended to provide for adaptable mixed use centers located along commercial corridors that connect denser development nodes. There is a mixture of residential and commercial uses in a traditional urban form with buildings addressing the street. For the purposes of Chapter 96: Noise Control, the Community Services district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three-family dwellings
Unit 13	Eating places
Unit 15	Neighborhood Shopping goods
Unit 18	Gasoline service stations and drive-in/drive through restaurants
Unit 24	Home occupations
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 44	Cottage Housing Development
Unit 45	Small scale production

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation, trades and services
Unit 19	Commercial recreation, small sites
Unit 28	Center for collecting recyclable materials
Unit 34	Liquor stores
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities*
Unit 40	Sidewalk Cafes
Unit 42	Clean technologies

(C) *Density.* None

(D) *Bulk and area regulations.*

(1) *Lot width minimum.*

Dwelling	18 ft.
All others	None

(2) *Lot area minimum.* None

(E) *Setback regulations.*

Front:	A build-to zone that is located between 10 feet and a line 25 feet from the front property line.
Side and rear:	None
Side or rear, when contiguous to a single-family residential district:	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	56 ft.
-------------------------	--------

(G) *Minimum buildable street frontage.* 50% of the lot width.

(Ord. 5312, 4-20-10; Ord. 5339, 8-3-10; Ord. 5462, 12-6-11; Ord. 5592, 6-18-13; Ord. 5664, 2-18-14; Ord. 5735, 1-20-15)

TOTAL ACREAGE
PARCEL #765-15071-000
PARCEL #765-15071-001
1.52 ACRES +/-

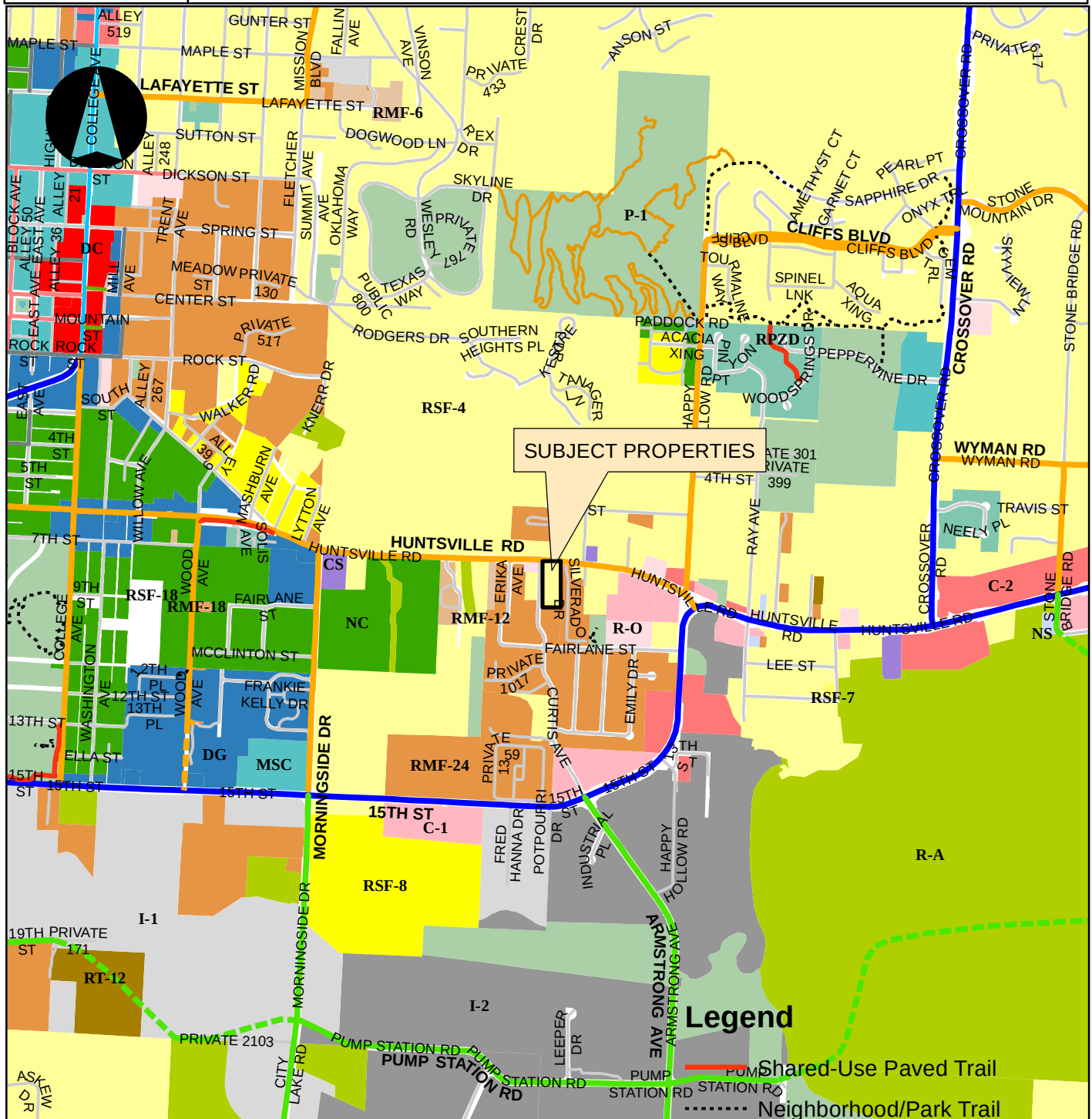


BLU CODING NUMBER TABLE

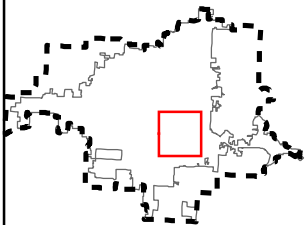
RZN 16-5358

One Mile View

H & H PROPERTIES



Overview



0 0.25 0.5 1 Miles



City of Fayetteville, Arkansas

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

Text File

File Number: 2016-0195

Agenda Date: 5/3/2016

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Ordinance

Agenda Number: C. 4

RZN 16-5360 (930 S COLLEGE AVE./PRIME ESTATES):

AN ORDINANCE TO REZONE THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 16-5360 FOR APPROXIMATELY 0.34 ACRES LOCATED AT 930 SOUTH COLLEGE AVENUE FROM NC, NEIGHBORHOOD CONSERVATION TO RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE

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

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby changes the zone classification of the property shown on the map (Exhibit A) and the legal description (Exhibit B) both attached to the Planning Department's Agenda Memo from NC, Neighborhood Conservation to RSF-18, Residential Single Family, 18 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

2016-0195

Legistar File ID

5/3/2016

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Jeremy Pate

4/15/2016

City Planning /
Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN 16-5360: Rezone (930 S. COLLEGE AVE./PRIME ESTATES, 562): Submitted by THE INFILL GROUP for property at 930 S. COLLEGE AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.34 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? NA

Current Budget \$ -

Funds Obligated \$ -

Current Balance \$ -

Does item have a cost? No

Item Cost

Budget Adjustment Attached? NA

Budget Adjustment

Remaining Budget \$ -

V20140710

Previous Ordinance or Resolution #

Original Contract Number:

Approval Date:

Comments:



CITY COUNCIL AGENDA MEMO

MEETING OF MAY 3, 2016

TO: Mayor, Fayetteville City Council

FROM: Quin Thompson, Current Planner

THRU: Andrew Garner, Planning Director

DATE: April 15, 2016

SUBJECT: **RZN 16-5360: Rezone (930 S. COLLEGE AVE./PRIME ESTATES, 562):**
Submitted by THE INFILL GROUP for property at 930 S. COLLEGE AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.34 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE.

RECOMMENDATION:

The Planning Commission and staff recommend approval of an ordinance to rezone the property to RSF-18 as shown in the attached Exhibits 'A' and 'B'.

BACKGROUND:

The subject property is located at 930 S. College Ave east of the Senior Center and Walker Park and contains approximately 0.34 acres in the NC, Neighborhood Conservation zoning district. The property is currently undeveloped, a residence having been removed in recent years.

Land Use Compatibility: The proposed zoning is compatible with surrounding land use. Small detached homes on narrow lots are typical in the neighborhood; the proposed zoning allows only single-family detached (Use Unit 08) and Accessory Dwelling Unit (Use Unit 41) uses by right.

Land Use Plan Analysis: The proposed zoning is generally compatible with the Walker Park Neighborhood Master Plan, which calls for development of a variety of housing types for different income levels in a connected and walkable neighborhood.

DISCUSSION:

On January 11, 2016 the Planning Commission forwarded request to the City Council with a recommendation for approval by a vote of 9-0-0.

BUDGET/STAFF IMPACT:

N/A

Attachments:

- Exhibit A, Exhibit B, Application, Planning Commission Staff Report

16-5360
EXHIBIT 'A'

RZN 15-5360

Close Up View

PRIME ESTATES



Legend

- RZN16-5360
- Fayetteville City Limits
- Footprints 2010
- Design Overlay District
- Planning Area

87.5 175 350 525 700 Feet

16-5360
EXHIBIT 'B'

Legal Description of Property

For rezoning proposal for 930 S. College Ave.

Lots Numbered Fifteen (15), Sixteen (16), Seventeen (17), and Eighteen (18) in Block Numbered Two (2) of Glenwood Park Addition to the City of Fayetteville, Arkansas as per plat of said addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

CITY OF FAYETTEVILLE, ARKANSAS

REZONING

FOR STAFF USE ONLY

Date Application Submitted:

Date Accepted as Complete:

Case / Appeal Number:

Public Hearing Date:

FEE: \$325.00

Sign Fee: \$5.00

S-T-R:

PP#:

Zone:

Please fill out this form completely, supplying all necessary information and documentation to support your request.
Your application will not be placed on the Planning Commission agenda until this information is furnished.

Application:

Indicate one contact person for this request: ☒ Applicant ☐ Representative

Applicant (person making request):

Name: Matthew Petty

Infill Group

Address: 100 West Center Street

Suite 202

Fayetteville, AR 72701

E-mail: matthew@infillgroup.com

Phone:

(479) 595 - 8703

()

Fax:

()

Representative (engineer, surveyor, realtor, etc.):

Name:

Address:

E-mail:

Phone:

()

()

Fax:

()

Site Address / Location: 930 South College Avenue

Current Zoning District: RSF-4

Requested Zoning District: RSF-18

Assessor's Parcel Number(s) for subject property: 765-05679-000

FINANCIAL INTERESTS

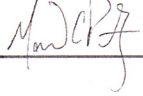
The following entities and / or people have financial interest in this project:

Matthew Petty

Zara Niederman

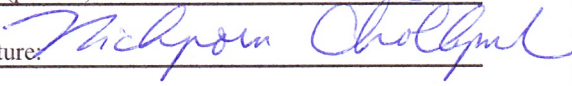
APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approval. I understand that the City might not approve what I am applying for, or might set conditions on approval.

Name (printed): Matthew Petty Date: 2/24/2016

Signature: 

PROPERTY OWNER(S) / AUTHORIZED AGENT: I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. *(If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.)*

Property Owners of Record (attach additional info if necessary):

Name (printed): NICHAPDEN CHOLLAPAND Address: PO Box 8152, Fayetteville 72703
PRIME ESTATES LLC ARKANSAS
Signature: 
Date: 2/29/16 Phone: (479) 582-1385

Name (printed): _____ Address: _____
Signature: _____
Date: _____ Phone: _____
()

Rezoning Checklist:

Attach the following items to this application:

- (1) Payment in full of applicable fees for processing the application:
\$325.00 application fee
\$5.00 public notification sign fee
- (2) A legal description of the property to be rezoned. A survey may be required if the property description can not accurately be platted or if it is described by referring to other deeds.
- (3) CD containing a copy of the legal description in MS Word and all required submittal items should be also included on the CD in PDF format.
- (4) A copy of the county parcel map from the Washington County Assessor's office or from the Washington County website (www.co.washington.ar.us). The subject property and all adjacent parcels should be identified on this parcel map. The owner's name, official mailing address, and the parcel number for every adjacent property shall be shown on this map.

- (5) A *written description* of this request addressing the following items:
- a. Current ownership information and any proposed or pending property sales.
 - b. Reason (need) for requesting the zoning change.
 - c. Statement of how the proposed rezoning will relate to surrounding properties in terms of land use, traffic, appearance, and signage.
 - d. Availability of water and sewer (state size of lines). This information is available from the City Engineering Division.
 - e. The degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.
 - f. Whether the proposed zoning is justified and/or needed at the time of the request.
 - g. Whether the proposed zoning will create or appreciably increase traffic danger and congestion.
 - h. Whether the proposed zoning will alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.
 - i. Why it would be impractical to use the land for any of the uses permitted under its existing zoning classification.
- (6) The applicant is responsible for meeting the public notification requirements for a Rezoning listed on the Notification Requirements pages in this application.

Notice: Resources including current zoning regulations, City Plan 2030, Future Land Use Plan, Master Street Plan and Zoning maps are available for review on our website, www.accessfayetteville.org and in the Planning Office.

All applicants should meet with a staff Planner prior to completing a Rezoning application.

PLANNING COMMISSION MEMO

TO: City of Fayetteville Planning Commission

THRU: Andrew Garner, City Planning Director

FROM: Quin Thompson, Current Planner

MEETING DATE: ~~April 11, 2016~~ **UPDATED APRIL 12, 2016**

SUBJECT: **RZN 16-5360: Rezone (930 S. COLLEGE AVE./PRIME ESTATES, 562):**
 Submitted by THE INFILL GROUP for property at 930 S. COLLEGE AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.34 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE.

RECOMMENDATION:

Staff recommends forwarding **RZN 16-5360** with a recommendation for approval based upon the findings herein.

BACKGROUND:

The subject property is located at 930 S. College Ave east of the Senior Center and Walker Park and contains approximately 0.34 acres in the NC, Neighborhood Conservation zoning district. The property is currently undeveloped, a residence having been removed in recent years.

Surrounding Land uses are shown in Table 1.

Table 1
Surrounding Zoning and Land Use

Direction from Site	Land Use	Zoning
North	Single family residential	NC, Neighborhood Conservation
South	Single family residential	NC, Neighborhood Conservation
East	Single family residential	NC, Neighborhood Conservation
West	Senior Center/Walker Park	P-1, Institutional

Proposal: The request is to rezone the property, from NC, Neighborhood Conservation to RSF-18, Residential Single-family/18 Units per acre. The applicant's letter indicates an intent to develop three single family structures on the property.

Public Comment: Staff has received no public comment.

INFRASTRUCTURE:

- Streets:** The subject parcel has access to South College Avenue, currently improved with curb/gutter but no storm drainage or sidewalk. Any further street improvements would be determined at time of development.
- Water:** Public water is available to the site. A 6" water main exists in the College Avenue right of way.
- Sewer:** Public sewer is available to the site. A 6" sewer main exists in the College Avenue right of way.
- Drainage:** Any additional improvements or requirements for drainage would be determined at time of development. No portion of this parcel lies within the FEMA designated 100-yr floodplain. No protected streams cross this parcel. No portion of this parcel lies within the HHOD.
- Fire:** The Fire Department did not express any concerns with the request.
- Police:** The Police Department did not express any concerns with this request.

CITY PLAN 2030 FUTURE LAND USE PLAN: *City Plan 2030 Future Land Use Plan designates this site as a **Complete Neighborhood Plan: Walker Park Neighborhood**. A central goal of the plan was to preserve single-family neighborhoods while encouraging additional housing types and a mix of uses. A digital copy of the adopted document has been provided separately.*

FINDINGS OF THE STAFF

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding: ***Land Use Compatibility:*** The proposed zoning is generally compatible with the Walker Park Neighborhood Master Plan, which calls for development of a variety of housing types for different income levels in a connected and walkable neighborhood.

Land Use Plan Analysis: The proposed zoning is compatible with surrounding land use. Small detached homes on narrow lots are typical in the neighborhood; the proposed zoning allows only single-family detached (Use Unit 08) and Accessory Dwelling Unit (Use Unit 41) uses by right.

2. A determination of whether the proposed zoning is justified and/or needed at the time the rezoning is proposed.

Finding: The applicant has requested the zoning change in order to divide the existing two lots into three in preparation for the construction of three single-family homes. Under the current NC zoning, two homes are currently allowed.

3. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding: The site has access to S. College Avenue and a rear alleyway. The proposed zoning is not likely to appreciably increase traffic danger or congestion on this designated 'Collector' street, in staff's opinion, however a rear loaded development pattern is preferred by City access management standards, which will be relevant at the time of development.

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 0.34 acre property from NC to RSF-18 will alter future population density, allowing an additional single-family home to be constructed where two are allowed currently. This increase is not expected to undesirably affect load on public services. The Police and Fire Departments have expressed no objections to the proposal.

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: Staff recommends forwarding RZN 16-5366 to the City Council with a recommendation for approval, finding that the proposed zoning is compatible with surrounding properties and consistent with the Walker Park Neighborhood Master Plan.

PLANNING COMMISSION ACTION:		Required	<u>YES</u>
Date: <u>April 11, 2016</u>	☐ Tabled	☒ Forwarded	☐ Denied
Motion: AUTRY; MOTION TO FORWARD TO CC WITH RECOMMENDATION FOR APPROVAL			
Second: HOFFMAN			
Vote: 9-0-0			
CITY COUNCIL ACTION:		Required	<u>YES</u>
Date: <u>May 3, 2016</u>	☐ Approved	☐ Denied	

BUDGET/STAFF IMPACT:

None

Attachments:

- Unified Development Code sections 161.26 & 161.10
- Walker Park Neighborhood Master Plan (excerpt)
- Request letter
- Applicant's rezone exhibit
- One Mile Map, Close-Up Map, Current Land Use Map, Future Land Use Map

161.26 Neighborhood Conservation

(A) *Purpose.* The *Neighborhood Conservation* zone has the least activity and a lower density than the other zones. Although *Neighborhood Conservation* is the most purely residential zone, it can have some mix of uses, such as civic buildings. *Neighborhood Conservation* serves to promote and protect neighborhood character. For the purposes of Chapter 96: Noise Control, the *Neighborhood Conservation* district is a residential zone.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings

(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 9	Two-family dwellings
Unit 10	Three-family dwellings
Unit 12	Limited Business *
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communication facilities
Unit 44	Cottage Housing Development

(C) *Density.* 10 Units Per Acre.

(D) *Bulk and area regulations.*

(1) *Lot width minimum.*

Single Family	40 ft.
Two Family	80 ft.
Three Family	90 ft.

(2) *Lot area minimum.* 4,000 Sq. Ft.

(E) *Setback regulations.*

Front	A build-to zone that is located between the front property line and a line 25 ft. from the front property line.
Side	5 ft.
Rear	5 ft.
Rear, from center line of an alley	12 ft.

(F) *Building height regulations.*

Building Height Maximum	45 ft.
-------------------------	--------

(Ord. 5128, 4-15-08; Ord. 5312, 4-20-10; Ord. 5462, 12-6-11; Ord. 5592, 6-18-13; Ord. 5664, 2-18-14)

EXHIBIT "B"

CHAPTER 161: ZONING REGULATIONS

161.10 District RSF-18, Residential Single-Family – Eighteen Units Per Acre

(A) *Purpose.* The RSF-18 Single-family Residential District is designed to promote and encourage the efficient development of single-family detached residences in a variety of densities.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings

(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 12	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities

(C) *Density.*

Units per acre	18 or less
----------------	------------

(D) *Bulk and area regulations.*

(1) *Lot width minimum.*

Single-family	30 ft.
Two-family	30 ft.

(2) *Lot area minimum.*

Townhouses:	
Individual lot	1,250 sq. ft.
Single-family	2,500 sq. ft.
Two-family	2,500 sq. ft.

(E) *Setback requirements.*

Front	Side	Side-Zero Lot Line*	Rear
A build-to zone that is located between the front property line and a	5 ft. on both sides	A setback of less than 5 ft. (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed**. The remaining side	5 ft.

line 25 ft. from the front property line.		setback(s) shall be 10 feet.	
---	--	------------------------------	--

* A zero lot line is an alternative to the 5 foot building setback. Applicants should consult the International Building Code when locating a structure in close proximity to property lines and/or adjacent structures.

** At least 5 feet of maintenance area shall be provided along a structure that is within 5 feet of a property line. This may be provided through a perpetual maintenance easement on the adjacent property, or through a combination of a maintenance easement and private property. Walls, fences and customary yard accessories are permitted in the maintenance area.

(F) *Building height regulations.*

Building Height Maximum	35 ft.
-------------------------	--------

(G) *Building area.* The area occupied by all buildings shall not exceed 60% of the total lot area.

(H) *Minimum buildable street frontage.* 50% of the lot width for two-family dwellings.

Walker Park Neighborhood

Executive Summary

Why Plan?

The Walker Park Neighborhood embodies significant portions of Fayetteville's history as one of the oldest neighborhoods in the City and former home to notable Fayetteville and Arkansas figures such as Archibald Yell. Changes over time have shaped the neighborhood's development pattern as the area shifted from a predominantly rural area to a modest extension of downtown neighborhoods to an area zoned for multi-family housing. Development pressure is inevitable given the area's proximity to Downtown and the Arkansas Research and Technology Park. Planning enables stakeholders to influence the form of future development by setting forth a vision document that encourages traditional neighborhood development and sustainability.

Guiding Principles

Close to 200 citizens offered input on the vision for the Walker Park Neighborhood Master Plan September 21-27. During the charrette process, the diverse voices and opinions of the residents, business owners and other stakeholders converged to shape four guiding principles.

The neighborhood has a **balance of uses and housing**, and stakeholders want the zoning and other City regulations to reflect and encourage that balance. This means the neighborhood will retain and develop a variety of housing types for different income levels and retain and develop neighborhood commercial nodes that serve the neighborhood residents as well as the nearby employment centers. There is also an emphasis on **connectivity and walkability**. Connection of the street grid and improved pedestrian mobility between key destinations will unify the neighborhood, making it more sustainable over time. Third, creating **Jefferson Square as a core of the neighborhood** will help to preserve some of the rich history embedded in the Jefferson Building and create a neighborhood center. Last, **accessible greenspace** in the form of community gardens throughout the neighborhood and additional uses and access points to Walker Park will capitalize on existing resources within the neighborhood and provide function and beauty for both residents and visitors.

Implementation

The vision document provides implementation steps for the short-term (0-5 years), mid-term (6-10 years) and long-term (10+ years). While the illustrative plan captures a vision for final build-out, the action steps provide a roadmap for achieving the vision. Some of the short-term goals include rezoning the study area and adding the proposed streets to the Master Street Plan. Mid-term goals include completing a Master Plan for Walker Park and adding or repairing existing sidewalks. Long-term goals include transitioning South School Avenue from a five-lane arterial to a principal arterial boulevard.

The ultimate vision will only become a reality through collaboration and cooperation among different stakeholder groups and partnerships between the public, private and non-profit sectors. Some of the short-term goals, including rezoning the neighborhood with a form-based code, can be initiated by the City, but infill development and the addition of neighborhood commercial establishments will only occur through coordinated efforts between the public and private sectors.

This Plan serves as a guide for enhancing the Walker Park Neighborhood by building upon its rich history and traditional neighborhood design. Its implementation depends upon a firm commitment and concerted efforts from all relevant stakeholder groups.

Written description of rezoning request

Prepared 2/24/2016 for parcel: 765-05679-000.

a) Current ownership information and any proposed or pending property sales.

The current owner Prime Estates LLC with a pending sale to Zara Niederman.

b) Reason (need) for requesting the zoning change.

The owner is planning to develop three single family structures on the property.

c) Statement of how the proposed rezoning will relate to surrounding properties in terms of land use, traffic, appearance, and signage.

The proposed rezoning is consistent with surrounding properties. In terms of land use, the surrounding properties are single family detached units. In terms of traffic, South College Avenue has excess capacity. In terms of appearance and signage, the design standards of RSF-18 will ensure that any new development is contextually sensitive to the existing neighborhood character.

d) Availability of water and sewer (state size of lines).

The site is served by 6" water and sewer lines in the South College Avenue right-of-way.

e) The degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

The proposed zoning is consistent with City Plan 2030 and the Walker Park Neighborhood Master Plan. Given the surrounding land uses, RSF-18 allows for appropriate infill and advances Fayetteville's goal to grow a livable transportation network. RSF-18 will not allow multifamily or mixed-use development by right while allowing a transit-ready density to be developed in a contextual manner.

f) Whether the proposed zoning is justified and/or needed at the time of the request.

The proposed rezoning is needed to allow for a financially feasible number of single-family detached dwelling units to be developed on the site. It is justified by the proximity to a major transportation corridor (MLK), Walker Park, and the not-yet-restored status of Jefferson Elementary as a neighborhood center.

g) Whether the proposed zoning will create or appreciably increase traffic danger and congestion.

The proposed rezoning will not create a traffic danger or appreciably increase congestion. The proposed rezoning will allow for the construction of approximately one half dozen homes.

h) Whether the proposed zoning will alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.

While the proposed rezoning will alter the population density, it will not undesirably increase the load on public services. The proposed rezoning allows for a transit-ready density of 18 du/acre. A moderate increase in density also increases the operating and/or maintenance efficiencies of public

services: it allows more children to be bussed per mile and more residents to be served per linear foot of water or sewer line.

i) Why it would be impractical to use the land for any of the uses permitted under its existing zoning classification.

This item is not applicable to this request; the use units associated with the present zoning (single-family detached homes) are nearly the same as the proposed zoning.

County Parcel Map

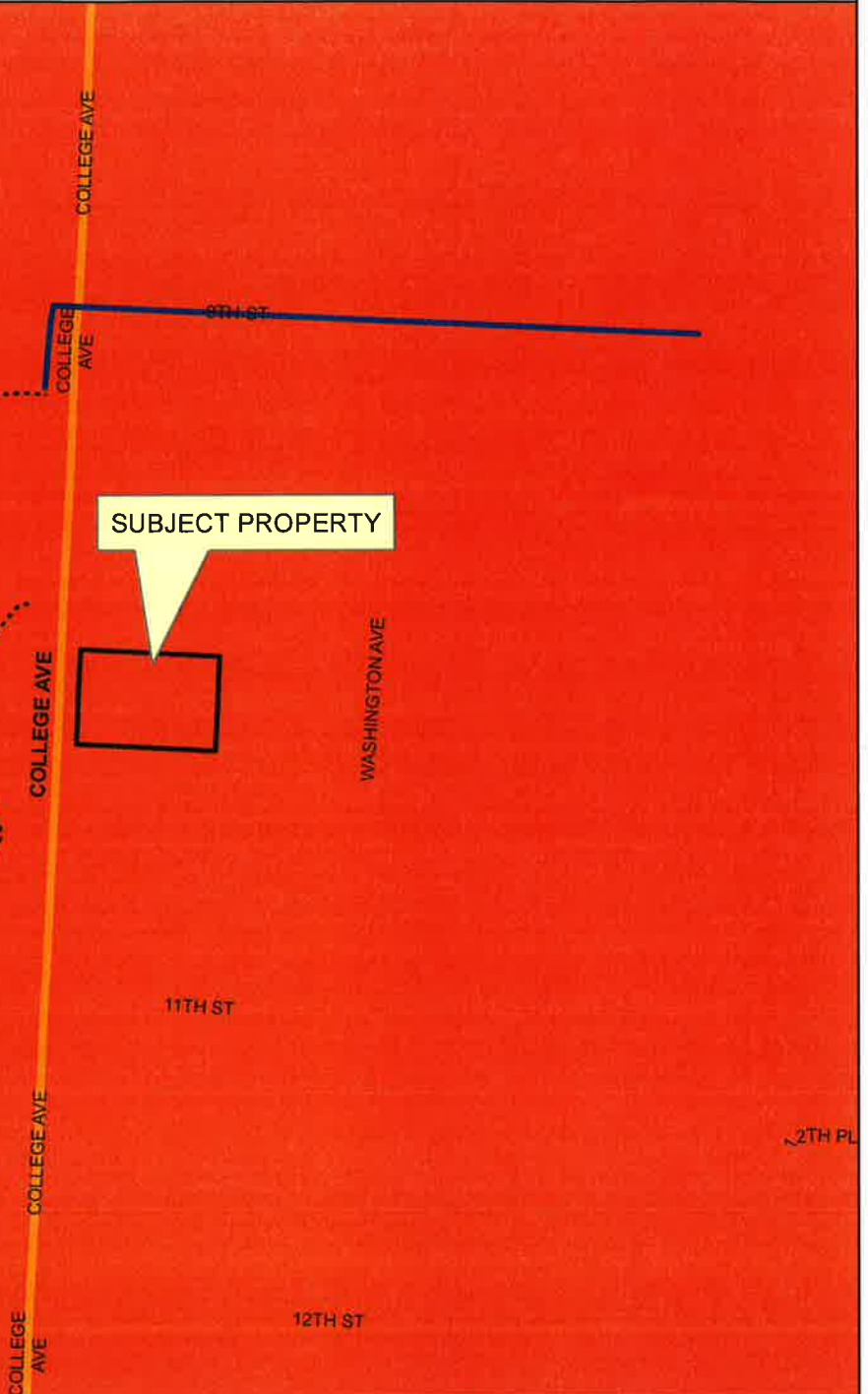


Parcel	Owner	Address 1	Address 2
765-02435-000	City of Fayetteville	113 W Mountain St	Fayetteville, AR 72701-6083
765-02436-000	City of Fayetteville	113 W Mountain St	Fayetteville, AR 72701-6083
765-05678-000	David Rodriguez	2270 W Meadowlark Dr	Fayetteville, AR 72704
765-05680-000	Michael and Debbie Alexy	35 S Stonebridge Rd	Fayetteville, AR 72701
765-05688-000	Roseann Smith	2000 Magnolia Ave, Apt 114	Little Rock, AR 72202
765-05689-000	John and Cynthia Meares	525 W Selle Dr	Fayetteville, AR 72701
765-05690-000	Rosana Garcia	1011 S Washington Ave	Fayetteville, AR 72701
765-05691-000	Rosana Garcia	1011 S Washington Ave	Fayetteville, AR 72701
765-05692-000	John and Cynthia Meares	525 W Selle Dr	Fayetteville, AR 72701

RZN16-5360

Future Land Use

PRIME ESTATES



Legend

- RZN16-5360
- RZN16-5310
- Fayetteville City Limits
- Planning Area
- Design Overlay District

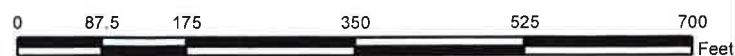
FUTURE LAND USE 2030

CLASS

- Natural Area
- Rural Area
- Residential Neighborhood Area
- City Neighborhood Area

Overview

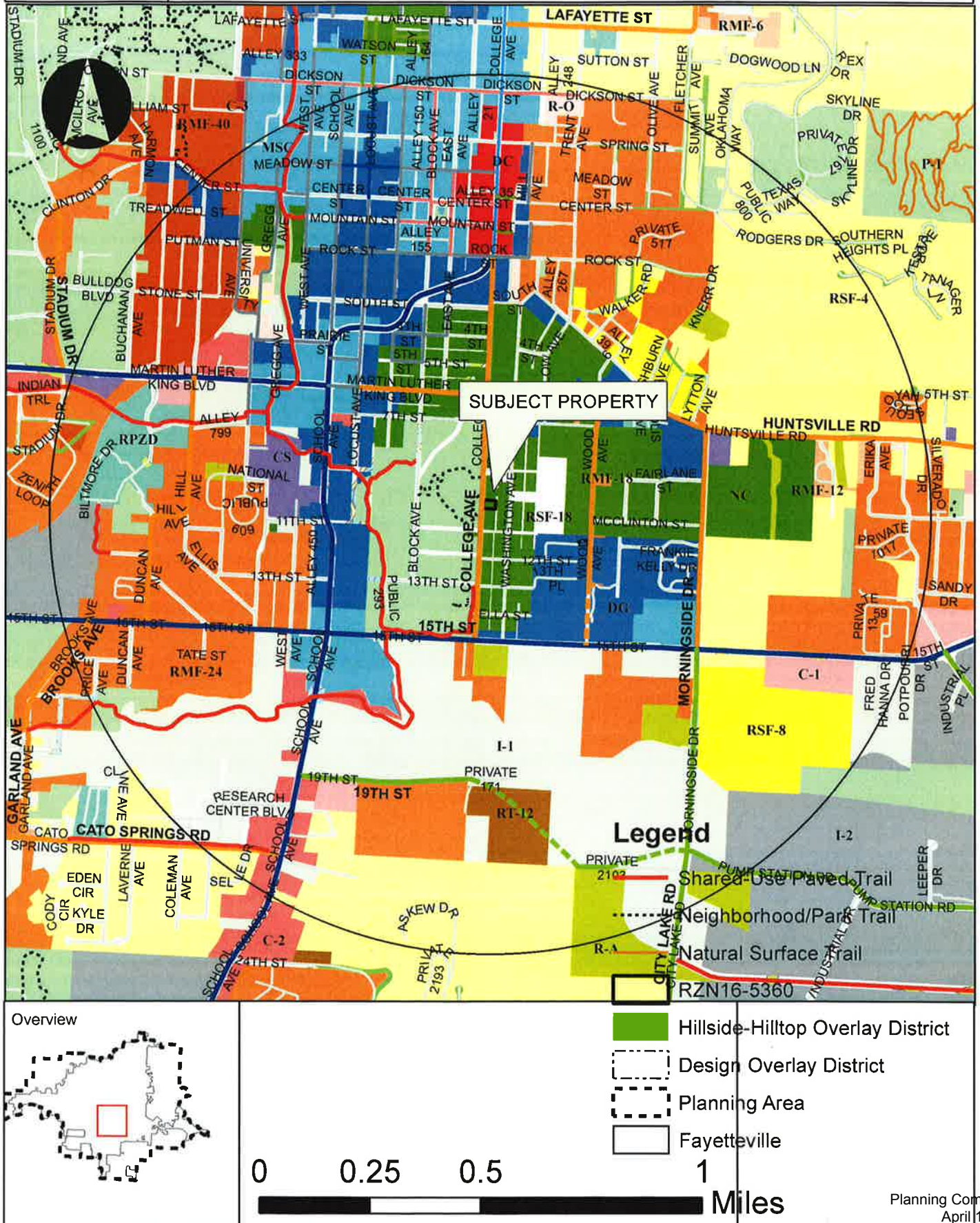
- Industrial
- Complete Neighborhood Plan
- Civic and Private Open Space/Parks
- Civic Institutional
- Non-Municipal Government
- ROW



RZN 16-5360

One Mile View

PRIME ESTATES



RZN 15-5360

Current Land Use

PRIME ESTATES



Legend

- RZN16-5360
- Fayetteville City Limits
- Footprints 2010
- Design Overlay District
- Planning Area

0 87.5 175 350 525 700 Feet

RZN 15-5360

Close Up View

PRIME ESTATES



Legend

- RZN16-5360
- Fayetteville City Limits
- Footprints 2010
- Design Overlay District
- Planning Area





City of Fayetteville, Arkansas

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

Text File

File Number: 2016-0207

Agenda Date: 5/3/2016

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Ordinance

Agenda Number: C. 5

RZN 16-5371 (5650 E. HUNTSVILLE RD./ MB PROPERTIES):

AN ORDINANCE TO REZONE THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 16-5371 FOR APPROXIMATELY 3.28 ACRES LOCATED AT 5650 EAST HUNTSVILLE ROAD FROM RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE, R-A, RESIDENTIAL AGRICULTURAL AND RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE TO RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby changes the zone classification of the property shown on the map (Exhibit A) and the legal description (Exhibit B) both attached to the Planning Department's Agenda Memo from RSF-1, Residential Single Family, 1 Unit Per Acre, R-A, Residential Agricultural and RSF-4, Residential Single Family, 4 Units Per Acre to RSF-4, Residential Single Family, 4 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

2016-0207

Legistar File ID

5/3/2016

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Jeremy Pate

4/15/2016

City Planning /
Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN 16-5371: Rezone (5650 E. HUNTSVILLE RD./MB PROPERTIES, 571): Submitted by ENGINEERING SERVICES, INC. for property at 5650 E. HUNTSVILLE RD. The properties are zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE, R-A, RESIDENTIAL AGRICULTURAL and RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.53 and 1.75 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? NA

Current Budget \$ -

Funds Obligated \$ -

Current Balance \$ -

Does item have a cost? No

Item Cost

Budget Adjustment Attached? NA

Budget Adjustment

Remaining Budget \$ -

V20140710

Previous Ordinance or Resolution #

Original Contract Number:

Approval Date:

Comments:

MEETING OF MAY 3, 2016

TO: Mayor, Fayetteville City Council

THRE: Andrew Garner, City Planning Director

FROM: Jonathan Curth, Senior Planner

DATE: May 3, 2016

SUBJECT: **RZN 16-5371: Rezone (5650 E. HUNTSVILLE RD./MB PROPERTIES, 571):** Submitted by ENGINEERING SERVICES, INC. for property at 5650 E. HUNTSVILLE RD. The properties are zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE, R-A, RESIDENTIAL AGRICULTURAL and RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.53 and 1.75 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE.

RECOMMENDATION:

The Planning Commission and staff recommend approval of an ordinance to rezone the properties to RSF-4, Residential Single-Family as shown in the attached Exhibit 'A' and 'B'.

BACKGROUND:

The subject properties are located on the north side of East Huntsville Road/Highway 16, between South Deerfield Way and South Mally Wagnon Road. The two properties total approximately 3.1 acres, with the northern parcel containing 1.4 acres, and the parcel that fronts E. Huntsville Road containing 1.7 acres. The northern property is zoned RSF-1, Residential Single Family, 1 unit per acre, and the southern property is divided between RSF-4, Residential Single Family, 4 units per acre on the eastern portion, and R-A, Residential Agricultural on the western portion.

The southern portion of the property closer to Huntsville Road was annexed into the City in 1965 with the annexation of the Huntsville Road corridor and Lake Sequoyah to central Fayetteville. The northern portion of the site was annexed in 2004 as neighborhoods along Huntsville Road began to develop.

Land Use Compatibility: The proposed zoning is consistent with the development and zonings to the north, east, and west. The immediately surrounding properties are developed as single-family housing except to the south, where the properties across Huntsville Road/Highway 16 are zoned C-1, Neighborhood Commercial. A rezoning to RSF-4 would require the subject property to be developed in a pattern and intensity consistent with adjacent residential areas. The northernmost of the two subject properties is developed with a detached single-family home and an accessory structure of comparable size. The southern property is undeveloped, with a gravel access drive along the eastern boundary.

Land Use Plan Analysis: The proposed zoning is compatible with the Future Land Use Map (FLUM) designation of Residential Neighborhood Area. The RSF-4 zoning district allows the southern property to be developed within the area requirements of the Unified Development Code while also allowing both properties as a whole to be developed to a density comparable with the surrounding area.

DISCUSSION:

On April 11, 2016 the Planning Commission forwarded the applicant's request for a rezoning to RSF-4 on the subject properties. Commissioners Hoffman questioned the appropriateness of the applicant's rezoning request, citing concerns about the lack of form-based zoning districts and the potential to develop some areas of the property under higher density zoning while leaving other areas in a conservation area. A motion by Commissioner Hoffman to table the proposal failed with a vote of 3-6-0. Subsequent motion to forward the applicant's request to the City Council with a recommendation for approval was made with a vote of 7-2-0 (Commissioners Cook and Hoffman voted 'no').

BUDGET/STAFF IMPACT:

N/A

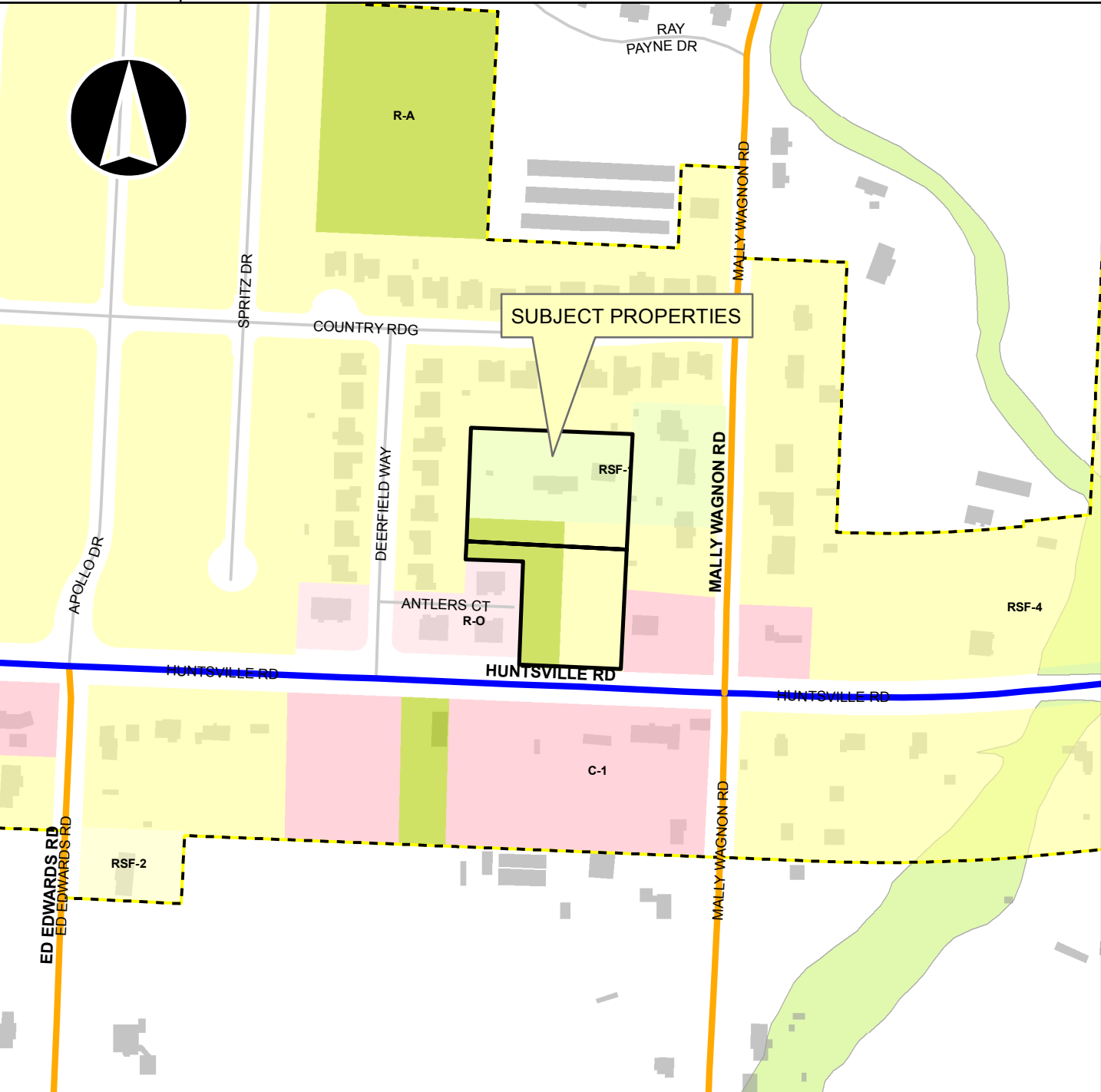
Attachments:

- Exhibit A
- Exhibit B
- Application
- Planning Commission Staff Report

RZN 15-5371

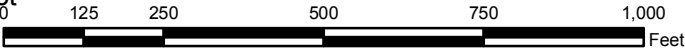
Close Up View

MB PROPERTIES



Legend

- RZN16-5371
- Fayetteville City Limits
- Footprints 2010
- Design Overlay District
- Planning Area



16-5371
EXHIBIT 'B'

SURVEY DESCRIPTION: PARENT TRACT A

A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 20, TOWNSHIP 16 NORTH, RANGE 29 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE1/4 OF THE NW1/4 OF SAID SECTION 20; THENCE ALONG THE SOUTH LINE OF SAID SE1/4 OF THE NW1/4, N87°01'25"W A DISTANCE OF 207.09 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE N02°47'02"E A DISTANCE OF 300.10 FEET TO THE POINT OF BEGINNING; THENCE N87°03'05"W A DISTANCE OF 326.56 FEET TO A POINT; THENCE N02°21'18"E A DISTANCE OF 231.33 FEET TO A FOUND IRON PIN WITH CAP, PLS 1532; THENCE S87°42'24"E A DISTANCE OF 328.30 FEET TO A SET IRON PIN WITH CAP, PLS 1156; THENCE S02°47'02"W A DISTANCE OF 235.08 FEET TO THE POINT OF BEGINNING, CONTAINING 76,369 SQUARE FEET / 1.75 ACRES MORE OR LESS.

SURVEY DESCRIPTION: PARENT TRACT B

A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 20, TOWNSHIP 16 NORTH, RANGE 29 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE1/4 OF THE NW1/4 OF SAID SECTION 20; THENCE ALONG THE SOUTH LINE OF SAID SE1/4 OF THE NW1/4, N87°01'25"W A DISTANCE OF 207.09 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE N02°47'02"E A DISTANCE OF 56.54 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A SET IRON PIN WITH CAP, PLS 1156; THENCE N87°31'39"W A DISTANCE OF 207.53 FEET TO A SET IRON PIN WITH CAP, PLS 1156; THENCE N02°19'31"E A DISTANCE OF 209.93 FEET TO A FOUND IRON PIN WITH CAP, PLS 1118; THENCE N87°43'06"W A DISTANCE OF 117.08 FEET TO A FOUND IRON PIN WITH CAP, PLS 1118; THENCE N02°21'18"E A DISTANCE OF 36.72 FEET TO A POINT; THENCE S87°03'05"E A DISTANCE OF 326.56 FEET TO A POINT; THENCE S02°47'02"W A DISTANCE OF 243.56 FEET TO THE POINT OF BEGINNING, CONTAINING 55,192 SQUARE FEET / 1.27 ACRES MORE OR LESS.

CITY OF FAYETTEVILLE, ARKANSAS

REZONING

FOR STAFF USE ONLY

Date Application Submitted:

Date Accepted as Complete:

Case / Appeal Number:

Public Hearing Date:

FEE: \$325.00

Sign Fee: \$5.00

S-T-R:

PP#:

Zone:

Please fill out this form completely, supplying all necessary information and documentation to support your request.
Your application will not be placed on the Planning Commission agenda until this information is furnished.

Application:

Indicate one contact person for this request: _____ Applicant ☒ Representative

Applicant (person making request):

Name: MB Property Management

Attn: John McGowan

Address: 360 N. Limestone Drive

Fayetteville, AR 72701

E-mail: john@j4realestate.com

Phone:

(479) 387-5646

()

Fax:

()

Representative (engineer, surveyor, realtor, etc.):

Name: Engineering Services, Inc.

Attn: Jason Appel

Address: 1207 S. Old Missouri Road (Physical)

P.O. Box 282 (Mailing Address)

Springdale, AR 72765-0282

E-mail: jappel@engineeringservices.com

Phone:

(479) 751-8733

()

Fax:

(479) 751-8746

Site Address / Location: 5650 E. Huntsville Road - Approx. 4.8 acres along the north side of E. Huntsville Road (Hwy. 16) approx. 250 feet west of Maily Wagnon Road and approx. 275' east of S. Deerfield Way.

Current Zoning District: RA, RSF-1, & RSF-4

Requested Zoning District: RSF-4

Assessor's Parcel Number(s) for subject property: 765-13158-001 and 765-24043-000

FINANCIAL INTERESTS

The following entities and / or people have financial interest in this project:

MB Property Management, LLC (Owner/Applicant)

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approval. I understand that the City might not approve what I am applying for, or might set conditions on approval.

Name (printed): John McGowan Date: 3/1/16
Signature: [Signature]

PROPERTY OWNER(S) / AUTHORIZED AGENT: I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. *(If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.)*

Property Owners of Record (attach additional info if necessary):

Name (printed): John McGowan Address: 360 N. Limestone Dr.
Signature: [Signature] Fayetteville, AR 72701
Date: 3/1/16 Phone: (479) 387-5646

Name (printed): _____ Address: _____
Signature: _____
Date: _____ Phone: () _____

Rezoning Checklist:

Attach the following items to this application:

- (1) Payment in full of applicable fees for processing the application:
\$325.00 application fee
\$5.00 public notification sign fee
- (2) A legal description of the property to be rezoned. A survey may be required if the property description can not accurately be platted or if it is described by referring to other deeds.
- (3) CD containing a copy of the legal description in MS Word and all required submittal items should be also included on the CD in PDF format.
- (4) A copy of the county parcel map from the Washington County Assessor's office or from the Washington County website (www.co.washington.ar.us). The subject property and all adjacent parcels should be identified on this parcel map. The owner's name, official mailing address, and the parcel number for every adjacent property shall be shown on this map.



PLANNING COMMISSION MEMO

TO: City of Fayetteville Planning Commission

THRU: Andrew Garner, City Planning Director

FROM: Jonathan Curth, Senior Planner

MEETING DATE: April 11, 2016 (Updated with Planning Commission results)

SUBJECT: **RZN 16-5371: Rezone (5650 E. HUNTSVILLE RD./MB PROPERTIES, 571):** Submitted by ENGINEERING SERVICES, INC. for property at 5650 E. HUNTSVILLE RD. The properties are zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE, R-A, RESIDENTIAL AGRICULTURAL and RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.53 and 1.75 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE.

RECOMMENDATION:

Staff recommends forwarding **RZN 16-5371** to the City Council with a recommendation for approval based upon the findings herein.

BACKGROUND:

The subject properties are located on the north side of East Huntsville Road/Highway 16, between South Deerfield Way and South Mally Wagnon Road. The two properties total approximately 3.1 acres, with the northern parcel containing 1.4 acres, and the parcel that fronts E. Huntsville Road containing 1.7 acres. The northern property is zoned RSF-1, Residential Single Family, 1 unit per acre, and the southern property is divided between RSF-4, Residential Single Family, 4 units per acre on the eastern portion, and R-A, Residential Agricultural on the western portion. The southern portion of the property closer to Huntsville Road was annexed into the City in 1965 with the annexation of the Huntsville Road corridor and Lake Sequoyah to central Fayetteville. The northern portion of the site was annexed in 2004 as neighborhoods along Huntsville Road began to develop. Surrounding land use and zoning is depicted on *Table 1*.

Table 1
Surrounding Land Use and Zoning

Direction from Site	Land Use	Zoning
North	Single-Family Residential	RSF-4, Residential Single Family
South	Commercial; Retail Nursery	C-1, Neighborhood Commercial
East	Single-Family Residential Commercial; Mobile Oil Change	RSF-1, Residential Single Family RSF-4, Residential Single Family C-1, Neighborhood Commercial
West	Single-Family Residential	RSF-4, Residential Single Family R-O, Residential Office

Request: The request is to rezone the entirety of the two properties from R-A, Residential Agricultural, RSF-1, Residential Single Family, one unit per acre, and RSF-4, Residential Single-family, 4 Units per Acre, to RSF-4, Residential Single-family, 4 units per acre. The applicant

indicated the rezoning is needed to bring the area in to conformity with the zoning code, surrounding zoning, and local land use.

Public Comment: Staff has received no public comment.

INFRASTRUCTURE:

Streets: The southern portion of the two properties has access to East Huntsville Road/Highway 16, a two-lane state highway with open ditches and no sidewalks. This designated Principal Arterial would be evaluated for street improvements at the time of development.

Water: Public water is available to the site. There is an 8-inch public main along East Huntsville Road/Highway 16.

Sewer: Sanitary sewer is available to the site. There is an 8-inch main on the north side of East Huntsville Road with manhole-access on the southern property.

Drainage: Any additional improvements or requirements for drainage will be determined at time of development. This property is not affected by the 100-year floodplain. This property does not contain any protected streams per the Streamside Protection map.

Fire: This development will be protected by Engine 3 located at 1050 S. Happy Hollow Rd. The property is approximately 3.5 miles from the station. The Fire Department did not express any concerns with this request.

Police: The Police Department did not express any concerns with this request.

CITY PLAN 2025 FUTURE LAND USE PLAN: The property is designated as a **Residential Neighborhood Area**. Residential Neighborhood Areas are primarily residential in nature and support a variety of housing types of appropriate scale and context, including single family, multifamily and rowhouses. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhood, 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 in the natural environment.

Meeting Date: April 11, 2016

Motion #1: Table the item

Motion: Hoffman

Second: Autry

Vote: 3-6-0 (Commissioners Belden, Noble, Selby, Autry, Quinlan, and Hoskins voted 'no')

Motion #2: Forward the item recommending approval

Motion: Autry

Second: Hoskins

Vote: 7-2-0 (Commissioners Cook and Hoffman voted 'no')

FINDINGS OF THE STAFF

RECOMMENDATION: Staff recommends forwarding **RZN 16-5371** to City Council with a recommendation for approval.

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: In staff's opinion the rezoning of the subject properties from three zoning designations to one is compatible with the surrounding land uses and adopted land use plans and policies.

Land Use Compatibility: The properties are located on the principal arterial, East Huntsville Road/Highway 16. Single family homes largely surround the subject property to the north, east, and west, ranging in lot size from approximately 10,000 to 12,000 square feet to the north and west, and 20,000 to the east. Commercial lots to the south of the subject properties, on the other side of East Huntsville Road/Highway 16, range from 10,000 to 62,000 square feet.

Land Use Plan Analysis: City Plan 2030 designates the subject properties and all adjacent properties as Residential Neighborhood Area. This designation supports a wide spectrum of residential uses and encourages density in all housing types. The proposed rezoning is in compliance with this designation and many of the goals of City Plan 2030. Firstly, by rezoning the subject properties the potential is created for additional housing in an already developed area. This addresses the goal to pursue appropriate infill development in addition to the goals to create attainable housing without resorting to suburban sprawl in undeveloped areas. Secondly, prospective residential construction on the subject properties has the potential to further the development of the area neighborhood, including the possibility of extending the existing pedestrian infrastructure along the East Huntsville Road/Highway 16 frontage.

2. A determination of whether the proposed zoning is justified and/or needed at the time the rezoning is proposed.

Finding: The proposed rezoning is justified at this time, as the proposed zoning will allow appropriate development in an area surrounded by existing neighborhoods. The applicant has also indicated in the application that the desire is to construct up to 12 cottage units on the property. The existing RSF-4 zoning will only allow up to 7 dwellings units in a cottage configuration. A cottage development is not a permitted use in the RSF-4 zoning district but is a conditional use.

3. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding: Rezoning the property RSF-4 will not likely increase traffic danger or congestion in this location due to the small size of the parcel and limited development potential. Improvements to Huntsville Road and potentially off-site improvements will be evaluated at the time of development.

4. A determination as to whether the proposed zoning would alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.

Finding: Rezoning the property to RSF-4 will slightly increase the potential population density, but is unlikely to undesirably increase the load on public services. The Police Department expressed no objections to the proposal. The Fire Department does not feel that this zoning will negatively affect service times to area.

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

BUDGET/STAFF IMPACT:

None

Attachments:

- Unified Development Code sections 161.03 (R-A zoning); 161.05 (RSF-1 zoning); 161.07 (RSF-4 zoning)
- Request Letter
- Rezoning Exhibit
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map

161.03 District R-A, Residential-Agricultural

(A) *Purposes.* The regulations of the agricultural district are designed to protect agricultural land until an orderly transition to urban development has been accomplished; prevent wasteful scattering of development in rural areas; obtain economy of public funds in the providing of public improvements and services of orderly growth; conserve the tax base; provide opportunity for affordable housing, increase scenic attractiveness; and conserve open space.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 3	Public protection and utility facilities
Unit 6	Agriculture
Unit 7	Animal husbandry
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 37	Manufactured homes
Unit 41	Accessory dwellings
Unit 43	Animal boarding and training

(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
----------------	----------

(D) *Bulk and area regulations.*

Lot width minimum	200 ft.
Lot Area Minimum:	
Residential:	2 acres
Nonresidential:	2 acres
Lot area per dwelling unit	2 acres

(E) *Setback requirements.*

Front	Side	Rear
35 ft.	20 ft.	35 ft.

(F) *Height requirements.* There shall be no maximum height limits in the A-1 District, provided, however, that any building which exceeds the height of 15 feet shall be setback from any boundary line of any residential district a distance of 1.0 foot for each foot of height in excess of 15 feet. Such setbacks shall be measured from the required setback lines.

(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. 5028, 6-19-07; Ord. 5128, 4-15-08; Ord. 5195, 11-6-08; Ord. 5238, 5-5-09; Ord. 5479, 2-

161.05 District RSF-1, Residential Single-Family – One Unit Per Acre

(A) *Purpose.* A district having single-family detached residences on lots with a minimum size of one unit per acre. The district is designed to permit and encourage the development of very low density detached dwellings in suitable environments, as well as to protect existing development of these types.

(B) *Uses.*

(C) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings

(D) *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 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cottage Housing Development

(E) *Density.*

Units per acre	1
----------------	---

(F) *Bulk and area regulations.*

Lot width minimum	150 ft.
Lot area minimum	35,720 Sq. Ft.
Land area per dwelling unit	35,720 Sq. Ft.

(G) *Setback requirements.*

Front	Side	Rear
35 ft.	20 ft.	35 ft.

(H) *Building height regulations.*

Building Height Maximum	45 ft.
-------------------------	--------

Height regulations. Structures in this District are limited to a building height of 45 feet. Existing structures that exceed 45 feet in height shall be grandfathered in, and not considered nonconforming uses, (ord. # 4858).

(I) *Building area.* None.

(Code 1965, §160.44; Ord. No. 3792, §4, 5-17-94; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. 4858, 4-18-06; Ord. 5028, 6-19-07; Ord. 5128, 4-15-08; Ord. 5224, 3-3-09; Ord. 5462, 12-6-11)

161.07 District RSF-4, Residential Single-Family – Four 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

(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 12	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cottage Housing Development

(C) *Density.*

	Single-family dwellings	Two-family dwellings
Units per acre	4 or less	7 or less

(D) *Bulk and area regulations.*

	Single-family dwellings	Two-family dwellings
Lot minimum width	70 ft.	80 ft.
Lot area minimum	8,000 sq. ft.	12,000 sq.-ft.
Land area per dwelling unit	8,000 sq. ft.	6,000 sq. ft.
Hillside Overlay District Lot minimum width	60 ft.	70 ft.
Hillside Overlay District Lot area minimum	8,000 sq. ft.	12,000 sq.-ft.
Land area per dwelling unit	8,000 sq. ft.	6,000 sq. ft.

(E) *Setback requirements.*

Front	Side	Rear
15 ft.	5 ft.	15 ft.

(F) *Building height regulations.*

Building Height Maximum	45 ft.
-------------------------	--------

Height regulations. Structures in this District are limited to a building height of 45 feet. Existing structures that exceed 45 feet in height shall be grandfathered in, and not considered nonconforming uses, (ord. # 4858).

(G) *Building area.* On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot.

(Code 1991, §160.031; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. 4858, 4-18-06; Ord. 5028, 6-19-07; Ord. 5128, 4-15-08; Ord. 5224, 3-3-09; Ord. 5312, 4-20-10; Ord. 5462, 12-6-11)

March 2, 2016

Development Services Department
City of Fayetteville, Arkansas
125 West Mountain
Fayetteville, AR 72701

RE: Rezoning Petition – RSF-4 to RMF-24
Parcel Numbers 765-25043-000 and 765-13158-000

Dear Mr. Sir or Ma'am,

This letter is intended to serve as a narrative to accompany the rezoning petition for Parcel Numbers 765-25043-000 and 765-13158-000, which are located in the City of Fayetteville. The properties are currently zoned a combination of RSF-1 (Residential Single Family – One Unit per Acre), RSF-4 (Residential Single Family – Four Units per Acre), and RA (Residential Agricultural). The request is to change the zoning of the entirety of the properties to RMF-4 (Residential Single Family – Four Units per Acre) to bring the property into conformity with the vast majority of surrounding properties and also allow for a proposed lot split which will increase the number of tracts from two to three. The tract split is being submitted concurrently with this rezoning request. The proposed tracts will conform with the area and frontage requirements of the RSF-4 district and the proposed split will eliminate the presence of a tandem lot.

The following paragraphs address the items required by the rezoning application instructions:

- A) Both parcels are currently owned by MB Property Management, LLC, which is also the applicant. None of the property is currently under contract for sale.
- B) Applicant is requesting rezoning to bring the entirety of the properties into one district to facilitate the lot split and bring it into alignment with the proposed use (low density single family residential) and with the zoning of the majority of the surrounding properties.
- C) The proposed rezoning will be consistent with the existing uses/zoning of most of the neighboring properties. The adjacent properties to the west along Deerfield Way are all RSF-4, as are the properties to the north along Country Ridge. The properties to the east are primarily RSF-1 and RSF-4, with some commercial property near the intersection of Hwy. 16 and Mally Wagon Road. The properties across the highway to the south are commercial and residential agriculture, but the proposed zoning should not conflict with these given the large buffer (highway right-of-way) between the properties. The dominant existing land use in the immediate vicinity of the tracts being rezoned is low and medium density single family residential, which is the proposed use for the property being rezoned. The proposed rezoning/tract splits will increase the number of single family properties from two to three, and will not create a significant change in traffic, appearance, or signage in the area.



Brian J. Moore, P.E.
President

Tim J. Mays, P.E.
Vice President / Secretary-Treasurer

Jerry W. Martin, P.E.
Chairman of the Board

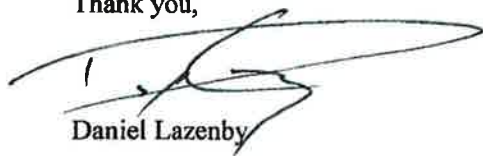
Consulting Engineers and Surveyors

www.engineeringservices.com

- D) There is an 8" water main along the north side of the highway along the highway frontage of the property being rezoned which can serve the property being rezoned. A manhole at the end of an 8" sewer main is located at the southeast corner of the properties. A sewer main extension along the north side of the highway approximately 125 feet in length will provide sewer service for the three proposed tracts making up the property being rezoned.
- E) The Future Land Use 2030 information on the City of Fayetteville's GIS site indicates the property is within a designated "Residential Neighborhood Area" with some nearby areas designated as "Rural Areas". The proposed zoning is consistent with the Future Land Use 2030 plans for this property.
- F) The request will allow the property to be split into three tracts rather than the two existing tracts. A portion of the property being rezoned is currently R-A (Residential-Agricultural), which requires a minimum tract size of 2 acres. One of the proposed tracts will be located within what is now zoned R-A, and will be approximately 0.5 acres in size, which is not allowed under the current zoning district. Therefore, in order to complete the tract split, this property must be rezoned. Rather than rezone just a portion of the property included in the tract split, it was decided to rezone the entire property in order to create a uniform zoning for all three proposed tracts in line with the proposed low density use and also consistent with existing zoning and uses of neighboring parcels.
- G) The proposed zoning will have a negligible impact on traffic danger or congestion. The tract split/rezoning request will increase the number of single family parcels from two to three and have little, if any, impact on traffic.
- H) The proposed zoning will have a negligible impact on population density and public services such as schools, water, or sewer. The tract split/rezoning request will increase the number of single family parcels from two to three.
- I) The proposed use is allowed under the current zoning designations. However, the proposed parcel size for one of the proposed tracts is less than what is allowed by code.

Please do not hesitate to contact me if you have any questions regarding this application or need anything further.

Thank you,



Daniel Lazenby

Enclosures



Brian J. Moore, P.E.
President

Tim J. Mays, P.E.
Vice President / Secretary-Treasurer

Jerry W. Martin, P.E.
Chairman of the Board

Consulting Engineers and Surveyors

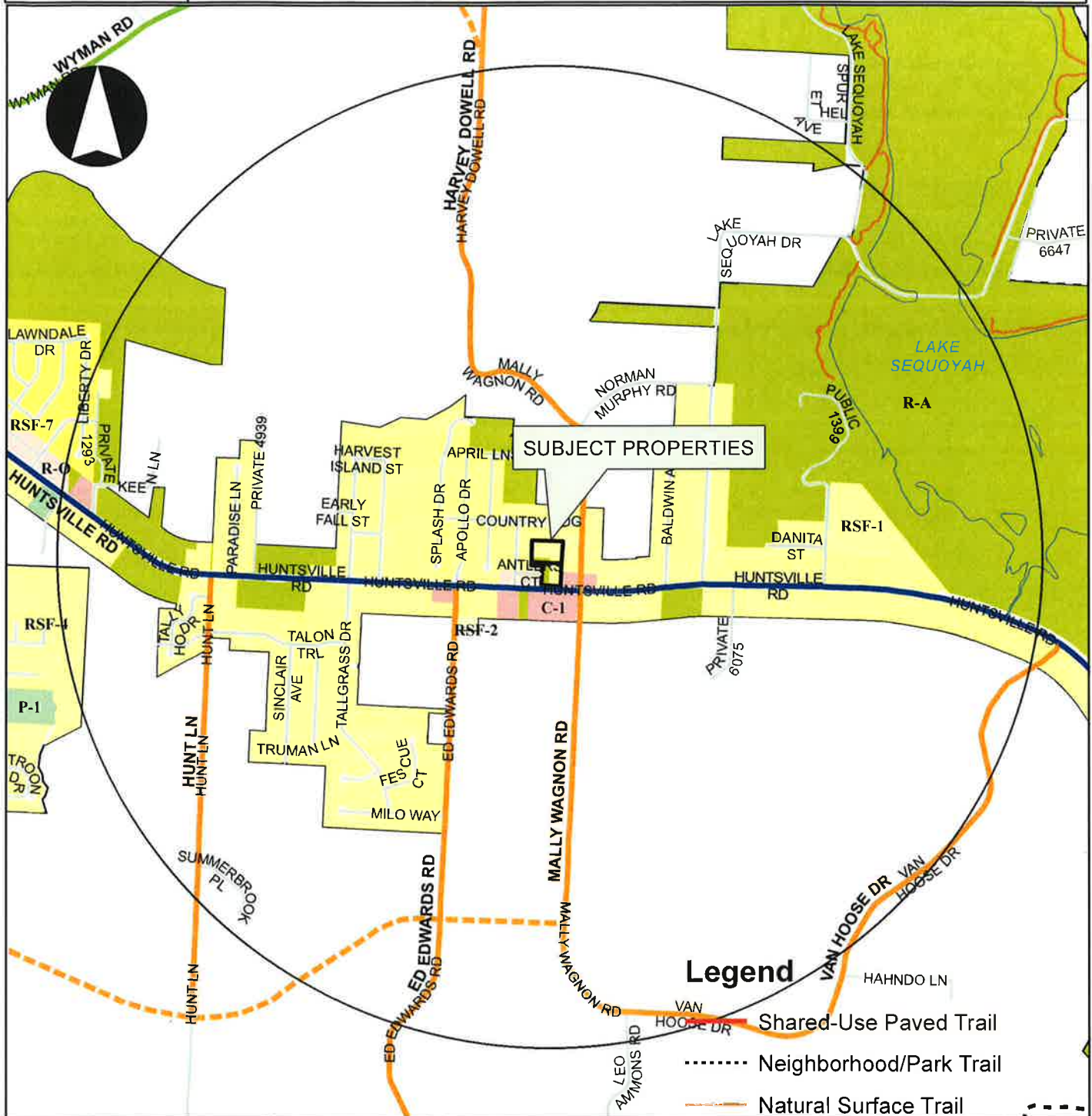
www.engineeringservices.com



RZN 16-5371

One Mile View

MB PROPERTIES



Legend

- Shared-Use Paved Trail
- Neighborhood/Park Trail
- Natural Surface Trail

Overview



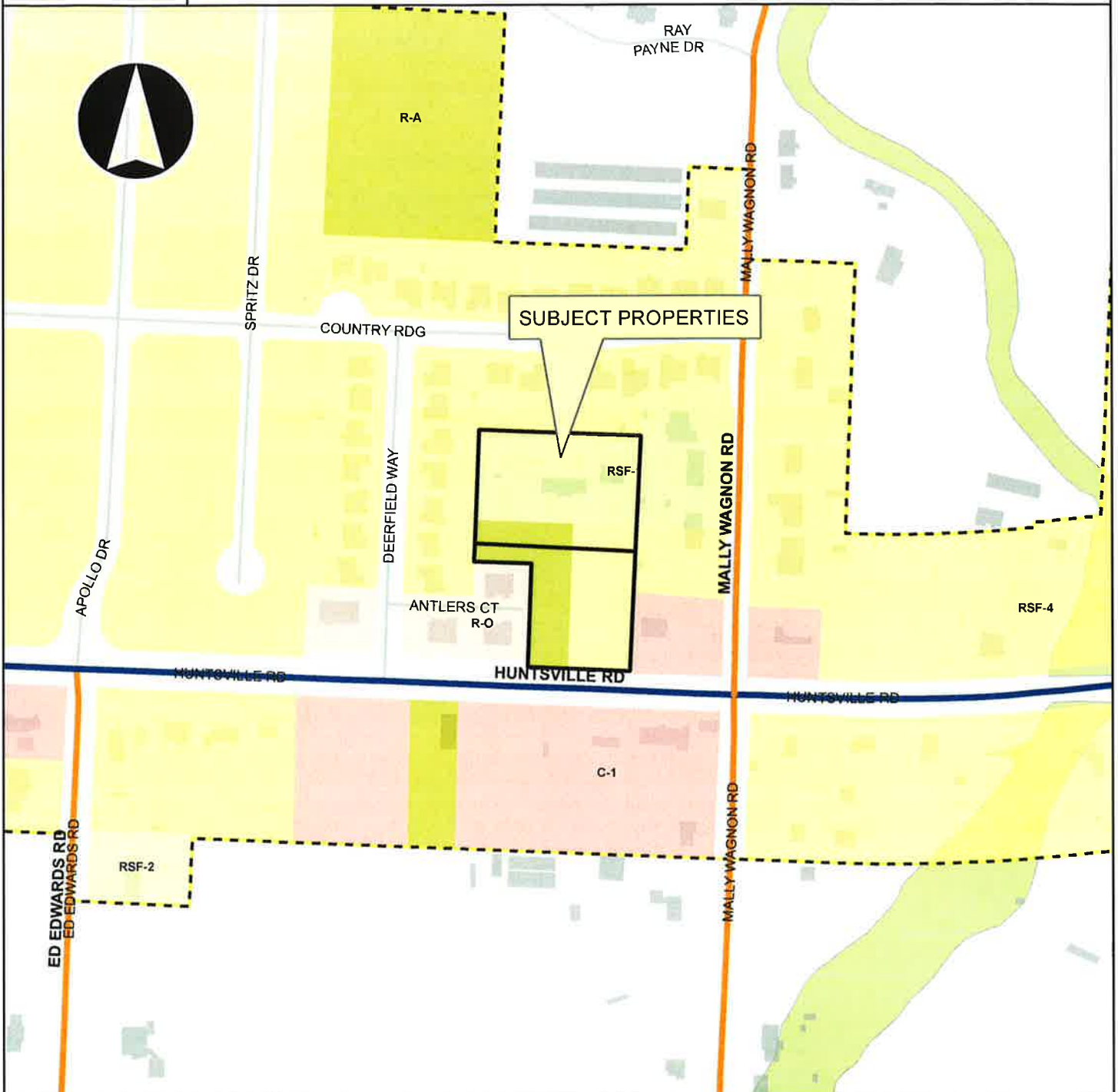
0 0.25 0.5 1 Miles

- RZN16-5371
- Design Overlay District
- Planning Area
- Fayetteville

RZN 15-5371

Close Up View

MB PROPERTIES



Legend

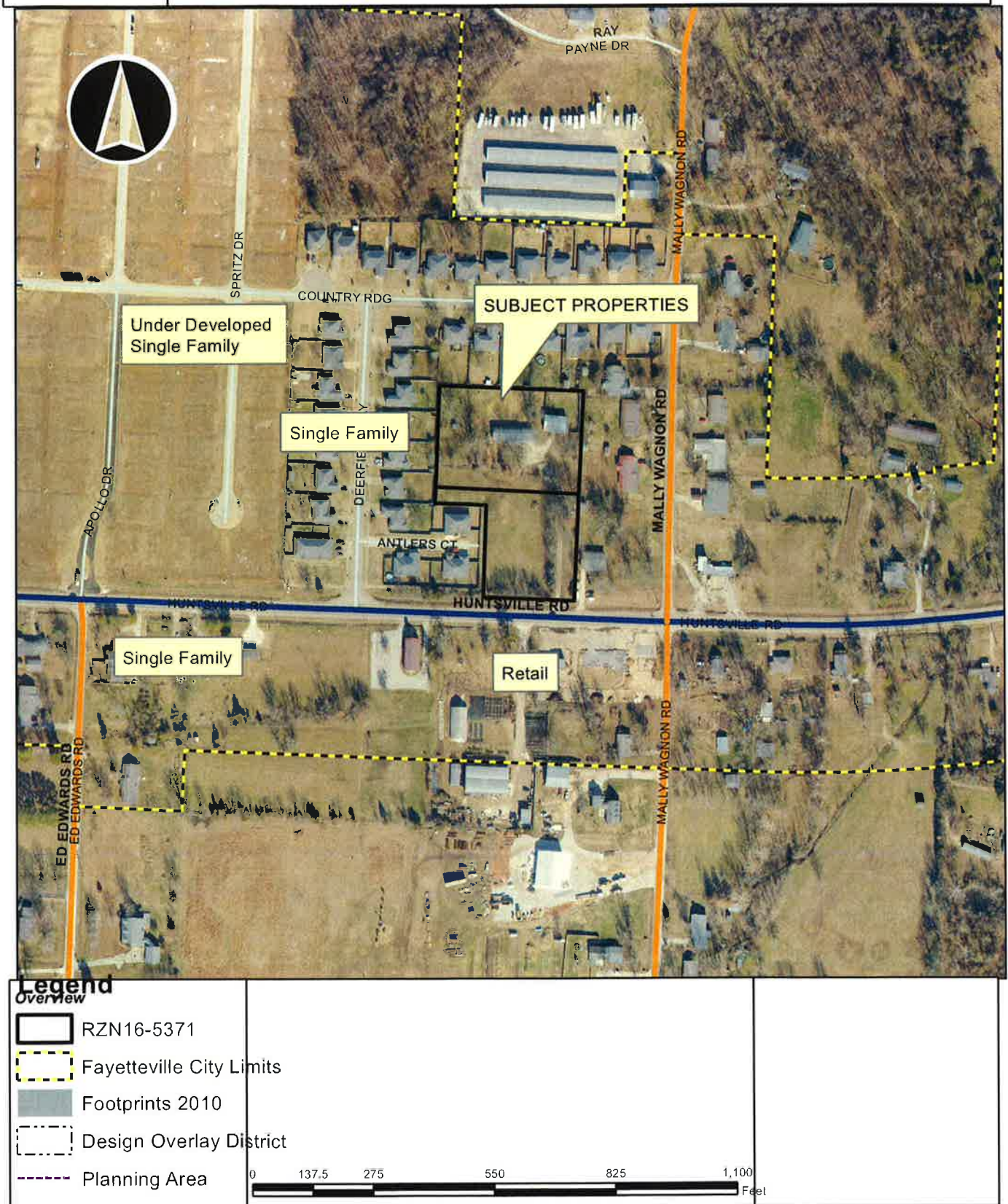
- RZN16-5371
- Fayetteville City Limits
- Footprints 2010
- Design Overlay District
- Planning Area

0 125 250 500 750 1,000 Feet

RZN 15-5293

Current Land Use

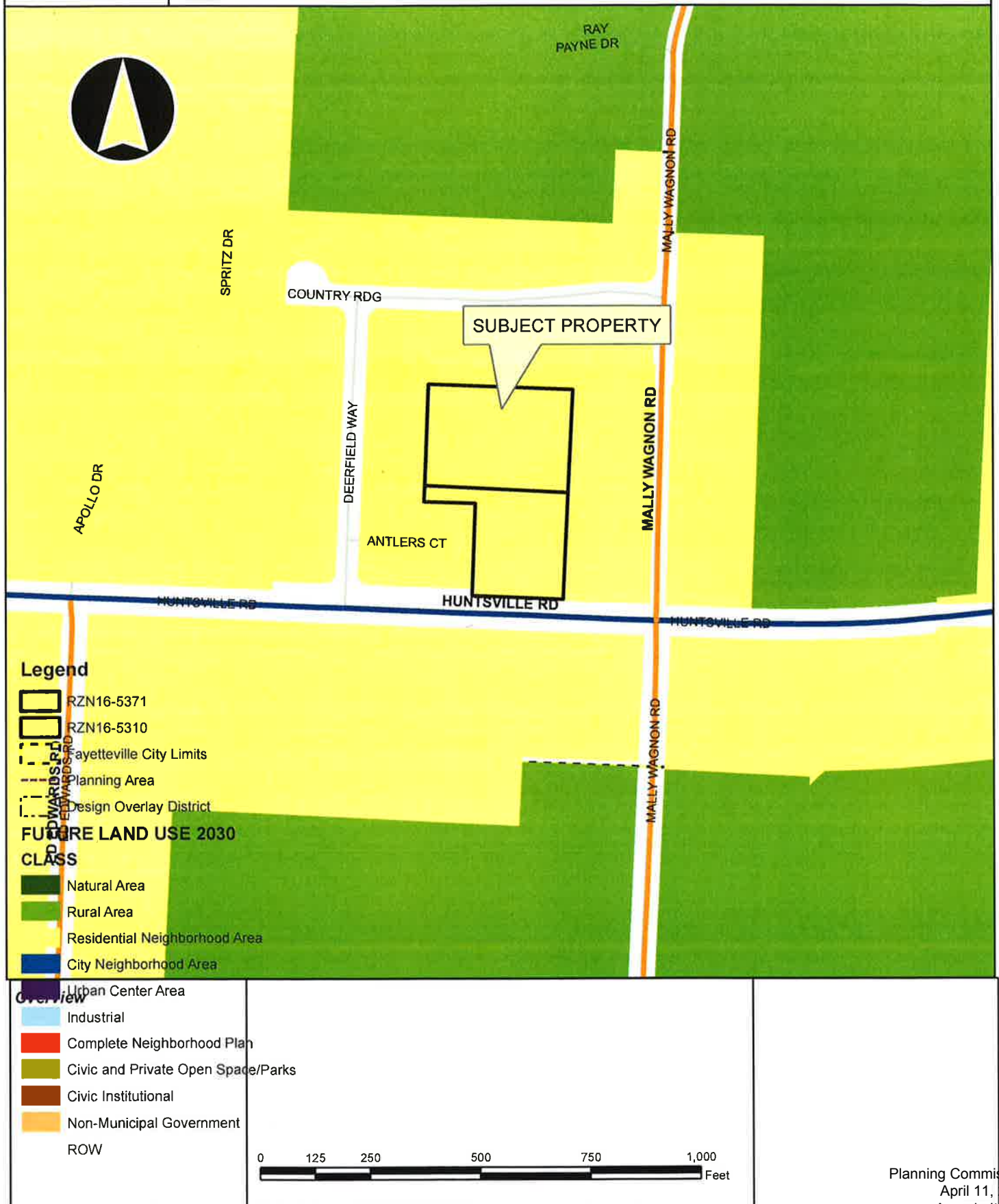
MB PROPERTIES



RZN16-5371

Future Land Use

MB PROPERTIES





City of Fayetteville, Arkansas

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

Text File

File Number: 2016-0194

Agenda Date: 5/3/2016

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Ordinance

Agenda Number: C. 6

VAC 16-5354 (1137 W. MLK BLVD./ARENA VILLAGE):

AN ORDINANCE TO APPROVE VAC 16-5354 SUBMITTED BY STEVE FOWLER FOR PROPERTY LOCATED AT 1137 WEST MARTIN LUTHER KING BOULEVARD TO VACATE PORTIONS OF A UTILITY EASEMENT

WHEREAS, the City Council has the authority under A.C.A. § 14-54-104 to vacate public grounds or portions thereof which are not required for corporate purposes; and

WHEREAS, the City Council has determined that the following described portions of a utility easement are not required for corporate purposes.

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

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby vacates portions of a utility easement as described in Exhibit B attached to the Planning Department's memo.

Section 2. A copy of this Ordinance duly certified by the City Clerk along with the map attached as Exhibit A to the Planning Department's memo shall be filed in the office of the Washington County Circuit Clerk.

City of Fayetteville Staff Review Form

2016-0194

Legistar File ID

5/3/2016

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Jeremy Pate

4/15/2016

City Planning /
Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

VAC 16-5354: Vacation (1137 W. MLK BLVD./ARENA VILLAGE, 521): Submitted by STEVE FOWLER for property located at 1137 W. MLK BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 3.42 acres. The request is to vacate portions of a utility easement.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? NA

Current Budget \$ -

Funds Obligated \$ -

Current Balance \$ -

Does item have a cost? No

Item Cost

Budget Adjustment Attached? NA

Budget Adjustment

Remaining Budget \$ -

V20140710

Previous Ordinance or Resolution #

Original Contract Number:

Approval Date:

Comments:



CITY COUNCIL AGENDA MEMO

MEETING OF MAY 3, 2016

TO: Mayor and City Council

FROM: Andrew Garner, City Planning Director

DATE: April 15, 2016

SUBJECT: **VAC 16-5354: Vacation (1137 W. MLK BLVD./ARENA VILLAGE, 521):**
Submitted by STEVE FOWLER for property located at 1137 W. MLK BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 3.42 acres. The request is to vacate portions of a utility easement.

RECOMMENDATION:

Planning staff and the Planning Commission recommend approval of **VAC 16-5354**.

BACKGROUND:

The subject property is located on the northeast corner of Stadium Drive and Martin Luther King Boulevard. The property is developed with a retail center with three buildings totaling approximately 17,775 square feet that was built in 1993. The property contains approximately 3.42 acres.

An existing and unused 15 foot wide water/sewer easement is platted on the site, a portion of which is partially covered by the existing building. The Development Code (UDC 166.12) does not allow structures over easements.

The applicant proposes to vacate access and utility easements as depicted in Exhibit 'A' and described in Exhibit 'B' to bring the existing building into conformance with City code.

DISCUSSION:

On April 11, 2016 the Planning Commission forwarded this item to the City Council with a recommendation for approval with a vote of 9-0-0 as a consent agenda item.

BUDGET/STAFF IMPACT:

N/A

Attachments:

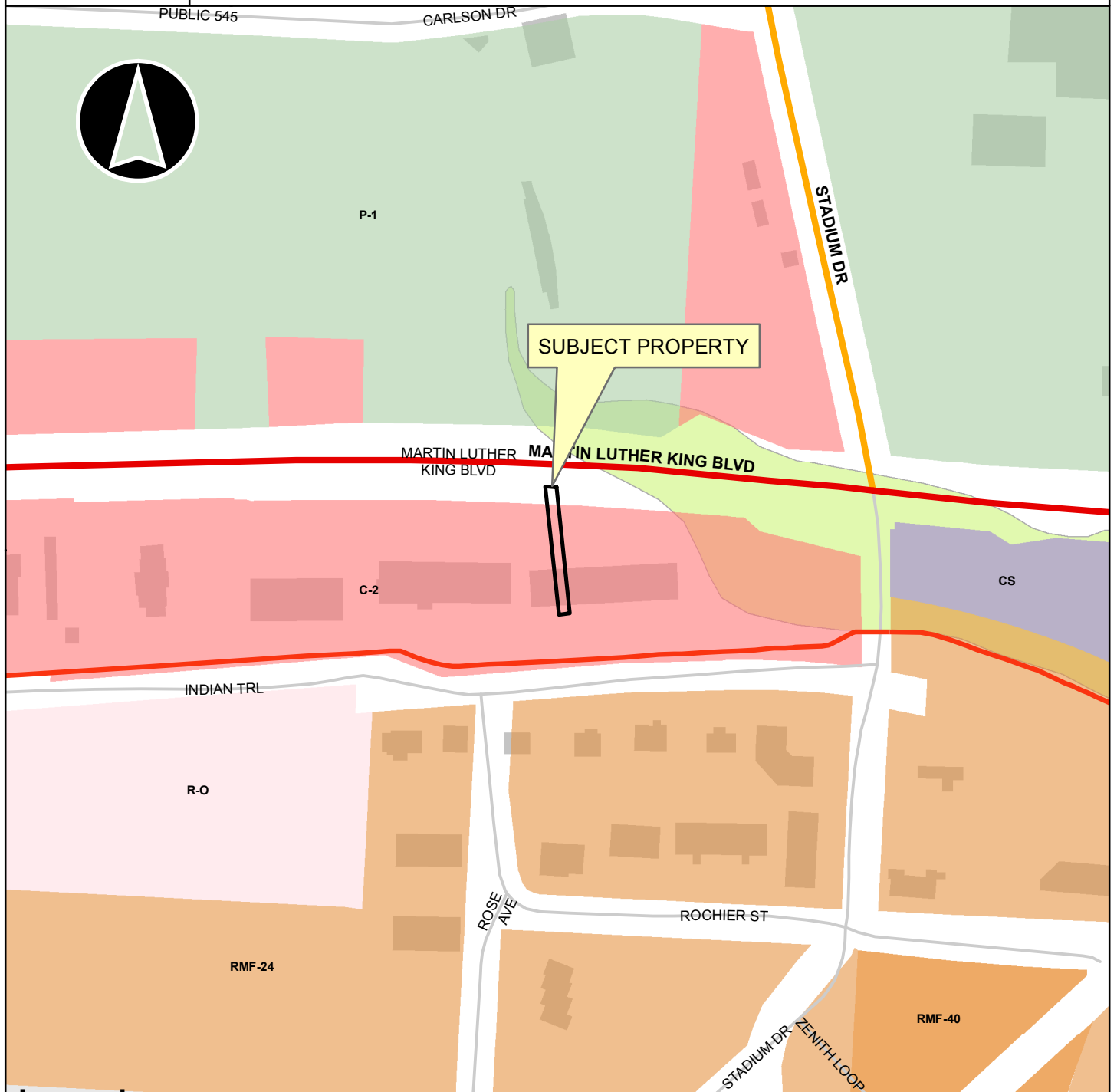
Exhibit A, Exhibit B, Application, Planning Commission Staff Report

16-5354
EXHIBIT 'A'

VAC16-5354

Close Up View

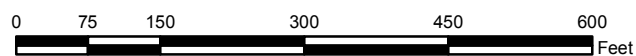
ARENA VILLAGE



Legend

Overview

- VAC16-5354
- Fayetteville City Limits
- Footprints 2010
- Design Overlay District
- Planning Area



16-5354
EXHIBIT 'B'

EASEMENT Legal

Property Description:

A part of the $S\frac{1}{2}$ of the $SE\frac{1}{4}$ of Section 17, Township 16 North. Range 30 West.

Easement:

A permanent easement 15 feet in width, said easement being 7.5 feet either side of and measured normal to a survey line more particularly described as follows. Beginning at a point on the North right-of-way line of the St. Louis & San Francisco Railroad Spur Track, said point being approximately 1093 feet east and approximately 130 feet north of the SW corner of the $SE\frac{1}{4}$ of the $SE\frac{1}{4}$ of Section 17, Township 16 North, Range 30 West, thence north $8^{\circ} 41'$ west 183 feet to a point on the south right-of-way line of U. S. Highway 62, said point being approximately 1065 feet east and approximately 311 feet north of the SW corner of the $SE\frac{1}{4}$ of the $SE\frac{1}{4}$ of said Section 17.

The survey line is further identified as the centerline of the first sewer line as constructed. Also, a temporary easement of 60 feet width for construction purposes. Property and easement are shown on the attached plat.

CITY OF FAYETTEVILLE, ARKANSAS

Right-of-Way, Easement or Alley VACATION

FOR STAFF USE ONLY

Date Application Submitted:

Date Accepted as Complete:

Project Number:

Public Hearing Date:

16-5354

FEE: \$200.00

Sign Fee: \$5.00

S-T-R:

PP#:

Zone:

521

Please fill out this form completely, supplying all necessary information and documentation to support your request.
Your application will not be placed on the Planning Commission agenda until this information is furnished.

Application:

Indicate one contact person for this request: _____ Applicant _____ Representative

Applicant (person making request):

Name: Monroe Arena LLC
Steve Fowler, member

Address: 2961 Point Circle
Fayetteville, Ark

Phone: (479) 595-5533

Email: sr4746@gmail.com

Fax: ()

Site Address / Location: 1137 MLK, Blvd.

Representative (engineer, surveyor, realtor, etc.):

Name: _____

Address: _____

Phone: ()

Email: johnhouston77@hotmail.com

Fax: ()

Legal description of area to be vacated (attach separate sheet if necessary):

See ALTA Survey

Current Zoning District: CI

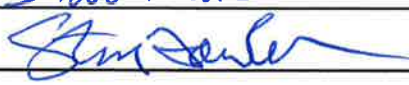
Assessors Parcel Number(s) for subject property: 765-14459-000-0

FINANCIAL INTERESTS

The following entities and / or people have financial interest in this project:

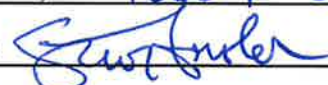
Steve Fowler
Ryan Fowler
John Davidson

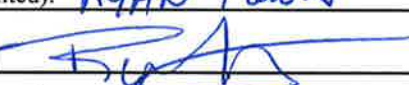
APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approval. I understand that the City might not approve what I am applying for, or might set conditions on approval.

Name (printed): Steve Fowler Date: 2-11-16
Signature: 

PROPERTY OWNER(S) / AUTHORIZED AGENT: I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.)

Owners (attach additional info if necessary):

Name (printed): Steve Fowler - member Address: 4746 Maple Grove Dr
Signature:  Fayetteville, Ar 72764
Date: 2-11-16 Phone: (479) 595-5533

Name (printed): Ryan Fowler Address: 2718 Emerald Drive
Signature:  Fayetteville, Ar 7203
Date: 2-11-16 Phone: (479) 841-6582
John Davidson
2-11-16 77 N. Palmer, Fayetteville, Ar

Vacation Checklist:

Attach the following items to this application:

- (1) Payment in full of applicable fees for processing the application:
\$200.00 application fee
\$5.00 public notification sign fee
- (2) Metes and bounds legal description of the area to be vacated, not the entire property (this may be included on the survey plat).
- (3) Survey of the site depicting the perimeter property lines and area within the property to be vacated.
- (4) CD containing a copy of the legal description in MS Word and PDF copies of the signed application and all other items submitted with this project.
- (5) A surveyor should stake the area on the site to be vacated for utility company review on their site visit.
- (6) A letter addressed to the Planning Commission and City Council describing the scope, nature, and intent of the request.
- (7) Abstractor's Certificate of Ownership stating names of all owners of property adjacent to the street right-of-way, alley, or easement to be vacated (this document is obtained from a title company).
- (8) A copy of the county parcel map from the Washington County Assessor's office or from the Washington County website (www.co.washington.ar.us). The subject property and all adjacent parcels should be identified on this parcel map. The owner's name, official mailing address, and the parcel number for every adjacent property shall be shown on this map.

PLANNING COMMISSION MEMO

TO: City of Fayetteville Planning Commission

THRU: Andrew Garner, Planning Director

FROM: Quin Thompson, Planner

MEETING DATE: ~~April 11, 2016~~ **UPDATED APRIL 12, 2016**

SUBJECT: **VAC 16-5354: Vacation (1137 W. MLK BLVD./ARENA VILLAGE, 521):**
 Submitted by STEVE FOWLER for property located at 1137 W. MLK BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 3.42 acres. The request is to vacate a water/sewer easement.

RECOMMENDATION:

Staff recommends forwarding **VAC 16-5354** with conditions of approval.

BACKGROUND:

The subject property is located on the northeast corner of Stadium Drive and Martin Luther King Boulevard. The property is developed with a retail center with three buildings totaling approximately 17,775 square feet and was built in 1993. The property contains approximately 3.42 acres.

An existing and unused 15 foot wide water/sewer easement is platted on the site, a portion of which is partially covered by the existing building. The Development Code (UDC 166.12) does not allow structures over easements. The surrounding zoning and land uses are depicted in *Table 1*.

Table 1
Surrounding Land Use and Zoning

Direction from Site	Land Use	Zoning
North	University of Arkansas	P-1
South	Single-family residential	RMF-24
East	Single-family residential	RMF-24
West	Commercial	C-2

Proposal: The applicant proposes vacation of a portion of water/sewer easement as depicted in an exhibit provided by the applicant (comprising approximately 2,600 square feet) to bring the existing building into conformance with City development code.

DISCUSSION:

Vacation Approval: The applicant has submitted the required vacation forms to the City utility departments and applicable franchise utilities, with the following responses:

Utility

Response

Cox Communications

No objections with conditions

AEP/SWEPCO

No objections

Source Gas

No objections

AT&T

No objections

Ozarks Electric

No objections

City of Fayetteville

Response

Water/Sewer

No objections

Trash & Recycling

No objections

Transportation

No objections

Public Comment:

No public comment has been received.

RECOMMENDATION: Staff recommends forwarding VAC 16-5354 with the following conditions:

Conditions of Approval:

1. Any relocation or damage to utilities and associated new easement dedication shall be at the owner/developer's expense.

Planning Commission Action:

☐ Approved

☒ Forwarded

☐ Denied

Meeting Date: April 11, 2016

Motion: HOFFMAN

Second: AUTRY

Vote: 9-0-0, CONSENT AGENDA

BUDGET/STAFF IMPACT:

None.

Attachments:

- Petition to Vacate
- Utility Approvals
- Easement Vacation Exhibit
- Plat Detail
- One Mile Map
- Close Up Map

Petition to Vacate Easement

Petition to Vacate an easement located in Arena Village Retail Center, City of Fayetteville, Arkansas.

To: The City Planning Commission and
The Fayetteville City Council

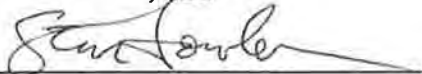
Monroe Arena LLC being the owner of the real estate abutting the easement hereinafter sought to be abandoned and vacated, lying in the City of Fayetteville, AR, a municipal corporation, petitions to vacate the easement which is described below and referenced in the attached ALTA Survey. The public's interest and welfare would not be affected by abandonment.

The Petitioners is requesting that the City of Fayetteville, Arkansas abandon and vacate the described real estate easement below, and that the included described real estate be used for Monroe Arena LLC's benefits and purpose as now approved by law.

The Petitioner's further request that the enclosed described real estate easement be vested in Monroe Arena LLC as owner as provided by law.

Wherefore, the undersigned petitioner respectfully request of the City of Fayetteville, Arkansas, abandon and vacate the above described real estate easement, and that the title to said real estate easement sought to be abandoned be vested in Monroe Arena LLC owner as provided by law, and as to that particular land Monroe Arena LLC be free from the easement of the public for the use by the City of Fayetteville.

Dated this 17 day of February, 2016
Monroe Arena, LLC


Steve Fowler, Member

Easement to be Vacated:

Recorded on October 10, 1973 , Record Book 856 at Page 943

Property Description:

A part of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 17, Township 16 North. Range 30 West.

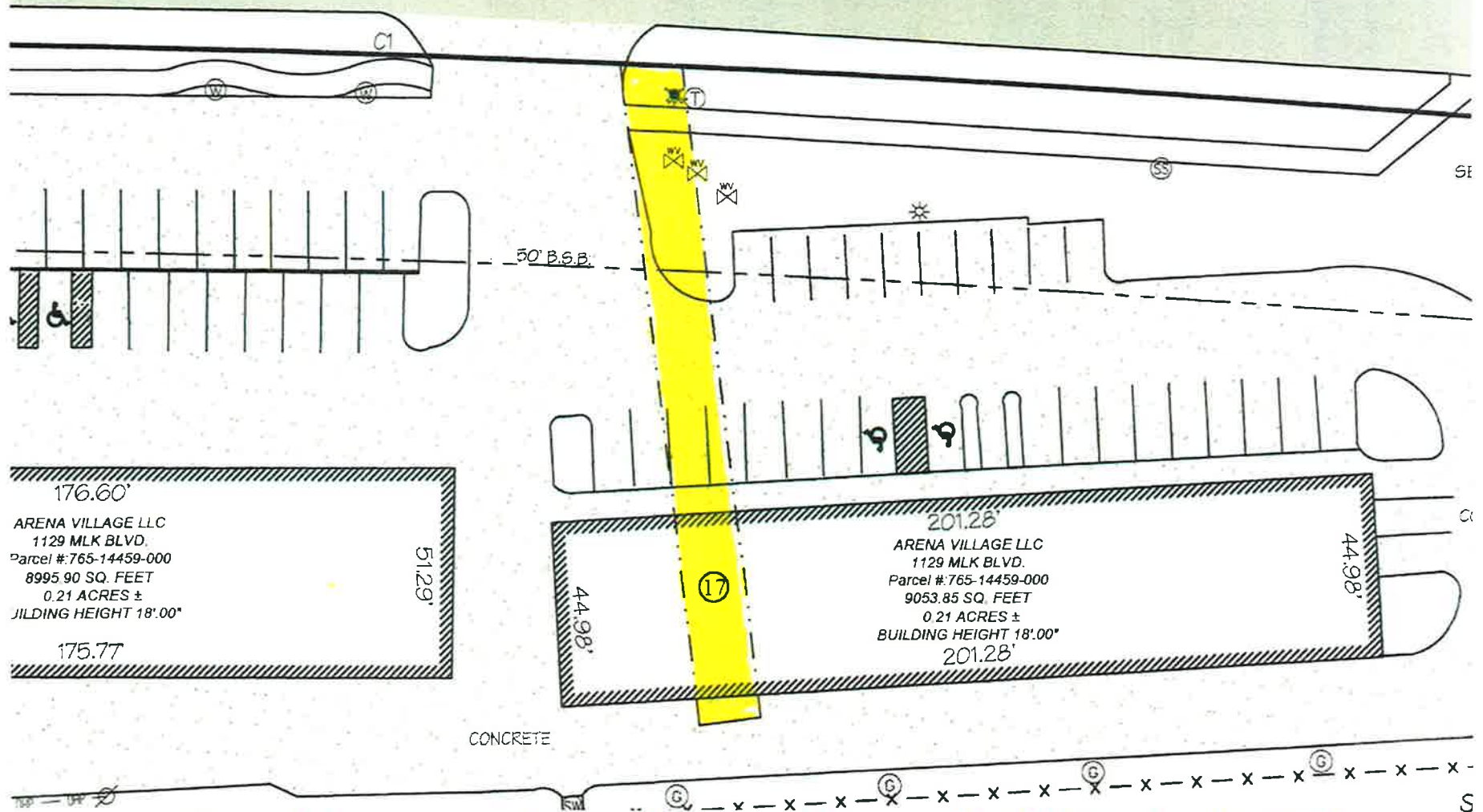
Easement:

A permanent easement 15 feet in width, said easement being 7.5 feet either side of and measured normal to a survey line more particularly described as follows. Beginning at a point on the North right-of-way line of the St. Louis & San Francisco Railroad Spur Track, said point being approximately 1093 feet east and approximately 130 feet north of the SW corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17, Township 16 North, Range 30 West, thence north 8° 41' west 183 feet to a point on the south right-of-way line of U. S. Highway 62, said point being approximately 1065 feet east and approximately 311 feet north of the SW corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 17.

The survey line is further identified as the centerline of the first sewer line as constructed. Also, a temporary easement of 60 feet width for construction purposes. Property and easement are shown on the attached plat.

MARTIN LUTHER KING JR BLVD

(60' ASPHALT RW VARIES)



Right of Way Grant, in favor of the City of Fayetteville, filed October 10, 1973 in
Record Book 856 at Page 943, records of Washington County, Arkansas
(AFFECTS, PLOTTED AS SHOWN)

SITE 

March 1997

Journal of Management Education 35(1)

1. QUESTION 2. ANSWER 3. EXPLANATION 4. REFERENCE 5. REMARKS 6. DATE 7. TIME 8. PAGE 9. NO. 10. BY 11. REVIEWED BY 12. DATE 13. TIME 14. PAGE 15. NO. 16. BY 17. REVIEWED BY 18. DATE 19. TIME 20. PAGE 21. NO. 22. BY 23. REVIEWED BY 24. DATE 25. TIME 26. PAGE 27. NO. 28. BY 29. REVIEWED BY 30. DATE 31. TIME 32. PAGE 33. NO. 34. BY 35. REVIEWED BY 36. DATE 37. TIME 38. PAGE 39. NO. 40. BY 41. REVIEWED BY 42. DATE 43. TIME 44. PAGE 45. NO. 46. BY 47. REVIEWED BY 48. DATE 49. TIME 50. PAGE 51. NO. 52. BY 53. REVIEWED BY 54. DATE 55. TIME 56. PAGE 57. NO. 58. BY 59. REVIEWED BY 60. DATE 61. TIME 62. PAGE 63. NO. 64. BY 65. REVIEWED BY 66. DATE 67. TIME 68. PAGE 69. NO. 70. BY 71. REVIEWED BY 72. DATE 73. TIME 74. PAGE 75. NO. 76. BY 77. REVIEWED BY 78. DATE 79. TIME 80. PAGE 81. NO. 82. BY 83. REVIEWED BY 84. DATE 85. TIME 86. PAGE 87. NO. 88. BY 89. REVIEWED BY 90. DATE 91. TIME 92. PAGE 93. NO. 94. BY 95. REVIEWED BY 96. DATE 97. TIME 98. PAGE 99. NO. 100. BY 101. REVIEWED BY 102. DATE 103. TIME 104. PAGE 105. NO. 106. BY 107. REVIEWED BY 108. DATE 109. TIME 110. PAGE 111. NO. 112. BY 113. REVIEWED BY 114. DATE 115. TIME 116. PAGE 117. NO. 118. BY 119. REVIEWED BY 120. DATE 121. TIME 122. PAGE 123. NO. 124. BY 125. REVIEWED BY 126. DATE 127. TIME 128. PAGE 129. NO. 130. BY 131. REVIEWED BY 132. DATE 133. TIME 134. PAGE 135. NO. 136. BY 137. REVIEWED BY 138. DATE 139. TIME 140. PAGE 141. NO. 142. BY 143. REVIEWED BY 144. DATE 145. TIME 146. PAGE 147. NO. 148. BY 149. REVIEWED BY 150. DATE 151. TIME 152. PAGE 153. NO. 154. BY 155. REVIEWED BY 156. DATE 157. TIME 158. PAGE 159. NO. 160. BY 161. REVIEWED BY 162. DATE 163. TIME 164. PAGE 165. NO. 166. BY 167. REVIEWED BY 168. DATE 169. TIME 170. PAGE 171. NO. 172. BY 173. REVIEWED BY 174. DATE 175. TIME 176. PAGE 177. NO. 178. BY 179. REVIEWED BY 180. DATE 181. TIME 182. PAGE 183. NO. 184. BY 185. REVIEWED BY 186. DATE 187. TIME 188. PAGE 189. NO. 190. BY 191. REVIEWED BY 192. DATE 193. TIME 194. PAGE 195. NO. 196. BY 197. REVIEWED BY 198. DATE 199. TIME 200. PAGE 201. NO. 202. BY 203. REVIEWED BY 204. DATE 205. TIME 206. PAGE 207. NO. 208. BY 209. REVIEWED BY 210. DATE 211. TIME 212. PAGE 213. NO. 214. BY 215. REVIEWED BY 216. DATE 217. TIME 218. PAGE 219. NO. 220. BY 221. REVIEWED BY 222. DATE 223. TIME 224. PAGE 225. NO. 226. BY 227. REVIEWED BY 228. DATE 229. TIME 230. PAGE 231. NO. 232. BY 233. REVIEWED BY 234. DATE 235. TIME 236. PAGE 237. NO. 238. BY 239. REVIEWED BY 240. DATE 241. TIME 242. PAGE 243. NO. 244. BY 245. REVIEWED BY 246. DATE 247. TIME 248. PAGE 249. NO. 250. BY 251. REVIEWED BY 252. DATE 253. TIME 254. PAGE

OFFICE ARIMA, LLC, ARIMA TRADING, LLC
AND TITLE COMPANY AND CHICAGO TITLE
AND TRADING COMPANY

[illegible]

2708257 1.5 1.5

NEW & ASSOCIATES, INC.
LAND & SURVEYING
24 W SYCAMORE ST, SUITE 4
METTENVILLE, ARKANSAS 72770
OFFICE: 479 443 4506
FAX: 479 582 7883
www.RJLSTINC.com

10-10-68	RECEIVED BY	DATE
10-10-68	DJ	10-10-68
10-10-68	10-10-68	10-10-68

PARITY 58 1/4 3E 1/4 17 16-30
RMS PACE OF 1W 1/4 NW 1/4 16 30

ARENA VILLAGE, LLC

EASEMENT

MARTIN LUTHER KING JR BLVD

STADIUM DRIVE

INDIAN TRAIL

① 非営利活動法人

- 1 NAME: **DAVID R. BARNHART** (P)
AGE: 34
RES: 1001 N. 10TH ST., APT. 101
BOSTON, MA 02111-1001
- 2 LAST VISIT: **APRIL 1992**
BY: **WILLIAM J. BARNHART**
REASON: **SPONTANEOUS**
- 3 SPEECH: **COHERENT**
COMPREHENSION: **GOOD**
- 4 TENDS TO: **OVERESTIMATE**
LEVEL OF: **INTELLIGENCE**
- 5 TALKS TO: **SELF**
LEVEL OF: **INTELLIGENCE**
REASON: **SPONTANEOUS**
- 6 TALKS TO: **SELF**
LEVEL OF: **INTELLIGENCE**
REASON: **SPONTANEOUS**
- 7 TALKS TO: **SELF**
LEVEL OF: **INTELLIGENCE**
REASON: **SPONTANEOUS**
- 8 TALKS TO: **SELF**
LEVEL OF: **INTELLIGENCE**
REASON: **SPONTANEOUS**
- 9 TALKS TO: **SELF**
LEVEL OF: **INTELLIGENCE**
REASON: **SPONTANEOUS**
- 10 TALKS TO: **SELF**
LEVEL OF: **INTELLIGENCE**
REASON: **SPONTANEOUS**
- 11 TALKS TO: **SELF**
LEVEL OF: **INTELLIGENCE**
REASON: **SPONTANEOUS**
- 12 TALKS TO: **SELF**
LEVEL OF: **INTELLIGENCE**
REASON: **SPONTANEOUS**

UTILITY APPROVAL FORM

FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: 2-17-16

X UTILITY COMPANY: City of Fayetteville (Transportation)
APPLICANT NAME: Monroe Arena LLC APPLICANT PHONE: 479.595-5533
REQUESTED VACATION to Steve Fawcett, member
(applicant must check all that apply):

- ☒ Utility Easement
- ☐ Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- ☐ Alley
- ☐ Street right-of-way

I have been notified of the petition to vacate the following (alley, easement, right-of-way), described as follows:

General location / Address 1137 MLK. Blvd Fayetteville Ar

☒ (ATTACH legal description and graphic representation of what is being vacated-SURVEY)

UTILITY COMPANY COMMENTS:

- ☒ No objections to the vacation(s) described above, and no comments.
- ☐ No objections to the vacation(s) described above, provided following described easements are retained.
(State the location, dimensions, and purpose below.)

☐ No objections provided the following conditions are met:

X Green Smith
Signature of Utility Company Representative

X Assistant Transportation Manager
Title

UTILITY APPROVAL FORM

FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: 2-17-16

X UTILITY COMPANY: CAF Recycling & Trash

APPLICANT NAME: Monroe Arena LLC APPLICANT PHONE: 479.595-5533

REQUESTED VACATION ^{to stage Fowler Monroe} (applicant must check all that apply):

☒ Utility Easement

☐ Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.

☐ Alley

☐ Street right-of-way

I have been notified of the petition to vacate the following (alley, easement, right-of-way), described as follows:

General location / Address

1137 MLK Blvd Fayetteville Ar

☒ (ATTACH legal description and graphic representation of what is being vacated-SURVEY)

UTILITY COMPANY COMMENTS:

X No objections to the vacation(s) described above, and no comments.

No objections to the vacation(s) described above, provided following described easements are retained.
(State the location, dimensions, and purpose below.)

☐ No objections, provided the following conditions are met:

X 

Signature of Utility Company Representative

X Commercial Rep

Title

UTILITY APPROVAL FORM
FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: 2-17-16

X UTILITY COMPANY: FAYETTEVILLE WATER & SEWER

APPLICANT NAME: MONROE ARENA LLC APPLICANT PHONE: 479.595-5533

REQUESTED VACATION (applicant must check all that apply):

☒ Utility Easement

☐ Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.

☐ Alley

☐ Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

General location / Address

1137 MLK. Blvd Fayetteville, Ar

☒ (ATTACH legal description and graphic representation of what is being vacated-SURVEY)

UTILITY COMPANY COMMENTS:

X ☒ No objections to the vacation(s) described above, and no comments.

☐ No objections to the vacation(s) described above, provided following described easements are retained.
(State the location, dimensions, and purpose below.)

☐ No objections provided the following conditions are met:

X [Signature]
Signature of Utility Company Representative

X WES OPERATIONS MANAGER
Title

UTILITY APPROVAL FORM

FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: 2-17-16

X UTILITY COMPANY: AEP SWEP CO

APPLICANT NAME: Monroe Arena LLC APPLICANT PHONE: 479.595-5533

REQUESTED VACATION (applicant must check all that apply):

☒ Utility Easement

☐ Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.

☐ Alley

☐ Street right-of-way

I have been notified of the petition to vacate the following (alley, easement, right-of-way), described as follows:

General location / Address 1137 MLK. Blvd. Fayetteville, Ar

☒ (ATTACH legal description and graphic representation of what is being vacated-SURVEY)

UTILITY COMPANY COMMENTS:

X No objections to the vacation(s) described above, and no comments.

☐ No objections to the vacation(s) described above, provided following described easements are retained.
(State the location, dimensions, and purpose below.)

☐ No objections provided the following conditions are met:

X Truong L 2-18-16
Signature of Utility Company Representative

X DISTRIBUTION ENGINEER
Title

UTILITY APPROVAL FORM

FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: 2-17-16

X UTILITY COMPANY: SourceGas

APPLICANT NAME: Monroe Arena LLC APPLICANT PHONE: 479.545-5533

REQUESTED VACATION *W. George Forester Avenue* (applicant **must check all** that apply):

☒ Utility Easement

☐ Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.

☐ Alley

☐ Street right-of-way

I have been notified of the petition to vacate the following (alley, easement, right-of-way), described as follows:

General location / Address 1137 MLK Blvd Fayetteville Ar

☒ (ATTACH legal description and graphic representation of what is being vacated-SURVEY)

UTILITY COMPANY COMMENTS:

☒ No objections to the vacation(s) described above, and no comments.

☐ No objections to the vacation(s) described above, provided following described easements are retained.
(State the location, dimensions, and purpose below.)

☐ No objections provided the following conditions are met:

X Brian A. Dampert
Signature of Utility Company Representative

X SUPERVISOR - Division Operations
Title

UTILITY APPROVAL FORM

FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: 2-17-16

UTILITY COMPANY: OZARK Electric

APPLICANT NAME: Monroe Arena LLC APPLICANT PHONE: 479-695533

REQUESTED VACATION (applicant must check all that apply):

- ☒ Utility Easement
- ☐ Right-of-way for alley or streets and all utility easements located within the vacated right-of- way.
- ☐ Alley
- ☐ Street right-of-way

I have been notified of the petition to vacate the following (alley, easement, right-of-way), described as follows:

General location / Address 1137 MLK Blvd., Fayetteville, Ar

☒ (ATTACH legal description and graphic representation of what is being vacated-SURVEY)

UTILITY COMPANY COMMENTS:

- ☒ No objections to the vacation(s) described above, and no comments.
- ☐ No objections to the vacation(s) described above, provided following described easements are retained.
(State the location, dimensions, and purpose below.)

☐ No objections provided the following conditions are met:

[Signature] 2-17-2016
Signature of Utility Company Representative

Lead staking Tech
Title

UTILITY APPROVAL FORM
FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: 2-17-16

UTILITY COMPANY: COX COMMUNICATION

APPLICANT NAME: MONROE ARENA LLC APPLICANT PHONE: 479-595-5533

REQUESTED VACATION (*applicant must check all that apply*):

- ☒ Utility Easement
- ☐ Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- ☐ Alley
- ☐ Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

General location / Address 1137 MLK Blvd, Fayetteville, Ar

☒ (*ATTACH legal description and graphic representation of what is being vacated-SURVEY*)

UTILITY COMPANY COMMENTS:

- ☐ No objections to the vacation(s) described above, and no comments.
- ☐ No objections to the vacation(s) described above, provided following described easements are retained.
(State the location, dimensions, and purpose below.)

☒ No objections provided the following conditions are met:

Any damage to or relocation of existing facilities will be at the
owners/developers expense.



Signature of Utility Company Representative

CONSTRUCTION MANAGER

Title

UTILITY APPROVAL FORM

FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: 2-17-16

X UTILITY COMPANY: AT&T

APPLICANT NAME: Monroe Arena LLC APPLICANT PHONE: 479.595.5533

REQUESTED VACATION *(applicant must check all that apply):*

- ☒ Utility Easement
- ☐ Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- ☐ Alley
- ☐ Street right-of-way

I have been notified of the petition to vacate the following (alley, easement, right-of-way), described as follows:

General location / Address 1137 MLK. Blvd. Fayetteville Ar

☒ (ATTACH legal description and graphic representation of what is being vacated-SURVEY)

UTILITY COMPANY COMMENTS:

- ☒ No objections to the vacation(s) described above, and no comments.
- ☐ No objections to the vacation(s) described above, provided following described easements are retained.
(State the location, dimensions, and purpose below.)

☐ No objections provided the following conditions are met:

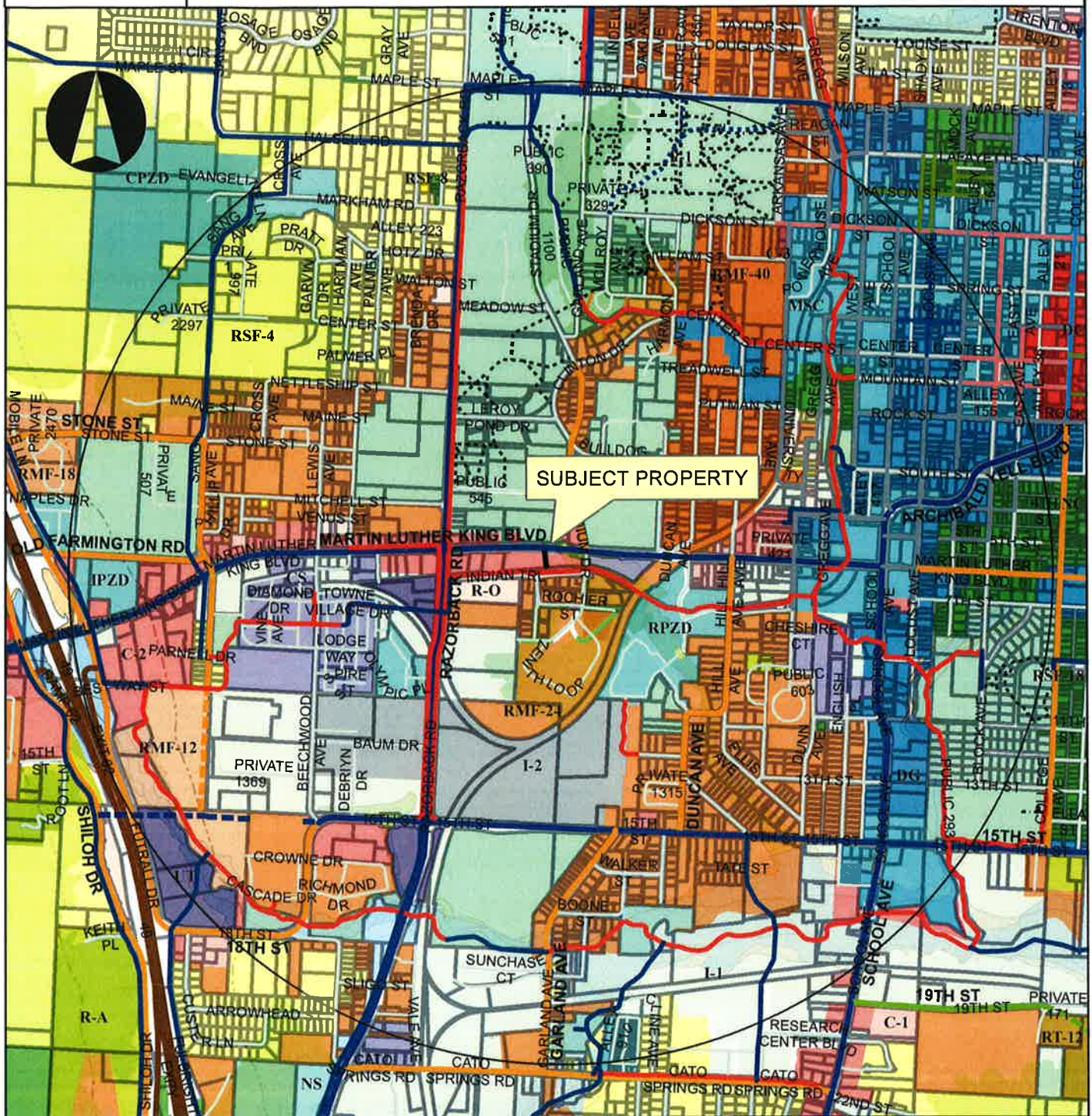
X [Signature]
Signature of Utility Company Representative

X MGR OSP Png. & Engrg Design
Title

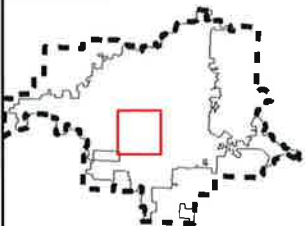
VAC 16-5354

One Mile View

ARENA VILLAGE



Overview



Legend

Subject Property

Boundary

0

0.25

0.5

1

Miles

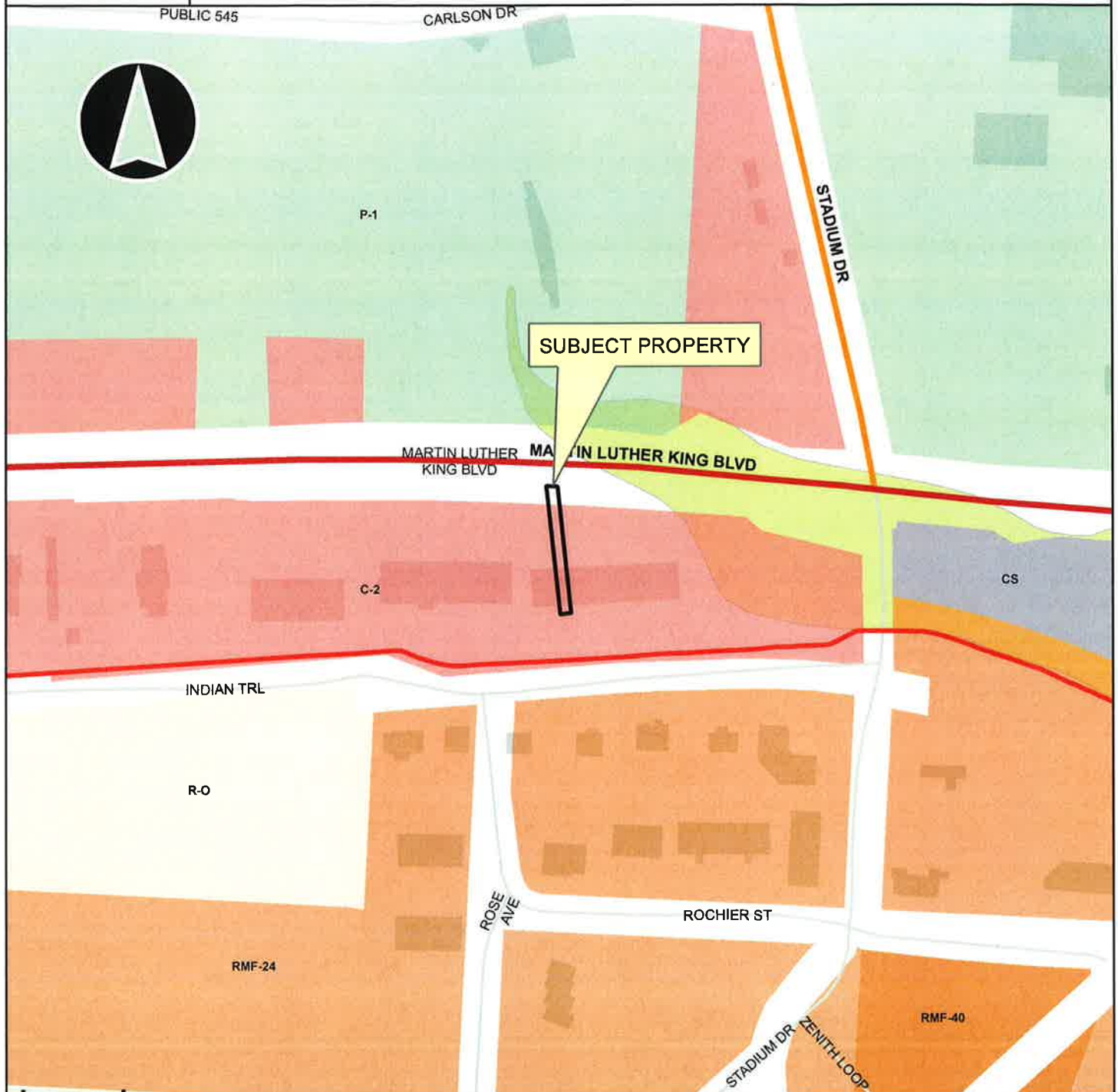
Legend

- VAC16-5354
- County_Parcels
- Planning Area
- Fayetteville

VAC16-5354

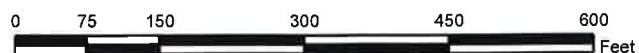
ARENA VILLAGE

Close Up View



Legend

- VAC16-5354
- Fayetteville City Limits
- Footprints 2010
- Design Overlay District
- Planning Area





City of Fayetteville, Arkansas

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

Text File

File Number: 2016-0205

Agenda Date: 5/3/2016

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Ordinance

Agenda Number: C. 7

AMEND CHAPTER 116: DOOR TO DOOR SOLICITATION:

AN ORDINANCE TO AMEND CHAPTER 116: DOOR TO DOOR SOLICITATION OF THE FAYETTEVILLE CODE BY REPEALING § 116.01, ENACTING A REPLACEMENT § 116.01 AND BY AMENDING THE DEFINITION OF SOLICITOR IN § 116.02 (A) (4)

WHEREAS, the owners and residents of private residences in Fayetteville have constitutional rights to occupy and control their private homes and prohibit uninvited and unwelcome private citizens from disturbing the quiet enjoyment of their private residences and from invading their constitutional privacy rights; and

WHEREAS, if the owner or resident of a private residence conspicuously posts “No Soliciting,” “No Trespassing” or similar warning sign in a conspicuous location near the usual means of ingress onto the residential property or on or near the front door of the residence, a person who ignores such sign and goes upon the private residential property has committed an intentional trespass and violation of the home owner’s or resident’s constitutional rights of privacy and property; and

WHEREAS, no person’s right to the free exercise of their religion or their free speech is superior to a private home owner’s constitutional right of privacy at his or her residence and constitutional right to control their own private property to the exclusion of other private citizens; and

WHEREAS, § 116.02 (A) (4) *Solicitor* needs to include within its definition a person who requests or accepts donations so homeowners be protected from not only those seeking to sell magazines or other merchandise, but also those soliciting donations of money.

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

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby repeals § 116.01 in its entirety and enacts a replacement § 116.01 as follows:

“§ 116.01 **Going Upon Private Residential Property**

(A) *Honoring Fayetteville Citizens’ Private Property And Privacy Rights.*

No person not invited by the owner or legal tenant of a private residence shall enter upon such private residence, knock of the door, ring the doorbell or otherwise attempt to gain admittance or ask questions

or converse with the private residence's occupant(s) if the owner or legal tenant has posted at or near the entry of the residence or conspicuously placed at or near the usual means of ingress toward the home, a sign or decal bearing the words "no soliciting", "no trespassing" or other words of similar import.

(B) Exemptions

(1) Officers, employees or agents (including process servers) of the City, County, State or Federal government or any subdivision thereof shall be exempt for the requirements of this section when on official business.

(2) A newspaper representative described in § 116.02 (A) (4) has a limited exemption as described in that subsection. A person needing to communicate about an emergency situation related to that home or nearby neighbors is also exempt to the extent of such emergency notification."

Section 2. That the City Council of the City of Fayetteville, Arkansas hereby amends § 116.02 (A) (4) by repealing the first sentence in its entirety and enacting the following to replace that first sentence:

"(4) *Solicitor* means any person who goes to the door of any private residence in the city, not having been invited by the occupant thereof, for the purpose:

(a) of taking or intending to take orders for the sale of services or the sale of goods, magazines, wares, merchandise or other personal property of any nature; or

(b) of seeking or accepting donations or making any other requests for money or other things of value."

Section 3. That the City Council of the City of Fayetteville, Arkansas hereby amends § 116.02 (B) by renaming this subsection "*Obtaining 'no soliciting' 'decal or sign'*" and amending the first sentence to read: "The Planning Department shall provide any resident of the city a decal or sign which reads 'no soliciting.'"

AGENDA REQUEST FORM

FOR: Council Meeting of May 3, 2016

FROM:

City Council Member Adella Gray

City Council Member Alan Long

ORDINANCE OR RESOLUTION TITLE AND SUBJECT:

AN ORDINANCE TO AMEND CHAPTER 116: DOOR TO DOOR SOLICITATION OF THE FAYETTEVILLE CODE BY REPEALING § 116.01, ENACTING A REPLACEMENT § 116.01 AND BY AMENDING THE DEFINITION OF SOLICITOR IN § 116.02 (A) (4)

APPROVED FOR AGENDA:

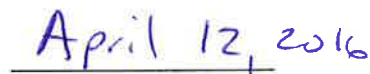

City Council Member Adella Gray


Date

City Council Member Alan Long

Date


City Attorney Kit Williams


Date

(as to form)



OFFICE OF THE
CITY ATTORNEY

DEPARTMENTAL CORRESPONDENCE



Kit Williams
City Attorney

Blake Pennington
Assistant City Attorney

Patti Mulford
Paralegal

TO: **Mayor Jordan**
City Council

CC: **Don Marr**, Chief of Staff
Chief Tabor

FROM: **Kit Williams**, City Attorney

DATE: **April 12, 2016**

RE: **Proposed amendment to protect homeowners' right of privacy**

The changes proposed for §116.01 and 116.02 of the **Door to Door Solicitation** Chapter are designed only to protect the privacy rights of Fayetteville homeowners who have properly posted their residences for "No Soliciting." Therefore, it is not the City government, but the homeowner who is asserting his or her right to privacy against someone soliciting sales or donations.

The changes allow the City government the right to support a homeowner's demand for privacy only if the home owner has taken the affirmative step to post his or her residential property "No Soliciting." The preferable criminal charge if someone disobeys a homeowner's properly posted "No Soliciting" sign would be Criminal Trespass (A.C.A. §5-39-203) which is a misdemeanor rather than just an ordinance violation. The ordinance would supply the unlawful aspect of a solicitor's presence on a homeowner's premises in violation of the "No Soliciting" sign. The homeowner who suffered the criminal trespass would need to be a witness if a trial is necessary.

Please note that the proposed changes do NOT ban door to door solicitation to sell goods or seek donations on any residence not posted "No Soliciting." Permit fees are "waived for political and religious free speech (but not if donations are requested)"



OFFICE OF THE
CITY ATTORNEY

DEPARTMENTAL CORRESPONDENCE



Kit Williams
City Attorney

Blake Pennington
Assistant City Attorney

Patti Mulford
Paralegal

TO: Mayor Jordan
City Council

FROM: Kit Williams, City Attorney

DATE: February 11, 2016

RE: Fundamental Right To Privacy

I have done further research into a homeowner's right of privacy versus religious group's desire to ask for donations/sell books door-to-door which the group may allege is part of their religious freedom. In a case out of Fayetteville, we were sued by a religious group who desired to build and operate a religious school in a residential zone without requesting a Conditional Use permit as required by the Unified Development Code. The Arkansas Supreme Court unanimously affirmed Fayetteville's victory in Chancery Court and clarified the difference between religious **belief** and religious **action**.

"The appellants' argument ignores the very real distinction between an infringement upon a religious *belief*, which is absolutely prohibited, and a limitation upon a religious *action*, which is subject to reasonable laws designed to protect the public health or welfare. Those laws may limit the time, place, and manner of action.

• • •

Here, the zoning ordinance does not force members of appellant church to set aside the religious belief that their children should be educated in a parochial school. Instead, the ordinance accommodates that belief by making provision for conditional use permits for the operation of parochial schools in approved areas. However, the opening of a parochial school falls within the ambit of a religious action and is subject to reasonable limitation upon the time, place, and manner of operation." *Abram v. City of Fayetteville*, 281 Ark. 63, 65, 661 S.W.2d 371, 372 (1983).

In a more recent case, the Arkansas Supreme Court examined the issue of whether our citizens enjoy a constitutionally protected right of privacy. After a lengthy review, the Supreme Court held Arkansans did have a fundamental right to privacy.

“In considering our constitution together with the statutes, rules, and case law mentioned above, it is clear to this court that Arkansas has a rich and compelling tradition of protecting individual privacy and that **a fundamental right to privacy is implicit in the Arkansas Constitution.**” *Jegley v. Picado*, 349 Ark. 600, 631, 80 S.W.3d 332, 349-350 (2002). (emphasis added).

In a concurring opinion in the above case Justice Brown pointed out that our right to privacy is most protected in our homes.

“If anything has been sacrosanct over the past hundred and fifty years under the common law of Arkansas, it is the principle that a person’s home is his castle. *See, e.g., McGuire v. Cook*, 13 Ark. 448, 458 (1853) {‘(T)he house of every man is to him as his castle and fortress, as well for his defense against injury and violence as for repose.’}. That principle continues undiluted and undiminished even to the present day.” *Id.* at 639, 80 S.W.3d at 354.

Therefore, I believe we are on safe legal ground protecting our homeowners who take the affirmative step to notify the public by posting a “No Soliciting” decal or sign on their property. These homeowners’ constitutionally protected, fundamental right of privacy in their homes cannot be ignored and violated simply because another private citizen wants to perform uninvited religious actions at the homeowner’s premises.



OFFICE OF THE
CITY ATTORNEY

DEPARTMENTAL CORRESPONDENCE



Kit Williams
City Attorney

Blake Pennington
Assistant City Attorney

Patti Mulford
Paralegal

TO: Mayor Jordan
City Council

CC: Don Marr, Chief of Staff

FROM: Kit Williams, City Attorney

DATE: February 8, 2016

RE: Door to door solicitation for donations

I have been informed that a religious group is planning to go door to door in Fayetteville in the near future proselytizing and seeking "donations." Their "Canvassing Handbook" has 13 "Donation Ranges" based upon the number of books their canvassers provide to the homeowners. They assert they are not "selling" or "peddling" these books, but only asking for suggested donations. The "canvassers" will receive about half of all donations they can collect. The other half goes to the ministry which operates "Ouachita Hills College" in Amity, Arkansas. The ministry claims that these students going door to door proselytizing and seeking donations is part of their religious faith.

Our current Fayetteville Code was designed to protect our citizens from fraud and unpleasant solicitations from individuals or groups openly acknowledging they were trying to sell magazine subscription or other goods and services door to door. These regulations did not address door to door solicitation for **donations** even if our citizens had posted the City's No Solicitation decal or sign.

If the City Council wants to protect our private residential homeowners from any solicitation (to sell magazines, merchandise or solicit "donations") and thereby enforce our homeowners' constitutional rights to control their own private property and their right of privacy, you could amend our current code.

Attached is a draft amendment that I believe would protect our citizens' rights and would be constitutionally valid.

This ministry group is currently suing White Hall (near Pine Bluff) in Federal District Court over that city's door to door solicitation ordinance and its enforcement. Blake and I have researched recent United States Supreme Court decisions and believe claims of this group about their Free Exercise of Religion and Free Speech do not trump homeowners' rights to control what private persons can come onto their private property and invade their constitutional right to privacy.

Please review this proposed change to our Door to Door Solicitation regulations to see if it is what you believe is fair and appropriate. If a City Council Member wishes to sponsor such an amendment to our Door to Door Solicitation Chapter, please contact me.

- Current Law -

FAYETTEVILLE CODE OF ORDINANCES
TITLE XI BUSINESS REGULATIONS

CHAPTER 116: DOOR TO DOOR SOLICITATION

116.01 Going Upon Private Residential Property

(A) No solicitor or vendor shall enter in or upon any house, building, or other structure upon any land or property without the prior consent of the owner or occupant thereof where there is placed or posted on the premises in a conspicuous position, at or near the usual means of ingress, a sign or other form of notice stating or indicating that the owner or occupant forbids or otherwise does not desire persons engaged in soliciting or any similar activity to enter upon the premises.

(B) The provisions of this section shall not apply to the sale or soliciting of orders for the sale of fruits, vegetables, or other products of the farm, including meat from domestic animals or livestock, so far as the sale of such commodities is authorized by law.

(Code 1965, §13-10; Ord. No. 1390, 4-13-64; Ord. No. 1987, 2-15-74; Code 1991, §116.01)

Cross reference(s)--Vending and peddling in parks, §97.086; Soliciting from public roadways or sidewalks prohibited, §74.05; Advertising, Ch. 110; Penalty, §10.99; State law ref.: Transient Vendors §14-54-1407.

116.02 – Door to Door Solicitation at Private Residence

(A) **Definitions.** The following words, terms and phrases and their derivations, when used in this section, shall have the meanings ascribed to them in the section, except where the context clearly indicates a different meaning:

(1) *Charitable activity* means any activity carried on for unselfish, civic or humanitarian motives or for the benefit of others and not for private gain.

(2) *Charitable organization* means a non-profit organization holding a tax exemption certificate from the Internal Revenue Service pursuant to § 501 et seq., and any amendments thereto.

(3) *Peddler* means any person who goes to the door of any private residence in the city, not having been invited by the occupant thereof, carrying or transporting goods, wares, merchandise or personal property of any nature and offering the same for sale.

(4) *Solicitor* means any person who goes to the door of any private residence in the city, not

having been invited by the occupant thereof, for the purpose of taking or intending to take orders for the sale of goods, magazines, wares, merchandise or other personal property of any nature for future delivery, or for services to be performed in the future. A representative or employee of a newspaper of general circulation in Fayetteville may leave a sample current copy of the newspaper with subscription information near the door of a private residence without being a "solicitor" as long as the representative/employee makes no efforts at that time to contact or speak with the resident.

(5) *Principal* means the person or other legal entity whose goods, merchandise, personal property or services are being peddled or solicited.

(B) *Obtaining "no soliciting/no peddling" decal or sign.* The Planning Department shall provide any resident of the city a decal which reads, "no soliciting/no peddling." This decal may be posted at the front of the any private residence in the city and by posting said notification, any solicitor or peddler has notice that soliciting or peddling at this address is prohibited by city ordinance. A resident may also post a "no soliciting" sign pursuant to §116.01.

(C) *Principal permit.* No peddling or solicitation shall be conducted within the city without a principal permit being issued. The cost for the principal to obtain a solicitor/peddler's permit is \$40.00, and shall be paid to the business office before any peddling or soliciting is conducted within the city. The permit shall expire on December 31 in the year the permit is issued. In addition to the principal's permit, the principal must also comply with the city's business license requirement pursuant to Chapter 118: **Business Registry and License** of the Fayetteville Code. To obtain a permit, a representative of the principal shall provide a written, signed application stating:

(1) The name, address, telephone number, type of organization, and contact person for the principal applicant;

(2) The nature of the products or services involved;

(3) The proposed method of operation in the city;

(4) A list of all persons who will peddle or solicit in

FAYETTEVILLE CODE OF ORDINANCES
TITLE XI BUSINESS REGULATIONS

the city on behalf of the principal in the city.

(D) *Permit for peddlers/solicitors.* In addition to the principal permit, each peddler or solicitor acting for the principal shall also obtain a permit from the Planning Department before peddling or soliciting within the city. The cost to obtain a peddler/solicitor permit is \$5.00. In applying for the permit, each applicant shall provide the following to the Planning Department:

- (1) The name of the principal applicant for whom they are going to act as a peddler or solicitor;
- (2) The name, address, and telephone number of the person who is going to act as a peddler or solicitor, and in addition, they must also provide photo identification;
- (3) A signed statement under oath that the person applying to be a peddler/solicitor has not been convicted of felonies or any misdemeanors involving theft, sexual offenses, or violence;
- (4) A statewide criminal background check and a nationwide crime index/background check, including sex offender registry, which shows that a peddler or solicitor has not, within the preceding five years, been convicted of any felonies, or any misdemeanors involving theft, sexual offense or violence, nor has been incarcerated in prison at any time during the last five years. No person shall be issued a permit as a peddler or solicitor that has been convicted of any of the offenses set out above nor in prison during the last five years.
- (5) For international students or other persons without United States Citizenship and working with a valid visa or other government-issued identification, a copy of the visa or other valid documentation and a nationwide crime index/background check meeting the criteria in subsection (4) above shall be submitted.

(E) *Prohibition.* It is unlawful for any solicitor or peddler to:

- (1) Peddle or solicit within the city without having a copy of this section on their person, as well as a copy of their permit issued by the Planning Department, as well as photo identification visible, which is provided by the principal, identifying the person peddling or soliciting;
- (2) Enter upon any private residence, knock on the door, ring the doorbell, or otherwise

attempt to gain admittance at the residence when the premises' owner or tenant has posted at the entry of the residence a decal or sign bearing the words, "no soliciting/no peddling," "no peddlers," "no solicitors," "no trespassing," or other words of similar import;

- (3) Conduct the activities of peddler or solicitor and knock on the door, ring the doorbell, or otherwise attempt to gain admittance at the residence between the hours of 9:00 p.m. and 10:00 a.m.;
- (4) Remain at the private residence when requested to leave, or to otherwise conduct business in a manner which a reasonable person would find obscene, threatening, intimidating or abusive;
- (5) Make any false or misleading statements about the product or service being sold, including untrue statements of endorsement;
- (6) Claim to have the endorsement of the city based on the city having issued a permit to that person;
- (7) Fail to disclose his or her name and the name of the principal whom he represents at the outset of the initial conversation;
- (8) Fail to immediately leave the premises or residence after having been asked by the owner or occupant thereof to do so.

(F) *Penalty.* Any violation of this section shall be deemed a nuisance and punishable by a fine as provided by §10.99 of the Fayetteville Code.

(G) *Exemptions.* Officers or employees of the City, County, State or Federal government, or any subdivision thereof shall be exempt for the requirements of this section when on official business.

(H) *Free permits for nonprofit corporations not seeking donations.*

After supplying adequate proof to the Planning Department that the nonprofit charitable organization is a charity with a current §501 (c)(3) IRS exception, the Planning Department may issue the permits required by this section without charge to the persons desiring to exercise their free speech rights as long as no solicitations for donations are made and no donations accepted.

FAYETTEVILLE CODE OF ORDINANCES
TITLE XI BUSINESS REGULATIONS

- (I) *Permits waived for political and religious free speech and for Fayetteville children through high school senior status.*
- (1) Although everyone going door to door must respect and not go to the door of a citizen who has personally posted a "no solicitation" type sign, may only go door to door during the daytime/evening hours allowed in (E)(3), and must conform to the requirements of (E)(4), (E)(6), (E)(8), persons exercising their First Amendment political or religious free speech rights are otherwise exempted from this section.
- (2) Fayetteville children through high school senior status must abide by the restrictions found in (E)(2)(3)(4) and (8) but are otherwise exempt from the remainder of this section.
- (J) *Revocation of permit.* Any permit issued pursuant to the provision of this section may be suspended or revoked for good cause by the Director of Development Services. Good cause for such suspension or revocation shall include any violation of this section, or any other reason for suspensions or revocation as set out in §118.03 of the Fayetteville Code and said violations are hereby incorporated herein by reference. The procedure for suspension or revocation under this section shall be the same procedure as set out in §118.03 of the Fayetteville Code and said procedure is hereby incorporated herein by reference.

(Ord. 5593, 7-2-13; Ord. 5767, 5-5-15)

116.03–116.99 Reserved



City of Fayetteville, Arkansas

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

Text File

File Number: 2016-0216

Agenda Date: 5/3/2016

Version: 1

Status: Agenda Ready

In Control: City Council Agenda Session

File Type: Presentation

Agenda Number: D. 1

AGENDA SESSION PRESENTATION RUPPLE ROAD CONSTRUCTION STATUS UPDATE -
CHRIS BROWN

City of Fayetteville, Arkansas

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



Meeting Agenda - Tentative Agenda

Tuesday, April 26, 2016

4:30 PM

City Hall Room 326

City Council Agenda Session

*Adella Gray Ward 1
Sarah Marsh Ward 1
Mark Kinion Ward 2
Matthew Petty Ward 2
Justin Tennant Ward 3
Martin W. Schoppmeyer, Jr. Ward 3
John S. La Tour Ward 4
Alan Long Ward 4*

ELECTED OFFICIALS:

*Mayor Lioneld Jordan
City Attorney Kit Williams
City Clerk Sondra Smith*

Call To Order

Roll Call

Pledge of Allegiance

Mayor's Announcements, Proclamations and Recognitions

City Council Meeting Presentations, Reports and Discussion Items:

Agenda Additions

A. Consent:

A. 1 2015-0646

APPROVAL OF THE APRIL 19, 2016 CITY COUNCIL MEETING MINUTES.

A. 2 2016-0189

PIERCE MANUFACTURING, INC. 2016 ARROW XT FIRE ENGINE:

A RESOLUTION TO APPROVE THE PURCHASE OF A 2016 ARROW XT FIRE ENGINE FROM PIERCE MANUFACTURING, INC. OF APPLETON, WISCONSIN IN THE AMOUNT OF \$551,396.00 PLUS A PERFORMANCE AND PAYMENT BOND AT A COST OF \$3,453.00 PURSUANT TO THE HOUSTON-GALVESTON AREA COUNCIL COOPERATIVE PURCHASING CONTRACT, TO APPROVE A CONTINGENCY OF \$16,625.00, AND TO APPROVE A BUDGET ADJUSTMENT

Attachments:

Pierce Manufacturing, Inc. 2016 Arrow XT Fire Engine

BA Pierce Manufacturing, Inc. 2016 Arrow XT Fire Engine

A. 3 2016-0192**PIERCE MANUFACTURING, INC. 2016 RESCUE PUMPER FIRE ENGINE:**

A RESOLUTION TO APPROVE THE PURCHASE OF A 2016 RESCUE PUMPER FIRE ENGINE FROM PIERCE MANUFACTURING, INC. OF APPLETON, WISCONSIN IN THE AMOUNT OF \$681,111.00 PLUS A PERFORMANCE AND PAYMENT BOND AT A COST OF \$4,295.00 PURSUANT TO THE HOUSTON-GALVESTON AREA COUNCIL COOPERATIVE PURCHASING CONTRACT, AND TO APPROVE A CONTINGENCY OF \$34,271.00

Attachments: Pierce Manufacturing, Inc. 2016 Rescue Pumper Fire Engine

A. 4 2016-0198**PROFESSIONAL TURF PRODUCTS, L.P.:**

A RESOLUTION TO AUTHORIZE THE PURCHASE OF A 2016 TORO GROUNDS MASTER 4000D FROM PROFESSIONAL TURF PRODUCTS, L.P. OF LENEXA, KANSAS IN THE AMOUNT OF \$62,441.17 PURSUANT TO A NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE COOPERATIVE PURCHASING CONTRACT FOR USE BY THE PARKS AND RECREATION DEPARTMENT, AND TO APPROVE A BUDGET ADJUSTMENT

Attachments: Professional Turf Products, L.P
 BA Professional Turf Products, L.P

A. 5 2016-0199**WILLIAMS TRACTOR OF FAYETTEVILLE:**

A RESOLUTION TO APPROVE THE PURCHASE OF TWO (2) HUSTLER SUPER Z MOWERS FROM WILLIAMS TRACTOR OF FAYETTEVILLE IN THE TOTAL AMOUNT OF \$26,508.00 PURSUANT TO A STATE PROCUREMENT CONTRACT FOR USE BY THE PARKS AND RECREATION DEPARTMENT

Attachments: Williams Tractor of Fayetteville

A. 6 2016-0200**LEWIS AUTOMOTIVE GROUP OF FAYETTEVILLE 2016 DODGE RAM 2500
CREW CAB 4X4:**

A RESOLUTION TO AUTHORIZE THE PURCHASE OF A 2016 DODGE RAM 2500 CREW CAB 4X4 FROM LEWIS AUTOMOTIVE GROUP OF FAYETTEVILLE, ARKANSAS IN THE AMOUNT OF \$26,863.00, PURSUANT TO A STATE PROCUREMENT CONTRACT, FOR USE BY THE PARKS AND RECREATION DEPARTMENT

Attachments: Lewis Automotive Group of Fayetteville 2016 Dodge Crew Cab 4x4

A. 7 2016-0201**LEWIS AUTOMOTIVE GROUP OF FAYETTEVILLE 2016 DODGE RAM 2500
CREW CAB 4X4:**

A RESOLUTION TO AUTHORIZE THE PURCHASE OF A 2016 DODGE RAM 2500 CREW CAB 4X4 FROM LEWIS AUTOMOTIVE GROUP OF FAYETTEVILLE, ARKANSAS IN THE AMOUNT OF \$26,863.00, PURSUANT TO A STATE PROCUREMENT CONTRACT, FOR USE BY THE TRANSPORTATION DEPARTMENT

Attachments: Lewis Automotive Group of Fayetteville 2016 Dodge Ram 2500 Crew Cab 4X4

A. 8 2016-0202**J.A. RIGGS TRACTOR COMPANY OF SPRINGDALE:**

A RESOLUTION TO AUTHORIZE THE PURCHASE OF A CATERPILLAR CB-34B DOUBLE DRUM ROLLER FROM J.A. RIGGS TRACTOR COMPANY OF SPRINGDALE, ARKANSAS IN THE AMOUNT OF \$50,089.00 PURSUANT TO A NATIONAL JOINT POWERS ALLIANCE COOPERATIVE PURCHASING CONTRACT FOR USE BY THE TRANSPORTATION DEPARTMENT

Attachments: J.A. Riggs Tractor Company of Springdale

A. 9 2016-0203**REPEAL RESOLUTION NO. 23-16:**

A RESOLUTION TO REPEAL RESOLUTION NO. 23-16 AND AUTHORIZE THE PURCHASE OF A VOLVO MC135C SKID STEER FROM HUGG & HALL EQUIPMENT OF SPRINGDALE IN THE AMOUNT OF \$50,323.00, PURSUANT TO A HOUSTON GALVESTON AREA COUNCIL COOPERATIVE PURCHASING CONTRACT, FOR USE AT THE WEST SIDE WASTEWATER TREATMENT FACILITY

Attachments: Repeal Resolution No 23-16

A. 10 2016-0204**BID #16-34 CAP FLEET UPFITTERS, LLC:**

A RESOLUTION TO AWARD BID #16-34 AND AUTHORIZE THE PURCHASE OF UPFIT ITEMS FOR TWELVE (12) POLICE PATROL UNITS FROM CAP FLEET UPFITTERS, LLC OF BRYANT, ARKANSAS IN THE AMOUNT OF \$33,912.00 PLUS APPLICABLE TAXES

Attachments: Bid #16-34 Cap Fleet Upfitters, LLC

A. 11 2016-0214**UNIVERSITY OF ARKANSAS MEMORANDUM OF AGREEMENT:**

A RESOLUTION TO APPROVE A MEMORANDUM OF AGREEMENT WITH THE UNIVERSITY OF ARKANSAS FOR PLACEMENT OF A WAYFINDING VEHICULAR SIGNAGE SYSTEM TO BE OWNED AND MAINTAINED BY THE UNIVERSITY WITHIN THE CITY OF FAYETTEVILLE RIGHT OF WAY

Attachments: University of Arkansas Memorandum of Agreement

A. 12 2016-0215**GREGG AVENUE REHABILITATION AND OVERLAY:**

A RESOLUTION TO EXPRESS THE WILLINGNESS OF THE CITY OF FAYETTEVILLE TO UTILIZE STATE AID STREET MONIES FOR THE REHABILITATION AND OVERLAY OF GREGG AVENUE BETWEEN NORTH STREET AND TOWNSHIP STREET

Attachments: Gregg Avenue Rehabilitation and Overlay

A. 13 2016-0221**ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT CHANGE
ORDER NO. 1:**

A RESOLUTION TO APPROVE CHANGE ORDER NO. 1 TO THE CONTRACT WITH THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT IN THE AMOUNT OF \$7,851.40 TO INCREASE THE CITY'S SHARE OF THE COSTS ASSOCIATED WITH THE HIGHWAY 45/OLD WIRE ROAD SIGNAL AND INTERSECTION IMPROVEMENTS PROJECT TO THE TOTAL AMOUNT OF \$411,454.78, AND TO APPROVE A PROJECT CONTINGENCY IN THE AMOUNT OF \$92,148.60

Attachments: Arkansas Highway and Transportation Department Change Order No. 1

B. Unfinished Business: None**C. New Business:****C. 1 2016-0218****NORTHWEST ARKANSAS NUTRIENT TRADING RESEARCH AND ADVISORY
GROUP:**

A RESOLUTION TO APPROVE AN AGREEMENT FOR THE CITY OF FAYETTEVILLE TO JOIN THE NORTHWEST ARKANSAS NUTRIENT TRADING RESEARCH AND ADVISORY GROUP

Attachments: Northwest Arkansas Nutrient Trading Research and Advisory Group

C. 2 2016-0211**KESSLER MOUNTAIN TRAILS MASTER PLAN:**

A RESOLUTION TO ACCEPT AND ADOPT THE KESSLER MOUNTAIN TRAILS MASTER PLAN

Attachments: Kessler Mountain Trails Master Plan

C. 3 2016-0209**RZN 16-5358 (1429 E. HUNTSVILLE RD./ H&H PROPERTIES):**

AN ORDINANCE TO REZONE THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 16-5358 FOR APPROXIMATELY 1.88 ACRES LOCATED AT 1429 EAST HUNTSVILLE ROAD FROM RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE TO CS, COMMUNITY SERVICES AND RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE

Attachments: RZN 16-5358 (1429 Huntsville Rd. H&H Properties)

C. 4 2016-0195**RZN 16-5360 (930 S COLLEGE AVE./PRIME ESTATES):**

AN ORDINANCE TO REZONE THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 16-5360 FOR APPROXIMATELY 0.34 ACRES LOCATED AT 930 SOUTH COLLEGE AVENUE FROM NC, NEIGHBORHOOD CONSERVATION TO RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE

Attachments: RZN 16-5360 (930 S College Ave. Prime Estates)

C. 5 2016-0207**RZN 16-5371 (5650 E. HUNTSVILLE RD./ MB PROPERTIES):**

AN ORDINANCE TO REZONE THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 16-5371 FOR APPROXIMATELY 3.28 ACRES LOCATED AT 5650 EAST HUNTSVILLE ROAD FROM RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE, R-A, RESIDENTIAL AGRICULTURAL AND RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE TO RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE

Attachments: RZN 16-5371 (5650 E Huntsville Rd MB Properties)

C. 6 2016-0194**VAC 16-5354 (1137 W. MLK BLVD./ARENA VILLAGE):**

AN ORDINANCE TO APPROVE VAC 16-5354 SUBMITTED BY STEVE FOWLER FOR PROPERTY LOCATED AT 1137 WEST MARTIN LUTHER KING BOULEVARD TO VACATE PORTIONS OF A UTILITY EASEMENT

Attachments: VAC 16-5354 (1137 W MLK BLVD. Arena Village)

C. 7 2016-0205**AMEND CHAPTER 116: DOOR TO DOOR SOLICITATION:**

AN ORDINANCE TO AMEND CHAPTER 116: DOOR TO DOOR SOLICITATION OF THE FAYETTEVILLE CODE BY REPEALING § 116.01, ENACTING A REPLACEMENT § 116.01 AND BY AMENDING THE DEFINITION OF SOLICITOR IN § 116.02 (A) (4)

Attachments: Amend Chapter 116: Door to Door Solicitation

D. City Council Agenda Session Presentations:**D. 1 2016-0216**

AGENDA SESSION PRESENTATION RUPPLE ROAD CONSTRUCTION STATUS
UPDATE - CHRIS BROWN

E. City Council Tour:**F. Announcements:****G. Adjournment****NOTICE TO MEMBERS OF THE AUDIENCE**

All interested persons may address the City Council on agenda items of New and Old Business. Please wait for the Mayor to request public comment and then come to the podium, give your name, address, and comments about the agenda item. Please address only the Mayor. Questions are usually answered by the Mayor, Aldermen or Staff after the public comment period is over. Please keep your comments brief and respectful. Each person is only allowed one turn at the microphone for discussion of an agenda item.

All cell phones must be silenced and may not be used within the City Council Chambers.

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

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

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

Old business and new business.

Presentations by staff and applicants. Agenda items shall be introduced by the Mayor and, if an ordinance, read by the City Attorney. City staff shall then present a report. An agenda applicant (city contractor, rezoning or development applicant, etc.) may present its proposal only during this presentation period, but may be recalled by an alderman later to answer questions. Staff and applicants may use electronic visual aids in a City Council meeting as part of their presentation.

Public comments. Public comment shall be allowed for all members of the audience on all items of old and new business and subjects of public hearings. No electronic visual aid presentations shall be allowed, but the public may submit photos, petitions, etc. to be distributed to the City Council. If a member of the public wishes for the City Clerk to distribute materials to the City Council before its meeting, such materials should be supplied to the City Clerk office no later than 9:00 a.m. on the day of the City Council meeting. Any member of the public shall first state his or her name and address, followed by a concise statement of the person's position on the question under discussion. Repetitive comments should be avoided; this applies to comments made previously either to the City Council or to the Planning Commission when those Planning Commission minutes have been provided to the Aldermen. All remarks shall be addressed to the Mayor or the City Council as a whole and not to any particular member of the City Council. No person other than the Aldermen and the person having the floor shall be permitted to enter into any discussions without permission of the Mayor. No questions shall be directed to an Alderman or city staff member except through the Mayor.

Courtesy and respect.

All members of the public, all city staff and elected officials shall accord the utmost courtesy and respect to each other at all times. All shall refrain from rude or derogatory remarks, reflections as to integrity, abusive comments and statements about motives or personalities. Any member of the public who violates these standards shall be ruled out of order by the Mayor, must immediately cease speaking and shall leave the podium.

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

A copy of the complete City Council agenda is available at www.fayetteville-ar.gov or in the office of the City Clerk, 113 W. Mountain, Fayetteville, Arkansas.

**NORTHWEST ARKANSAS
NUTRIENT TRADING RESEARCH AND ADVISORY GROUP**

AGREEMENT

The undersigned cities hereby have agreed via resolutions in each municipality, copies of which are attached hereto, to form an informal cooperative group for the purposes set forth herein.

1. **Name:** The name of the informal cooperative group shall be the Northwest Arkansas Nutrient Trading Research and Advisory Group ("the Group").

2. **Informal Joint Cooperative Action:** This Agreement is intended by the members to be an informal joint cooperative action entered into and enforceable pursuant to Ark. Code Ann. § 25-20-104(h). No delegation of municipal authority or responsibility is made by the members to the Group, and the purposes of the Group are agreed to be valid public purposes of each of the respective members.

3. **Membership:** Membership in the Group is voluntary and open to any city of the first or second class or county within the Illinois River Watershed or the White River Watershed.

a. The initial members of the Group are the City of Bentonville, the City of Fayetteville, the City of Rogers, and the City of Springdale.

b. Additional members may be added to the Group with the unanimous consent of the then-existing members.

4. **Purposes:** The purposes of the Group are as follows:

a. Joint development of nutrient water quality trading regulations for proposal to the Arkansas Department of Environmental Quality, the Arkansas Pollution Control and Ecology Commission, the Arkansas Natural Resources Commission, and/or other applicable state and/or federal agencies;

b. Exploration of potential nutrient water quality trading projects, including one or more possible pilot projects; and

c. Contracting with professionals necessary to accomplish the Group's objectives. Professionals shall include, but are not limited to consultants, attorneys, engineers, and environmental scientists. Procurement of professional services shall be in accordance with Ark. Code Ann. § 19-11-801 and other applicable law.

5. **Pro Rata Payment of Expenses:** The Group shall develop a budget for the accomplishment of the aforementioned purposes and, upon the establishment of actual expenses under such budget, the members shall seek the necessary funding from their respective city councils and/or water and sewer commissions or departments for payment of their pro rata shares of such expenses. Members acknowledge that availability of funding for projects, even those

approved by the Group, are contingent upon the respective approval of the City Councils and/or Commissions.

6. Decision Making: Unless otherwise set forth in this Agreement or by resolution of the Group, all decisions of the Group shall be made by majority agreement of its members. Voting shall be on the basis of one-member, one-vote. A majority of the members shall constitute a quorum for decision-making purposes. A unanimous vote of the members, which may be further contingent upon any necessary authorization by their respective City Councils, is required for the following:

- a. Designation of joint Group projects;
- b. Selection of contractors or professionals engaged to do work on behalf of the Group;
- c. Pledging of funds for designated Group activities; and
- d. Approval of final draft regulations to be submitted for consideration by any state or federal agency with jurisdiction over Group-related matters.

7. Designated Representatives: Each member shall designate one person as the member's Designated Representative to the Group, as well as one or more secondary or proxy representatives. Each Designated Representative or secondary or proxy representative shall attend the Group's meetings in person or via telephone, if possible, or by written proxy. Designated Representatives shall serve until a successor representative is selected by the member.

8. Officers: The members shall select a Chair and a Vice Chair/Secretary for two-year terms. Such officers must be a Designated Representative of a member. In the event of a vacancy in the position of Chair, the Vice Chair/Secretary shall succeed as Chair for the remainder of the two-year term with a new Vice Chair/Secretary being selected for the remainder of the two-year term. In the event of a vacancy in the position of Vice Chair/Secretary, a new Vice Chair/Secretary shall be selected for the remainder of the two-year term.

9. Time and Place of Meetings: Meetings shall be held at a time and place to be agreed upon by the members. Meetings may be held by teleconference, and Designated Representatives (or their proxy) may participate and vote in face-to-face meetings by telephone. Face-to-face meetings shall be open to the public.

10. Amendment: This Agreement may be amended by unanimous vote of all then-existing members.

CITY OF BENTONVILLE

By: _____

Title: _____

Date: _____

CITY OF FAYETTEVILLE

By: _____

Title: _____

Date: _____

CITY OF ROGERS

By: _____

Title: _____

Date: _____

CITY OF SPRINGDALE

By: _____

Title: _____

Date: _____



OFFICE OF THE
CITY ATTORNEY

DEPARTMENTAL CORRESPONDENCE



Kit Williams
City Attorney

Blake Pennington
Assistant City Attorney

Patti Mulford
Paralegal

TO: Mayor Jordan
City Council

CC: Don Marr, Chief of Staff
Paul Becker, Finance Director
Chief Tabor
Casey Jones, City Prosecutor

FROM: Kit Williams, City Attorney

DATE: April 27, 2016

RE: Proposed amendment to Door to Door Solicitation ordinance

The ordinance included within the Tentative Agenda packet would prohibit all non-exempt persons from violating the privacy and private property rights of homeowners by going onto the premises with a properly posted "No Soliciting" sign. I believe this is constitutional because private property owners have powerful property and privacy rights which probably exceed even the First Amendment rights of persons wanting to go uninvited onto private residential property. However, there are a couple of additional changes needed for the Door to Door Solicitation Chapter. Thus, I have attached a slightly amended ordinance for your consideration. This Option A ordinance would basically bar even political and religious persons from going upon private residential property if the owner or legal tenant has properly posted a "No Soliciting" decal or sign.

However, if the City Council wishes the "No Soliciting" sign trespass restrictions to operate only against peddlers and solicitors (even just for asking for or accepting donations), I have redrafted the ordinance to accomplish this result. I exchanged "No person" for "No solicitor or peddler." Because of this change, no exemptions for emergencies and for government workers on official business need to be included and so I removed (B) Exemptions.

I also slightly changed Section 3 to clarify the treatment of the non-amended portion of § 116.02 (A) (4). I also added Section 4 which would modify the penalty provisions to require homeowners wishing to prosecute trespassing solicitors or peddlers to request the City Prosecutor to file criminal trespass charges.

Section 5 would amend the current Paragraph (I) which would make Paragraph (H) unnecessary. This section is different depending upon the City Council's decision to limit the door to door solicitation regulations primarily to peddlers and solicitors (Option B) or to protect homeowners who have properly posted a "No Soliciting" sign on their home premises from almost everyone (including political campaigners or religious proselytizers) from interfering with their privacy and property rights (Option A).

The first thing the City council needs to decide as a body is the desired reach of the regulations . . . whether it should bar almost everyone or be limited to regulating peddlers and solicitors. Once that decision is made, I would ask that someone move to amend the originally handed out ordinance to either Option A (general ban) or Option B (regulation of peddlers and solicitors, but allowing continued political campaigning and religious proselytizing door to door). I recommend Option B partly because I do not believe such campaigning has caused many homeowner objections in the past.

OPTION A

ORDINANCE NO.

AN ORDINANCE TO AMEND CHAPTER 116: DOOR TO DOOR SOLICITATION OF THE FAYETTEVILLE CODE BY REPEALING § 116.01, ENACTING A REPLACEMENT § 116.01 AND BY AMENDING THE DEFINITION OF SOLICITOR IN § 116.02 (A) (4)

WHEREAS, the owners and residents of private residences in Fayetteville have constitutional rights to occupy and control their private homes and prohibit uninvited and unwelcome private citizens from disturbing the quiet enjoyment of their private residences and from invading their constitutional privacy rights; and

WHEREAS, if the owner or resident of a private residence conspicuously posts "No Soliciting," "No Trespassing" or similar warning sign in a conspicuous location near the usual means of ingress onto the residential property or on or near the front door of the residence, a person who ignores such sign and goes upon the private residential property has committed an intentional trespass and violation of the home owner's or resident's constitutional rights of privacy and property; and

WHEREAS, no person's right to the free exercise of their religion or their free speech is superior to a private home owner's constitutional right of privacy at his or her residence and constitutional right to control their own private property to the exclusion of other private citizens; and

WHEREAS, § 116.02 (A) (4) *Solicitor* needs to include within its definition a person who requests or accepts donations so homeowners be protected from not only those seeking to sell magazines or other merchandise, but also those soliciting donations of money.

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

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby repeals § 116.01 in its entirety and enacts a replacement § 116.01 as follows:

"§ 116.01 Going Upon Private Residential Property

(A) *Honoring Fayetteville Citizens' Private Property And Privacy Rights.*

No person not invited by the owner or legal tenant of a private residence shall enter upon such private residence, knock of the door, ring the doorbell or otherwise attempt to gain admittance or ask questions or converse with the private residence's occupant(s) if the owner or legal tenant has posted at or near the entry of the residence or conspicuously placed at or near the usual means of ingress toward the home, a sign or decal bearing the words "no soliciting", "no trespassing" or other words of similar import.

(B) *Exemptions*

(1) Officers, employees or agents (including process servers) of the City, County, State or Federal government or any subdivision thereof shall be exempt for the requirements of this section when

on official business.

(2) A person needing to communicate about an emergency situation related to that home or nearby neighbors is also exempt to the extent of such emergency notification.”

Section 2. That the City Council of the City of Fayetteville, Arkansas hereby amends § 116.02 (A) (4) by repealing the first sentence in its entirety and enacting the following to replace that first sentence:

“(4) *Solicitor* means any person who goes to the door of any private residence in the city, not having been invited by the occupant thereof, for the purpose:

(a) of taking or intending to take orders for the sale of services or the sale of goods, magazines, wares, merchandise or other personal property of any nature; or

(b) of seeking or accepting donations or making any other requests for money or other things of value.”

The remaining second sentence of § 116.02 (A) (4) shall be included as a new subsection (c).

Section 3. That the City Council of the City of Fayetteville, Arkansas hereby amends § 116.02 (B) by renaming this subsection “*Obtaining ‘no soliciting’ ‘decal or sign’*” and amending the first sentence to read: “The Planning Department shall provide any resident of the city a decal or sign which reads ‘no soliciting.’”

Section 4. That the City Council of the City of Fayetteville, Arkansas hereby repeals §116.02 (F) *Penalty* and enacts the following replacement section:

“(F) *Penalty.* A violation of §116.01 and §116.02 (E) (2) and (8) shall support a homeowner’s or lawful tenant’s right to seek a charge of criminal trespass from the City Prosecutor. A violation of any other provision in §116.02 shall be punishable pursuant to §10.99 of the Fayetteville Code.”

Section 5. That the City Council of the City of Fayetteville, Arkansas hereby repeals § 116.02 (H) and (I), enacts a replacement (H) as shown below and re-letters (J) to (I):

“(H) *Exemptions for free speech rights and for Fayetteville children through High School senior status.*

(1) As long as a person is not acting as a solicitor or peddler and is exercising only free speech rights, the person shall be exempt from all permitting requirements and prohibitions of this section, except the person must obey the prohibitions listed in § 116.02 E (2) (3) (4) and (8).

(2) Fayetteville children through high school senior status must abide by the restrictions found in (E)(2)(3)(4) and (8) but are otherwise exempt from the remainder of this chapter.”

PASSED and **APPROVED** this 3rd day of May, 2016.

APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

By: _____
SONDRA E. SMITH, City Clerk/Treasurer

ORDINANCE NO.

OPTION B
City Attorney Recommended

AN ORDINANCE TO AMEND CHAPTER 116: DOOR TO DOOR SOLICITATION OF THE FAYETTEVILLE CODE BY REPEALING § 116.01, ENACTING A REPLACEMENT § 116.01 AND BY AMENDING THE DEFINITION OF SOLICITOR IN § 116.02 (A) (4)

WHEREAS, the owners and residents of private residences in Fayetteville have constitutional rights to occupy and control their private homes and prohibit uninvited and unwelcome private citizens from disturbing the quiet enjoyment of their private residences and from invading their constitutional privacy rights; and

WHEREAS, if the owner or resident of a private residence conspicuously posts "No Soliciting," "No Trespassing" or similar warning sign in a conspicuous location near the usual means of ingress onto the residential property or on or near the front door of the residence, a person who ignores such sign and goes upon the private residential property has committed an intentional trespass and violation of the home owner's or resident's constitutional rights of privacy and property; and

WHEREAS, no person's right to the free exercise of their religion or their free speech is superior to a private home owner's constitutional right of privacy at his or her residence and constitutional right to control their own private property to the exclusion of other private citizens; and

WHEREAS, § 116.02 (A) (4) *Solicitor* needs to include within its definition a person who requests or accepts donations so homeowners be protected from not only those seeking to sell magazines or other merchandise, but also those soliciting donations of money.

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

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby repeals § 116.01 in its entirety and enacts a replacement § 116.01 as follows:

"§ 116.01 Going Upon Private Residential Property

(A) Honoring Fayetteville Citizens' Private Property And Privacy Rights.

No solicitor or peddler not invited by the owner or legal tenant of a private residence shall enter upon such private residence, knock of the door, ring the doorbell or otherwise attempt to gain admittance or ask questions or converse with the private residence's occupant(s) if the owner or legal tenant has posted at or near the entry of the residence or conspicuously placed at or near the usual means of ingress toward the home, a sign or decal bearing the words "no soliciting", "no trespassing" or other words of similar import.

Section 2. That the City Council of the City of Fayetteville, Arkansas hereby amends § 116.02 (A) (4) by repealing the first sentence in its entirety and enacting the following to replace that first sentence:

“(4) *Solicitor* means any person who goes to the door of any private residence in the city, not having been invited by the occupant thereof, for the purpose:

(a) of taking or intending to take orders for the sale of services or the sale of goods, magazines, wares, merchandise or other personal property of any nature; or

(b) of seeking or accepting donations or making any other requests for money or other things of value.”

The remaining second sentence of §116.02 (A)(4) shall be included as a new subsection (c).

Section 3. That the City Council of the City of Fayetteville, Arkansas hereby amends § 116.02 (B) by renaming this subsection “*Obtaining ‘no soliciting’ ‘decal or sign’*” and amending the first sentence to read: “The Planning Department shall provide any resident of the city a decal or sign which reads ‘no soliciting.’”

Section 4. That the City Council of the City of Fayetteville, Arkansas hereby repeals §116.02 (F) *Penalty* and enacts the following replacement section:

“(F) *Penalty.* A violation of §116.01 and §116.02 (E) (2) and (8) shall support a homeowner’s or lawful tenant’s right to seek a charge of criminal trespass from the City Prosecutor. A violation of any other provision in §116.02 shall be punishable pursuant to §10.99 of the Fayetteville Code.”

Section 5. That the City Council of the City of Fayetteville, Arkansas hereby repeals § 116.02 (H) and (I), enacts a replacement (H) as shown below and re-letters (J) to (I):

“(H) *Exemptions for free speech rights and for Fayetteville children through High School senior status.*

(1) As long as a person is not acting as a solicitor or peddler and is exercising only free speech rights, the person shall be exempt from all permitting requirements and prohibitions of this section, but should honor the reasonable time limits of (E) (3) and must obey a homeowner’s or tenant’s request to leave pursuant to (E) (8).

(2) Fayetteville children through high school senior status must abide by the restrictions found in (E)(2)(3)(4) and (8) but are otherwise exempt from the remainder of this chapter.”

PASSED and APPROVED this 3rd day of May, 2016.

APPROVED:

ATTEST:

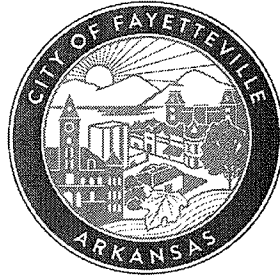
By: _____
LIONELD JORDAN, Mayor

By: _____
SONDRA E. SMITH, City Clerk/Treasurer

Pre Agenda 4/20/16

City of Fayetteville, Arkansas

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



Meeting Agenda - Tentative Agenda

Tuesday, April 26, 2016

4:30 PM

City Hall Room 326

City Council Agenda Session

*Adella Gray Ward 1
Sarah Marsh Ward 1
Mark Kinion Ward 2
Matthew Petty Ward 2
Justin Tennant Ward 3
Martin W. Schoppmeyer, Jr. Ward 3
John S. La Tour Ward 4
Alan Long Ward 4*

ELECTED OFFICIALS:

*Mayor Lioneld Jordan
City Attorney Kit Williams
City Clerk Sondra Smith*

Call To Order

Roll Call

Pledge of Allegiance

Mayor's Announcements, Proclamations and Recognitions

City Council Meeting Presentations, Reports and Discussion Items:

Agenda Additions

A. Consent:

AV1 2015-0646

AV2 APPROVAL OF THE APRIL 19, 2016 CITY COUNCIL MEETING MINUTES.

AV2 2016-0189

PIERCE MANUFACTURING, INC. 2016 ARROW XT FIRE ENGINE:

A RESOLUTION TO APPROVE THE PURCHASE OF A 2016 ARROW XT FIRE ENGINE FROM PIERCE MANUFACTURING, INC. OF APPLETON, WISCONSIN IN THE AMOUNT OF \$551,396.00 PLUS A PERFORMANCE AND PAYMENT BOND AT A COST OF \$3,453.00 PURSUANT TO THE HOUSTON-GALVESTON AREA COUNCIL COOPERATIVE PURCHASING CONTRACT, TO APPROVE A CONTINGENCY OF \$16,625.00, AND TO APPROVE A BUDGET ADJUSTMENT

Attachments:

SRF SRM PO Purchasing Documents

BA_BUDGET_ADJUSTMENT_FORM_LEGISTAR_New Fire Engine Apparatus 2016

A✓3 2016-0192**PIERCE MANUFACTURING, INC. 2016 RESCUE PUMPER FIRE ENGINE:**

A RESOLUTION TO APPROVE THE PURCHASE OF A 2016 RESCUE PUMPER FIRE ENGINE FROM PIERCE MANUFACTURING, INC. OF APPLETON, WISCONSIN IN THE AMOUNT OF \$681,111.00 PLUS A PERFORMANCE AND PAYMENT BOND AT A COST OF \$4,295.00 PURSUANT TO THE HOUSTON-GALVESTON AREA COUNCIL COOPERATIVE PURCHASING CONTRACT, AND TO APPROVE A CONTINGENCY OF \$34,271.00

Attachments: SRF SRM PO Purchasing Documents for Rescue Pumper Apparatus Purchase

A✓4 2016-0198**PROFESSIONAL TURF PRODUCTS, L.P.:**

A RESOLUTION TO AUTHORIZE THE PURCHASE OF A 2016 TORO GROUNDS MASTER 4000D FROM PROFESSIONAL TURF PRODUCTS, L.P. OF LENEXA, KANSAS IN THE AMOUNT OF \$62,441.17 PURSUANT TO A NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE COOPERATIVE PURCHASING CONTRACT FOR USE BY THE PARKS AND RECREATION DEPARTMENT, AND TO APPROVE A BUDGET ADJUSTMENT

Attachments: SRP- Parks Grounds Master

BA - Parks Ground Master

A✓5 2016-0199**WILLIAMS TRACTOR OF FAYETTEVILLE:**

A RESOLUTION TO APPROVE THE PURCHASE OF TWO (2) HUSTLER SUPER Z MOWERS FROM WILLIAMS TRACTOR OF FAYETTEVILLE IN THE TOTAL AMOUNT OF \$26,508.00 PURSUANT TO A STATE PROCUREMENT CONTRACT FOR USE BY THE PARKS AND RECREATION DEPARTMENT

Attachments: SRP- Parks Hustlers

A✓6

2016-0200**LEWIS AUTOMOTIVE GROUP OF FAYETTEVILLE 2016 DODGE RAM 2500
CREW CAB 4X4:**

A RESOLUTION TO AUTHORIZE THE PURCHASE OF A 2016 DODGE RAM 2500 CREW CAB 4X4 FROM LEWIS AUTOMOTIVE GROUP OF FAYETTEVILLE, ARKANSAS IN THE AMOUNT OF \$26,863.00, PURSUANT TO A STATE PROCUREMENT CONTRACT, FOR USE BY THE PARKS AND RECREATION DEPARTMENT

Attachments: SRP - Parks Dodge Ram

A✓7

2016-0201**LEWIS AUTOMOTIVE GROUP OF FAYETTEVILLE 2016 DODGE RAM 2500
CREW CAB 4X4:**

A RESOLUTION TO AUTHORIZE THE PURCHASE OF A 2016 DODGE RAM 2500 CREW CAB 4X4 FROM LEWIS AUTOMOTIVE GROUP OF FAYETTEVILLE, ARKANSAS IN THE AMOUNT OF \$26,863.00, PURSUANT TO A STATE PROCUREMENT CONTRACT, FOR USE BY THE TRANSPORTATION DEPARTMENT

Attachments: SRP- Transportation Dodge Ram

A✓8

2016-0202**J.A. RIGGS TRACTOR COMPANY OF SPRINGDALE:**

A RESOLUTION TO AUTHORIZE THE PURCHASE OF A CATERPILLAR CB-34B DOUBLE DRUM ROLLER FROM J.A. RIGGS TRACTOR COMPANY OF SPRINGDALE, ARKANSAS IN THE AMOUNT OF \$50,089.00 PURSUANT TO A NATIONAL JOINT POWERS ALLIANCE COOPERATIVE PURCHASING CONTRACT FOR USE BY THE TRANSPORTATION DEPARTMENT

Attachments: SRP- Transportation Roller

A.V.9

2016-0203**REPEAL RESOLUTION NO. 23-16:**

A RESOLUTION TO REPEAL RESOLUTION NO. 23-16 AND AUTHORIZE THE PURCHASE OF A VOLVO MC135C SKID STEER FROM HUGG & HALL EQUIPMENT OF SPRINGDALE IN THE AMOUNT OF \$50,323.00, PURSUANT TO A HOUSTON GALVESTON AREA COUNCIL COOPERATIVE PURCHASING CONTRACT, FOR USE AT THE WEST SIDE WASTEWATER TREATMENT FACILITY

Attachments: SRP- Wastewater Skid Steer

A.V.10

2016-0204**BID #16-34 CAP FLEET UPFITTERS, LLC:**

A RESOLUTION TO AWARD BID #16-34 AND AUTHORIZE THE PURCHASE OF UPFIT ITEMS FOR TWELVE (12) POLICE PATROL UNITS FROM CAP FLEET UPFITTERS, LLC OF BRYANT, ARKANSAS IN THE AMOUNT OF \$33,912.00 PLUS APPLICABLE TAXES

Attachments: SRP - Police Upfit Items

A.V.11

2016-0214**UNIVERSITY OF ARKANSAS MEMORANDUM OF AGREEMENT:**

A RESOLUTION TO APPROVE A MEMORANDUM OF AGREEMENT WITH THE UNIVERSITY OF ARKANSAS FOR PLACEMENT OF A WAYFINDING VEHICULAR SIGNAGE SYSTEM TO BE OWNED AND MAINTAINED BY THE UNIVERSITY WITHIN THE CITY OF FAYETTEVILLE RIGHT OF WAY

Attachments: UA Wayfinding MOA

A.V.12

2016-0215**GREGG AVENUE REHABILITATION AND OVERLAY:**

A RESOLUTION TO EXPRESS THE WILLINGNESS OF THE CITY OF FAYETTEVILLE TO UTILIZE STATE AID STREET MONIES FOR THE REHABILITATION AND OVERLAY OF GREGG AVENUE BETWEEN NORTH STREET AND TOWNSHIP STREET

Attachments: State Aid Street Monies - Legistar Packet

A. 13 2016-0218**NORTHWEST ARKANSAS NUTRIENT TRADING RESEARCH AND ADVISORY GROUP:**

A RESOLUTION TO APPROVE AN AGREEMENT FOR THE CITY OF FAYETTEVILLE TO JOIN THE NORTHWEST ARKANSAS NUTRIENT TRADING RESEARCH AND ADVISORY GROUP

Attachments: Nutrient Trading Group Agenda Packet

**A. 4** 2016-0221

Attachments: 2016-0221 change order no 1

B. Unfinished Business: None**C. New Business:****2016-0211****KESSLER MOUNTAIN TRAILS MASTER PLAN:**

A RESOLUTION TO ACCEPT AND ADOPT THE KESSLER MOUNTAIN TRAILS MASTER PLAN

Attachments: KM Trails Plan Legistar Attachments

**2016-0209****RZN 16-5358 (1429 E. HUNTSVILLE RD./ H&H PROPERTIES):**

AN ORDINANCE TO REZONE THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 16-5358 FOR APPROXIMATELY 1.88 ACRES LOCATED AT 1429 EAST HUNTSVILLE ROAD FROM RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE TO CS, COMMUNITY SERVICES AND RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE

Attachments: 16-5358 CC reports

C.3

2016-0195**RZN 16-5360 (930 S COLLEGE AVE./PRIME ESTATES):**

AN ORDINANCE TO REZONE THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 16-5360 FOR APPROXIMATELY 0.34 ACRES LOCATED AT 930 SOUTH COLLEGE AVENUE FROM NC, NEIGHBORHOOD CONSERVATION TO RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE

Attachments: 16-5360 CC Docs

C.4

2016-0207**RZN 16-5371 (5650 E. HUNTSVILLE RD./ MB PROPERTIES):**

AN ORDINANCE TO REZONE THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 16-5371 FOR APPROXIMATELY 3.28 ACRES LOCATED AT 5650 EAST HUNTSVILLE ROAD FROM RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE, R-A, RESIDENTIAL AGRICULTURAL AND RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE TO RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE

Attachments: 16-5371 CC reports

C.5

2016-0194**VAC 16-5354 (1137 W. MLK BLVD./ARENA VILLAGE):**

AN ORDINANCE TO APPROVE VAC 16-5354 SUBMITTED BY STEVE FOWLER FOR PROPERTY LOCATED AT 1137 WEST MARTIN LUTHER KING BOULEVARD TO VACATE PORTIONS OF A UTILITY EASEMENT

Attachments: 16-5354 CC DOCS

C.6

2016-0205**AMEND CHAPTER 116: DOOR TO DOOR SOLICITATION:**

AN ORDINANCE TO AMEND CHAPTER 116: DOOR TO DOOR SOLICITATION OF THE FAYETTEVILLE CODE BY REPEALING § 116.01, ENACTING A REPLACEMENT § 116.01 AND BY AMENDING THE DEFINITION OF SOLICITOR IN § 116.02 (A) (4)

Attachments: Agenda Request Packet Chapter 116

D. City Council Agenda Session Presentations:

DVI 2016-0216

AGENDA SESSION PRESENTATION RUPPLE ROAD CONSTRUCTION STATUS
UPDATE - CHRIS BROWN**E. City Council Tour:****F. Announcements:****G. Adjournment****NOTICE TO MEMBERS OF THE AUDIENCE**

All interested persons may address the City Council on agenda items of New and Old Business. Please wait for the Mayor to request public comment and then come to the podium, give your name, address, and comments about the agenda item. Please address only the Mayor. Questions are usually answered by the Mayor, Aldermen or Staff after the public comment period is over. Please keep your comments brief and respectful. Each person is only allowed one turn at the microphone for discussion of an agenda item.

All cell phones must be silenced and may not be used within the City Council Chambers.

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

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

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

Old business and new business.

Presentations by staff and applicants. Agenda items shall be introduced by the Mayor and, if an ordinance, read by the City Attorney. City staff shall then present a report. An agenda applicant (city contractor, rezoning or development applicant, etc.) may present its proposal only during this presentation period, but may be recalled by an alderman later to answer questions. Staff and applicants may use electronic visual aids in a City Council meeting as part of their presentation.

Public comments. Public comment shall be allowed for all members of the audience on all items of old and new business and subjects of public hearings. No electronic visual aid presentations shall be allowed, but the public may submit photos, petitions, etc. to be distributed to the City Council. If a member of the public wishes for the City Clerk to distribute materials to the City Council before its meeting, such materials should be supplied to the City Clerk office no later than 9:00 a.m. on the day of the City Council meeting. Any member of the public shall first state his or her name and address, followed by a concise statement of the person's position on the question under discussion. Repetitive comments should be avoided; this applies to comments made previously either to the City Council or to the Planning Commission when those Planning Commission minutes have been provided to the Aldermen. All remarks shall be addressed to the Mayor or the City Council as a whole and not to any particular member of the City Council. No person other than the Aldermen and the person having the floor shall be permitted to enter into any discussions without permission of the Mayor. No questions shall be directed to an Alderman or city staff member except through the Mayor.

Courtesy and respect.

All members of the public, all city staff and elected officials shall accord the utmost courtesy and respect to each other at all times. All shall refrain from rude or derogatory remarks, reflections as to integrity, abusive comments and statements about motives or personalities. Any member of the public who violates these standards shall be ruled out of order by the Mayor, must immediately cease speaking and shall leave the podium.

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

A copy of the complete City Council agenda is available at www.fayetteville-ar.gov or in the office of the City Clerk, 113 W. Mountain, Fayetteville, Arkansas.