

Council Member Adella Gray
Ward 1 Position 1

Council Member Sarah Marsh
Ward 1 Position 2

Council Member Mark Kinion
Ward 2 Position 1

Council Member Matthew Petty
Ward 2 Position 2



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

Council Member Justin Tennant
Ward 3 Position 1

Council Member Sarah Bunch
Ward 3 Position 2

Council Member John La Tour
Ward 4 Position 1

Alderman Kyle Smith
Ward 4 Position 2

**City of Fayetteville Arkansas
City Council Meeting
December 19, 2017**

A meeting of the Fayetteville City Council was held on December 19, 2017 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.

1. Nominating Committee Report.

Agenda Additions

A. Consent:

1. Approval of the December 5, 2017 City Council Meeting Minutes.

Approved

2. **ANIMAL SERVICES DONATION REVENUE:** A resolution to approve a budget adjustment in the amount of \$48,478.00 representing donation revenue to animal services from January through November of 2017.

PASSED AND SHALL BE RECORDED AS RESOLUTION NO. 265-17

3. **RANGER'S PANTRY AND SENIOR GIVING TREE DONATIONS:** A resolution to approve a budget adjustment in the total amount of \$1,006.00 representing donations to ranger's pantry in the amount of \$481.00 and the senior giving tree in the amount of \$525.00

PASSED AND SHALL BE RECORDED AS RESOLUTION NO. 266-17

4. **GARVER, LLC TASK ORDER NO. 10:** A resolution to authorize the application for Arkansas Department of Aeronautics grant funds in the amount of \$117,000.00, and to approve task order no. 10 with Garver, LLC in the amount of \$19,000.00 for bid package development, bidding services, and construction phase services for an airfield pavement marking rehabilitation project at drake field.

PASSED AND SHALL BE RECORDED AS RESOLUTION NO. 267-17

5. **GARVER, LLC AGREEMENT NO. 2:** A resolution to approve supplemental agreement no. 2 to the contract with Garver, LLC in an amount not to exceed \$307,167.00 for construction management services, additional archeological testing and mitigation services, and additional design services associated with the design and construction of a portion of Ruppel Road between West Starry Night View and West Mount Comfort Road, and to approve a budget adjustment.

PASSED AND SHALL BE RECORDED AS RESOLUTION NO. 268-17

6. **TOWN CENTER ENTRY STAIRS AND LANDING:** A resolution to approve a budget adjustment in the amount of \$170,000.00 to provide funds for engineering and construction costs associated with the removal and replacement of the town center entry stairs and landing.

PASSED AND SHALL BE RECORDED AS RESOLUTION NO. 269-17

B. Unfinished Business:

1. **AREA AGENCY ON AGING OF NORTHWEST ARKANSAS:** An ordinance to waive the requirements of formal competitive bidding and approve a contract between the City of Fayetteville, Arkansas and the Area Agency on Aging of Northwest Arkansas in the amount of \$98,887.00 to provide public recreation services for the senior citizens of Fayetteville for 2018.

PASSED AND SHALL BE RECORDED AS ORDINANCE NO. 6019

C. Public Hearing:

1. **RAZE AND REMOVAL 265 WEST NONNAMAKER DRIVE:** A resolution certifying to the Tax Collector of Washington County, Arkansas the costs of razing and removal of a dilapidated and unsafe structure upon the property owned by Harold and Rosetta Harmon located at 265 West Nonnamaker Drive in the City of Fayetteville, Arkansas.

PASSED AND SHALL BE RECORDED AS RESOLUTION NO. 270-17

D. New Business:

1. **BID #17-67 CROSSLAND HEAVY CONTRACTORS, INC.:** A resolution to award bid #17-67 and authorize a contract with Crossland Heavy Contractors, Inc. in the amount \$5,574,726.35 for the construction of a portion of Ruppel Road between West Starry Night View and West Mount Comfort Road, to approve a project contingency in the amount of \$418,104.00, and to approve a budget adjustment.

PASSED AND SHALL BE RECORDED AS RESOLUTION NO. 271-17

2. **SEVEN HILLS HOMELESS CENTER:** An ordinance to waive the requirements of formal competitive bidding and approve a contract with Seven Hills Homeless Center in the amount of \$103,000.00 for services to homeless and needy residents in Fayetteville in 2018.

PASSED AND SHALL BE RECORDED AS ORDINANCE NO. 6020

3. **VAC 17-5995 (1100 W. 15TH ST./PINNACLE FOODS) STREET RIGHT-OF-WAY:** An ordinance to approve vac 17-5995 for property located at 1100 West 15th Street to vacate a portion of a street right-of-way.

PASSED AND SHALL BE RECORDED AS ORDINANCE NO. 6021

4. **VAC 17-5994 (1100 W. 15TH ST./PINNACLE FOODS) UTILITY EASEMENT:** An ordinance to approve vac 17-5994 for property located at 1100 West 15th Street to vacate a portion of a utility easement.

PASSED AND SHALL BE RECORDED AS ORDINANCE NO. 6022

5. **ADM 17-6007 (DECATUR DRIVE BETWEEN 15TH STREET AND SHILOH DRIVE/BARRETT DEV. GROUP - MASTER STREET PLAN AMEND):** A resolution to amend the master street plan by downgrading 15th Street west of Razorback Road and Decatur Drive all the way to Shiloh Drive from principal arterial to collector status.

PASSED AND SHALL BE RECORDED AS RESOLUTION NO. 272-17

6. **ENERGY ACTION PLAN:** A resolution to accept and adopt an energy action plan for the City of Fayetteville.

THIS RESOLUTION WAS TABLED TO THE JANUARY 2, 2018 CITY COUNCIL MEETING.

E. City Council Agenda Session Presentations

F. City Council Tour

G. Announcements

Adjournment: 7:25 p.m.

Subject:	Roll				
	Tennant	✓			
	Bunch	✓			
	La Tour	✓			
	Smith	✓			
	Gray	✓			
	Marsh	✓			
	Kinion	✓			
	Petty	✓			
	Mayor Jordan	✓			

9-0

Subject:	Nominating Committee Report				
Motion To:		Approve			
Motion By:		Marsh			
Seconded:		Gray			
<u>Approved</u>	Tennant	✓			
	Bunch	✓			
	La Tour	✓			
	Smith	✓			
	Gray	✓			
	Marsh	✓			
	Kinion	✓			
	Petty	✓			
	Mayor Jordan				

7-1

Subject:	Consent				
Motion To:					
Motion By:		Approve			
Seconded:		Marsh			
		Kinion			
A. 1- A. 6 <u>Approved</u> 265-17 269-17	Tennant	✓			
	Bunch	✓			
	La Tour	✓			
	Smith	✓			
	Gray	✓			
	Marsh	✓			
	Kinion	✓			
	Petty	✓			
	Mayor Jordan				

8-0

Subject:					
Motion To:					
Motion By:					
Seconded:					
	Tennant				
	Bunch				
	La Tour				
	Smith				
	Gray				
	Marsh				
	Kinion				
	Petty				
	Mayor Jordan				

Subject:	AREA AGENCY ON AGING OF NORTHWEST ARKANSAS				
Motion To:		2nd Read	3rd Read	Approve	
Motion By:		Gray	Kinion		
Seconded:		Tennant	Marsh		
B. 1 Unfinished Business <u>Approved</u> 6019	Tennant	✓	✓	✓	
	Bunch	✓	✓	✓	
	La Tour	✓	✓	✓	
	Smith	✓	✓	✓	
	Gray	✓	✓	✓	
	Marsh	✓	✓	✓	
	Kinion	✓	✓	✓	
	Petty	✓	✓	✓	
	Mayor Jordan				
		8-0	8-0	8-0	

Subject:					
Motion To:					
Motion By:					
Seconded:					
Unfinished Business	Tennant				
	Bunch				
	La Tour				
	Smith				
	Gray				
	Marsh				
	Kinion				
	Petty				
	Mayor Jordan				

Subject:		RAZE AND REMOVAL 265 WEST NONNAMAKER DRIVE			
Motion To:					
Motion By:			<i>Approve</i>		
Motion By:			<i>Marsh</i>		
Seconded:			<i>Gray</i>		
C. 1 Public Hearing <i>Approved</i> <i>270-17</i>	Tennant		<i>✓</i>		
	Bunch		<i>✓</i>		
	La Tour		<i>✓</i>		
	Smith		<i>✓</i>		
	Gray		<i>✓</i>		
	Marsh		<i>✓</i>		
	Kinion		<i>✓</i>		
	Petty		<i>✓</i>		
	Mayor Jordan				

7-1

Subject:					
Motion To:					
Motion By:					
Seconded:					
	Tennant				
	Bunch				
	La Tour				
	Smith				
	Gray				
	Marsh				
	Kinion				
	Petty				
	Mayor Jordan				

Subject:		BID #17-67 CROSSLAND HEAVY CONTRACTORS, INC.			
Motion To:					
Motion By:			<i>Approve</i>		
Motion By:			<i>Kinion</i>		
Seconded:			<i>marsh</i>		
D. 1 New Business <i>Approved</i> <i>2-17-17</i>	Tennant	☒			
	Bunch	☒			
	La Tour	☒			
	Smith	☒			
	Gray	☒			
	Marsh	☒			
	Kinion	☒			
	Petty	☒			
	Mayor Jordan				

8-0

Subject:		SEVEN HILLS HOMELESS CENTER			
Motion To:					
Motion To:			<i>2nd Read</i>	<i>3rd Read</i>	<i>Approve</i>
Motion By:			<i>marsh</i>	<i>Gray</i>	
Seconded:			<i>Kinion</i>	<i>Kinion</i>	
D. 2 New Business <i>Approved</i> <i>6-20</i>	Tennant	☒	☒	☒	
	Bunch	☒	☒	☒	
	La Tour	☒	☒	☒	
	Smith	☒	☒	☒	
	Gray	☒	☒	☒	
	Marsh	☒	☒	☒	
	Kinion	☒	☒	☒	
	Petty	☒	☒	☒	
	Mayor Jordan				

8-0

8-0

8-0

Subject:		VAC 17-5995 (1100 W. 15TH ST./PINNACLE FOODS) STREET RIGHT-OF-WAY			
Motion To:		<i>2nd Read</i>	<i>3rd Read</i>	<i>Approve</i>	
Motion By:		<i>Petty</i>	<i>Gray</i>		
Seconded:		<i>La Tour</i>	<i>La Tour</i>		
D. 3 New Business <i>Approved</i> <i>6021</i>	Tennant	☒	☒	☒	
	Bunch	☒	☒	☒	
	La Tour	☒	☒	☒	
	Smith	☒	☒	☒	
	Gray	☒	☒	☒	
	Marsh	☒	☒	☒	
	Kinion	☒	☒	☒	
	Petty	☒	☒	☒	
	Mayor Jordan				

*8-0**8-0**8-0*

Subject:		VAC 17-5994 (1100 W. 15TH ST./PINNACLE FOODS) UTILITY EASEMENT			
Motion To:		<i>2nd Read</i>	<i>3rd Read</i>	<i>Approve</i>	
Motion By:		<i>Gray</i>	<i>Gray</i>		
Seconded:		<i>LA Tour</i>	<i>Tennant</i>		
D. 4 New Business <i>Approved</i> <i>6022</i>	Tennant	☒	☒	☒	
	Bunch	☒	☒	☒	
	La Tour	☒	☒	☒	
	Smith	☒	☒	☒	
	Gray	☒	☒	☒	
	Marsh	☒	<i>absent during vote</i>	☒	
	Kinion	☒	☒	☒	
	Petty	☒	☒	☒	
	Mayor Jordan				

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

Subject:		ADM 17-6007 (DECATUR DRIVE BETWEEN 15TH STREET AND SHILOH DRIVE/BARRETT DEV. GROUP - MASTER STREET PLAN AMEND)			
Motion To:		<i>Approve</i>			
Motion By:		<i>Marsh</i>			
Seconded:		<i>Gray</i>			
New Business <i>Approved</i> <i>2-12-17</i>	Tennant	✓			
	Bunch	✓			
	La Tour	✓			
	Smith	✓			
	Gray	✓			
	Marsh	✓			
	Kinion	✓			
	Petty	✓			
	Mayor Jordan				

8-0

Subject:		ENERGY ACTION PLAN			
Motion To:		<i>Table to Jan. 2, 2018</i>			
Motion By:		<i>Petty</i>			
Seconded:		<i>Marsh</i>			
New Business <i>Tabled to Jan. 2, 2018</i>	Tennant	✓			
	Bunch	✓			
	La Tour	✓			
	Smith	✓			
	Gray	✓			
	Marsh	✓			
	Kinion	✓			
	Petty	✓			
	Mayor Jordan				

8-0



OFFICE OF THE
CITY ATTORNEY

DEPARTMENTAL CORRESPONDENCE



Kit Williams
City Attorney

Blake Pennington
Assistant City Attorney

Rhonda Lynch
Paralegal

TO: **Mayor Jordan**

THRU: **Sondra Smith**, City Clerk

FROM: **Kit Williams**, City Attorney

DATE: **December 20, 2017**

RE: Resolutions and Ordinances prepared by the City Attorney's Office and passed at the City Council meeting of December 19, 2017

1. A resolution to approve a budget adjustment in the amount of \$48,478.00 representing donation revenue to Animal Services from January through November of 2017.
2. A resolution to approve a budget adjustment in the total amount of \$1,006.00 representing donations to Ranger's Pantry in the amount of \$481.00 and the Senior Giving Tree in the amount of \$525.00.
3. A resolution to authorize the application for Arkansas Department of Aeronautics grant funds in the amount of \$117,000.00, and to approve Task Order No. 10 with Garver, LLC in the amount of \$19,000.00 for bid package development, bidding services, and construction phase services for an airfield pavement marking rehabilitation project at Drake Field.
4. A resolution to approve supplemental agreement no. 2 to the contract with Garver, LLC in an amount not to exceed \$307,167.00 for construction management services, additional archeological testing and mitigation services, and additional design services associated with the design and construction of a portion of Ruppel Road between West Starry Night View and West Mount Comfort Road, and to approve a budget adjustment.
5. A resolution to approve a budget adjustment in the amount of \$170,000.00 to provide funds for engineering and construction costs associated with the removal and replacement of the Town Center entry stairs and landing.
6. An ordinance to waive the requirements of formal competitive bidding and approve a contract between the City of Fayetteville, Arkansas and the Area Agency on Aging of Northwest Arkansas in the amount of \$98,887.00 to provide public recreation services for the senior citizens of Fayetteville for 2018.

7. A resolution certifying to the Tax Collector of Washington County, Arkansas the costs of razing and removal of a dilapidated and unsafe structure upon the property owned by Harold and Rosetta Harmon located at 265 West Nonnamaker Drive in the City of Fayetteville, Arkansas.

8. A resolution to award bid #17-67 and authorize a contract with Crossland Heavy Contractors, Inc. in the amount \$5,574,726.35 for the construction of a portion of Ruppel Road between West Starry Night View and West Mount Comfort Road, to approve a project contingency in the amount of \$418,104.00, and to approve a budget adjustment.

9. An ordinance to waive the requirements of formal competitive bidding and approve a contract with Seven Hills Homeless Center in the amount of \$103,000.00 for services to homeless and needy residents in Fayetteville in 2018.

10. An ordinance to approve VAC 17-5995 for property located at 1100 West 15th Street to vacate a portion of a street right-of-way.

11. An ordinance to approve VAC 17-5994 for property located at 1100 West 15th Street to vacate a portion of a utility easement.

12. A resolution to amend the master street plan by downgrading 15th Street West of Razorback Road and Decatur Drive all the way to Shiloh Drive from principal arterial to collector status.

City of Fayetteville, Arkansas

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



City Council Meeting Final Agenda

Tuesday, December 19, 2017

5:30 PM

City Hall Room 219

City Council Members

Adella Gray Ward 1

Sarah Marsh Ward 1

Mark Kinion Ward 2

Matthew Petty Ward 2

Justin Tennant Ward 3

Sarah Bunch Ward 3

John S. La Tour Ward 4

Kyle Smith 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****1. [2017-0726](#)****NOMINATING COMMITTEE REPORT**

Attachments: [NOMINATING COMMITTEE REPORT](#)

Agenda Additions**A. Consent****A. 1 [2016-0589](#)**

APPROVAL OF THE DECEMBER 5, 2017 CITY COUNCIL MEETING MINUTES.

A. 2 [2017-0701](#)**ANIMAL SERVICES DONATION REVENUE:**

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$48,478.00 REPRESENTING DONATION REVENUE TO ANIMAL SERVICES FROM JANUARY THROUGH NOVEMBER OF 2017

Attachments: [ANIMAL SERVICES DONATION REVENUE](#)
 [BA_ANIMAL SERVICES DONATION REVENUE](#)

A. 3 [2017-0702](#)**RANGER'S PANTRY AND SENIOR GIVING TREE DONATIONS:**

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT IN THE TOTAL AMOUNT OF \$1,006.00 REPRESENTING DONATIONS TO RANGER'S PANTRY IN THE AMOUNT OF \$481.00 AND THE SENIOR GIVING TREE IN THE AMOUNT OF \$525.00

Attachments:[RANGER'S PANTRY AND SENIOR GIVING TREE DONATIONS](#)[BA_RANGER'S PANTRY AND SENIOR GIVING TREE DONATIONS](#)**A. 4** [2017-0704](#)**GARVER, LLC TASK ORDER NO. 10:**

A RESOLUTION TO AUTHORIZE THE APPLICATION FOR ARKANSAS DEPARTMENT OF AERONAUTICS GRANT FUNDS IN THE AMOUNT OF \$117,000.00, AND TO APPROVE TASK ORDER NO. 10 WITH GARVER, LLC IN THE AMOUNT OF \$19,000.00 FOR BID PACKAGE DEVELOPMENT, BIDDING SERVICES, AND CONSTRUCTION PHASE SERVICES FOR AN AIRFIELD PAVEMENT MARKING REHABILITATION PROJECT AT DRAKE FIELD

Attachments:[GARVER, LLC TASK ORDER NO. 10](#)**A. 5** [2017-0687](#)**GARVER, LLC AGREEMENT NO. 2:**

A RESOLUTION TO APPROVE SUPPLEMENTAL AGREEMENT NO. 2 TO THE CONTRACT WITH GARVER, LLC IN AN AMOUNT NOT TO EXCEED \$307,167.00 FOR CONSTRUCTION MANAGEMENT SERVICES, ADDITIONAL ARCHEOLOGICAL TESTING AND MITIGATION SERVICES, AND ADDITIONAL DESIGN SERVICES ASSOCIATED WITH THE DESIGN AND CONSTRUCTION OF A PORTION OF RUPPLE ROAD BETWEEN WEST STARRY NIGHT VIEW AND WEST MOUNT COMFORT ROAD, AND TO APPROVE A BUDGET ADJUSTMENT

Attachments:[GARVER, LLC AGREEMENT NO. 2](#)[BA_GARVER, LLC AGREEMENT NO. 2](#)

A. 6 [2017-0697](#)**TOWN CENTER ENTRY STAIRS AND LANDING:**

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$170,000.00 TO PROVIDE FUNDS FOR ENGINEERING AND CONSTRUCTION COSTS ASSOCIATED WITH THE REMOVAL AND REPLACEMENT OF THE TOWN CENTER ENTRY STAIRS AND LANDING

Attachments: [TOWN CENTER ENTRY STAIRS AND LANDING](#)
[BA TOWN CENTER ENTRY STAIRS AND LANDING](#)

B. Unfinished Business**B. 1** [2017-0661](#)**AREA AGENCY ON AGING OF NORTHWEST ARKANSAS:**

AN ORDINANCE TO WAIVE THE REQUIREMENTS OF FORMAL COMPETITIVE BIDDING AND APPROVE A CONTRACT BETWEEN THE CITY OF FAYETTEVILLE, ARKANSAS AND THE AREA AGENCY ON AGING OF NORTHWEST ARKANSAS IN THE AMOUNT OF \$98,887.00 TO PROVIDE PUBLIC RECREATION SERVICES FOR THE SENIOR CITIZENS OF FAYETTEVILLE FOR 2018

Attachments: [AREA AGENCY ON AGING](#)

This ordinance was left on the first reading at the December 5, 2017 City Council meeting.

C. Public Hearing**C. 1** [2017-0680](#)**RAZE AND REMOVAL 265 WEST NONNAMAKER DRIVE:**

A RESOLUTION CERTIFYING TO THE TAX COLLECTOR OF WASHINGTON COUNTY, ARKANSAS THE COSTS OF RAZING AND REMOVAL OF A DILAPIDATED AND UNSAFE STRUCTURE UPON THE PROPERTY OWNED BY HAROLD AND ROSETTA HARMON LOCATED AT 265 WEST NONNAMAKER DRIVE IN THE CITY OF FAYETTEVILLE, ARKANSAS

Attachments: [RAZE AND REMOVAL 265 WEST NONNAMAKER DRIVE](#)

D. New Business

D. 1 [2017-0688](#)**BID #17-67 CROSSLAND HEAVY CONTRACTORS, INC.:**

A RESOLUTION TO AWARD BID #17-67 AND AUTHORIZE A CONTRACT WITH CROSSLAND HEAVY CONTRACTORS, INC. IN THE AMOUNT \$5,574,726.35 FOR THE CONSTRUCTION OF A PORTION OF RUPPLE ROAD BETWEEN WEST STARRY NIGHT VIEW AND WEST MOUNT COMFORT ROAD, TO APPROVE A PROJECT CONTINGENCY IN THE AMOUNT OF \$418,104.00, AND TO APPROVE A BUDGET ADJUSTMENT

Attachments: [BID #17-67 CROSSLAND HEAVY CONTRACTORS, INC.](#)
 [BA BID #17-67 CROSSLAND HEAVY CONTRACTORS, INC.](#)

D. 2 [2017-0709](#)**SEVEN HILLS HOMELESS CENTER:**

AN ORDINANCE TO WAIVE THE REQUIREMENTS OF FORMAL COMPETITIVE BIDDING AND APPROVE A CONTRACT WITH SEVEN HILLS HOMELESS CENTER IN THE AMOUNT OF \$103,000.00 FOR SERVICES TO HOMELESS AND NEEDY RESIDENTS IN FAYETTEVILLE IN 2018

Attachments: [SEVEN HILLS HOMELESS CENTER](#)

D. 3 [2017-0699](#)**VAC 17-5995 (1100 W. 15TH ST./PINNACLE FOODS) STREET RIGHT-OF-WAY:**

AN ORDINANCE TO APPROVE VAC 17-5995 FOR PROPERTY LOCATED AT 1100 WEST 15TH STREET TO VACATE A PORTION OF A STREET RIGHT-OF-WAY

Attachments: [VAC 17-5995 \(1100 W. 15TH ST./PINNACLE FOODS\) STREET RIGHT-OF-WAY](#)

D. 4 [2017-0696](#)**VAC 17-5994 (1100 W. 15TH ST./PINNACLE FOODS) UTILITY EASEMENT:**

AN ORDINANCE TO APPROVE VAC 17-5994 FOR PROPERTY LOCATED AT 1100 WEST 15TH STREET TO VACATE A PORTION OF A UTILITY EASEMENT

Attachments: [VAC 17-5994 \(1100 W. 15TH ST./PINNACLE FOODS\) UTILITY EASEMENT:](#)

D. 5 [2017-0692](#)**ADM 17-6007 (DECATUR DRIVE BETWEEN 15TH STREET AND SHILOH DRIVE/BARRETT DEV. GROUP - MASTER STREET PLAN AMEND):**

A RESOLUTION TO AMEND THE MASTER STREET PLAN BY DOWNGRADING 15TH STREET WEST OF RAZORBACK ROAD AND DECATUR DRIVE ALL THE WAY TO SHILOH DRIVE FROM PRINCIPAL ARTERIAL TO COLLECTOR STATUS

Attachments: [ADM 17-6007 \(DECATUR DRIVE BETWEEN 15TH STREET AND SHILOH DRIVE\)](#)

D. 6 [2017-0703](#)**ENERGY ACTION PLAN:**

A RESOLUTION TO ACCEPT AND ADOPT AN ENERGY ACTION PLAN FOR THE CITY OF FAYETTEVILLE

Attachments: [ENERGY ACTION PLAN](#)

E. City Council Agenda Session Presentations**F. City Council Tour****G. Announcements****H. Adjournment****NOTICE TO MEMBERS OF THE AUDIENCE**

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

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

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

Consent Agenda: Consent Agenda items shall be read by the Mayor and voted upon as a group without discussion by the City Council. If 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.

Unfinished 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. City staff, City Council members, and applicants may use electronic visual aids in the City Council meeting as part of the presentation of the agenda item.

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. A simple majority of the City Council members, present and voting, may authorize a representative of a Fayetteville citizens' group opposing the ordinance or resolution to present an electronic visual aid not to exceed five minutes, but no other electronic visual aid presentations will be allowed; however, 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's 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 City Council. 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 City Council member 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 a City Council member 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 Telecommunications Device for the Deaf (TDD), for hearing impaired are available for all City Council meetings, a 72-hour advance notice is required. For further information or to request an interpreter, please call 479-575-8330.

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

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

Chair
Mark Kinion
Council Member
Ward 2 Position 1

Sarah Marsh
Council Member
Ward 1 Position 2



Sarah Bunch
Council Member
Ward 3 Position 2

Kyle Smith
Council Member
Ward 4 Position 2

Nominating Committee Report December 7, 2017

Members Present – Chair Mark Kinion, Sarah Marsh, Sarah Bunch and Kyle Smith

Mayor Jordan recommends the following candidate for appointment:

HISTORIC DISTRICT COMMISSION

Alexandria C. Lee – One unexpired Citizen at Large term ending 06/30/18

The Nominating Committee recommends the following candidates for appointment:

ACTIVE TRANSPORTATION ADVISORY COMMITTEE

Paxton Roberts – One Bicycle Advocate term ending 12/31/19

AIRPORT BOARD

Michael Zane Chenault – One Member at Large term ending 12/31/22

AUDIT COMMITTEE

David L. Mosley – One CPA term ending 12/31/20

CIVIL RIGHTS COMMISSION

John Pesek – One Owner or Manager of Rental Property term ending 12/31/20

Danielle L. Williams – One Human Resources/Employment Law term ending 12/31/20

ENERGY IMPROVEMENT DISTRICT

NO. 1

Edward Weintraut – One unexpired Citizen at Large term ending 12/31/19

James Bell – One Citizen at Large term ending 12/31/19

Matt Pope – One Citizen at Large term ending 12/31/19

ENVIRONMENTAL ACTION COMMITTEE

Andrew Miles – One Community Citizen at Large term ending 12/31/20

Schuyler Schwarting – One Community Citizen at Large term ending 12/31/20

FAYETTEVILLE ARTS COUNCIL

Sarah Barnett – One unexpired Working Artist term ending 06/30/19

PARKS AND RECREATION ADVISORY BOARD

Richie Lamb – One Citizen at Large term ending 12/31/20

Jennifer Neill – One Citizen at Large term ending 12/31/20

Joel Freund – One Citizen at Large term ending 12/31/20

TELECOMMUNICATIONS BOARD

Sean Kinney – One unexpired Citizen at Large term ending 06/30/18

TOWN AND GOWN ADVISORY COMMITTEE

Vacant – One unexpired University of Arkansas Student living off campus term ending 09/30/19
appointed by the Mayor

URBAN FORESTRY ADVISORY BOARD

Preston Thibodaux – One Land Development term ending 12/31/19

Damon Lipinski – One University Representative term ending 12/31/19

Vacant – One Community Citizen at Large term ending 12/31/19

In the event no application for a position as a representative from a specified discipline is received, the position may be filled by any citizen of the City.

Council Member Adella Gray
Ward 1 Position 1

Council Member Sarah Marsh
Ward 1 Position 2

Council Member Mark Kinion
Ward 2 Position 1

Council Member Matthew Petty
Ward 2 Position 2



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

Council Member Justin Tennant
Ward 3 Position 1

Council Member Sarah Bunch
Ward 3 Position 2

Council Member John La Tour
Ward 4 Position 1

Council Member Kyle Smith
Ward 4 Position 2

**City of Fayetteville Arkansas
City Council Meeting
December 5, 2017**

A meeting of the Fayetteville City Council was held on December 5, 2017 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: Council Members Adella Gray, Sarah Marsh, Mark Kinion, Matthew Petty, Justin Tennant, Sarah Bunch, John La Tour, Kyle Smith, Mayor Lioneld Jordan, City Attorney Kit Williams, City Clerk Sondra Smith, Staff, Press, and Audience.

Pledge of Allegiance

Mayor's Announcements, Proclamations and Recognitions:

Mayor Jordan recognized Boys Scout Troop 854.

City Council Meeting Presentations, Reports, and Discussion Items:

Monthly Financial Report - Paul Becker

Paul Becker, Chief Financial Officer gave a summary of the Monthly Financial Report for 2017. He stated he is very happy with how things are going.

Election of Vice Mayor

Mayor Jordan spoke about the responsibilities of a Vice Mayor.

There was a brief discussion among Council Members about who they would like to nominate as Vice Mayor.

Council Member Marsh moved to nominate Council Member Kinion as Vice Mayor. Council Member La Tour moved to nominate Council Member Petty as Vice Mayor. Upon roll call Council Member Kinion was elected as Vice Mayor with a vote of 5-3. Council Members Bunch, Smith, Gray, Marsh, and Kinion voting for Council Member Kinion. Council Members Petty, Tennant, and La Tour voting for Council Member Petty.

Council Member Kinion was elected as Vice Mayor

Agenda Additions: None

Consent:

Approval of the November 21, 2017 City Council Meeting Minutes.

Approved

Arkansas Forestry Commission Firewise Grant: A resolution to authorize acceptance of an Arkansas Firewise Grant from the Arkansas forestry Commission in the amount of \$500.00 for use by the Fire Department, and to approve a budget adjustment.

Resolution 247-17 as recorded in the office of the City Clerk

RFP #17-13 Gallagher Benefits Services: A resolution to award RFP #17-13 and authorize a one (1) year contract with Gallagher Benefits services in the amount of \$80,000.00, with automatic renewals for up to four (4) additional one (1) year terms, for the provision of city employee benefits broker services.

Resolution 248-17 as recorded in the office of the City Clerk

Bid #17-57 Truck Centers: A resolution to award Bid #17-57 and authorize the purchase of a Freightliner M2-112 Roll Off Truck from Truck Centers of Springdale, Arkansas in the amount of \$148,663.00 for use by the Recycling and Trash Collection Division.

Resolution 249-17 as recorded in the office of the City Clerk

Bid #17-58 Truck Service Center, Inc.: A resolution to award Bid #17-58 and authorize the purchase of a Unicarriers PF50LP Forklift from Lift Truck Service Center, Inc. of Springdale, Arkansas in the amount of \$23,911.95 for use by the Wastewater Treatment Division.

Resolution 250-17 as recorded in the office of the City Clerk

Bid #17-62 Williams tractor: A resolution to award Bid #17-62 and authorize the purchase of two Bobcat E45 T4 Compact Track Excavators from Williams Tractor of Fayetteville, Arkansas in the total amount of \$83,988.00 for use by the Water and Sewer Operations Division.

Resolution 251-17 as recorded in the office of the City Clerk

Bid #17-63 Henard Utility, Inc.: A resolution to award Bid #17-63 and authorize the purchase of a Seca Sewer Jetter Truck from Henard Utility, Inc. of Searcy, Arkansas in the amount of \$217,575.00 for use by the Water and Sewer Operations Division.

Resolution 252-17 as recorded in the office of the City Clerk

Spring Street Parking Deck Fund: A resolution to close the Spring Street Parking Deck Fund, transfer about \$243,431.00 remaining in that fund to the Parking Fund and to approve the attached budget adjustment.

Resolution 253-17 as recorded in the office of the City Clerk

BKD, LLP: A resolution to approve a one-year contract with BKD, LLP for auditing services for the 2017 audit, with an option to renew for up to four additional one-year terms.

Resolution 254-17 as recorded in the office of the City Clerk

Bid #17-56 81 Construction Group, Inc.: A resolution to award Bid #17-56 and authorize a contract with 81 Construction group, Inc. in the amount of \$435,650.00 for the construction of the Lake Sequoyah Basin 3 Access Road, and to approve a project contingency in the amount of \$43,565.00.

Resolution 255-17 as recorded in the office of the City Clerk

McClelland Consulting Engineers, Inc.: A resolution to approve a contract with McClelland Consulting Engineers, Inc. in the amount of \$15,200.00 for testing and surveying services associated with the construction of the Lake Sequoyah Basin 3 Access Road project, and to approve a budget adjustment.

Resolution 256-17 as recorded in the office of the City Clerk

McGoodwin, Williams and Yates, Inc. Amendment No. 1: A resolution to approve Amendment No. 1 to the contract with McGoodwin, Williams and Yates, Inc. in an amount not to exceed \$74,016.00 for changes to the Dinsmore Trail water main plans, construction observation and management services, and assistance with pressure sustaining valves on the water mains.

Resolution 257-17 as recorded in the office of the City Clerk

Council Member Marsh moved to accept the Consent Agenda as read. Council Member Gray seconded the motion. Upon roll call the motion passed unanimously.

Unfinished Business:

Rezone College Avenue: An ordinance to rezone all parcels within or near College Avenue as shown on Exhibit C of the Planning Department's Agenda Memo comprising about 24.62 acres. *This ordinance was left on the first reading at the November 21, 2017 City Council meeting.*

Council Member Gray moved to suspend the rules and go to the second reading. Council Member Tennant seconded the motion. Upon roll call the motion passed 7-1. Council Members Petty, Tennant, Bunch, La Tour, Smith, Gray, and Kinion voting yes. Council Member Marsh voting no.

City Attorney Kit Williams read the ordinance.

Garner Stoll, Development Services Director gave a brief description of the ordinance and spoke about an addendum. He stated staff recommends approval.

Council Member Marsh: These two issues address the bulk of my concerns. I still have some concerns about the build to zone. It is a little deep. I prefer to see it from 0 to 10 feet, but I endorse these changes.

Council Member Kinion: I endorse these changes. I've had a lot of input from the Washington Willow and Wilson Park historic neighborhood. The concern was with the five to seven stories. By allowing the four stories for residential along the whole thoroughfare, you are going to see continuity and connectivity between the two neighborhoods. When you look at the heritage of College Avenue, we are going back to a walkable street through the center of the city that still allows the connectivity we are desiring.

Council Member Marsh: I am not sure I am comfortable in approving this without the Amend §166.21 Downtown Design Overlay District done first. I would not support this without amendments to the Overlay District done first.

A discussion followed about moving B.2, Amend §166.21 Downtown Design Overlay District to B.1. and Rezone College Avenue to be heard after Amend §166.21 Downtown Design Overlay District.

Council Member Marsh moved to amend the agenda and place Amend §166.21 Downtown Design Overlay District as B.1. Council Member Kinion seconded the motion. Upon roll call the motion passed unanimously.

Council Member La Tour moved to suspend the rules and go to the third and final reading. Council Member Kinion seconded the motion. Upon roll call the motion passed 7-1. Council Members Petty, Tennant, Bunch, La Tour, Smith, Gray, and Kinion voting yes. Council Member Marsh voting no.

City Attorney Kit Williams read the ordinance.

Council Member Petty stated this has been a long process and talked about for more than a decade. He believes this is a historic occasion for people that have cared about College Avenue. He stated the amendments made tonight have made him more comfortable with the program. He spoke about the future of College.

Mayor Jordan asked shall the ordinance pass. Upon roll call the ordinance passed unanimously.

Ordinance 6016 as Recorded in the office of the City Clerk

Amend §166.21 Downtown Design Overlay District: An ordinance to amend §166.21 **Downtown Design Overlay District** by amending the applicability section to include College Avenue Overlay District and to enact §166.26 **College Avenue Overlay District**. *This ordinance was left on the first reading at the November 21, 2017 City Council meeting.*

Council Member Marsh moved to suspend the rules and go to the second reading. **Council Member Kinion** seconded the motion. Upon roll call the motion passed unanimously.

City Attorney Kit Williams read the ordinance.

City Attorney Kit Williams explained some amendments that needed to be made to the ordinance.

Council Member La Tour: How is the development community accepting these changes? Do you see a lot of investment in this area from the development community?

Garner Stoll, Development Services Director stated he has only heard support.

City Attorney Kit Williams gave a brief clarification of the amendment.

Council Member Marsh moved to amend the ordinance as stated by **City Attorney Kit Williams**. **Council Member Kinion** seconded the motion. Upon roll call the motion passed unanimously.

Council Member Marsh: I would like to amend the build to zone from the current 10 to 25 feet to 0 to 10 feet. I have concerns the 25-foot build to zone is too far from the street, especially when you consider only 50% of the frontage has to be built to the build to zone. That would allow buildings to be set back much further from the street than would support the vital retail and streetscape we need to create here. We are heavily dependent on sales tax revenue, but we don't have a good pedestrian oriented retail and restaurant district in the city. I would like to amend the build to zone from 10 to 25 feet to 0 to 10 feet.

Council Member Petty stated he supports the intent, but the mechanism isn't right. He stated there's already not a lot of room on the street to do what they would like to do. He stated they would benefit from having an urban design process. He spoke about the reasons why he believes the build to lines should remain as proposed.

Council Member Marsh stated when she toured the buildings that were recessed back around 25 feet, the front areas were mostly filled with cigarettes, poorly maintained landscaping, and trash. She stated it wasn't an enticing streetscape nor did it present the best space for the city.

Will Dockery, 4149 West Brad Street Lane spoke against the proposed amendment.

Council Member Marsh spoke about examples of zero-foot setbacks in the city.

Council Member Petty stated College Avenue is a thoroughfare and we want it to be an urban thoroughfare instead of the kind of thoroughfare it is today. He spoke about frontage zones and zero lot line development. I am thinking about the future of College Avenue.

Council Member La Tour: This is a personal preference issue. A lot of our retail is moving to online. I want developers to have incentives to come in and build what we're envisioning. The less restrictive regulations are, the more likely we are going to have people come in and build.

Council Member Marsh: My proposal would allow a larger building footprint. It would increase the buildable area on each lot. We are seeing a huge shift of retailing to online because people don't enjoy fighting traffic and going to big box stores. Experiential retail is succeeding and providing a walkable environment for retail is critical in keeping that industry alive in our community.

Don Marr, Chief of Staff spoke about staff participating in the Urban Land Institute Healthy Corridors sessions. He stated they walked north on College Avenue towards Evelyn Hills where there is no sidewalk, and how unsafe they felt. The east side of the street that is newly constructed felt safe, until we got down to where we lost the tree barrier and green space barrier because the right of way was compressed at the time the building went in. While that is a build to zone, most people at the session talked about not feeling safe walking on it. That is where the staff took the position that 10 feet is good, 25 could be too large, and 0 could be way too close depending on where you are on the street and what the interaction is. Sometimes we forget that we're making decisions, that if we see bad consequences, we can change.

Council Member Kinion spoke about attending a New Urbanism Conference in New Orleans where rebuilding is occurring. He spoke about the setbacks and safety in that area of the country that could help in making decisions in Fayetteville. I wanted the discussion but I probably will not support this.

Mayor Jordan spoke about Razorback Road and stated he feels safer walking when there's a little bit of space between him and the road.

Council Member Marsh moved to amend the build to zone from 10 to 25 feet to 0 to 10 feet. Council Member Kinion seconded the motion. Upon roll call the motion failed 1-7. Council Member Marsh voting yes. Council Members Petty, Tennant, Bunch, La Tour, Smith, Gray, and Kinion voting no.

Council Member Gray moved to suspend the rules and go to the third and final reading. Council Member Kinion seconded the motion. Upon roll call the motion passed unanimously.

City Attorney Kit Williams read the ordinance.

Mayor Jordan asked shall the ordinance pass. Upon roll call the ordinance passed 7-1. Council Members Petty, Tennant, Bunch, La Tour, Smith, Gray, and Kinion voting yes. Council Member Marsh voting no.

Ordinance 6017 as Recorded in the office of the City Clerk

New Business:

Walton Family Foundation Design Excellence Program Grant: A resolution to thank the Walton Family Foundation, to authorize Mayor Jordan to accept a Design Excellence Program Grant from the Walton Family Foundation in the amount of \$1,770,000.00 to fund the design of an interactive outdoor cultural arts corridor along the Razorback Regional Greenway, to authorize the issuance of a request for qualifications with the condition that only firms pre-approved by the Walton Family Foundation may respond, and to approve a budget adjustment.

Peter Nierengarten, Sustainability & Resilience Director gave a brief description of the resolution. He thanked the Walton Family Foundation for their generous support of the project and the many others they have invested in.

Don Marr, Chief of Staff thanked Peter and his team for their work on the grant. He stated it has been made clear to all stakeholders for no one to come with a preconceived idea of what must go where. He stated world renown design architects will deal with issues and give the best opportunity possible.

Council Member La Tour: I'm grateful for the contribution. They are giving us \$1.7 million in design. What will the projected cost of the project build out be?

Peter Nierengarten: A preliminary estimate of construction cost will be in the \$15 million to \$20 million range.

Council Member La Tour: We will be asking our voters to approve a bond issue to cover that expense?

Mayor Jordan: We will.

Don Marr: The \$1.7 million was established by using 12%. That's how we got the range. We don't really know until we see a design.

David Johnson, 1512 North Crestwood spoke in favor of the resolution.

Council Member Petty stated a decision to build something like this is hard to overstate what it's impact is. He spoke about public spaces being durable such as Central Park. He stated a sports complex is unlikely to be as durable or as important to our identity as this kind of space. He believes it will define the City of Fayetteville for many generations.

Mayor Jordan spoke about this being worked on for a long time. He thanked staff for their work and expressed his appreciation to the Walton Family Foundation. He spoke about being a progressive city.

Council Member Petty moved to approve the resolution. Council Member Kinion seconded the motion. Upon roll call the motion passed unanimously.

Resolution 258-17 as recorded in the office of the City Clerk

TheatreSquared, Incorporated: A resolution to express the City Council's acceptance and approval of TheatreSquared, Incorporated's pledges and financial commitments as sufficient to ensure completion of TheatreSquared's \$31,500,000.00 theater project, and to authorize Mayor Jordan to invest the promised \$3,100,000.00 as construction reimbursements pursuant to the contract of June 28, 2017.

Paul Becker, Chief of Financial Officer gave a brief description of the resolution.

Martin Miller, Executive Director of TheatreSquared stated the campaign and construction was going very well.

Council Member Kinion asked Mr. Miller to explain why the decision was made to not have a Performance Bond on the project.

Martin Miller: This was a considered decision by the Board and was a recommendation by our Board Facilities Chair. In public projects, it's a legally required process to ensure a Performance and Payment Bond. It is an option on a private project. We looked at Baldwin & Shells reputation. Their capitalization is healthy. We looked at the complexity of the project and size relative to other projects they have done. Our Board did not consider it worth the investment of what would have been around \$160,000 to \$180,000 in part of public funds. That was the decision they made and we relied on it. We are 7 months into the 19-month construction schedule which reduces the risk. We pay monthly and confirm the work has been completed. All the sub-contractors have been required to be bonded. The only work that does not have a Performance Bond on it is the Baldwin and Shells portion on top of those funds.

Tod Yeslow, TheatreSquared Treasurer stated it was a decision carefully considered by the Board.

Peter Tonnessen, Ward 3 spoke about a Special Election and appointment of Council Members. He stated his concerns about not having a business plan for the project. He spoke about Performance Bonds. He spoke in opposition of the resolution.

Council Member Gray stated her delight in supporting the resolution.

Council Member La Tour: How much money are we expected to put up?

Paul Becker: \$3.1 million from the City of Fayetteville.

Council Member La Tour: Is that total?

Paul Becker: If you want to count the A&P Commission, they have committed to that also.

Council Member La Tour: So, \$6.2 million?

Paul Becker: Yes, of the \$31.5 million. This is construction, not by the city. We are not a party of the construction contract and that is why we do not require a Performance Bond. This is going to be constructed like a lease hold improvement by them based on their lease. If they default on their lease it will revert to the city and be a city asset.

Don Marr, Chief of Staff: The Council only authorizes the \$3.1 million. The Advertising & Promotion Commission is a separate body that has to make the decision on the remaining \$3.1 amount.

Council Member Marsh: The highest risk point in the construction process is in the excavation and foundation. The building already has the basement complete and we are out of the danger zone. The next highest risk would be the final punch list. Those are generally cheap and easy items to go in and complete.

Council Member Petty stated there are standard practices used by the private sector in development of construction to mitigate the risk when a Performance Bond is not utilized. He spoke in favor of the resolution.

Mayor Jordan: The A&P funding and the City of Fayetteville funding are two separate things. I don't control the A&P funding. We control the city funding. What will be the economic value to the city? The sales tax money?

Martin Miller: The overall construction impact on the local economy is in excess of \$50 million just from the 18-month construction period alone. Once the facility is completed, our organizations economic impact grows from around \$3 million a year to over \$5 million a year.

Mayor Jordan: When we talk about driving the economic engine of the city, this is one of the ways we do it.

Council Member Gray moved to approve the resolution. Council Member Marsh seconded the motion. Upon roll call the motion passed unanimously.

Resolution 259-17 as recorded in the office of the City Clerk

Area Agency on Aging of Northwest Arkansas: An ordinance to waive the requirements of formal competitive bidding and approve a contract between the City of Fayetteville, Arkansas and the Area Agency on Aging of Northwest Arkansas in the amount of \$98,887.00 to provide public recreation services for the senior citizens of Fayetteville for 2018.

City Attorney Kit Williams read the ordinance.

Connie Edmonston, Parks & Recreation Director gave a brief description of the ordinance.

Tom Frazier, Citizen: The waiving of the bidding process and having this outsourced to a sole source provider, can that be two separate issues or is this in one ordinance? Waiving the bidding process, isn't that a separate issue than approving the contract?

City Attorney Kit Williams: No, in fact it probably would not be. You can only waive it during certain circumstances. The circumstances must justify waiving it. If you are not sure the person you want to contract with is the right entity and has certain qualifications that no other entity would have, therefore that's why you could waive competitive bidding. If you don't know who you want to bid with and they don't have unique qualifications, then the City Council could not waive competitive bidding. We would have to open it up for bidding and seek bids. If the City Council determines the Area Agency on Aging for Northwest Arkansas is a unique bidder because they have done this for so long and they have resources we don't have, if they feel like that's not unique and justify waiving competitive bidding, then they couldn't pass this ordinance in either case. It has to be tied to the person they're seeking a contract with.

Tom Frazier: We submit to delay or table this ordinance for the moment. The City Council could look into whether or not this is a unique agency with the only credentials that are available to properly perform this agreement. Take a look at the performance on the contract and see where the Senior Center was five years ago and see where it is today. Maybe give 30 days to do a mini feasibility study to determine whether the City of Fayetteville could take over the management and resources of the Senior Center.

Mayor Jordan: This is an ordinance and if the Council decides to not pass it tonight it can be left on this reading and can go another two weeks.

Don Marr, Chief of Staff: The current contract will expire December 31, 2017. A new contract or a new decision must be made so the Senior Center can remain open on January 2, 2018.

Mayor Jordan: If it goes 30 days pass today, we won't have a contract any longer.

Tom Frazier: Is the public aware of that?

Don Marr: This is a contract we renew annually in the last month of the year after the budget is approved.

Aubrey Shepherd, Citizen stated the best ever Senior Center Director was let go in the last two weeks and people at the Senior Center are unhappy about that change and the suddenness of it. He believes the city could operate the Senior Center better. He spoke about the former Director's salary and requested her reinstatement. He requested Council to delay until the end of the month and consider the options.

Peggy Trevor, Dickson Street stated she objects to the public recreation services because more of the seniors are there for socialization, exercise, and meals program. She stated there isn't time for the city to take over running the Senior Center come January 1st. She spoke about her dissatisfaction with the former Director being fired.

Jeremy Hess spoke about the management and maintenance of the Senior Center. He stated he hoped in the future the City of Fayetteville would look into the possibility of taking over the Senior Center. He requested to know if the city had any leverage in the contract with who is hired as the Director.

Council Member Marsh: I would like to hold it on this reading. I met with the former Director. She raised some issues and some have been addressed to my satisfaction and some of which have not. I would like to look into this further. I recognize we don't have time to devise a new plan before the new year. I received many letters and emails of support for Cayla Wilson, former Director of the Senior Center. I've always found that facility to be well run by her. I'm ashamed of the low level of pay for that position.

Council Member La Tour stated he believes the item should be held on this reading. He stated he's not sure why someone in Harrison, AR is making decisions for the people of Fayetteville. He stated he likes local control, but understands it would be difficult for the city to take over the program on short notice. He spoke about a contract being created for 6 months and not necessarily for the whole 12 months.

Mayor Jordan: I don't mind holding it for two weeks, but we are going to start getting into a crunch by the end of the year. The last thing I want is nobody running the Senior Center by the first of the year.

City Attorney Kit Williams: Mr. Mitchell, would you like to address some of the items that have come up and about contractual terms. It takes two parties to agree to terms.

Jerry Mitchell, Area Agency on Aging Executive Director gave a brief historical description about the organization. He stated it's his preference to have a local contractor if possible to manage the Senior Center. He stated there were issues that needed to be addressed to create more transparency and policies to be followed. He stated he could not speak about personnel policies. He stated he is willing to meet with the city and go over the contract to have the best Senior Center possible. He stated working in the non-profit business of taking care of the elderly does not pay well and the salary is horrible.

City Attorney Kit Williams: It was brought up there was some desire that the contract would give the city some input on the next Director selected. Would you be open to having some input by the city on that decision?

Jerry Mitchell: Yes, I will discuss that with you. We have to make sure of qualifications and background checks. We have not interviewed anyone yet. We would let someone from the city come in and sit in on the interview. Our agency employees 75 to 100 people in Washington County. Our regional office is in Harrison because it sits in the middle of the region. Our Senior Center Directors often times become part of the caregiving family. It is tragic when we have to terminate or they quit.

City Attorney Kit Williams: I will attempt a slight modification to the contract to provide some input from the city staff over the selection of the Senior Center Director.

Jerry Mitchell: Sure, we want to have a partnership. Our board is local.

Council Member Marsh: In speaking with the former Director, she expressed she was directed by your agency that she was not allowed to apply for grants to pursue continuing education for her and her staff.

Jerry Mitchell: I'm not aware of that specific thing. We require all of our Senior Center Directors to get authority from Angie Dunlap and myself before they submit a grant. The reason is that we have had Senior Center Directors submit grants they could not possibly do. We want to make sure before they obligate the Senior Center or themselves that it fits in with something they can do. I will look into the continuing education thing.

Council Member Marsh: Please do so and report to the Council.

There was a discussion about the Meals on Wheels program and Mr. Mitchell said he would get back with the Council with that information.

Council Member Marsh: There was a concern from the community that there wasn't an overall atmosphere of inclusiveness for the LGBTQ Senior citizens. What is the AAA's policy on inclusiveness?

Jerry Mitchell: Our policy is that we don't discriminate. If there are issues, I would like it reported so we can follow up on it.

Don Marr stated there were accusations that money was put into a foundation and not going to the program or the Senior Center itself when designated. He stated he verified that does not happen and it does go into a foundation, but gets designated and spent on the programs it's targeted for. He spoke about the budget and the cost of running the Senior Center. He spoke about the Wheels on Meals Program.

Jerry Mitchell stated when the Area Agency on Aging took the program over four years ago they had to start from scratch because there was no bank account that came with it. He stated the program is currently on solid ground.

Don Marr spoke about the city having a good communication network with the Seniors. He stated the city is the holder of the contract and the owner of the building. He stated there is a way for it to be managed so the level of quality of service that everyone wants is achieved.

Mayor Jordan: The seniors came in and met with me and we had a definite line of communication. They brought out some good points and we are going to work on those. We want the best Senior Center in the state. There was a lot of talk about the city taking it over. I didn't really know how we would be able to handle the \$631,000 after just passing the budget. We have future budgets coming up.

Don Marr: We need a contract approved prior to December 31, 2017.

Mayor Jordan: Yes, we do. We do not want to see the Senior Center not having anybody operating it. I want to make sure it stays open and is run well.

This item was left on the First Reading.

Fayetteville Youth Center, Inc.: An ordinance to waive the requirements of formal competitive bidding and approve a contract between the City of Fayetteville, Arkansas and Fayetteville Youth Center, Inc. in the amount of \$225,000.00 to provide public recreation services for the youth and citizens of Fayetteville for 2018.

City Attorney Kit Williams read the ordinance.

Connie Edmonston, Parks & Recreation Director gave a brief description of the ordinance.

Will Dockery, 4149 West Brad Street Lane spoke in favor of the ordinance.

Council Member Marsh moved to suspend the rules and go to the second reading. Council Member Gray seconded the motion. Upon roll call the motion passed unanimously.

City Attorney Kit Williams read the ordinance.

Eric Schuldt, Boys & Girls Club Chief Professional Officer stated they have tried their hardest to be a good partner to the city. He spoke about the many services they provide.

Council Member Marsh moved to suspend the rules and go to the third and final reading. Council Member Kinion seconded the motion. Upon roll call the motion passed unanimously.

City Attorney Kit Williams read the ordinance.

Council Member Gray thanked Eric Schuldt for his work.

Council Member Tennant: Eric, please tell your staff we appreciate them. They do a great job. The facility is nice, clean, and safe.

Mayor Jordan asked shall the ordinance pass. Upon roll call the ordinance passed unanimously.

Ordinance 6018 as Recorded in the office of the City Clerk

2017 Water Master Plan Update: A resolution to accept and adopt the 2017 Water Master Plan Update.

Tim Nyander, Utilities Director gave a brief description of the resolution. He stated the plan was presented to the Water, Sewer, & Solid Waste Committee and they unanimously voted in favor to forward the item to the City Council for approval.

Council Member Kinion: This is a 20-year Master Plan with short range immediate needs as well as long range capital planning. The committee has worked very hard to be sure we have adequately planned for the future with no surprises. It's not just Fayetteville, it is also the other areas we service.

Council Member La Tour: We take water for granted. Without plans like this, I could see future growth areas of Fayetteville not having water. Infrastructure is important to our city and I support it.

Council Member Marsh moved to approve the resolution. **Council Member Kinion** seconded the motion. Upon roll call the motion passed unanimously.

Resolution 260-17 as recorded in the office of the City Clerk

City of Greenland Wastewater Contract: A resolution to approve a fifteen (15) year contract with the City of Greenland to accept and process their wastewater and to authorize Mayor Jordan to sign this contract.

Tim Nyander, Utilities Director gave a brief description of the resolution.

Council Member Kinion: This is our longest standing contract with a municipality outside of the city.

City Attorney Kit Williams: Thank you to the Mayor, staff, and City Council. The last two items are the epitome of good government. Planning for the future, which has served us well over time and long-term relationships with our fellow cities. I'm proud to be a member of the City of Fayetteville government with your actions.

Mayor Jordan: Thank you, Kit.

Council Member Marsh moved to approve the resolution. Council Member Kinion seconded the motion. Upon roll call the motion passed unanimously.

Resolution 261-17 as recorded in the office of the City Clerk

Allgeier, Martin and Associates, Inc.: A resolution to authorize a professional engineering services agreement with Allgeier, Martin and Associates, Inc., pursuant to RFQ #17-01, in an amount not to exceed \$480,049.00 for the engineering design and engineering observation and management services associated with electrical rehabilitation and improvements at the Paul R. Noland Wastewater Treatment Plant, to approve a project contingency in the amount of \$48,004.90, and to approve a budget adjustment.

Tim Nyander, Utilities Director gave a brief description of the resolution. He stated the plan was presented to the Water, Sewer, & Solid Waste Committee and they unanimously voted in favor to forward the item to the City Council for approval.

Council Member Marsh moved to approve the resolution. Council Member Kinion seconded the motion. Upon roll call the motion passed unanimously.

Resolution 262-17 as recorded in the office of the City Clerk

CH2M Hill Engineers, Inc. Amendment No. 9: A resolution to approve Amendment No. 9 to the Agreement for Operations, Maintenance and Management Services between the City of Fayetteville, Arkansas and CH2M Hill engineers, Inc. in the amount of \$7,938,833.00 for services in 2018.

Tim Nyander, Utilities Director gave a brief description of the resolution. He stated the plan was presented to the Water, Sewer, & Solid Waste Committee and they unanimously voted in favor to forward the item to the City Council for approval. Staff recommends approval.

Don Marr, Chief of Staff thanked Tim and his management team. He thanked CH2M Hill. He stated that the city's utility has been named the utility of the future, twice, which is a national award. He spoke highly about the contract and encouraged the Council to approve.

Mayor Jordan stated his appreciation.

Council Member Marsh moved to approve the resolution. Council Member Kinion seconded the motion. Upon roll call the motion passed unanimously.

Resolution 263-17 as recorded in the office of the City Clerk

Sale of Small Parcel of Land - George's Majestic Lounge: A resolution to authorize the sale of a small parcel of land South of George's Majestic Lounge and West of the railroad tracks.

Council Member Tennant: I was contacted by the owner of George's Majestic Lounge who was interested in a very small piece of land behind George's, around the railroad track. It's not really a piece of land that I saw had much value or use for the city.

Peter Nierengarten, Sustainability & Resilience Director gave a brief description of the resolution. Staff recommends the city retain the southern portion of the parcel.

Council Member Tennant: Once we pass this resolution to authorize the sale, then there's a process that kicks in to sale any publicly owned land. Correct?

City Attorney Kit Williams stated yes. He spoke about how the resolution would have to be amended to reflect the city's intention to retain the southern portion of the parcel.

Council Member Tennant: Just because we vote on this tonight doesn't mean the land is a done deal. When I went and looked at the .038 acres, it's a tiny piece, especially when you take the part out that city staff is recommending. It is totally understandable we would want that part with the possible future uses. It would be a win for us to be able to sale a little bit of land to the only landowner that might possibly have use for it and still keep the part we may use for later.

City Attorney Kit Williams: If you want to go forward, I would change Section 1 to read that the .038-acre parcel described on Exhibit A is no longer needed for corporate purposes and should be sold for fair market value.

Mayor Jordan: We would sell the northern end, which is about 1,600 square feet and keep the southern end?

City Attorney Kit Williams: Yes, just add the .038-acre, right before parcel. It will make it clear that's what is being sold.

Council Member Tennant moved to amend the resolution to say .038-acre right before the word parcel. Council Member Kinion seconded the motion. Upon roll call the motion passed unanimously.

Council Member Petty: If this resolution is passed, does this property still need to go to competitive bidding?

City Attorney Kit Williams: It could go to competitive bidding if the Mayor determined that it might be worth more than \$20,000. Even without that you are not prohibited from doing competitive bidding.

Council Member Petty: If it is valued at more than \$20,000 it is required to go to competitive bidding?

City Attorney Kit Williams: Yes.

Council Member Petty: I'm not convinced the property is worth less than \$20,000 based on comparables from other land sales in proximity to the area. There is a parcel that's not much bigger than twice this size that sold for \$90,000 just seven months ago. It may not look like it, but that's enough land to construct a single-family dwelling or even a duplex. I'm okay with selling, but I'm reluctant to support this with a determination that it's valued at less than \$20,000.

Council Member Marsh: I am in support of selling the property at some point. I wonder how the Design Excellence Program and the future plans of the area could impact the value of this parcel. We are about to put this tremendous new Arts District here and this parcel is worth a lot less sitting next to a big parking lot. I question the timing of selling this parcel.

Council Member Tennant: The timing to me is this is a long-standing business that borders the land. They look at it as a strategic piece of their possible future usage. Any piece of land in town when somebody wants it, that's when I consider it to be the timing to talk about it. A business in the Entertainment District that has proven to be a fantastic and historic place in our city for decades would like to possibly buy it. I'd like to move forward and see what we can sell the land for, which I don't think has much value other than to this particular company at this time.

A discussion followed about the amendment wording.

Council Member Petty moved to amend the resolution to say .038-acre parcel described on Exhibit A is no longer needed for corporate purposes and should be sold for fair market value by competitive bidding. Council Member La Tour seconded the motion. Upon roll call the motion passed unanimously.

City Attorney Kit Williams: Even though this would be passed, it doesn't mean anything has been sold. It would still come back to the City Council for a determination.

A discussion followed about the timing and interest of the property.

Council Member Kinion moved to approve the resolution. Council Member Marsh seconded the motion. Upon roll call the motion passed unanimously.

Resolution 264-17 as recorded in the office of the City Clerk

Announcements: None

City Council Agenda Session Presentations:

Agenda Session Presentation - 2017-2018 Drainage Improvements Plan

City Council Tour:

Monday, December 4, 2017 4:30 PM

Adjournment: 8:27 p.m.

Lioneld Jordan, Mayor

Sondra E. Smith, City Clerk Treasurer

UNOFFICIAL

Branson, Lisa

From: Edmonston, Connie
Sent: Friday, December 15, 2017 5:51 PM
To: City Clerk Division; Branson, Lisa
Cc: Marr, Don; Jordan, Lioneld; Angie Dunlap; Jerry Mitchell
Subject: Fwd: Last Fayetteville HDM hired

City Clerks office,
At the agenda session, City Council Member Sarah Marsh requested information from the Area Agency On Aging concerning the hiring time for meals on wheels driver. Would you please forward this email to all of the City Council members? Thank you!

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Jerry Mitchell <jmitchell@aaanwar.org>
Date: 12/15/17 9:30 AM (GMT-06:00)
To: "Edmonston, Connie" <cedmonston@fayetteville-ar.gov>
Cc: Demetra Emerson <demerson@aaanwar.org>, Angie Dunlap <adunlap@aaanwar.org>
Subject: FW: Last Fayetteville HDM hired

Connie,

Please see the email below per the request that was made for the hiring time line for the home delivered meal driver.

If there is any additional information that is needed, please let me know.

Thanks,

Jerry

870-741-1144

Fax 870-741-6214

www.aaanwar.org

PROTECTED HEALTH INFORMATION NOTICE

- PRIVACY WARNING -

From: Demetra Emerson
Sent: Thursday, December 14, 2017 11:32 AM
To: Jerry Mitchell; Angie Dunlap
Subject: Last Fayetteville HDM hired

The following is the information requested by the Fayetteville City Council concerning the last hired home delivered meal driver:

- 09/28/2017 Request from Fayetteville Senior Activity and Wellness Center Director to fill vacancy for a home delivered meal driver.
- 09/28/2017 Job posted to web site. AAANWA uses Applicant Harbor for posting job vacancies on the web in order to assure proper tracking.
- 10/03/2017 Ad sent to AR Democrat Gazette. They send back proof and quote.
- 10/05/2017 Ad approved by AAANWA.
- 10/08/2017 Ad began – Ads usually start running in the week-end edition of the paper due to the cost and type of ad.
- 10/03/2017 1st application for job in Applicant Harbor. Supervisory staff can review applications on line and request to start interviews.
- 10/03/2017 – 11/15/2017 10 applications received.
- 11/03/2017 Reminded Fayetteville Senior Activity and Wellness Center Director to select applicants for interviewing.
- 11/16/2017 Interviews began.
- 11/27/2017 Home delivered meal driver hired. DOT physical, background check, driving record check, personal drivers licenses, auto liability insurance on personal vehicle, and references all have to be valid in order to hired.

Thank you,

Demetra

PROTECTED HEALTH INFORMATION NOTICE

PRIVACY WARNING

Confidentiality Notice: The information contained in this email message and any attachment(s) is the property of Area Agency on Aging of Northwest Arkansas and may be protected by state and federal laws governing disclosure of private information. It is intended solely for the use of the entity to whom this email is addressed. If you are not the intended recipient, you are hereby notified that reading, copying, or distributing this transmission is STRICTLY PROHIBITED. The sender has not waived any applicable privileges by sending the accompanying transmission. If you have received this transmission in error, please notify the sender by return email and delete the message and attachment(s) from your system.

ENERGY ACTION PLAN

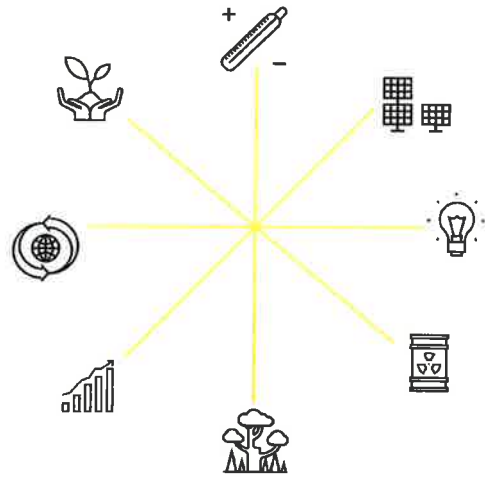
CITY COUNCIL MEETING, 19 DECEMBER 2017



The vision of this plan is to energize action and build a strategic framework for the City's efforts to be a resource and energy efficient community.

Specifically, this plan aims to:

- Encourage energy efficient homes and businesses,
- Move Fayetteville towards energy independence,
- Promote a culture of innovation,
- Improve public health,
- Achieve cleaner air, water and soil,
- Encourage resilient local businesses,
- Promote a collective understanding of climate change, and
- Leave a legacy of stewardship for future generations of Fayetteville residents.



The Energy Action Plan addresses Fayetteville's current conditions in the four areas listed below, sets goals for improvement, and provides detailed implementation steps to achieve a more energy and resource efficient future.



BUILDINGS



ENERGY SUPPLY



TRANSPORTATION



WASTE

By taking action in the four areas listed above, the City of Fayetteville will strive to achieve a community-wide reduction in greenhouse gas (GHG) emissions, measured in total metric tons of carbon dioxide equivalent (MTCO₂E).

THE 'BIG FIVE' EMISSIONS SOURCES

= ELECTRICITY GENERATION

= NATURAL GAS

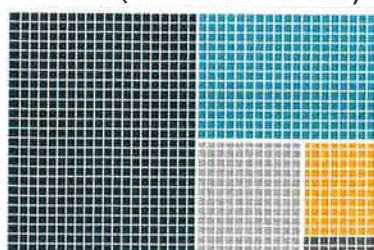
= LANDFILLED WASTE

= WATER TREATMENT & TRANSFER

= VEHICLES

FAYETTEVILLE'S GHG REDUCTION GOALS

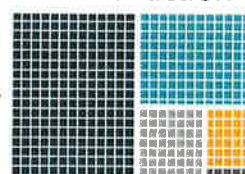
2010 (BASELINE YEAR)



1,443,934 MTCO₂E

2030

40% reduction



866,360 MTCO₂E

2050

80% reduction



288,787 MTCO₂E

ENERGY ACTION PLAN

CITY COUNCIL MEETING, 19 DECEMBER 2017



The following goals were determined through a process of peer city research, community input, City staff alignment, expert stakeholder guidance, and administrative review.

COMMUNITY GOALS

CITY GOALS



CROSS-SECTOR:

- Reduce average housing and transportation costs to 45% of area median income
- Develop and expand Fayetteville's reputation as a hub for socially and economically responsible businesses, entrepreneurship, and green jobs
- Build local support for national carbon emissions reduction and carbon capture strategies



BUILDINGS:

- Complete periodic feasibility analyses of building energy code updates
- Achieve 3% annual reduction in overall energy use in buildings
- Improve the health, distribution, coverage, and effectiveness of Fayetteville's urban forest



ENERGY SUPPLY:

- Achieve 50% community-wide clean energy by 2030
- Achieve 100% community-wide clean energy by 2050



TRANSPORTATION:

- Reduce per capita vehicle miles traveled to 2010 levels by 2030
- Achieve 25% bike/walk/transit mode share by 2030



WASTE:

- Achieve 40% total waste diversion from the landfill by 2027



CITY OF
FAYETTEVILLE
ARKANSAS

GOALS FOR CITY GOVERNMENT OPERATIONS:

- Achieve 40% reduction in GHG emissions by 2030, from baseline year of 2010
- Achieve 80% reduction in GHG emissions by 2050, from baseline year of 2010
- Achieve 100% clean energy by 2030
- Achieve 3% annual energy use reduction in City facilities

MORE INFORMATION AVAILABLE AT WWW.FAYETTEVILLE-AR.GOV/ENERGYACTIONPLAN

"Climate change poses a very serious threat, but also a significant economic opportunity for our City and our nation. Fayetteville is committed to working with leaders of other cities, states, universities, and businesses to combat climate change by supporting a low-carbon economy and creating good jobs in energy efficiency and renewable energy." -Mayor Lioneld Jordan

City of Fayetteville, Arkansas

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



City Council Agenda Session Tentative Agenda

Tuesday, December 12, 2017

4:30 PM

City Hall Room 326

City Council Members

Adella Gray Ward 1

Sarah Marsh Ward 1

Mark Kinion Ward 2

Matthew Petty Ward 2

Justin Tennant Ward 3

Sarah Bunch Ward 3

John S. La Tour Ward 4

Kyle Smith 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:****1. [2017-0726](#)****NOMINATING COMMITTEE REPORT****Agenda Additions****A. Consent:****A. 1 [2016-0589](#)**

APPROVAL OF THE DECEMBER 5, 2017 CITY COUNCIL MEETING MINUTES.

A. 2 [2017-0701](#)**ANIMAL SERVICES DONATION REVENUE:**

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$48,478.00 REPRESENTING DONATION REVENUE TO ANIMAL SERVICES FROM JANUARY THROUGH NOVEMBER OF 2017

Attachments:

[ANIMAL SERVICES DONATION REVENUE](#)

[BA_ANIMAL SERVICES DONATION REVENUE](#)

A. 3 [2017-0702](#)**RANGER'S PANTRY AND SENIOR GIVING TREE DONATIONS:**

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT IN THE TOTAL AMOUNT OF \$1,006.00 REPRESENTING DONATIONS TO RANGER'S PANTRY IN THE AMOUNT OF \$481.00 AND THE SENIOR GIVING TREE IN THE AMOUNT OF \$525.00

Attachments:

[RANGER'S PANTRY AND SENIOR GIVING TREE DONATIONS](#)

[BA_RANGER'S PANTRY AND SENIOR GIVING TREE DONATIONS](#)

A. 4 [2017-0704](#)

GARVER, LLC TASK ORDER NO. 10:

A RESOLUTION TO AUTHORIZE THE APPLICATION FOR ARKANSAS DEPARTMENT OF AERONAUTICS GRANT FUNDS IN THE AMOUNT OF \$117,000.00, AND TO APPROVE TASK ORDER NO. 10 WITH GARVER, LLC IN THE AMOUNT OF \$19,000.00 FOR BID PACKAGE DEVELOPMENT, BIDDING SERVICES, AND CONSTRUCTION PHASE SERVICES FOR AN AIRFIELD PAVEMENT MARKING REHABILITATION PROJECT AT DRAKE FIELD

Attachments: [GARVER, LLC TASK ORDER NO. 10](#)

A. 5 [2017-0687](#)

GARVER, LLC AGREEMENT NO. 2:

A RESOLUTION TO APPROVE SUPPLEMENTAL AGREEMENT NO. 2 TO THE CONTRACT WITH GARVER, LLC IN AN AMOUNT NOT TO EXCEED \$307,167.00 FOR CONSTRUCTION MANAGEMENT SERVICES, ADDITIONAL ARCHEOLOGICAL TESTING AND MITIGATION SERVICES, AND ADDITIONAL DESIGN SERVICES ASSOCIATED WITH THE DESIGN AND CONSTRUCTION OF A PORTION OF RUPPLE ROAD BETWEEN WEST STARRY NIGHT VIEW AND WEST MOUNT COMFORT ROAD, AND TO APPROVE A BUDGET ADJUSTMENT

Attachments: [GARVER, LLC AGREEMENT NO. 2](#)
 [BA_GARVER, LLC AGREEMENT NO. 2](#)

A. 6 [2017-0697](#)

TOWN CENTER ENTRY STAIRS AND LANDING:

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$170,000.00 TO PROVIDE FUNDS FOR ENGINEERING AND CONSTRUCTION COSTS ASSOCIATED WITH THE REMOVAL AND REPLACEMENT OF THE TOWN CENTER ENTRY STAIRS AND LANDING

Attachments: [TOWN CENTER ENTRY STAIRS AND LANDING](#)
 [BA_TOWN CENTER ENTRY STAIRS AND LANDING](#)

B. Unfinished Business:

B. 1 [2017-0661](#)

AREA AGENCY ON AGING OF NORTHWEST ARKANSAS:

AN ORDINANCE TO WAIVE THE REQUIREMENTS OF FORMAL COMPETITIVE BIDDING AND APPROVE A CONTRACT BETWEEN THE CITY OF FAYETTEVILLE, ARKANSAS AND THE AREA AGENCY ON AGING OF NORTHWEST ARKANSAS IN THE AMOUNT OF \$98,887.00 TO PROVIDE PUBLIC RECREATION SERVICES FOR THE SENIOR CITIZENS OF FAYETTEVILLE FOR 2018

Attachments: [AREA AGENCY ON AGING](#)

This ordinance was left on the first reading at the December 5, 2017 City Council meeting.

C. Public Hearing:**C. 1** [2017-0680](#)

RAZE AND REMOVAL 265 WEST NONNAMAKER DRIVE:

A RESOLUTION CERTIFYING TO THE TAX COLLECTOR OF WASHINGTON COUNTY, ARKANSAS THE COSTS OF RAZING AND REMOVAL OF A DILAPIDATED AND UNSAFE STRUCTURE UPON THE PROPERTY OWNED BY HAROLD AND ROSETTA HARMON LOCATED AT 265 WEST NONNAMAKER DRIVE IN THE CITY OF FAYETTEVILLE, ARKANSAS

Attachments: [RAZE AND REMOVAL 265 WEST NONNAMAKER DRIVE](#)

D. New Business:**D. 1** [2017-0688](#)

BID #17-67 CROSSLAND HEAVY CONTRACTORS, INC.:

A RESOLUTION TO AWARD BID #17-67 AND AUTHORIZE A CONTRACT WITH CROSSLAND HEAVY CONTRACTORS, INC. IN THE AMOUNT \$5,574,726.35 FOR THE CONSTRUCTION OF A PORTION OF RUPPLE ROAD BETWEEN WEST STARRY NIGHT VIEW AND WEST MOUNT COMFORT ROAD, TO APPROVE A PROJECT CONTINGENCY IN THE AMOUNT OF \$418,104.00, AND TO APPROVE A BUDGET ADJUSTMENT

Attachments: [BID #17-67 CROSSLAND HEAVY CONTRACTORS, INC.](#)
 [BA BID #17-67 CROSSLAND HEAVY CONTRACTORS, INC.](#)

D. 2 [2017-0709](#)

SEVEN HILLS HOMELESS CENTER:

AN ORDINANCE TO WAIVE THE REQUIREMENTS OF FORMAL COMPETITIVE BIDDING AND APPROVE A CONTRACT WITH SEVEN HILLS HOMELESS CENTER IN THE AMOUNT OF \$103,000.00 FOR SERVICES TO HOMELESS AND NEEDY RESIDENTS IN FAYETTEVILLE IN 2018

Attachments: [SEVEN HILLS HOMELESS CENTER](#)

D. 3 [2017-0699](#)

VAC 17-5995 (1100 W. 15TH ST./PINNACLE FOODS) STREET RIGHT-OF-WAY:

AN ORDINANCE TO APPROVE VAC 17-5995 FOR PROPERTY LOCATED AT 1100 WEST 15TH STREET TO VACATE A PORTION OF A STREET RIGHT-OF-WAY

Attachments: [VAC 17-5995 \(1100 W. 15TH ST./PINNACLE FOODS\) STREET RIGHT-OF-WAY](#)

D. 4 [2017-0696](#)

VAC 17-5994 (1100 W. 15TH ST./PINNACLE FOODS) UTILITY EASEMENT:

AN ORDINANCE TO APPROVE VAC 17-5994 FOR PROPERTY LOCATED AT 1100 WEST 15TH STREET TO VACATE A PORTION OF A UTILITY EASEMENT

Attachments: [VAC 17-5994 \(1100 W. 15TH ST./PINNACLE FOODS\) UTILITY EASEMENT:](#)

D. 5 [2017-0692](#)

ADM 17-6007 (DECATUR DRIVE BETWEEN 15TH STREET AND SHILOH DRIVE/BARRETT DEV. GROUP - MASTER STREET PLAN AMEND):

A RESOLUTION TO AMEND THE MASTER STREET PLAN BY DOWNGRADING 15TH STREET WEST OF RAZORBACK ROAD AND DECATUR DRIVE ALL THE WAY TO SHILOH DRIVE FROM PRINCIPAL ARTERIAL TO COLLECTOR STATUS

Attachments: [ADM 17-6007 \(DECATUR DRIVE BETWEEN 15TH STREET AND SHILOH DRIVE\)](#)

D. 6 [2017-0703](#)

ENERGY ACTION PLAN:

A RESOLUTION TO ACCEPT AND ADOPT AN ENERGY ACTION PLAN
FOR THE CITY OF FAYETTEVILLE

Attachments: [ENERGY ACTION PLAN](#)

E. City Council Agenda Session Presentations:

F. City Council Tour:

F. Announcements:

G. Adjournment



City of Fayetteville, Arkansas

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

Text File

File Number: 2017-0726

Agenda Date: 12/19/2017

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Report

Agenda Number: 1.

NOMINATING COMMITTEE REPORT



City of Fayetteville, Arkansas

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

Text File

File Number: 2016-0589

Agenda Date: 12/19/2017

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Minutes

Agenda Number: A. 1

APPROVAL OF THE DECEMBER 5, 2017 CITY COUNCIL MEETING MINUTES.



City of Fayetteville, Arkansas

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

Text File

File Number: 2017-0701

Agenda Date: 12/19/2017

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Resolution

Agenda Number: A. 2

ANIMAL SERVICES DONATION REVENUE:

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$48,478.00 REPRESENTING DONATION REVENUE TO ANIMAL SERVICES FROM JANUARY THROUGH NOVEMBER OF 2017

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 budget adjustment, a copy of which is attached to this Resolution, in the amount of \$48,478.00 representing donation revenue to Animal Services from January through November of 2017.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby expresses its sincere appreciation for the donations.

City of Fayetteville Staff Review Form

2017-0701

Legistar File ID

12/19/2017

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

Justine Lentz

11/30/2017

ANIMAL SERVICES (671)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approve a budget adjustment in the amount of \$48,478.00 representing donation revenue to animal services received from January through November of 2107.

Budget Impact:

see attached detail

General Fund

Account Number

Fund

33048-1 and 33049-1

Animal Services Donations

Project Number

Project Title

Budgeted Item? No

Current Budget \$ -

Funds Obligated \$ -

Current Balance \$ -

Does item have a cost? No

Item Cost

Budget Adjustment Attached? Yes

Budget Adjustment \$ 48,478.00

Remaining Budget \$ 48,478.00

V20140710

Previous Ordinance or Resolution # _____

Original Contract Number: _____

Approval Date: _____

Comments: staff recommends approval of a budget adjustment in the amount of \$48,478.00



MEETING OF DECEMBER 19, 2017

TO: Mayor and City Council

THRU: Yolanda Fields, Director of Community Resources

FROM: Justine Lentz, Animal Services Superintendent

DATE: 11/30/17

SUBJECT: Approval of resolution to approve a budget adjustment for Animal Services

RECOMMENDATION:

Staff recommends approval of a budget adjustment to recognize and allocate the Animal Services donation revenue from January through November of 2017.

BACKGROUND:

Animal Services would like recognize donation revenue from citizens and businesses made from January through November of 2017. These funds are donated by our generous community to benefit the animals cared for by the Animal Services program of the city of Fayetteville. We appreciate their support.

DISCUSSION:

BUDGET/STAFF IMPACT:

Recognize animal services donations in the amount of \$48,478.00

Attachments:

Budget adjustment

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

Budget Year 2017	Division /Org2 AIRPORT SERVICES (760) Requestor: Justine Lentz	Adjustment Number
----------------------------	--	--------------------------

BUDGET ADJUSTMENT DESCRIPTION / JUSTIFICATION:

Recognize and allocate donation revenue from citizens made to the Animal Services program from January through November of 2017.

RESOLUTION/ORDINANCE	COUNCIL DATE:	12/19/2017
	LEGISTAR FILE ID#:	2017-0701
	<i>Barbara Fell</i> 12/5/2017 2:08 PM	
	Budget Director	Date
	TYPE:	
	DESCRIPTION:	
	GLDATE:	
	POSTED:	/

TOTAL		48,478	48,478				v.20170707
Account Number	Increase / (Decrease)		Project.Sub#		AT	Account Name	
	Expense	Revenue	Project	Sub			
1010.671.2740-4809.00		47,869	33048	1	RE	Donations - Donations	
1010.671.2740-4809.00		609	33049	1	RE	Donations - Donations	
1010.671.2740-5200.03	5,000	-	33048	1	EX	Supplies - Veterinary	
1010.671.2740-5210.00	5,000	-	33048	1	EX	Minor Equipment - :	
1010.671.2740-5342.01	1,000	-	33048	1	EX	Promotionals - Special projects	
1010.671.2740-5400.00	36,869	-	33048	1	EX	Building & Grounds - Maintenance	
1010.671.2740-5200.03	609	-	33049	1	EX	Supplies - Veterinary	
	-	-					
	-	-					
	-	-					
	-	-					
	-	-					
	-	-					
	-	-					



City of Fayetteville, Arkansas

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

Text File

File Number: 2017-0702

Agenda Date: 12/19/2017

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Resolution

Agenda Number: A. 3

RANGER'S PANTRY AND SENIOR GIVING TREE DONATIONS:

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT IN THE TOTAL AMOUNT OF \$1,006.00 REPRESENTING DONATIONS TO RANGER'S PANTRY IN THE AMOUNT OF \$481.00 AND THE SENIOR GIVING TREE IN THE AMOUNT OF \$525.00

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 budget adjustment, a copy of which is attached to this Resolution, in the total amount of \$1,006.00 representing donations to Ranger's Pantry in the amount of \$481.00 and the Senior Giving Tree in the amount of \$525.00.

Section 2. That the City Council of the City of Fayetteville, Arkansas hereby expresses its sincere appreciation for the donations to Ranger's Pantry and the Senior Giving Tree.

City of Fayetteville Staff Review Form

2017-0702

Legistar File ID

12/19/2017

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Yolanda Field

11/30/2017

COMMUNITY RESOURCES (642)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approval of a Budget Adjustment recognizing Ranger's Pantry donations in the amount of \$481 and Senior Giving Tree donations in the amount of \$525.

Budget Impact:

2180.642.4945.5390.01

Account Number

Fund

32003.1

Project Number

Project Title

Budgeted Item? NA

Current Budget \$ -

Funds Obligated \$ -

Current Balance \$ "

Does item have a cost? No

Item Cost

Budget Adjustment Attached? Yes

Budget Adjustment \$ 1,006.00

Remaining Budget \$ 1,006.00

V20140710

Previous Ordinance or Resolution # _____

Original Contract Number: _____

Approval Date: _____

Comments:



**CITY OF
FAYETTEVILLE
ARKANSAS**

STAFF MEMO

TO: Mayor and City Council

THRU: Don Marr, Chief of Staff

FROM: Yolanda Fields, Community Resources Director

DATE: November 30th, 2017

SUBJECT: Approval of a Budget Adjustment for the Community Resources Division

RECOMMENDATION:

Staff recommends approval of a budget adjustment to recognize and budget Ranger's Pantry and Senior Giving Tree donations received.

BACKGROUND:

Community Resources would like to recognize donations from citizens and local businesses for Ranger's Pantry and the Senior Giving Tree.

DISCUSSION:

Ranger's Pantry has been generously supported by both private citizens and local businesses alike. \$209 has come from several different citizen donations, and \$272 has come from events at different local businesses, in which patrons of the businesses have generously offered their support. These donations amount to \$481.

The Senior Giving Tree has received two donations, one, in the amount of \$25 from a private donor and another, in the amount of \$500 from the Fraternal Order of the Police. These donations amount to \$525.

BUDGET/STAFF IMPACT:

Increase Community Outreach Projects by \$1006

Attachments:

Budget Adjustment

Budget Year	Division	Adjustment Number
2017	COMMUNITY RESOURCES (642)	
	/Org2	
	Requestor: Lisa Darden	

Approval of a Budget Adjustment recognizing Ranger's Pantry donations in the amount of \$481, and Senior Giving Tree donations in the amount of \$525.

	COUNCIL DATE:	12/19/2017
	LEGISTAR FILE ID#:	2017-0702
	<i>Barbara Fell</i>	
	<i>12/6/2017 7:10 AM</i>	
	Budget Director	Date
	TYPE:	
	DESCRIPTION:	
	GLDATE:	
	POSTED:	/
RESOLUTION/ORDINANCE		

[illegible]



City of Fayetteville, Arkansas

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

Text File

File Number: 2017-0704

Agenda Date: 12/19/2017

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Resolution

Agenda Number: A. 4

GARVER, LLC TASK ORDER NO. 10:

A RESOLUTION TO AUTHORIZE THE APPLICATION FOR ARKANSAS DEPARTMENT OF AERONAUTICS GRANT FUNDS IN THE AMOUNT OF \$117,000.00, AND TO APPROVE TASK ORDER NO. 10 WITH GARVER, LLC IN THE AMOUNT OF \$19,000.00 FOR BID PACKAGE DEVELOPMENT, BIDDING SERVICES, AND CONSTRUCTION PHASE SERVICES FOR AN AIRFIELD PAVEMENT MARKING REHABILITATION PROJECT AT DRAKE FIELD

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby authorizes an application for Arkansas Department of Aeronautics grant funds in the amount of \$117,000.00 for an airfield pavement marking rehabilitation project.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby authorizes Mayor Jordan to execute Task Order No. 10 with Garver, LLC in the amount of \$19,000.00 bid package development, bidding services, and construction phase services for the airfield pavement marking rehabilitation project.

City of Fayetteville Staff Review Form

2017-0704

Legistar File ID

12/19/2017

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Summer Fallen

12/1/2017

Aviation /
Transportation Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff requests approval of a Resolution: 1) authorizing the application of Arkansas Department of Aeronautics (ADA) grant funds; and 2) authorize Mayor Jordan to execute Task Order No. 10 in the amount of \$19,000.00 with Garver, LLC for bid package development, bidding services, and construction phase services for an airfield pavement marking rehabilitation project at Fayetteville – Drake Field contingent on approval of the grant application.

Budget Impact:

5550.760.3960-5314.00

Airport

Account Number

Fund

15029

Airport Engineering Consultant Services

Project Number

Project Title

Budgeted Item? NA

Current Budget \$ 102,157.00

Funds Obligated \$ 56,657.09

Current Balance \$ 45,499.91

Does item have a cost? Yes

Item Cost \$ 19,000.00

Budget Adjustment Attached? No

Budget Adjustment

Remaining Budget \$ 26,499.91

V20140710

Previous Ordinance or Resolution #

Original Contract Number:

Approval Date:

Comments:



MEETING OF DECEMBER 19, 2017

TO: Mayor Lioneld Jordan
Fayetteville City Council

THRU: Don Marr, Chief of Staff

FROM: Summer Fallen, Airport Services Manager

DATE: December 1, 2017

SUBJECT: **Airfield Pavement Marking Rehab- Task Order 10**

Recommendation

Staff requests approval of a Resolution: 1) authorizing the application for Arkansas Department of Aeronautics (ADA) grant funds; and 2) authorize Mayor Jordan to execute Task Order No. 10 in the amount of \$19,000.00 with Garver, LLC for bid package development, bidding services, and construction phase services for an airfield pavement marking rehabilitation project at Fayetteville – Drake Field contingent on approval of the grant application.

Background

Fayetteville – Drake Field is one of two commercial service airports in Northwest Arkansas. As part of the Part 139 certification, the FAA requires that commercial services airports have an annual inspection to ensure that the safety requirements associated with the certification are being maintained. During the Airport's 2017 annual Part 139 Airport Certification Inspection in November, the FAA inspector noted that the condition of a portion of the markings have faded to a point where they were not in compliance with FAA standards. This includes black outlines for the runway markings, which are only required when asphalt pavements have faded over time.

Discussion

Approval of Task Order 10 will authorize Garver to proceed with bid package development and bidding services. Upon receipt of bids, the Aviation Division will prepare a 90-10 ADA grant application that will be submitted for signature of the Mayor. Upon notification of the grant award, the Aviation Division will seek approval to accept bids and execute a construction contract. Construction will not take place until acceptance of the grant has been authorized. A complete breakdown of the expected project funding is included below. All costs associated with this task order are included in the total project cost.

ADA (Estimated): \$117,000.00

City (Estimated): \$13,000.00

TOTAL (Estimated):\$130,000.00

A revised project budget will be provided following the bidding process.

Budget Impacts

The Aviation Division may expend up to \$26,000.00 of its fund balance reserve, \$13,000.00 in order to match 10% of the project total cost, plus a 10% project contingency of the approved project budget, or \$13,000.00.

Attachments

Staff Review Form, Garver Task Order 10

APPENDIX A-10

TASK ORDER 10 FAYETTEVILLE – DRAKE FIELD (FYV) AIRFIELD PAVEMENT MARKING REHABILITATION

This TASK ORDER is made as of _____, 2017 by and between the CITY OF FAYETTEVILLE of Fayetteville, Arkansas hereinafter referred to as “CITY OF FAYETTEVILLE,” and GARVER, LLC, hereinafter referred to as “GARVER”, in accordance with the provisions of the AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES executed on April 21, 2015.

Under this Work Order, the CITY OF FAYETTEVILLE intends to make the following improvements for the FYV Airfield Marking Rehabilitation project.

Remove existing pavement markings, repaint the existing airfield pavement markings, and install new black outline for existing runway pavement markings as required by a recent Part 139 inspection.

GARVER will provide professional services related to these improvements as described herein.

SECTION 1 - SCOPE OF SERVICES

GARVER will provide services as detailed in Exhibit A-10.

SECTION 2 – PAYMENT

For the work described under SECTION 1 - SCOPE OF SERVICES, the CITY OF FAYETTEVILLE will pay GARVER on a lump sum and hourly rate basis. The CITY OF FAYETTEVILLE represents that funding sources are in place with the available funds necessary to pay GARVER.

The table below presents a summary of the fee amounts and fee types for this contract.

WORK DESCRIPTION	FEE AMOUNT	FEE TYPE
Bid Package Development	\$6,500	Lump Sum
Bidding Services	\$4,500	Lump Sum
Construction Phase Services	\$8,000	Hourly
TOTAL FEE	\$19,000	

Bid Package Development and Bidding Services:

The lump sum amount to be paid under this agreement is \$11,000. For informational purposes, a breakdown of GARVER's estimated costs is included in Exhibit B-10 with approximate current hourly rates for each employee classification.

Construction Phase Services:

The CITY OF FAYETTEVILLE will pay GARVER, for time spent on the project, at the unburdened hourly payroll rate of each of GARVER's personnel during the performance of these services multiplied by a 3.20 markup plus reimbursable expenses including but not limited to printing, courier service, reproduction, and travel. The total amount paid to GARVER under this agreement is estimated to be \$8,000. The actual total fee may not exceed this estimate without approval from the CITY OF FAYETTEVILLE. For informational purposes, a breakdown of GARVER's estimated costs is included in Exhibit B-10 with approximate current hourly rates for each employee classification. Underruns in any phase may be used to offset overruns in another phase as long as the overall contract amount is not exceeded.

Expenses other than salary costs that are directly attributable to performance of our professional services will be billed as follows:

1. Direct cost for travel, long distance and wireless communications, outside reproduction and presentation material preparation, and mail/courier expenses.
2. Charges similar to commercial rates for reports, plan sheets, presentation materials, etc.
3. The amount allowed by the federal government for mileage with an additional \$0.05 for survey trucks/vans.

Any unused portion of the fee, due to delays beyond GARVER's control, will be increased 6% annually with the first increase effective on or about July 1, 2018.

Additional Services (Extra Work). For work not described or included in Section 2 – Scope of Services but requested by the CITY OF FAYETTEVILLE in writing, the CITY OF FAYETTEVILLE will pay GARVER, for time spent on the project, at the rates shown in Exhibit B-10 for each classification of GARVER's personnel, plus overhead, plus 15% profit, plus reimbursable expenses including but not limited to printing, courier service, reproduction, and travel. The rates shown in Exhibit B-10 will be increased annually with the first increase effective on or about July 1, 2018.

SECTION 3 –EXHIBITS

3.1 The following Exhibits are attached to and made a part of this Agreement:

- 3.1.1 Exhibit A-10 Scope of Services
- 3.1.2 Exhibit B-10 Rate Schedule & Fee Tables

This Agreement may be executed in two (2) or more counterparts each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

Approval and acceptance of this Task Order, including attachments listed in SECTION 3 –EXHIBITS, shall incorporate this document as part of the Agreement. Garver is authorized to begin performance upon receipt of a copy of this Task Order signed by the CITY OF FAYETTEVILLE. The effective date of this Task Order shall be the last date written below.

CITY OF FAYETTEVILLE, ARKANSAS

GARVER

By : _____
Mayor, Lioneld Jordan

By:  _____
Digitally signed by
Michael J. Griffin
Date: 2017.11.28
16:52:26-06'00'

ATTEST:

By: _____
City Clerk

Title: Senior Vice President

**EXHIBIT A-10 – SCOPE OF SERVICES
FAYETTEVILLE – DRAKE FIELD (FYV)
AIRFIELD PAVEMENT MARKING REHABILITATION**

2.1 General

Generally, the scope of services includes bid package development, bidding services, and construction phase services for improvements to Fayetteville-Drake Field Airport. Improvements will consist primarily of pavement marking removal, remarking airfield pavement markings, and installation of black outline on runway pavement markings.

2.2 Bid Package Development

2.2.1 Construction Safety Plans

GARVER will develop construction safety plans for the CITY OF FAYETTEVILLE's review prior to inclusion in the bid package. Construction safety plans will also be coordinated with the Air Traffic Controllers. Construction phasing will be designed to limit the construction impact on aircraft operations. Construction safety plans will include a nighttime runway closure alternative.

2.2.2 Airspace Analysis

GARVER will prepare and submit the project to the FAA for airspace clearance on the Obstruction Evaluation and Airport Airspace Analysis (OE-AAA) website and coordinate this with FAA representatives.

2.2.3 Final Plans and Specifications

GARVER will prepare detailed construction drawings, specifications, instructions to bidders, and general provisions and special provisions, all based on guides furnished to GARVER by the CITY OF FAYETTEVILLE and the FAA. Contract Documents (Plans, Specifications, and Estimates) will be prepared for award of one (1) construction contract. The bid documents will include two separate bid schedules to allow bids for multiple types of reflective media. These designs shall be in accordance with sound engineering principles. Detailed specifications shall be developed using FAA "Standards for Specifying Construction for Airports" AC 150/5370-10 (latest edition) or other appropriate standards.

GARVER will furnish plans and specifications to the CITY OF FAYETTEVILLE for bidding and coordination purposes.

2.3 Bidding Services

GARVER will assist the CITY OF FAYETTEVILLE in advertising for and obtaining bids or negotiating proposals for one prime contract for construction, materials, equipment and services; and, where applicable, maintain a record of prospective bidders to whom Bidding Documents have been issued, attend a Pre-Bid Meeting, and receive and process deposits for Bidding Documents. The CITY OF FAYETTEVILLE will pay advertising costs outside of this contract. GARVER will issue addenda as appropriate to interpret, clarify or expand the Bidding Documents. GARVER will consult with and advise the CITY OF FAYETTEVILLE as to the acceptability of subcontractors, suppliers and other persons and organizations proposed by the prime contractor(s) (herein called "Contractor(s)") for those portions of the work as to which such acceptability is required by the Bidding Documents. GARVER will consult with the CITY OF FAYETTEVILLE concerning and to determine the acceptability of substitute materials and equipment proposed by Contractor(s) when substitution prior to the award of contracts is allowed by the Bidding Documents. GARVER will attend the bid opening, prepare bid tabulation sheets, and assist the CITY OF FAYETTEVILLE in evaluating bids or proposals and in assembling and awarding contracts for construction, materials, equipment and services. GARVER will assist the CITY OF FAYETTEVILLE in the execution of all contract documents and furnish a sufficient number of executed documents for the CITY OF FAYETTEVILLE and Contractor.

2.4 Construction Phase Services

During the construction phase of work, GARVER will accomplish the following:

1. Support the CITY OF FAYETTEVILLE's improvement plan by accomplishing preliminary planning, and/or engineering work as directed by the CITY OF FAYETTEVILLE. The work shall include the preparation of opinions of costs, preliminary plans, applications for local, state, and federal funds, and services required to support the CITY OF FAYETTEVILLE's applications for funds.
2. Issue a Notice to Proceed letter to the Contractor and attend the preconstruction meeting.
3. Attend progress/coordination meetings with the CITY OF FAYETTEVILLE /Contractor.
4. Evaluate and respond to construction material submittals and shop drawings. Corrections or comments made by GARVER on the shop drawings during this review will not relieve Contractor from compliance with requirements of the drawings and specifications. The check will only be for review of general conformance with the design concept of the project and general compliance with the information given in the contract documents. The Contractor will be responsible for confirming and correlating all quantities and dimensions, selecting fabrication processes and techniques of construction, coordinating his work with that of all other trades, and performing his work in a safe and satisfactory manner. GARVER's review shall not constitute approval of safety precautions or constitute approval of construction means, methods, techniques, sequences, procedures, or assembly of various components. When certification of performance characteristics of materials, systems or equipment is required by the Contract Documents, either directly or implied for a complete and workable system, GARVER shall be entitled to rely upon such submittal or implied certification to establish that the materials, systems or equipment will meet the performance criteria required by the Contract Documents.
5. Consult with and advise the CITY OF FAYETTEVILLE during the construction period. GARVER will submit, when requested by the CITY OF FAYETTEVILLE, written reports to the CITY OF FAYETTEVILLE on the progress of the construction including any problem areas that have developed or are anticipated to develop.

6. Issue instructions to the Contractor on behalf of the CITY OF FAYETTEVILLE and issue necessary clarifications (respond to RFIs) regarding the construction contract documents.
7. Review the Contractor's progress payment requests based on the actual quantities of contract items completed and accepted, and will make a recommendation to the CITY OF FAYETTEVILLE regarding payment. GARVER's recommendation for payment shall not be a representation that GARVER has made exhaustive or continuous inspections to (1) check the quality or exact quantities of the Work; (2) to review billings from Subcontractors and material suppliers to substantiate the Contractor's right to payment; or (3) to ascertain how the Contractor has used money previously paid to the Contractor.
8. Provide part-time resident construction observation services for the 7-calendar-day construction contract performance time. The proposed fee is based on approximately 7 hours per day during the construction contract performance time. If the construction time extends beyond the time established in this agreement or if the CITY OF FAYETTEVILLE wishes to increase the time or frequency of the observation, the CITY OF FAYETTEVILLE will pay GARVER an additional fee agreed to by the CITY OF FAYETTEVILLE and GARVER.
9. When authorized by the CITY OF FAYETTEVILLE, prepare change orders or supplemental agreements, as appropriate, for ordering changes in the work from that originally shown on the Plans and Specifications. If re-design or substantial engineering is required in the preparation of these documents, payment for extra services involved will be made in addition to the payment provided in basic engineering services.
10. Participate in final project inspection, prepare punch list, review final project closeout documents, and submit final pay request.

Construction observation services will be provided by GARVER's Resident Project Representative, who will provide or accomplish the following:

- Consult with and advise the CITY OF FAYETTEVILLE during the construction period.
- Maintain a file of quantities incorporated into the work, test reports, certifications, shop drawings and submittals, and other appropriate information.
- Maintain a project diary which will contain information pertinent to each site visit.
- Prepare requests for monthly and final payments to the Contractor.

In performing construction observation services, GARVER will endeavor to protect the CITY OF FAYETTEVILLE against defects and deficiencies in the work of the Contractor(s); but GARVER does not guarantee the performance of the Contractor(s), nor is GARVER responsible for the actual supervision of construction operations. GARVER does not guarantee the performance of the contracts by the Contractors nor assume any duty to supervise safety procedures followed by any Contractor or subcontractor or their respective employees or by any other person at the job site. However, if at any time during construction GARVER observes that the Contractor's work does not comply with the construction contract documents, GARVER will notify the Contractor of such non-compliance and instruct him to correct the deficiency and/or stop work, as appropriate for the situation. GARVER will also record the observance, the discussion, and the actions taken. If the Contractor continues without satisfactory corrective action, GARVER will notify the CITY OF FAYETTEVILLE immediately, so that appropriate action under the CITY OF FAYETTEVILLE's contract with the Contractor can be taken.

As a minimum, GARVER's project engineer or his qualified representative will visit the site of the work on the average of once during each fifteen (15) working days of the construction period. These visits should be scheduled to coincide with each new phase of construction and other times when his presence is desirable. GARVER's project engineer or his qualified representative will be available at all times work is in progress for telephone contact by the construction observer. GARVER's project engineer shall direct, supervise, advise, and counsel the construction observer in the accomplishment of his duties.

2.5 Project Deliverables

The following will be submitted to the Client, or others as indicated, by Garver:

1. One copy of the Final Design with opinion of probable construction cost.
2. Three copies of the Final Plans and Specifications to the Contractor.
3. Electronic files as requested.

2.6 Extra Work

The following items are not included under this agreement but will be considered as extra work:

1. Redesign for the Client's convenience or due to changed conditions after previous alternate direction and/or approval.
2. Submittals or deliverables in addition to those listed herein.
3. Electrical lighting design.
4. Preparation of a Storm Water Pollution Prevention Plan (SWPPP).
5. Construction materials testing.
6. Environmental Handling and Documentation, including wetlands identification or mitigation plans or other work related to environmentally or historically (culturally) significant items.
7. Coordination with FEMA and preparation/submittal of a CLOMR and/or LOMR.

Extra Work will be as directed by the Client in writing for an additional fee as agreed upon by the Client and Garver.

2.7 Schedule

GARVER shall begin work immediately upon receipt of the executed task order and shall complete the work within a mutually agreeable schedule.



APPENDIX B-10

FYV Airfield Pavement Marking Rehabilitation Garver Hourly Rate Schedule: July 2017 - June 2018

Classification	Rates
Engineers / Architects	
E-1	\$ 33.70
E-2	\$ 39.05
E-3	\$ 47.30
E-4	\$ 55.20
E-5	\$ 67.40
E-6	\$ 84.50
E-7	\$ 112.25
Planners / Environmental Specialist	
P-1	\$ 40.60
P-2	\$ 50.90
P-3	\$ 63.35
P-4	\$ 71.80
P-5	\$ 83.45
P-6	\$ 95.00
P-7	\$ 115.00
Designers	
D-1	\$ 31.50
D-2	\$ 36.90
D-3	\$ 43.80
D-4	\$ 50.90
Technicians	
T-1	\$ 24.50
T-2	\$ 31.10
T-3	\$ 37.90
Surveyors	
S-1	\$ 15.05
S-2	\$ 19.90
S-3	\$ 26.80
S-4	\$ 38.40
S-5	\$ 50.90
S-6	\$ 57.90
2-Man Crew (Survey)	\$ 58.30
3-Man Crew (Survey)	\$ 73.35
2-Man Crew (GPS Survey)	NA
3-Man Crew (GPS Survey)	NA
Construction Observation	
C-1	\$ 29.65
C-2	\$ 38.10
C-3	\$ 46.65
C-4	\$ 57.40
Management / Administration	
M-1	\$ 115.00
X-1	\$ 19.25
X-2	\$ 26.15
X-3	\$ 36.45
X-4	\$ 46.45
X-5	\$ 57.05
X-6	\$ 72.70

APPENDIX B-10

FAYETTEVILLE - DRAKE FIELD FYV AIRFIELD PAVEMENT MARKING REHABILITATION

BID PACKAGE DEVELOPMENT

WORK TASK DESCRIPTION	E-4	E-3	E-2	E-1	T-2	T-1	X-1
	\$55.20	\$47.30	\$39.05	\$33.70	\$31.10	\$24.50	\$19.25
	hr	hr	hr	hr	hr	hr	hr
1. Civil Engineering							
Final Plans							
Cover Sheet			1		1		
General Notes			1		1		
Construction Safety Plans			2		4		
Pavement Marking Plans			2		4		
Pavement Marking Details			1		2		
Site Visit			2		1		
Construction Safety Meeting with Owner/ATCT			1		2		
Airspace Analysis			2		2		
Specifications/Contract Documents	1		6				
Quantities	1		4		2		
Opinion of Probable Construction Cost			2				
QC Review	2		2		2		
Subtotal - Civil Engineering	4	0	26	0	21	0	0

Hours	4	0	26	0	21	0	0
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Salary Costs	\$220.80	\$0.00	\$1,015.30	\$0.00	\$653.10	\$0.00	\$0.00
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SUBTOTAL - SALARIES:	\$1,889.20
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LABOR AND GENERAL ADMINISTRATIVE OVERHEAD	\$3,613.85
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DIRECT NON-LABOR EXPENSES

Document Printing/Reproduction/Assembly	\$50.00
Postage/Freight/Courier	\$29.12
Travel Costs	\$70.00

SUBTOTAL - DIRECT NON-LABOR EXPENSES:	\$149.12
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SUBTOTAL:	\$5,652.17
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SUBCONSULTANTS FEE:	\$0.00
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PROFESSIONAL FEE	\$847.83
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TOTAL FEE:	\$6,500.00
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APPENDIX B-10

FAYETTEVILLE - DRAKE FIELD FYV AIRFIELD PAVEMENT MARKING REHABILITATION

BIDDING SERVICES

WORK TASK DESCRIPTION	E-4	E-3	E-2	E-1	T-2	T-1	X-1
	\$55.20	\$47.30	\$39.05	\$33.70	\$31.10	\$24.50	\$19.25
	hr	hr	hr	hr	hr	hr	hr
1. Civil Engineering							
Dispense plans and specs			2				
Addendums/Inquiries			6				
Pre-Bid			6		2		
Bid Opening			6		2		
Prepare bid tabulation			2		2		
Evaluate bids and recommend award			2				
Prepare construction contracts			2		3		
Subtotal - Civil Engineering	0	0	26	0	9	0	0

Hours	0	0	26	0	9	0	0
Salary Costs	\$0.00	\$0.00	\$1,015.30	\$0.00	\$279.90	\$0.00	\$0.00

SUBTOTAL - SALARIES: **\$1,295.20**

**LABOR AND GENERAL
ADMINISTRATIVE OVERHEAD** **\$2,477.59**

DIRECT NON-LABOR EXPENSES

Document Printing/Reproduction/Assembly	\$20.26
Postage/Freight/Courier	\$20.00
Travel Costs	\$100.00

SUBTOTAL - DIRECT NON-LABOR EXPENSES: **\$140.26**

SUBTOTAL: **\$3,913.04**

SUBCONSULTANTS FEE: **\$0.00**

PROFESSIONAL FEE **\$586.96**

TOTAL FEE: **\$4,500.00**

APPENDIX B-10**FAYETTEVILLE - DRAKE FIELD
FYV AIRFIELD PAVEMENT MARKING REHABILITATION
CONSTRUCTION PHASE SERVICES**

WORK TASK DESCRIPTION	E-4	E-3	E-2	E-1	T-2	T-1	X-1
	\$55.20	\$47.30	\$39.05	\$33.70	\$31.10	\$24.50	\$19.25
	hr	hr	hr	hr	hr	hr	hr
1. Civil Engineering							
Notice to Proceed			1				
Preconstruction Meeting			4				
Coordination with Owner			2				
Monthly Pay Requests			2				
Shop Drawings/Material Submittals			4				
On-Site Meetings			2				
hr/day)			36				
Prepare Change Orders			2				
Final Project Inspection and Punchlist	2		4				
Subtotal - Civil Engineering	2	0	57	0	0	0	0

Hours	2	0	57	0	0	0	0
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Salary Costs	\$110.40	\$0.00	\$2,225.85	\$0.00	\$0.00	\$0.00	\$0.00
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SUBTOTAL - SALARIES:	\$2,336.25
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LABOR AND GENERAL ADMINISTRATIVE OVERHEAD	\$4,469.01
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DIRECT NON-LABOR EXPENSES

Document Printing/Reproduction/Assembly	\$30.00
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Postage/Freight/Courier	\$21.26
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Travel Costs	\$100.00
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SUBTOTAL - DIRECT NON-LABOR EXPENSES:	\$151.26
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SUBTOTAL:	\$6,956.52
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SUBCONSULTANTS FEE:	\$0.00
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PROFESSIONAL FEE	\$1,043.48
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TOTAL FEE:	\$8,000.00
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City of Fayetteville, Arkansas

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

Text File

File Number: 2017-0687

Agenda Date: 12/19/2017

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Resolution

Agenda Number: A. 5

GARVER, LLC AGREEMENT NO. 2:

A RESOLUTION TO APPROVE SUPPLEMENTAL AGREEMENT NO. 2 TO THE CONTRACT WITH GARVER, LLC IN AN AMOUNT NOT TO EXCEED \$307,167.00 FOR CONSTRUCTION MANAGEMENT SERVICES, ADDITIONAL ARCHEOLOGICAL TESTING AND MITIGATION SERVICES, AND ADDITIONAL DESIGN SERVICES ASSOCIATED WITH THE DESIGN AND CONSTRUCTION OF A PORTION OF RUPPLE ROAD BETWEEN WEST STARRY NIGHT VIEW AND WEST MOUNT COMFORT ROAD, 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 approves Supplemental Agreement No. 2 to the contract with Garver, LLC in an amount not to exceed \$307,167.00 for construction management services, additional archeological testing and mitigation services, and additional design services associated with the design and construction of a portion of Rurple Road between West Starry Night View and West Mount Comfort Road.

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

2017-0687

Legistar File ID

12/19/2017

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

Chris Brown

12/1/2017

ENGINEERING (621)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

A Resolution to approve Supplemental Agreement No. 2 to the contract with Garver, LLC in an amount not to exceed \$307,167.00 for Construction Management, additional Archeological Testing & Mitigation Services, and additional Design Services associated with the design & construction of a portion of Ruppel Road between West Starry Night View and West Mount Comfort Road, and to approve a Budget Adjustment.

Budget Impact:

4470.800.8835-5314.00

Sales Tax Capital Improvement

4520.800.9556-5314.00

Sales Tax Construction Project

Account Number

Fund

06035.3100

Ruppel Rd (BF Lane to Mt. Comfort)

Project Number

Project Title

Budgeted Item? Yes

Current Budget \$ 997,974.00

Funds Obligated \$ 913,810.00

Current Balance \$ 84,164.00

Does item have a cost? Yes

Item Cost \$ 307,167.00

Budget Adjustment Attached? Yes

Budget Adjustment \$ 307,167.00

Remaining Budget \$ 84,164.00

V20140710

Previous Ordinance or Resolution # 34-14, 65-16

Original Contract Number: 2310

Approval Date:

Comments:



MEETING OF DECEMBER 19, 2017

TO: Mayor and City Council

THRU: Don Marr, Chief of Staff
Garner Stoll, Development Services Director
Chris Brown, City Engineer

FROM: Paul Libertini, Staff Engineer 

DATE: December 1, 2017

SUBJECT: A Resolution to approve Supplemental Agreement No. 2 to the contract with Garver, LLC in the amount of \$307,167.00 for Construction Management, additional Archeological Testing & Mitigation Services, and additional Design Services associated with the design & construction of Ruppel Road (W. Starry Night View to W. Mt. Comfort Rd.), and to approve a Budget Adjustment.

RECOMMENDATION:

Staff recommends City Council approval of Supplemental Agreement No. 2 to the contract with Garver, LLC in the amount of \$307,167.00.

BACKGROUND:

On February 18, 2014, Garver entered a contract with the City for the design of Ruppel Road for a fee of \$352,879.00. The proposed improvements begin at the northern edge of the Starry Night View and proceed north approximately 1,700 linear feet to tie into the existing signalized intersection at Mount Comfort Road and Ruppel Road (existing northern leg of intersection). Environmental concerns, specifically historically significant artifacts, have delayed this project while staff and the consultant worked with State Historic Preservation Office (SHPO) to develop an acceptable mitigation plan.

On September 23, 2015, the NWARPC awarded this project an additional \$680,000 (80%) of Surface Transportation Program – Attributable (STP-A) funds with a City match of \$170,000 (20%) for a total of \$850,000 for FFY 2016. This funding is for the Environmental, Right Of Way and Utility phases of the Ruppel Road project.

The City received another \$3,262,401 of Federal-aid from Surface Transportation Block Grant Program – Attributable (STBGP-A) for FFY 2017. Total Federal-aid STBGP-A funding for this project is now \$4,228,704.00 with a City match of \$845,740.00.

DISCUSSION:

The majority of the cost of Supplemental Agreement #2 (approximately \$225,000) is for Construction Inspection and Management of the construction work. Since this is a federally funded project, significant manpower and documentation is required to insure compliance with federal requirements and regulations so that no reimbursement by federal funds is jeopardized. This supplement agreement also covers costs for additional design services required during the land acquisition phase and bridge lighting as well as some increased costs of mitigation services due to approximately a year delay before starting the archeological work.

BUDGET/STAFF IMPACT:

This project is based on an Agreement Of Understanding with AHTD in which Federal Aid money will pay 80% of the contract amount and the City will pay 20%. The Federal portion will be paid from the Surface Transportation Block Grant Program-Attributable (STBGP-A) funds. City funds will be from the Transportation Bond Program. The cost of the services included in Supplemental Agreement No. 2 will not exceed **\$307,167.00**, with the City's share being 20% or \$61,433.00.

Attachments:

Supplemental Agreement No. 2 for Engineering Services
Purchase Order (draft)

Supplemental Agreement No. 2
ArDOT Job No. 040657
FEDERAL AID PROJECT (FAP) NO. STPU-9142(36)
W. Starry Night View - W. Mount Comfort Rd. (N. Ruppel Rd)(Fayetteville)(S)

Date: _____

WHEREAS, the City of Fayetteville and Garver, LLC (Garver) entered into an Agreement for Engineering Services on February 18, 2014; and,

WHEREAS, the City of Fayetteville approved Supplemental Agreement No. 1 on March 15, 2016 to add Phase II Archeological Testing and Phase III Archeological Mitigation; and

WHEREAS, negotiations with the property owner for right-of-way acquisition has resulted in revisions to the plans and additional Hydrologic and Hydraulic studies; and

WHEREAS, the City of Fayetteville has determined that Garver is qualified and capable of performing additional engineering services during construction,

NOW THEREFORE, the following modifications will be made to the Agreement to include the described additional items of work:

MODIFICATIONS:

1. The "Contract Ceiling Price" (Section 1.2) is increased by \$307,167 from \$807,945 to \$1,115,112.
2. The "Title I Services Ceiling Price (Section 1.12) is increased by \$83,658 from \$807,945 to \$891,603.
3. The "Title II Services Ceiling Price" (Section 1.15) for this agreement is \$223,509.
4. The "Title I Fixed Fee" (Section 3.4) is increased by \$5,678 from \$32,430 to \$38,108.
5. The completion date (Section 17.1) is modified and extended to include bidding and construction related services to be December 31, 2018.
6. See Attachment A for the additions to the scope of services for Section 7.8 Roadway Design and Plans, Section 7.9 Bridge Design and Plans, Section 9 Title II Services to be Provided by Consultant, and Section 13.5 Title II Services Deliverables.

7. See Attachment A-1 for modifications to Appendix A – Justification of Fees and Costs.
8. See Attachment B for a Subconsultant Supplemental Agreement with Flat Earth Archeology, LLC to increase the Subconsultant contract “Ceiling Price” (Appendix B-2 Section 3.5) by \$30,562 from \$451,014 to \$481,576.
9. See Attachment B-1 for modifications to the Justification of Fees and Costs for the Flat Earth Archeology, LLC Subconsultant Supplemental Agreement.

IN WITNESS WHEREOF, the parties execute this Supplemental Agreement No. 2, to be effective upon the date set out above.

GARVER, LLC

CITY OF FAYETTEVILLE

BY: 
Ronald S. Petrie, PE
Sr. Project Manager

BY: _____
Lioneld Jordan
Mayor

Add the following items to Agreement Sections 7.8 and 7.9:

7.8. Roadway Design and Plans

7.8.9. *Waterline Relocation:* Prepare plan & profile sheets for the relocation of a 12" waterline located adjacent to roadway corridor from Starry Night Drive to Mount Comfort Road complete with details, specifications, and quantities.

7.8.10. *Driveway Relocation:* Modify the plan & profile sheets, drainage design, and quantities as necessary to relocate the driveway to the Hazen resident as directed by the Owner.

7.9. Bridge Design and Plans

7.9.6. *Additional Hydrology & Hydraulics Services:* Provide modifications to the HEC-RAS model to study the effects of the water surface elevation for the potential scenario of leaving the existing Hamestring Creek Bridge in place to be utilized for adjacent property access. Prepare exhibits and a letter report of the findings.

7.9.7. *Bridge Lighting:* Prepare lighting plans for fixtures to be installed on the bridge barrier walls including superstructure and barrier details, electrical layout plan & details, specifications, and quantities. Garver will provide a basic lighting analysis for IES criteria verification.

Agreement Section 9 shall be removed and replaced in its entirety with the following:

9. TITLE II SERVICES TO BE PROVIDED BY CONSULTANT

During the construction phase of work, Garver will accomplish the following:

- 9.1. Provide construction engineering and construction inspection and other construction engineering support as required. Construction phase services will be provided in accordance with ARDOT Standard Specifications for Highway Construction (latest edition), Manual of Field Sampling and Testing Procedures, and Resident Engineer's Manual and with the plans, specifications, and all other applicable FHWA and ARDOT procedures for this project.
- 9.2. When requested, provide design related solutions to construction problems and issues that may arise.
- 9.3. Issue a Notice to Proceed letter to the Contractor and attend preconstruction meeting.
- 9.4. Prepare for and attend utilities coordination meeting.
- 9.5. Attend progress/coordination meetings with the Owner/Contractor.
- 9.6. Evaluate and respond to construction material submittals and shop drawings. Corrections or comments made by Garver on the shop drawings during this review will not relieve Contractor from compliance with requirements of the drawings and specifications. The check will only be for review of general conformance with the design concept of the project and general compliance with the information given in the contract documents. The Contractor will be responsible for confirming and correlating all

quantities and dimensions, selecting fabrication processes and techniques of construction, coordinating his work with that of all other trades, and performing his work in a safe and satisfactory manner. Garver's review shall not constitute approval of safety precautions or constitute approval of construction means, methods, techniques, sequences, procedures, or assembly of various components. When certification of performance characteristics of materials, systems, or equipment is required by the Contract Documents, either directly or implied for a complete and workable system, Garver shall be entitled to rely upon such submittal or implied certification to establish that the materials, systems, or equipment will meet the performance criteria required by the Contract Documents.

- 9.7. Issue instructions to the Contractor on behalf of the Owner and issue necessary clarifications (respond to RFIs) regarding the construction contract documents.
- 9.8. Prepare progress payment requests based on the actual quantities of contract items completed and accepted, and will make a recommendation to the Owner regarding payment. Pay Applications and Documentation to meet ARDOT requirements.
- 9.9. Maintain a set of working drawings during construction.
- 9.10. Prepare and furnish record drawings when construction is complete.
- 9.11. Provide part-time resident construction observation services for the 300-calendar-day construction contract performance time. The proposed fee is based on approximately 4 hours per day, 5 days per week, during the 300-calendar-day construction contract performance time. If the construction time extends beyond the time established in this agreement or if the Owner wishes to increase the time or frequency of the observation, the Owner will pay Garver an additional fee agreed to by the Owner and Garver.
- 9.12. Provide coordination with the Owner's geotechnical consultant for Construction Materials Testing services.
- 9.13. When authorized by the Owner, prepare change orders for changes in the work from that originally provided for in the construction contract documents. If redesign or substantial engineering or surveying is required in the preparation of these change order documents, the Owner will pay Garver an additional fee to be agreed upon by the Owner and Garver.
- 9.14. Participate in final project inspection, prepare punch list, review final project closing documents, and submit final pay request.
- 9.15. Construction observation services will be provided by Garver's Resident Project Representative, who will provide or accomplish the following:
 - Consult with and advise the Owner during the construction period.
 - Coordinate with the firm providing construction materials quality assurance testing under separate contract with the Owner.
 - Maintain a file of quantities incorporated into the work, test reports, certifications, shop drawings and submittals, and other appropriate information.
 - Maintain a project diary that will contain information pertinent to each site visit.

In performing construction observation services, Garver will endeavor to protect the Owner against defects and deficiencies in the work of the Contractor(s); but Garver cannot guarantee the performance of the Contractor(s), nor be responsible for the actual supervision of construction operations or for the safety measures that the Contractor(s) takes or should take. However, if at any time during construction Garver observes that the Contractor's work does not comply with the construction contract documents, Garver will notify the Contractor of such non-compliance and instruct him/her to correct the deficiency and/or stop work, as appropriate for the situation. Garver will also record the

observance, the discussion, and the actions taken. If the Contractor continues without satisfactory corrective action, Garver will notify the Owner immediately, so that appropriate action under the Owner's contract with the Contractor can be taken.

Add the following items to Agreement Section 13:

13. DELIVERABLES

- 13.5. Title II Services
 - 13.5.1. Approved shop drawings/submittals from the Contractor (2 copies)
 - 13.5.2. Hard copy set of Record Drawings (1 copy)
 - 13.5.3. Electronic Files as requested.

ATTACHMENT A-1
SUPPLEMENTAL AGREEMENT 2 - Justification of Costs and Fees Revision
November 30, 2017
W. Starry Night View - W. Mount Comfort Rd. (N. Ruppel Rd.)(Fayetteville) (S)
Job 040657
SUMMARY

PROJECT ADMINISTRATION	HOURS	SALARY	FEE	EXPENSES	TOTAL
Garver	91	\$6,263	\$752	\$644	\$7,659
SA #2 - Garver	33	\$3,922	\$471	\$31	\$4,424
SURVEYS	HOURS	SALARY	FEE	EXPENSES	TOTAL
Garver	256	\$16,981	\$2,038	\$2,763	\$21,782
TRAFFIC STUDY	HOURS	SALARY	FEE	EXPENSES	TOTAL
Garver	40	\$5,424	\$651	\$31	\$6,106
ENVIRONMENTAL	HOURS	SALARY	FEE	EXPENSES	TOTAL
Garver	594	\$59,797	\$7,176	\$1,978	\$68,951
SA #1 - Garver	(157)	(\$15,342)	(\$1,841)	\$21,235	\$4,052
SA #1 - Flat Earth Archeology, LLC (Subconsultant Agreement)	15,066	\$298,920	\$20,000	\$132,094	\$451,014
SA #2 - Flat Earth Archeology, LLC (Subconsultant Agreement)	0	\$30,643	\$0	(\$81)	\$30,562
GEOTECHNICAL INVESTIGATION	HOURS	SALARY	FEE	EXPENSES	TOTAL
GHBW (Subconsultant Agreement)	258	\$20,631	\$2,476	\$3,509	\$26,615
BRIDGE	HOURS	SALARY	FEE	EXPENSES	TOTAL
Garver	910	\$95,856	\$11,503	\$600	\$107,959
SA #2 - Garver (Lighting and Additional H&H)	157	\$18,681	\$2,242	\$21	\$20,944
ROADWAY DESIGN, PLANS, AND SPECS	HOURS	SALARY	FEE	EXPENSES	TOTAL
Garver	977	\$86,386	\$10,366	\$306	\$97,058
SA #2 - Garver (Additional Services)	202	\$24,708	\$2,965	\$55	\$27,728
ROW	HOURS	SALARY	FEE	EXPENSES	TOTAL
Garver	124	\$10,522	\$1,263	\$30	\$11,815
BIDDING	HOURS	SALARY	FEE	EXPENSES	TOTAL
Garver	37	\$4,348	\$522	\$64	\$4,934
TITLE II	HOURS	SALARY	FEE	EXPENSES	TOTAL
SA #2 - Garver	1,350	\$222,016	\$0	\$1,493	\$223,509
PROJECT TOTALS	HOURS	SALARY	FEE	EXPENSES	TOTAL
Garver	4,614	\$539,562	\$38,108	\$29,251	\$606,921
GHBW	258	\$20,631	\$2,476	\$3,509	\$26,615
Flat Earth Archeology, LLC	15,066	\$329,563	\$20,000	\$132,013	\$481,576
Original Total	3,287	\$306,208	\$36,747	\$9,925	\$352,879
SA #1 Total	14,909	\$283,578	\$18,159	\$153,329	\$455,066
SA #2 Total	1,742	\$299,970	\$5,678	\$1,519	\$307,167
Project Total	19,938	\$889,756	\$60,584	\$164,773	\$1,115,112

SUPPLEMENTAL AGREEMENT 2 - Justification of Costs and Fees Revision
November 30, 2017
W. Starry Night View - W. Mount Comfort Rd. (N. Ruppel Rd.)(Fayetteville) (S)
Job 040657

PROJECT ADMINISTRATION

MANHOURS								
TASK	SPM	PM	ADMIN4	ADMIN3	ADMIN2	ADMIN1	TOTAL	
Project Management	3	6					9	
Meetings							0	
Invoice Processor	8				10	4	22	
Administrative Support						2	2	
Total MH - Project Administration	11	6	0	0	10	6	33	
LABOR COSTS								
Description (Billing Class)					Rate	MH	Amount	
SPM - Project Manager (E-6/E-5)					\$68.10	11	\$749	
PM - Project Manager (E-3/E-4)					\$44.20	6	\$265	
ADMIN2 - Sr. Admin. Assistant (X-2)					\$23.60	10	\$236	
ADMIN1 - Admin. Assistant (X-1)					\$19.00	6	\$114	
						Subtotal	\$1,364	
						Overhead	187.57%	\$2,558
						Subtotal	\$3,922	
						Fee	\$471	
						Subtotal Labor Costs	\$4,393	
EXPENSES								
ITEM				Quantity	Unit	Rate	Amount	
Printing (8 1/2 x 11 B&W)				310	each	\$0.10	\$31	
Printing (11 x 17 Color)				0	each	\$1.30	\$0	
Mileage				0	mile	\$0.56	\$0	
						Subtotal Direct Costs	\$31	
						TOTAL COSTS - PROJECT ADMINISTRATION	\$4,424	
BASIS OF ESTIMATE - PROJECT ADMINISTRATION								
Description								
Adds 12 months of administration for invoicing								

SUPPLEMENTAL AGREEMENT 2 - Justification of Costs and Fees Revision
November 30, 2017
W. Starry Night View - W. Mount Comfort Rd. (N. Ruppel Rd.)(Fayetteville) (S)
Job 040657

BRIDGE - LIGHTING

MANHOURS							
TASK	SPM	PM	PE	DE	TECH	ADMIN	TOTAL
Bridge Design							
Update Bridge Layout		2			4		6
Revise Bridge Quantities		2			2		4
Superstructure and Barrier Details		8			14		22
QA/QC Review	4	4					8
Electrical Design							
Electrical Layout Plan			40				40
Electrical Lighting Details			12				12
Specifications			6				6
QA/QC Review	6		8				14
Total MH - Design, Plans, and Specs	10	16	66	0	20	0	112
LABOR COSTS							
Description (Billing Class)					Rate	MH	Amount
SPM - Project Manager (E-5/E-6)					\$68.10	10	\$681
PM - Project Manager (E-3/E-4)					\$44.20	16	\$707
PE - Project Engineer (E-2)					\$36.00	66	\$2,376
DE - Design Engineer (E-1)					\$28.00	0	\$0
ST - Senior Technician (T-2)					\$28.00	20	\$560
						Subtotal	\$4,324
						Overhead 187.57%	\$8,111
						Subtotal	\$12,435
						Fee	\$1,492
						Subtotal Labor Costs	\$13,927
EXPENSES							
ITEM				Quantity	Unit	Rate	Amount
Printing (11x17 B&W)				85	each	\$0.20	\$17
Miscellaneous (Courier)				0	each	\$12.00	\$0
						Subtotal Direct Costs	\$17
TOTAL COSTS - BRIDGE - LIGHTING						\$13,944	
BASIS OF ESTIMATE - BRIDGE - LIGHTING							

SUPPLEMENTAL AGREEMENT 2 - Justification of Costs and Fees Revision
November 30, 2017
W. Starry Night View - W. Mount Comfort Rd. (N. Ruppel Rd.)(Fayetteville) (S)
Job 040657

BRIDGE - H&H

MANHOURS								
TASK	SPM	PM	PE	DE	TECH	ADMIN	TOTAL	
Hamestring Creek H & H - Ruppel Existing Bridge								
Bridge data input modification	2	6					8	
Modify cross sections for various scenarios	2	16					18	
Prepare Exhibits of Results	1	8			2		11	
Coordination with client and property owner	4	4					8	
Total MH - Design, Plans, and Specs	9	34	0	0	2	0	45	
LABOR COSTS								
Description (Billing Class)					Rate	MH	Amount	
SPM - Project Manager (E-5/E-6)					\$68.10	9	\$613	
PM - Project Manager (E-3/E-4)					\$44.20	34	\$1,503	
PE - Project Engineer (E-2)					\$36.00	0	\$0	
DE - Design Engineer (E-1)					\$28.00	0	\$0	
ST - Senior Technician (T-2)					\$28.00	2	\$56	
						Subtotal	\$2,172	
						Overhead	187.57%	\$4,074
						Subtotal	\$6,246	
						Fee	\$750	
						Subtotal Labor Costs	\$6,996	
EXPENSES								
ITEM				Quantity	Unit	Rate	Amount	
Printing (11x17 B&W)				20	each	\$0.20	\$4	
Miscellaneous (Courier)				0	each	\$12.00	\$0	
						Subtotal Direct Costs	\$4	
						TOTAL COSTS - BRIDGE - H&H	\$7,000	
BASIS OF ESTIMATE - BRIDGE - H&H								

SUPPLEMENTAL AGREEMENT 2 - Justification of Costs and Fees Revision
November 30, 2017
W. Starry Night View - W. Mount Comfort Rd. (N. Ruppel Rd.)(Fayetteville) (S)
Job 040657

DESIGN, PLANS, AND SPECIFICATIONS - ADDITIONAL SERVICES

MANHOURS							
TASK	SPM	PM	PE	DE	TECH	ADMIN	TOTAL
Waterline Relocation							
P&P Sheets	4	30			20		54
Typical Details		6			8		14
Coordination with Fayetteville Water & Sewer	4	6					10
Quantities		6					6
Driveway/Storm Sewer Design - Property Owner							
Drainage Calculations		24					24
P&P Sheets	4	30			16		50
Quantities		12					12
City/Property Owner Coordination	16	16					32
	28	130	0	0	44	0	202
LABOR COSTS							
Description (Billing Class)					Rate	MH	Amount
SPM - Project Manager (E-5/E-6)					\$68.10	28	\$1,907
PM - Project Manager (E-3/E-4)					\$44.20	130	\$5,746
PE - Project Engineer (E-2)					\$36.00	0	\$0
DE - Design Engineer (E-1)					\$28.00	0	\$0
TECH - Technician (T-1)					\$21.33	44	\$939
ADMIN - Administrative Assistant (X-1)					\$19.00	0	\$0
						Subtotal	\$8,592
						Overhead 187.57%	\$16,116
						Subtotal	\$24,708
						Fee	\$2,965
						Subtotal Labor Costs	\$27,673
EXPENSES							
ITEM				Quantity	Unit	Rate	Amount
Printing (11x17 B&W)				90	each	\$0.20	\$18
Printing (8.5x11)				50	each	\$0.10	\$5
Mileage				60	miles	\$0.535	\$32
Miscellaneous (Courier)				0	each	\$12.00	\$0
						Subtotal Direct Costs	\$55
TOTAL COSTS - DESIGN, PLANS, AND SPECIFICATIONS - ADDITIONAL SERVICES						\$27,728	
BASIS OF ESTIMATE - DESIGN, PLANS, AND SPECIFICATIONS - ADDITIONAL SERVICES							
Note: The manhour estimate is based on a 13 point review by ARDOT.							

SUPPLEMENTAL AGREEMENT 2 - Justification of Costs and Fees Revision
November 30, 2017
W. Starry Night View - W. Mount Comfort Rd. (N. Ruppel Rd.)(Fayetteville) (S)
Job 040657

TITLE II SERVICES

MANHOURS							
TASK	SPM	PM	PE	SCO	RCO	CO	TOTAL
Title II Services							
Prepare, Attend and Document Preconstruction Meeting	2	4		2	4		12
Supplemental Utility Coordination		8			6		14
Review Contractor's Schedules		6					6
Review and Respond to Contractor's Shop Drawings/Bridge	2	12					14
Review and Respond to Contractor's Shop Drawings/Roadway		12					12
Monthly Progress Meetings with Contractor and City (11 Months)	6	32		12	32		82
Site Visits and Support of City/Resident	12	40		20			72
Resident Construction Observation (214 Working Days - Avg. 4 hrs/day)					856		856
Coordination with Contractor/RFI Responses		24					24
Review and Process Daily reports per ARDOT procedures (214 work days)					112		112
Review and Process Monthly Pay Requests per ARDOT procedures (11 Mos.)	2	30			12		44
Prepare and Submit Monthly Progress Reports (11 Months)		22					22
Prepare Change Orders		8					8
Substantial Completion Project Inspection and Punchlist	2	8			8		18
Final Project Inspection and Punchlist		6			6		12
Coordination with City/ARDOT	6	12					18
Coordination with Materials Testing Firm					6		6
Record Drawings (Hardcopy and Electronic)		4	8				12
ADEQ Permit Renewals		2	4				6
Total MH - Title II Services	32	230	12	34	1,042	0	1,350
LABOR COSTS							
Description (Billing Class)					Rate	MH	Amount
SPM - Sr. Project Manager (E-5/E-6)					\$68.10	32	\$2,179
PM - Project Manager (E-3/E-4)					\$44.20	230	\$10,166
PE - Project Engineer (E-2)					\$36.00	12	\$432
SCO - Sr. Construction Observer (C-3)					\$45.00	34	\$1,530
RCO - Resident Construction Observer (C-2)					\$37.00	1,042	\$38,554
CO - Construction Observer (C-1)					\$29.00	0	\$0
						Subtotal	\$52,861
						Title II Multiplier	3.20
							\$169,155
						Subtotal	\$222,016
						Fee	\$0
						Subtotal Labor Costs	\$222,016
EXPENSES							
ITEM				Quantity	Unit	Rate	Amount
Printing (11x17 B&W)				790	each	\$0.20	\$158
Mileage				2,450	miles	\$0.535	\$1,311
Miscellaneous (Courier)				2	each	\$12.00	\$24
						Subtotal Direct Costs	\$1,493
						TOTAL COSTS - TITLE II SERVICES	\$223,509
BASIS OF ESTIMATE - TITLE II SERVICES							

Supplemental Agreement No. 2

Subconsultant Agreement

ArDOT Job No. 040657

FEDERAL AID PROJECT (FAP) NO. STPU-9142(36)

W. Starry Night View - W. Mount Comfort Rd. (N. Ruppel Rd)(Fayetteville)(S)

Date: Nov. 30, 2017

WHEREAS, the City of Fayetteville and Garver, LLC (Garver) entered into an Agreement for Engineering Services on February 18, 2014; and,

WHEREAS, the City of Fayetteville approved Supplemental Agreement No. 1 on March 15, 2016 to add Phase II Archeological Testing and Phase III Archeological Mitigation; and,

WHEREAS, Garver entered into a Subconsultant Agreement with Flat Earth Archeology, LLC on February 23, 2016 to provide a significant portion of the services as specified in Supplemental Agreement No. 1; and,

WHEREAS, the archeological work was delayed to late 2017 to allow right-of-way to be acquired for the project,

NOW THEREFORE, the following modifications will be made to the Subconsultant Agreement:

MODIFICATIONS:

1. The "Contract Ceiling Price" (Section 3.5) is increased by \$30,562 from \$451,014 to \$481,576.
2. See Attachment B-1 for modifications to Appendix B-1 (from Supplemental No. 1) – Justification of fees and costs. The hourly rate for the Field/Laboratory Technician shall be increased \$2.00 from \$15.00 per hour to \$17.00 per hour which is within the Subconsultant's Schedule of Salary Ranges.

IN WITNESS WHEREOF, the parties execute this Supplemental Subconsultant Agreement, to be effective upon the date set out above.

GARVER, LLC

BY:



Ronald S. Petrie, PE
Sr. Project Manager

FLAT EARTH ARCHEOLOGY, LLC

BY:



Chris Branam, RPA
Principal/Office Manager

ATTACHMENT B - 1 - Justification of Costs and Fees
SUPPLEMENTAL SUBCONSULTANT AGREEMENT

November 30, 2017

W. Starry Night - W. Mount Comfort Rd. (N. Ruppel Road)(Fayetteville)(S)
Job 040657

ARCHEOLOGICAL

MANHOURS						
TASK	PR	PM	CC	FLT	EO	TOTAL
Phase III Mitigation						
Treatment Plan Preparation		34				34
Field Work (21 Field Techs, 2 Crew Chiefs, 1 PM)		528	1,056	11,088		12,672
Backhoe Stripping			40	80	40	160
Laboratory Analysis				1,600		1,600
Management/Coordination		120				120
Final Report		480				480
TOTAL MH - ARCHEOLOGICAL	0	1,162	1,096	12,768	40	15,066
LABOR COSTS						
Category - Description	Rate	MH	Amount			
PR - Principal	\$40.00	0	\$0			
PM - Project Manager	\$30.00	1,162	\$34,860			
CC- Field Crew Chief	\$20.00	1,096	\$21,920			
FLT - Field/Laboratory Technician	\$17.00	12,768	\$217,056			
EO - Equipment Operator	\$20.00	40	\$800			
		Subtotal	\$274,636			
		Overhead 20.00%	\$54,927			
		Subtotal	\$329,563			
		Fee	\$20,000			
		FCCM 0.00%	\$0			
		Subtotal Labor Costs	\$349,563			
EXPENSES						
ITEM	Quantity	Unit	Rate	Amount		
Printing (8.5x11)	13,400	each	\$0.10	\$1,340		
Vehicle mileage	5,370	mile	\$0.535	\$2,873		
Travel expenses (23 Staff Members for 80 calendar days)	1,840	day	\$65.00	\$119,600		
Backhoe equipment rental	5	day	\$50.00	\$250		
Radiocarbon Dating Tests (Beta Analytics)	3	each	\$600.00	\$1,800		
Protein/Lipid Residue Analysis Test (Paleo Research)	4	each	\$500.00	\$2,000		
Pollen/Starch Analysis (Paleo Research)	2	each	\$600.00	\$1,200		
Curation Fee (Arkansas Archeological Survey)	10.0	cu ft	\$145.00	\$1,450		
Geomorphology Investigation and Report (University of Arkansas)	1	LS	\$1,500.00	\$1,500		
		Subtotal Expenses		\$132,013		
TOTAL AMENDED COSTS - ARCHEOLOGICAL				\$481,576		
SA #1 TOTAL COSTS - ARCHEOLOGICAL				\$451,014		
SA #2 TOTAL ADDITIONAL COSTS - ARCHEOLOGICAL				\$30,562		

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: 12/19/2017	
							P.O Number:			
Vendor #: 52650			Vendor Name: Garver Engineers				Mail ☒ YES ☐ NO		Legistar#: 2017-0687 Expected Delivery Date:	
Address: 1088 E. Milsap Road					FOB Point:		Taxable ☐ YES ☒ NO			
City: Fayetteville			State: AR		Zip Code: 72703		Ship to code:		Quotes Attached ☐ YES ☐ NO	
Requester: Chris Brown					Requester's Employee #: 2695		Extension: 8207			
Item	Description	Quantity	Unit of Issue	Unit Cost	Extended Cost	Account Number		Project.Sub#	Inventory #	Fixed Asset #
1	Professional Services	1		61,433.00	\$61,433.00	4520.800.9556.5314.00		06035.3100		
2	Professional Services	1		245,734.00	\$245,734.00	4470.800.8835.5314.00		06035.3100		
3					\$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: <u>\$307,167.00</u>			
							Tax: <u>\$0.00</u>			
Approvals:							Total: <u>\$307,167.00</u>			
Mayor: _____ Chief Financial Officer: _____ Dispatch Manager: _____ Department Director: _____ Budget Director: _____ Utilities Manager: _____ Purchasing Manager: _____ IT Director: _____ Other: _____										

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

Budget Year 2017	Division /Org2 ENGINEERING (621) Requestor: Chris Brown	Adjustment Number
----------------------------	--	--------------------------

BUDGET ADJUSTMENT DESCRIPTION / JUSTIFICATION:

Recognize Federal-aid funding of \$245,734 for Professional Services for Supplemental Agreement No. 2 to the contract with Garver, LLC. Move the City's matching funds of \$61,433 from Subproject 1 to Subproject 3100.

RESOLUTION/ORDINANCE	COUNCIL DATE:	12/19/2017
	LEGISTAR FILE ID#:	2017-0687
	<i>Barbara Fell</i>	
	12/1/2017 4:11 PM	
	Budget Director	Date
	TYPE:	
	DESCRIPTION:	
	GLDATE:	
	POSTED:	/

TOTAL	245,734	245,734					v.20170707
Account Number	Increase / (Decrease)		Project.Sub#		AT	Account Name	
	Expense	Revenue	Project	Sub			
4470.800.8835-4309.00	-	245,734	06035	3100	RE	Federal Grants - Capital	
4470.800.8835-5314.00	245,734	-	06035	3100	EX	Professional Services - :	
4520.800.9556-5809.00	(61,433)	-	06035	1	EX	Street Improvements - Street Improveme	
4520.800.9556-5314.00	61,433	-	06035	3100	EX	Professional Services - :	
	-	-					
	-	-					
	-	-					
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	-	-					
	-	-					



City of Fayetteville, Arkansas

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

Text File

File Number: 2017-0697

Agenda Date: 12/19/2017

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Resolution

Agenda Number: A. 6

TOWN CENTER ENTRY STAIRS AND LANDING:

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$170,000.00 TO PROVIDE FUNDS FOR ENGINEERING AND CONSTRUCTION COSTS ASSOCIATED WITH THE REMOVAL AND REPLACEMENT OF THE TOWN CENTER ENTRY STAIRS AND LANDING

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 budget adjustment, a copy of which is attached to this Resolution, in the amount of \$170,000.00 to provide funds for engineering and construction costs associated with the removal and replacement of the Town Center entry stairs and landing.

City of Fayetteville Staff Review Form

2017-0697

Legistar File ID

12/19/2017

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

Wade Abernathy

12/1/2017

FACILITIES MANAGEMENT (140)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

A resolution for approval a budget adjustment of \$170,000 for removal and replacement of the Town Center Center Entry Stairs and landing.

Budget Impact:

1010.001.0001-499.99

General Fund Misc.

Account Number

Fund

17012.1

Town Center Entry Stairs

Project Number

Project Title

Budgeted Item? No

Current Budget \$ -

Funds Obligated \$ -

Current Balance \$ -

Does item have a cost? Yes

Item Cost \$ 170,000.00

Budget Adjustment Attached? Yes

Budget Adjustment \$ 170,000.00

Remaining Budget \$ -

V20140710

Previous Ordinance or Resolution #

Original Contract Number:

Approval Date:

Comments:



MEETING OF DECEMBER 19, 2017

TO: Mayor and City Council

THRU: Paul Becker, Finance and Internal Services Director

FROM: Wade Abernathy, Division Manager Facilities & Building Construction

DATE: 12-1-2017

SUBJECT: **Budget Adjustment for appropriation of funds for Town Center Entry Stair Replacement**

RECOMMENDATION:

A resolution for the approval of a budget Adjustment of \$170,000 for the Engineering and Construction Cost associated with the removal and replacement of the Town Center Entry stairs and landing.

BACKGROUND:

Because of the Peace Fountain leaking chlorinated water, corrosion of the ramp sub structure failed, causing a collapse of the ramp. As repairs were being made, staff discovered the same leaks was causing corrosion of the sub structure at the entry stairs and landing. Over time this could have the same consequence as ramp.

DISCUSSION:

Staff later conducted additional investigations at the stairs, revealing settlement closest to the fountain, and near the center of the stairs. Similar signs of settlement occurred prior to the ramp collapse. Therefore, as a proactive measure, Staff recommends immediate removal and replacement. Coordination meetings with the Town Center Director to minimize impact on their previously scheduled events yielded a time frame for repairs in late January.

BUDGET/STAFF IMPACT:

The attached budget adjustment will provide the authorized funds for the engineering and construction of the steps.

Attachments:

Staff Review Form
Budget Adjustment

Budget Year	Division	Adjustment Number
2017	FACILITIES MANAGEMENT (140)	
	/Org2	
	Requestor: Wade Abernathy	

Approve a Budget Adjustment for \$170,000 for the removal and repair of the entry stairs and landing at the Town Center.

	COUNCIL DATE:	12/19/2017
	LEGISTAR FILE ID#:	2017-0697
		Barbara Fell
		12/4/2017 8:04 AM
	Budget Director	Date
	TYPE:	
	DESCRIPTION:	
	GLDATE:	
	POSTED:	/
RESOLUTION/ORDINANCE		

[illegible]



City of Fayetteville, Arkansas

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

Text File

File Number: 2017-0661

Agenda Date: 12/19/2017

Version: 1

Status: First Reading

In Control: City Council Meeting

File Type: Ordinance

Agenda Number: B. 1

AREA AGENCY ON AGING OF NORTHWEST ARKANSAS:

AN ORDINANCE TO WAIVE THE REQUIREMENTS OF FORMAL COMPETITIVE BIDDING AND APPROVE A CONTRACT BETWEEN THE CITY OF FAYETTEVILLE, ARKANSAS AND THE AREA AGENCY ON AGING OF NORTHWEST ARKANSAS IN THE AMOUNT OF \$98,887.00 TO PROVIDE PUBLIC RECREATION SERVICES FOR THE SENIOR CITIZENS OF FAYETTEVILLE FOR 2018

WHEREAS, providing quality recreational opportunities to the senior citizens of our community is of mutual interest to the City of Fayetteville and the Area Agency On Aging of Northwest Arkansas, which has provided these services to seniors in Fayetteville and Northwest Arkansas for the past 45 years and;

WHEREAS, the Area Agency on Aging is very qualified and uniquely able to provide the continuity of services vital to the efficient provision of recreational opportunities to the senior citizens of Fayetteville.

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 finds the above circumstances make competitive bidding not feasible or practical and therefore waives the requirements of formal competitive bidding and approves a contract between the City of Fayetteville, Arkansas and the Area Agency on Aging of Northwest Arkansas in the amount of \$98,887.00 to provide public recreation services for the senior citizens of Fayetteville for 2018.

City of Fayetteville Staff Review Form

2017-0661

Legistar File ID

12/5/2017

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Connie Edmonston

11/14/2017

PARKS & RECREATION (520)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approval of an ordinance waiving the requirements of formal competitive bidding and approving a contract between the City of Fayetteville and the Area Agency on Aging of Northwest Arkansas in the amount of \$98,887.00 to provide public recreation services for senior citizens of Fayetteville for 2018, contingent on approval of the 2018 annual city budget and work program.

Budget Impact:

1010.090.6600.5718.01

General

Account Number

Fund

40901-4004

Transfer to Council on Aging

Project Number

Project Title

Budgeted Item? Yes

Current Budget \$ 98,887.00

Funds Obligated \$ -

Current Balance \$ 98,887.00

Does item have a cost? Yes

Item Cost

Budget Adjustment Attached? No

Budget Adjustment

Remaining Budget \$ 98,887.00

V20140710

Previous Ordinance or Resolution # 2016-0549

Original Contract Number:

Approval Date:

Comments: Pending on approval of the 2018 annual city budget and work program.

MEETING OF DECEMBER 19, 2017

TO: Mayor and City Council

THRU: Don Marr, Chief of Staff

FROM: Connie Edmonston, Parks and Recreation Director

DATE: December 7, 2017

SUBJECT: Area Agency on Aging of Northwest Arkansas Recreation Contract for 2018

RECOMMENDATION:

Approval of an ordinance waiving the requirements of formal competitive bidding and approving a contract between the City of Fayetteville and the Area Agency on Aging of Northwest Arkansas in the amount of \$98,887 to provide public recreation services for senior citizens of Fayetteville for 2017, contingent on approval of the 2017 annual city budget and work program.

BACKGROUND:

At the December 5, 2017 City Council meeting, Council left this item on second reading for the December 19, 2017 meeting. The current contract expires on December 31, 2017. Due to the termination of the current Fayetteville Senior Activity and Wellness Center Director, the Area Agency on Aging Staff are continuing operations of the Walker Park Senior Center until a new director is hired.

DISCUSSION:

Citizens requested at the December 5 meeting for City Council to consider adding to the contract for City Staff to participate in the interviewing process with the Area Agency on Aging for the Walker Park Senior Adult Activity and Wellness Center Director's position. Several City Council Members stated they would like to add this to the current contract.

Staff determined the Parks and Recreation Department has experience in interviewing applicants for recreation positions such as this one and would be the preferred city staff to be involved in the interviewing process. These interviews will take place shortly involving the city since this position is currently vacant.

Item number twelve (12) was added to the contract stating the following:

Fayetteville Parks and Recreation Director or designee will participate in interviews with the Area Agency on Aging for the Fayetteville Senior Activity and Wellness Center Director position.

BUDGET/STAFF IMPACT:

The 2018 budget includes a total of \$98,887 for this request. This year's contract amount was the same as the 2017 contract.

Attachments:

Staff Review Form

Signed Contract

Proposed Ordinance

CONTRACT

Between The City of Fayetteville and the Area Agency on Aging of Northwest Arkansas (AAA)

WHEREAS, the Area Agency on Aging of Northwest Arkansas (AAA) is uniquely qualified to provide the full range of public recreation opportunities to the senior citizens of Fayetteville; and,

WHEREAS, it is in the best interest of the City of Fayetteville and its citizens to provide operating revenues to the AAA in consideration for the substantial recreational programs provided by the AAA to the senior citizens of Fayetteville.

NOW, THEREFORE, IT IS AGREED:

The City of Fayetteville shall provide the sum of \$8,240.58 monthly to the AAA from January 1 until December 31, 2018 in consideration of the following duties and obligations to be performed by the AAA:

- A. The AAA shall be responsible for providing staff, programming, promotion, and development for Walker Park's Fayetteville Senior Activity and Wellness Center and Hillcrest Towers Community Center. AAA agrees to use funding from the City to pay for recreational programs designed specifically for senior citizens.
- B. AAA shall make substantial portions of its programs or facilities available to Fayetteville citizens (the public) at little or no cost for the needy senior citizens. AAA shall report on a quarterly basis the approximate number of Fayetteville citizens served by its programs.
- C. AAA shall provide Walker Park's Fayetteville Senior Activity and Wellness Center as an emergency shelter when deemed necessary by the City of Fayetteville.
- D. The AAA shall follow the general Working Procedures and Responsibilities for the City of Fayetteville Parks and Recreation Division and the AAA which is attached as Exhibit A, and is made a part hereof, as if set forth word for word in its entirety.

CITY OF FAYETTEVILLE

BY: _____

LIONELD JORDAN, Mayor

AREA AGENCY ON AGING OF
NORTHWEST ARKANSAS

BY: _____

Jerry L. Mitchell
Jerry L. Mitchell
Executive Director

ATTEST:

BY: _____

Sondra E. Smith, City Clerk / Treasurer

EXHIBIT A

RECREATION IN FAYETTEVILLE

WORKING PROCEDURES AND RESPONSIBILITIES FOR THE CITY OF FAYETTEVILLE PARKS AND RECREATION DIVISION AND THE AREA AGENCY ON AGING OF NORTHWEST ARKANSAS

This agreement is made and entered into between the City of Fayetteville Parks and Recreation Department (Parks and Recreation) and the Area Agency on Aging of Northwest Arkansas (hereinafter referred to as AAA).

WHEREAS, the parties are two of the providers of recreational programs for the citizens of Fayetteville and wish to define a working agreement which may be revised and modified each year upon mutual agreement between the Parks and Recreation Director and the Executive Director of the AAA; and,

WHEREAS, it is the goal of both parties to work in cooperation to enhance the recreation facilities and programs offered by the parties and to act together in meeting the needs of the citizens of Fayetteville; and,

WHEREAS, Walker Park's Fayetteville Senior Activity and Wellness Center has been designated as an emergency shelter for the City of Fayetteville due to the location and facility available to house citizens; and

WHEREAS, increased communications and a new set of operating procedures will assist with the working relationship and will benefit both agencies and their operations; and,

WHEREAS, Parks and Recreation believes the goals of Parks and Recreation and AAA would best be accomplished by defining and streamlining responsibilities and procedures; and, is therefore recommending the merging of facility and program management for all recreation offerings, thereby providing administrative accountability for all services provided to the citizens.

NOW, THEREFORE, in order to define and improve the current working relationship between Parks and Recreation and AAA, the following set of detailed operating procedures and responsibilities are hereby established.

1. AAA shall be responsible for providing staffing, programming and promotion, and development of recreational programs for senior citizens including but not limited to, health and fitness activities, recreational trips, arts and crafts, music and games.
2. There will be no delays or decrease in public recreational services provided to senior citizens due to the change in contractor.
3. Parks and Recreation shall be responsible for providing or approving the staffing, programming, maintenance, promotion and development of the parks

system within the city and the recreational events occurring within the city for all ages.

4. The AAA Executive Director and Parks and Recreation Director shall have periodic meetings to ensure communication between the two entities.
5. It is understood and agreed that the City's annual purchase of services will be negotiated on a yearly basis.
6. The AAA is responsible for the management and operation of annual funding allocation to AAA from the City of Fayetteville and shall have the responsibility for prioritizing the use of such funds.
7. The Fayetteville Senior Activity and Wellness Center Director and Parks and Recreation Director will work jointly in opening Walker Park's Fayetteville Senior Activity and Wellness Center as an emergency shelter as deemed necessary by the City of Fayetteville. AAA will utilize funds appropriated by the City of Fayetteville for operational costs as necessary for the emergency shelter.
8. AAA shall schedule a meeting and submit an annual financial report to the Parks and Recreation Director no more than sixty (60) days after the end of the AAA fiscal year, which ends on June 30, 2018. Such report shall detail AAA's use of the City of Fayetteville's funding allocation and accomplishment of performance measures as stated below in number 10.
9. AAA shall comply with the schedules and procedures established by the Budget and Research Division of the City of Fayetteville for annual funding requests.
10. Quarterly reports shall be submitted to the Parks and Recreation Director on, or before, the following dates: April 15, July 15, October 15, and January 15 (2019). These reports shall detail the following performance measures:
 - A. Operation of a full service senior center at Walker Park's Fayetteville Senior Activity and Wellness Center and Hillcrest Towers locations to include socialization (recreation) by hosting daily social activities such as bingo, table games, exercise classes, and wellness programs. During the course of the year, an estimated 700 elderly citizens will participate at the two locations.
 - B. Recreation opportunities at the Walker Park location will continue to provide such wellness recreational activities as Tai Chi. Formal exercise classes and Use It or Lose It classes will be provided on a weekly basis. L.I.F.T Classes will be provided on a bi-weekly basis. Dances and music activities will be provided weekly at the Walker Park location.
 - C. Walker Park's Fayetteville Senior Activity and Wellness Center and Hillcrest Tower locations will seek partnerships with outside

organizations or community groups to assist in a variety of recreation programs and wellness classes.

- D. Transportation will be provided at both the Walker Park's Fayetteville Senior Activity and Wellness Center and Hillcrest Towers for recreational trips and special interest trips, as well as transporting seniors for necessary appointments as scheduled through the Fayetteville Senior Activity and Wellness Center.
- E. AAA shall acknowledge the City of Fayetteville's contribution on general marketing flyers, brochures and other general marketing materials.
11. The working procedures and responsibilities contained herein must continue without delays in service and shall become effective January 1, 2018.
12. Fayetteville Parks and Recreation Director or designee will participate in interviews with the AAA for the Fayetteville Senior Activity and Wellness Center Director position.

CITY OF FAYETTEVILLE

BY: _____
LIONELD JORDAN, Mayor

Attest:

BY: _____
Sondra E. Smith, City Clerk / Treasurer

AREA AGENCY ON AGING OF
NORTHWEST ARKANSAS

BY:  _____
Jerry L. Mitchell
Executive Director

Attest:

BY:  _____

City of Fayetteville Staff Review Form

2017-0661**Legistar File ID****12/5/2017**

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

Connie Edmonston

11/14/2017

PARKS & RECREATION (520)

Submitted By**Submitted Date****Division / Department****Action Recommendation:**

Approval of an ordinance waiving the requirements of formal competitive bidding and approving a contract between the City of Fayetteville and the Area Agency on Aging of Northwest Arkansas in the amount of \$98,887.00 to provide public recreation services for senior citizens of Fayetteville for 2018, contingent on approval of the 2018 annual city budget and work program.

Budget Impact:

1010.090.6600.5718.01

General

Account Number

Fund

40901-4004

Transfer to Council on Aging

Project Number

Project Title

Budgeted Item? Yes

Current Budget \$ 98,887.00

Funds Obligated \$ -

Current Balance \$ **98,887.00****Does item have a cost?** Yes

Item Cost

Budget Adjustment Attached? No

Budget Adjustment

Remaining Budget \$ **98,887.00**

V20140710

Previous Ordinance or Resolution # 2016-0549

Original Contract Number: _____

Approval Date: _____

Comments: Pending on approval of the 2018 annual city budget and work program.

MEETING OF DECEMBER 5, 2017

TO: Mayor and City Council

THRU: Don Marr, Chief of Staff

FROM: Connie Edmonston, Parks and Recreation Director

DATE: November 14, 2017

SUBJECT: Area Agency on Aging of Northwest Arkansas Recreation Contract for 2018

RECOMMENDATION:

Approval of an ordinance waiving the requirements of formal competitive bidding and approving a contract between the City of Fayetteville and the Area Agency on Aging of Northwest Arkansas in the amount of \$98,887 to provide public recreation services for senior citizens of Fayetteville for 2018, contingent on approval of the 2018 annual city budget and work program.

BACKGROUND:

The City of Fayetteville began providing financial support for the Council on Aging, Inc. in 1972 for recreation services to senior citizens at the Hillcrest Towers. In 2003, the Walker Park Senior Activity and Wellness Center was added to the contract when it was built. This has been a very successful agreement that continued with the Northwest Arkansas Economic Development District providing services until April 1, 2014 when the contract reverted back to the Area Agency on Aging (AAA). AAA has the current building lease for the Walker Park Senior Activity and Wellness Center.

AAA provides recreational programs meeting the needs of our senior citizen residents at Walker Park's Senior Activity and Wellness Center and Hillcrest Towers. It is the intent of AAA and the Fayetteville Parks and Recreation Department to work in cooperation to enhance the recreation facilities and programs in our City, while not duplicating services in an effort to spend taxpayers' money as effectively as possible. If the AAA were not serving our senior citizen population, the City would need to assume responsibility.

DISCUSSION:

The 2018 budget includes a total of \$98,887 to be transferred to the AAA from the General Fund. A resolution of contractual services, as well as an ordinance to waive competitive bidding, is required. The contract outlines the services the AAA is providing to the City and the citizens of Fayetteville. A waiver of competitive bids is requested to secure the continuity of services provided and because AAA has adequately served our citizens for the past 46 years including when they subcontracted services with the Northwest Arkansas Economic Development District. The agreement for 2018 is the same as the contract approved in 2017. Walker Park's Senior

Activity and Wellness Center's building is designated as an emergency shelter for the City of Fayetteville due to their location and facility available to assist in housing citizens.

BUDGET/STAFF IMPACT:

The 2018 budget includes a total of \$98,887 for this request. Funding is the same as provided in 2017. The request is contingent upon City Council approval of the 2018 proposed budget

Attachments:

Staff Review Form
Signed Contract
Proposed Ordinance

CONTRACT

*Between The City of Fayetteville and the
Area Agency on Aging of Northwest Arkansas (AAA)*

WHEREAS, the Area Agency on Aging of Northwest Arkansas (AAA) is uniquely qualified to provide the full range of public recreation opportunities to the senior citizens of Fayetteville; and,

WHEREAS, it is in the best interest of the City of Fayetteville and its citizens to provide operating revenues to the AAA in consideration for the substantial recreational programs provided by the AAA to the senior citizens of Fayetteville.

NOW, THEREFORE, IT IS AGREED:

The City of Fayetteville shall provide the sum of \$8,240.58 monthly to the AAA from January 1 until December 31, 2018 in consideration of the following duties and obligations to be performed by the AAA:

- A. The AAA shall be responsible for providing staff, programming, promotion, and development for Walker Park's Fayetteville Senior Activity and Wellness Center and Hillcrest Towers Community Center. AAA agrees to use funding from the City to pay for recreational programs designed specifically for senior citizens.
- B. AAA shall make substantial portions of its programs or facilities available to Fayetteville citizens (the public) at little or no cost for the needy senior citizens. AAA shall report on a quarterly basis the approximate number of Fayetteville citizens served by its programs.
- C. AAA shall provide Walker Park's Fayetteville Senior Activity and Wellness Center as an emergency shelter when deemed necessary by the City of Fayetteville.
- D. The AAA shall follow the general Working Procedures and Responsibilities for the City of Fayetteville Parks and Recreation Division and the AAA which is attached as Exhibit A, and is made a part hereof, as if set forth word for word in its entirety.

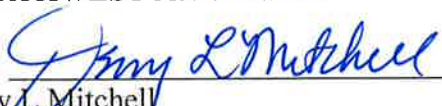
CITY OF FAYETTEVILLE

BY: _____

LIONELD JORDAN, Mayor

AREA AGENCY ON AGING OF
NORTHWEST ARKANSAS

BY: _____


Jerry L. Mitchell
Executive Director

ATTEST:

BY: _____

Sondra E. Smith, City Clerk / Treasurer

EXHIBIT A

RECREATION IN FAYETTEVILLE

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WHEREAS, it is the goal of both parties to work in cooperation to enhance the recreation facilities and programs offered by the parties and to act together in meeting the needs of the citizens of Fayetteville; and,

WHEREAS, Walker Park's Fayetteville Senior Activity and Wellness Center has been designated as an emergency shelter for the City of Fayetteville due to the location and facility available to house citizens; and

WHEREAS, increased communications and a new set of operating procedures will assist with the working relationship and will benefit both agencies and their operations; and,

WHEREAS, Parks and Recreation believes the goals of Parks and Recreation and AAA would best be accomplished by defining and streamlining responsibilities and procedures; and, is therefore recommending the merging of facility and program management for all recreation offerings, thereby providing administrative accountability for all services provided to the citizens.

NOW, THEREFORE, in order to define and improve the current working relationship between Parks and Recreation and AAA, the following set of detailed operating procedures and responsibilities are hereby established.

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system within the city and the recreational events occurring within the city for all ages.

4. The AAA Executive Director and Parks and Recreation Director shall have periodic meetings to ensure communication between the two entities.
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6. The AAA is responsible for the management and operation of annual funding allocation to AAA from the City of Fayetteville and shall have the responsibility for prioritizing the use of such funds.
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 - A. Operation of a full service senior center at Walker Park's Fayetteville Senior Activity and Wellness Center and Hillcrest Towers locations to include socialization (recreation) by hosting daily social activities such as bingo, table games, exercise classes, and wellness programs. During the course of the year, an estimated 700 elderly citizens will participate at the two locations.
 - B. Recreation opportunities at the Walker Park location will continue to provide such wellness recreational activities as Tai Chi. Formal exercise classes and Use It or Lose It classes will be provided on a weekly basis. L.I.F.T Classes will be provided on a bi-weekly basis. Dances and music activities will be provided weekly at the Walker Park location.
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organizations or community groups to assist in a variety of recreation programs and wellness classes.

- D. Transportation will be provided at both the Walker Park's Fayetteville Senior Activity and Wellness Center and Hillcrest Towers for recreational trips and special interest trips, as well as transporting seniors for necessary appointments as scheduled through the Fayetteville Senior Activity and Wellness Center.
- E. AAA shall acknowledge the City of Fayetteville's contribution on general marketing flyers, brochures and other general marketing materials.
11. The working procedures and responsibilities contained herein must continue without delays in service and shall become effective January 1, 2018.

CITY OF FAYETTEVILLE

BY: _____
LIONELD JORDAN, Mayor

Attest:

BY: _____
Sondra E. Smith, City Clerk / Treasurer

AREA AGENCY ON AGING OF
NORTHWEST ARKANSAS

BY: 
Jerry L. Mitchell
Executive Director

Attest:

BY: 



City of Fayetteville, Arkansas

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

Text File

File Number: 2017-0680

Agenda Date: 12/19/2017

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Resolution

Agenda Number: C. 1

RAZE AND REMOVAL 265 WEST NONNAMAKER DRIVE:

A RESOLUTION CERTIFYING TO THE TAX COLLECTOR OF WASHINGTON COUNTY, ARKANSAS THE COSTS OF RAZING AND REMOVAL OF A DILAPIDATED AND UNSAFE STRUCTURE UPON THE PROPERTY OWNED BY HAROLD AND ROSETTA HARMON LOCATED AT 265 WEST NONNAMAKER DRIVE IN THE CITY OF FAYETTEVILLE, ARKANSAS

WHEREAS, pursuant to the provisions of § 173.09 of the Code of Fayetteville, as authorized by Arkansas Code § 14-56-203, the City Council of the City of Fayetteville, by Resolution No. 128-17, directed the owners of the property located at 265 West Nonnamaker Drive (Washington County Parcel No. 765-15010-000) to raze and remove forthwith, the dilapidated, unsightly, and unsafe structure located on the aforementioned real property; and

WHEREAS, Harold and Rosetta Harmon, record owners of the property, failed to raze and remove the dilapidated, unsightly, and unsafe structure on their property; and

WHEREAS, the City of Fayetteville, in accordance with the above-cited ordinance, resolution and statute, entered upon the property and razed and removed the dilapidated, unsightly, and unsafe structure; and

WHEREAS, the City Council of the City of Fayetteville, Arkansas is required to determine the appropriate amount of the lien, and certify this amount to the Tax Collector of Washington County, Arkansas to be placed upon the tax books as delinquent taxes,

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

Section 1. That, by the authority granted pursuant to Arkansas Code §§ 14-56-203 & 14-54-901 *et seq.*, and in accordance with the provision of § 173.09 of the Code of Fayetteville, the City Council of the City of Fayetteville, Arkansas hereby determines the appropriate amount of the lien against the property located at 265 West Nonnamaker Drive (Washington County Parcel No. 765-15010-000) to be \$7,400.00.

Section 2. That the City Council of the City of Fayetteville, Arkansas hereby certifies this amount to the Tax Collector of Washington County, Arkansas so that this amount, plus ten percent (10%) penalty for collection, be placed on the tax books as delinquent taxes against the property located at 265 West Nonnamaker Drive (Washington County Parcel No. 765-15010-000).

City of Fayetteville Staff Review Form

2017-0680

Legistar File ID

12/19/2017

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

Yolanda Fields

11/21/2017

COMMUNITY RESOURCES (642)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends the approval of an abatement lien to be filed with the Ex-Officio Recorder of Washington County Arkansas for the costs associated with the abatement of unsafe conditions at the property located at 265 W Nonnmaker Drive.

Budget Impact:

NA

NA

Account Number

Fund

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 # 128-17

Original Contract Number:

Approval Date:

Comments:



CITY OF
FAYETTEVILLE
ARKANSAS

CITY COUNCIL MEMO

MEETING OF DECEMBER 19TH, 2017

TO: Mayor and City Council

THRU: Yolanda Fields, Community Resources Director 

FROM: David Carver, Code Compliance Administrator

DATE: December 1st, 2017

SUBJECT: 265 Nonnamaker - Raze & Removal – Abatement Lien

RECOMMENDATION:

Staff recommends the approval of an abatement lien to be filed with the Ex-Officio Recorder of Washington County Arkansas for the costs associated with the abatement of unsafe conditions at the property located at 265 W Nonnamaker Drive.

BACKGROUND:

On June 20th, 2017, the Fayetteville City Council passed and approved Resolution No.128-17. The resolution states that, by the authority granted pursuant to A.C.A 14-56-203, and in accordance with the provision of Section 173.09 of the Fayetteville Unified Development Code, Harold & Rosetta Harmon are hereby ordered to Raze & Remove the dilapidated, unsightly, and unsafe structure located at 265 W Nonnamaker (Parcel #765-15010-000). Resolution No. 128-17 also states that if Harold & Rosetta Harmon do not comply with this order, the Mayor is hereby directed to cause the structure to be Razed & Removed; and a lien against the real property shall be granted and given the City, pursuant to A.C.A. 14-54-904, for the costs associated therewith.

DISCUSSION:

After the granted time for compliance had lapsed, the property owners failed to comply with the order. On September 12th, 2017, Code Compliance razed & removed the unsafe structure. The costs associated with the raze & removal totaled seven thousand four hundred dollars and zero cents. (\$7,400.00)

BUDGET/STAFF IMPACT:

n/a

Attachments:

Attachments include the abatement lien, the notice to property owners, the signed resolution, copies of the purchase order, invoice, payment, and photos of the project.



CITY OF
FAYETTEVILLE
ARKANSAS

ABATEMENT LIEN

This lien executed this **19TH day of December, 2017**, by the **City of Fayetteville** (referred to as the City) for the unsafe conditions of the property located at **265 W Nonnamaker Drive**, more particularly described as;

A part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 21, in Township 16 North, Range 30 West of the 5th P.M., and being more particularly described as beginning 1. 80 chains North of the Southeast corner of the said SW1/4 of the SE1/4, Section 21, Township 16 North, Range 30, and running thence North five and ninety-four hundredths chains, thence West eleven and thirty hundredths chains to the East side of U.S. Highway No. 71 twenty feet East of the center of Highway Slab, thence southerly with the East side of Highway No. 71 six chains to a point twelve and thirty hundredths chains West of the beginning point, thence East twelve and thirty hundredths (12.30) chains to the place of beginning, containing seven. (7) acres, more or less, LESS AND EXCEPT a permanent easement to the City of Fayetteville, Arkansas, of 15 feet of equal and uniform width off of the entire West side of the above described real estate.

(referred to as the Property), owned by **Harold and Rosetta Harmon**, or his/her/their heirs or assigns, (referred to as the Owner).

NOW THEREFORE, in consideration for the raze and removal expense:

1. The City directed the Owner(s) of the Property to correct the unsafe conditions on the Property. The Owner(s) failed to correct the conditions resulting in an abatement of **Seven Thousand Four Hundred Dollars, (\$7,400.00)**
2. This lien will be filed with the Ex-Officio Recorder of Washington County, Arkansas.

IN WITNESS THEREOF, the City has executed this Agreement on or as of the date first above written.

Lioneld Jordan, Mayor

Date_____

SUBSCRIBED AND SWORN before me, a Notary Public this _____ day of _____, _____.

Notary Public _____ My Commission Expires: _____

(SEAL)



CITY OF
FAYETTEVILLE
ARKANSAS

November 1st, 2017

Harold & Rosetta Harmon
2050 S School Ave
Fayetteville, AR 72701

RE: Enforcement of Fayetteville Code 173.09
Arkansas Code Ann. 14-56-203

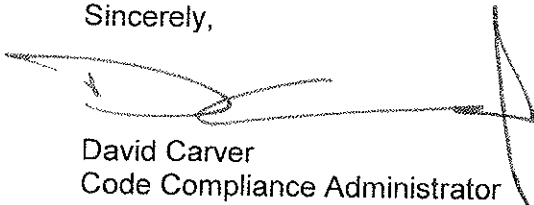
NOTICE TO PROPERTY OWNERS

Pursuant to A.C.A 14-56-203 as 173.09 of the Fayetteville Code, you are placed upon Notice that the Fayetteville City Council will conduct a public hearing to determine the amount of the lien to be placed on the property located at **265 W Nonnamaker (WC Parcel 765-15010-000)** for the costs associated with the abatement of conditions related to violations of City Code 173.09.

You are free to appear at this hearing to present any evidence or statements. If you need additional information concerning this process or if you have information that we are not aware of, please call the Code Compliance Office at (479) 575-8260.

The hearing will be part of a regular City Council meeting on **December 19th, 2017** beginning at 5:30pm at the City Administration Building, 113 W. Mountain St., Fayetteville, AR 72701. The City Council Meetings are advertised in local newspapers and will contain an item concerning this hearing. You may also call the Fayetteville City Clerk's Office (479-575-8323) for information confirming the date of the public hearing.

Sincerely,



David Carver
Code Compliance Administrator

This Notice is for HAROLD & ROSETTA HARMON

PROOF OF SERVICE

☒ I personally delivered the Notice at 2050 S. SCHOOL AVE.
FAYETTEVILLE, AR [place] on NOVEMBER 1, 2017 [date]; or

☐ I left the Notice in the proximity of the individual by _____
_____, after he/she refused to receive it when I offered it to him/her; or

☐ I left the Notice at the individual's dwelling house or usual place of abode
at _____ [address] with
_____ [name], a person at least 14 years of age who resides there, on
_____ [date]; or

☐ I delivered the Notice to _____ [name of individual], an agent
authorized by appointment or by law to receive service of summons on behalf of
_____ [name of person being served] on
_____ [date]; or

☐ I am the plaintiff or an attorney of record for the plaintiff in this lawsuit, and I served the Notice on
the defendant by certified mail, return receipt requested, restricted delivery, as shown by the attached
signed return receipt.

☐ I am the plaintiff in this lawsuit, and I mailed a copy of the Notice by first class mail to the defendant
together with two copies of a notice and acknowledgment and received the attached notice and
acknowledgment form within twenty days after the date of mailing.

☐ Other [specify]: _____

☐ I was unable to execute service because: _____

My fee is \$ 50⁰⁰

Date: Nov 2, 2017

By: Karen May
[Signature of server]

KAREN MAY WPS2006-6
[Printed name]

Address: P.O. BOX 4841

FAYETTEVILLE, AR

Phone: 479-879-3642



Subscribed and sworn to before me this date: Nov 2, 2017

Leslie Kenney
Notary Public

My Commission Expires: 6/26/2027

Additional notices served:

Wright Investigations

Karen Wright May
P.O. Box 4841
Fayetteville, AR 72702
Phone 479.879.3642 Fax 479.856.6021

DATE: 11/02/17
INVOICE # WPS-17-202
FOR: Process Service

Bill To:

City of Fayetteville
Attn: David Carver
113 W. Mountain Street
Fayetteville, AR 72701
479-575-8260

DESCRIPTION	AMOUNT
Notice to Property Owners	
11/01/17: Process Service on Harold & Rosetta Harmon	
Flat Fee	\$50.00
	
TOTAL	\$50.00

Make all checks payable to Wright Investigations. Payments should be received within 30 days.

THANK YOU FOR YOUR BUSINESS!



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

Resolution: 128-17

File Number: 2017-0237

RAZE AND REMOVAL 265 WEST NONNAMAKER DRIVE:

A RESOLUTION TO ORDER THE RAZING AND REMOVAL OF A DILAPIDATED AND UNSAFE STRUCTURE ON PROPERTY OWNED BY HAROLD AND ROSETTA HARMON LOCATED AT 265 WEST NONNAMAKER DRIVE IN THE CITY OF FAYETTEVILLE, ARKANSAS, AND TO APPROVE A BUDGET ADJUSTMENT

WHEREAS, Harold and Rosetta Harmon are the record owners of real property located at 265 West Nonnamaker Drive, City of Fayetteville, Washington County, Arkansas, legally described as follows:

A part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 21, in Township 16 North, Range 30 West of the 5th P.M., and being more particularly described as beginning 1.80 chains North of the Southeast corner of the said SW1/4 of the SE1/4, Section 21, Township 16 North, Range 30, and running thence North five and ninety-four hundredths chains, thence West eleven and thirty hundredths chains to the East side of U.S. Highway No. 71 twenty feet East of the center of Highway Slab, thence southerly with the East side of Highway No. 71 six chains to a point twelve and thirty hundredths chains West of the beginning point, thence East twelve and thirty hundredths (12.30) chains to the place of beginning, containing seven (7) acres, more or less; and

WHEREAS, the City Council has determined that a structure located on said property with the address 265 West Nonnamaker Drive is dilapidated, unsightly, unsafe, and detrimental to the public welfare; and

WHEREAS, Harold and Rosetta Harmon, having been properly served with Violation Notices via Certified Mail, Return Receipt Requested, and given thirty (30) days to correct said violations, have refused to repair, or raze and remove said dilapidated, unsightly, and unsafe structure.

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

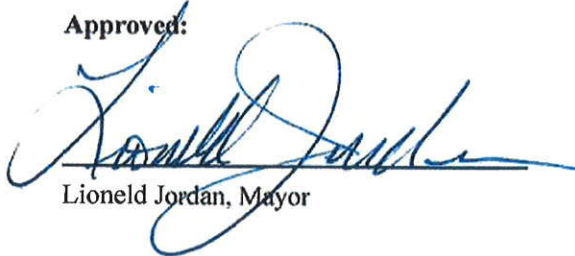
Section 1: That, by the authority granted pursuant to A.C.A. §14-56-203, and in accordance with the provisions of Section 173.09 of the Fayetteville Code of Ordinances, Harold and Rosetta Harmon are hereby ordered to raze and remove forthwith, the dilapidated, unsightly, and unsafe structure located on the aforementioned real property. The manner of removing said structure shall be: dismantle by hand or bulldozer, and haul all debris to a landfill.

Section 2: That, if Harold and Rosetta Harmon do not comply with this order, the Mayor is hereby directed to cause the dilapidated, unsightly, and unsafe structure to be razed and removed; and a lien against the real property shall be granted and given the City, pursuant to A.C.A. §14-54-904, for the costs associated therewith.

Section 3: That the City Council of the City of Fayetteville, Arkansas hereby approves a budget adjustment, a copy of which is attached to this Resolution.

PASSED and APPROVED on 6/20/2017

Approved:



Lioneld Jordan, Mayor

Attest:



Lisa Branson, Deputy City Clerk



SHIP TO City of Fayetteville
125 W Mountain
Fayetteville, AR 72701

BILL TO City of Fayetteville
113 W Mountain St
FAYETTEVILLE, AR 72701

**REPRINT PURCHASE
ORDER**
NO. 2017-00000608

DATE 09/25/2017

VENDOR 22303 M&M Excavating LLC

CONTACT M&M Excavating LLC
377 Sulphur City Rd
Fayetteville, AR 72701



DELIVER BY
SHIP VIA
FREIGHT TERMS 1
ORIGINATOR Lisa Darden
RESOLUTION # 128-17
PAYMENT TERMS 30

QUANTITY	U/M	DESCRIPTION	UNIT COST	TOTAL COST
1.0000	Each	Demolition Services - Raze & Removal - 265 Nonnamaker 1010.642.6420-5315.04 (Contract Services Raze and Removals) \$7,400.00 50033.1701 (Raze and Removals, 265 W Nonnamaker Drive Raze and Removal)	\$7,400.0000	\$7,400.00
TOTAL DUE				\$7,400.00

Judice Rennie

PAGE 1 OF 1

APPROVED BY

SPECIAL INSTRUCTIONS

Return To:

Lisa Darden

Received By *LD*

Date *9.26.17*

Amount \$ *7,400.00*

Approved By *LD*

DATE	INVOICE NO.	DESCRIPTION	NET AMOUNT
09/26/2017	2017-00003473	Raze & Removal-265 Nonnamaker	7,400.00
<i>Mailed on 10-5-17 - LD</i>			
CHECK AMOUNT			\$7,400.00

25

DETACH HERE FOR YOUR RECORDS

WARNING - THIS CHECK IS PROTECTED BY SPECIAL SECURITY GUARD PROGRAM™ FEATURES

CITY OF
FAYETTEVILLE
ARKANSAS

CITY of FAYETTEVILLE

FAYETTEVILLE, ARKANSAS
Operating Account

CHECK NO. 8368

ARVEST
Fayetteville, Arkansas
81-87/829

DATE

10/02/2017

VOID IF NOT
CASHED IN
60 DAYS

Seven Thousand Four Hundred and 00/100 Dollars

PAY TO THE ORDER OF

M&M Excavating LLC
377 Sulphur City Rd
Fayetteville, AR 72701

AMOUNT

\$7,400.00

David Jones
Mayor

Paul A. Becker
Finance Director


THIS CHECK CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

⑈8368⑈ ⑆082900872⑆ 19617280⑈

M&M EXCAVATING, L.L.C

377 Sulphur City Rd.

Fayetteville, AR 72701

479-643-3750

City of Fayetteville

265 Nonamaker Dr. Fayetteville

9/26/17

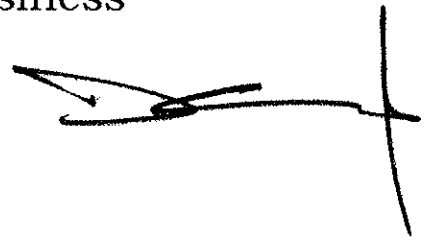
Demo of House

\$7,400.00

TOTAL DUE:

\$7,400.00

*** Thank You for your Business ***

A handwritten signature in black ink, consisting of a stylized, cursive-like script that is difficult to decipher. It appears to be a signature of an individual, possibly a representative of the company or the city.









City of Fayetteville, Arkansas

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

Text File

File Number: 2017-0688

Agenda Date: 12/19/2017

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Resolution

Agenda Number: D. 1

BID #17-67 CROSSLAND HEAVY CONTRACTORS, INC.:

A RESOLUTION TO AWARD BID #17-67 AND AUTHORIZE A CONTRACT WITH CROSSLAND HEAVY CONTRACTORS, INC. IN THE AMOUNT \$5,574,726.35 FOR THE CONSTRUCTION OF A PORTION OF RUPPLE ROAD BETWEEN WEST STARRY NIGHT VIEW AND WEST MOUNT COMFORT ROAD, TO APPROVE A PROJECT CONTINGENCY IN THE AMOUNT OF \$418,104.00, 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 awards Bid #17-67 and authorizes Mayor Jordan to sign a contract with Crossland Heavy Contractors, Inc. in the amount of \$5,574,726.35 for the construction of a portion of Ruppel Road between West Starry Night View and West Mount Comfort Road, and further approves a project contingency in the amount of \$418,104.00.

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

2017-0688

Legistar File ID

12/19/2017

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

Chris Brown

12/1/2017

ENGINEERING (621)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

A Resolution to award Bid #17-67 and approve a contract with Crossland Heavy Contractors, Inc. in the amount of \$5,574,726.35 for the construction of a portion of Ruppel Road between West Starry Night View and West Mount Comfort Road, to approve a project contingency in the amount of \$418,104.00, and to approve a Budget Adjustment to recognize additional federal-aid revenue of \$4,528,569, to consolidate funds from another Ruppel Road Project number, and to transfer water and sewer funds to the Ruppel Road project.

Budget Impact:

4470.800.8835-5809.00	Sales Tax Capital Improvement
4520.800.9556-5809.00	Sales Tax Construction Project
5400.720.5600-5808.00	Water and Sewer
Account Number	Fund
06035.3100	Ruppel Rd (BF Lane to Mt. Comfort)
Project Number	Project Title
Budgeted Item? Yes	Current Budget \$ 997,974.00
	Funds Obligated \$ 913,810.00
	Current Balance \$ 84,164.00
Does item have a cost? Yes	Item Cost \$ 5,992,830.00
Budget Adjustment Attached? Yes	Budget Adjustment \$ 5,992,830.00
	Remaining Budget \$ 84,164.00

V20140710

Previous Ordinance or Resolution #

Original Contract Number:

Approval Date:

Comments:



MEETING OF DECEMBER 19, 2017

TO: Mayor and City Council

THRU: Don Marr, Chief of Staff
Garner Stoll, Development Services Director
Chris Brown, City Engineer

FROM: Paul Libertini, Staff Engineer 

DATE: December 1, 2017

SUBJECT: A Resolution to award Bid #17-67 and approve a contract with Crossland Heavy Contractors, Inc. in the amount of \$5,574,726.35 for the construction of a portion of Ruppel Road between West Starry Night View and West Mount Comfort Road, to approve a project contingency in the amount of \$418,104.00, and to approve a Budget Adjustment to recognize additional federal-aid revenue of \$4,528,569, to consolidate funds from another Ruppel Road Project number, and to transfer water and sewer funds to the Ruppel Road project

RECOMMENDATION:

Staff recommends City Council approval awarding a contract in the amount of \$5,574,726.35 to Crossland Heavy Contractors, Inc. for the construction of a portion of Ruppel Road between West Starry Night View and West Mount Comfort Road, to approve a project contingency in the amount of \$418,104.00, and to approve a Budget Adjustment.

BACKGROUND:

On February 18, 2014, Garver entered a contract with the City for the design of Ruppel Road for a fee of \$352,879.00. The proposed improvements begin at the northern edge of the Starry Night View and proceed north approximately 1,700 linear feet to tie into the existing signalized intersection at Mount Comfort Road and Ruppel Road (existing northern leg of intersection). Environmental concerns, specifically historically significant artifacts, have delayed this project while staff and the consultant worked with State Historic Preservation Office (SHPO) to develop an acceptable mitigation plan.

On September 23, 2015, the NWARPC awarded this project an additional \$680,000 (80%) of Surface Transportation Program – Attributable (STP-A) funds with a City match of \$170,000 (20%) for a total of \$850,000 for FFY 2016. This funding is for the Environmental, Right Of Way and Utility phases of the Ruppel Road project.

The City received \$3,262,401 of Federal-aid from Surface Transportation Block Grant Program – Attributable (STBGP-A) for FFY 2017 and \$1,545,599 for FFY 2018. Total Federal-aid STBGP-A funding for this project is now \$5,774,303.00 with a City match of \$1,154,861.

DISCUSSION:

On November 29, 2017, the City received five (5) construction bids for this project. Crossland Heavy Contractors, Inc. submitted the low bid which was approximately 3% below the Engineer's Estimate of \$5,750,868. The highest bid was \$6,757,946.50.

Roadway & Bridge Improvements (Transportation Bond Fund) = \$4,979,102.35

Water & Sewer Improvements (W&S Fund) = \$595,624.00

Total Bid = \$5,574,726.35

BUDGET/STAFF IMPACT:

This project is based on an Agreement Of Understanding with AHTD in which Federal Aid money will pay 80% of the contract amount and the City will pay 20%. The Federal portion will be paid from the Surface Transportation Block Grant Program-Attributable (STBGP-A) funds. City matching funds for the roadway improvements will be from the Transportation Bond Program and Capital Improvements Program. City matching funds for the water & sewer improvements will be from the Water & Sewer Fund.

The total federal aid amount being recognized for this item is \$4,528,569. This amount is adequate to provide 80% funding for the contract bid amount; however, federal aid funds are not adequate to cover the full contingency amount. Therefore, the City's share of the overall cost of this item is approximately 25%, or \$1,464,261 of the total \$5,992,830 requested.

Attachments:

Garver letter of recommendation

Bid tabulation sheets

Bid Form – Document 00400 from Crossland Heavy Contractors

Construction Agreement – Document 00500

Funding letter from Northwest Arkansas Regional Planning Commission

Purchase Order (draft)



2049 E. Joyce Blvd.
Suite 400
Fayetteville, AR 72703
TEL 479.527.9100
FAX 479.527.9101
www.GarverUSA.com

November 30, 2017

Paul Libertini, P.E.
Staff Engineer
City of Fayetteville
113 West Mountain Street
Fayetteville, AR 72701

Re: **Recommendation of Award**
City of Fayetteville Bid 17-67
W. Starry Night View – W. Mount Comfort Rd. (N. Ruppel Rd)
ARDOT Job No. 040657
F.A.P. STPU-9142(36)

Dear Paul:

Bids were received for the "N. Ruppel Road" project at Fayetteville City Hall, 113 West Mountain Street, Fayetteville, Arkansas 72701 at 2:00 p.m. on Wednesday, November 29, 2017. The bids were checked for accuracy and for compliance with the contract documents. A tabulation of the bids received is enclosed with this letter.

A total of 5 bids were received on the project. Crossland Heavy Contractors, Inc. of Columbus, Kansas submitted the low bid for the project in the amount of \$5,574,726.35. The Engineer's Opinion of Probable Cost was \$ 5,759,267.80.

We recommend that the City of Fayetteville award the construction contract for "N. Ruppel Road" to the low bidder, Crossland Heavy Contractors, Inc. We believe that the award of this project to Crossland Heavy Contractors, Inc. represents the best value for the City.

Please call me if you have any questions.

Sincerely,

GARVER, LLC

D. Jeffrey Webb, P.E.
Project Manager

Attachments: Bid Tabulation

\\garverinc.local\gdata\Projects\2009\09047100 - Ruppel Road Widening Relocation\Bidding\Recommendation of Award\Job 040657 - Recommendation to Award Letter.docm



Construction - Ruppel Rd. - Starry Night to Mt. Comfort

Bid No. 17-67
Official Bid Tabulation

Bid No. 17-67
Date: 11.29.2017
Time: 2:00 PM

Lionel Jordan, Mayor

Number of Addendums: 0

Certification of Funds: \$6,500,000.00
Max Bid Award Limit: \$8,125,000.00

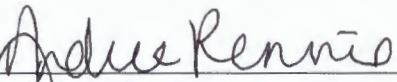
ITEM NO.	CITY SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QTY.	Crossland Heavy Contractors, Inc.		Forsgren, Inc.		Ground Zero Construction, Inc.		Manhattan Road and Bridge Co.		Sweetser Construction, Inc.	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	111	Roadway Construction Control	LS	1	\$ 25,000.00	\$ 25,000.00	\$ 32,800.00	\$ 32,800.00	\$ 28,732.88	\$ 28,732.88	\$ 10,000.00	\$ 10,000.00	\$ 35,000.00	\$ 35,000.00
2	112	Trench & Excavation Safety Systems	LS	1	\$ 1,000.00	\$ 1,000.00	\$ 65,000.00	\$ 65,000.00	\$ 14,791.66	\$ 14,791.66	\$ 6,500.00	\$ 6,500.00	\$ 12,000.00	\$ 12,000.00
3	201	Clearing, Grubbing, and Demolition	LS	1	\$ 96,000.00	\$ 96,000.00	\$ 85,000.00	\$ 85,000.00	\$ 45,415.65	\$ 45,415.65	\$ 90,000.00	\$ 90,000.00	\$ 55,000.00	\$ 55,000.00
4	SP-14	Unclassified Excavation (Plan Quantity)	CY	11,824	\$ 9.00	\$ 106,416.00	\$ 16.25	\$ 192,140.00	\$ 3.00	\$ 35,472.00	\$ 12.00	\$ 141,888.00	\$ 8.00	\$ 94,592.00
5	SP-14	Embankment Construction (plan Quantity)	CY	33,167	\$ 12.75	\$ 422,879.25	\$ 17.85	\$ 592,030.95	\$ 13.55	\$ 449,412.85	\$ 12.00	\$ 398,004.00	\$ 8.50	\$ 281,919.50
6	SP-14	Undercut Excavation	CY	2,000	\$ 10.50	\$ 21,000.00	\$ 36.00	\$ 72,000.00	\$ 22.09	\$ 44,180.00	\$ 12.00	\$ 24,000.00	\$ 16.50	\$ 33,000.00
7	SP-14	Rock Excavation	CY	500	\$ 90.00	\$ 45,000.00	\$ 52.00	\$ 26,000.00	\$ 198.88	\$ 99,440.00	\$ 75.00	\$ 37,500.00	\$ 200.00	\$ 100,000.00
8	203	Subgrade Preparation (Plan Quantity)	SY	10,238	\$ 2.75	\$ 28,154.50	\$ 2.25	\$ 23,035.50	\$ 1.12	\$ 11,466.56	\$ 1.00	\$ 10,238.00	\$ 2.00	\$ 20,476.00
9	204	4" Topsoil Placement (Yard Areas)	SY	29,205	\$ 4.25	\$ 124,121.25	\$ 6.50	\$ 189,832.50	\$ 0.78	\$ 22,779.90	\$ 1.00	\$ 29,205.00	\$ 1.50	\$ 43,807.50
10	205	Undercut & Stone Backfill	Ton	5,000	\$ 34.50	\$ 172,500.00	\$ 42.65	\$ 213,250.00	\$ 25.69	\$ 128,450.00	\$ 21.00	\$ 105,000.00	\$ 19.00	\$ 95,000.00
11	301	18" Class III R.C. Pipe	LF	295	\$ 63.00	\$ 18,585.00	\$ 57.00	\$ 16,815.00	\$ 33.80	\$ 9,971.00	\$ 70.00	\$ 20,650.00	\$ 38.00	\$ 11,210.00
12	301	24" Class III R.C. Pipe	LF	274	\$ 82.00	\$ 22,468.00	\$ 69.00	\$ 18,906.00	\$ 41.60	\$ 11,398.40	\$ 80.00	\$ 21,920.00	\$ 54.00	\$ 14,796.00
13	301	30" Class III R.C. Pipe	LF	831	\$ 74.00	\$ 61,494.00	\$ 88.00	\$ 73,128.00	\$ 64.34	\$ 53,466.54	\$ 90.00	\$ 74,790.00	\$ 85.00	\$ 70,635.00
14	301	36" Class III R.C. Pipe	LF	786	\$ 117.00	\$ 91,962.00	\$ 125.00	\$ 98,250.00	\$ 88.28	\$ 69,388.08	\$ 110.00	\$ 86,460.00	\$ 120.00	\$ 94,320.00
15	301	53"x34" Class III R.C. Elliptical	LF	229	\$ 140.00	\$ 32,060.00	\$ 186.00	\$ 42,594.00	\$ 144.87	\$ 33,175.23	\$ 150.00	\$ 34,350.00	\$ 150.00	\$ 34,350.00
16	301	18" R.C. Flared End Section	EA	8	\$ 500.00	\$ 4,000.00	\$ 825.00	\$ 6,600.00	\$ 465.78	\$ 3,726.24	\$ 700.00	\$ 5,600.00	\$ 500.00	\$ 4,000.00
17	301	24" R.C. Flared End Section	EA	5	\$ 650.00	\$ 3,250.00	\$ 935.00	\$ 4,675.00	\$ 580.62	\$ 2,903.10	\$ 800.00	\$ 4,000.00	\$ 700.00	\$ 3,500.00
18	301	53"x34" R.C. Elliptical Flared End Section	EA	1	\$ 1,500.00	\$ 1,500.00	\$ 2,900.00	\$ 2,900.00	\$ 1,998.18	\$ 1,998.18	\$ 2,500.00	\$ 2,500.00	\$ 2,000.00	\$ 2,000.00
19	302	4' Drop Inlet (Type MO)	EA	1	\$ 3,150.00	\$ 3,150.00	\$ 3,450.00	\$ 3,450.00	\$ 2,830.61	\$ 2,830.61	\$ 4,500.00	\$ 4,500.00	\$ 3,200.00	\$ 3,200.00
20	302	5' Drop Inlet (Type MO)	EA	5	\$ 4,300.00	\$ 21,500.00	\$ 4,400.00	\$ 22,000.00	\$ 3,234.98	\$ 16,174.90	\$ 6,000.00	\$ 30,000.00	\$ 4,800.00	\$ 24,000.00
21	302	6' Drop Inlet (Type MO)	EA	2	\$ 5,500.00	\$ 11,000.00	\$ 5,450.00	\$ 10,900.00	\$ 3,928.18	\$ 7,856.36	\$ 6,500.00	\$ 13,000.00	\$ 5,400.00	\$ 10,800.00
22	302	5' Junction Box (Type MO)	EA	3	\$ 4,900.00	\$ 14,700.00	\$ 4,100.00	\$ 12,300.00	\$ 2,772.84	\$ 8,318.52	\$ 5,000.00	\$ 15,000.00	\$ 5,800.00	\$ 17,400.00
23	302	4' Drop Inlet Extension	EA	8	\$ 1,200.00	\$ 9,600.00	\$ 1,250.00	\$ 10,000.00	\$ 750.97	\$ 6,007.76	\$ 950.00	\$ 7,600.00	\$ 600.00	\$ 4,800.00
24	302	8' Drop Inlet Extension	EA	8	\$ 2,000.00	\$ 16,000.00	\$ 1,700.00	\$ 13,600.00	\$ 1,501.95	\$ 12,015.60	\$ 1,250.00	\$ 10,000.00	\$ 1,200.00	\$ 9,600.00
25	302	12' Drop Inlet Extension	EA	1	\$ 2,600.00	\$ 2,600.00	\$ 2,050.00	\$ 2,050.00	\$ 2,252.93	\$ 2,252.93	\$ 1,600.00	\$ 1,600.00	\$ 1,800.00	\$ 1,800.00
26	305	Channel Excavation (Plan Quantity)	CY	1,270	\$ 11.50	\$ 14,605.00	\$ 13.30	\$ 16,891.00	\$ 9.89	\$ 12,560.30	\$ 12.00	\$ 15,240.00	\$ 10.00	\$ 12,700.00
27	305	Concrete Channel Paving	SY	440	\$ 39.00	\$ 17,160.00	\$ 91.50	\$ 40,260.00	\$ 83.19	\$ 36,603.60	\$ 60.00	\$ 26,400.00	\$ 38.00	\$ 16,720.00
28	305	Erosion Control Fabric	SY	3,500	\$ 33.75	\$ 118,125.00	\$ 24.00	\$ 84,000.00	\$ 27.18	\$ 95,130.00	\$ 22.00	\$ 77,000.00	\$ 24.00	\$ 84,000.00

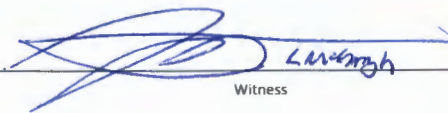
ITEM NO.	CITY SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QTY.	Crossland Heavy Contractors, Inc.		Forsgren, Inc.		Ground Zero Construction, Inc.		Manhattan Road and Bridge Co.		Sweetser Construction, Inc.	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
29	401	4" Aggregate Base Course	SY	3,127	\$ 9.25	\$ 28,924.75	\$ 7.75	\$ 24,234.25	\$ 5.77	\$ 18,042.79	\$ 6.00	\$ 18,762.00	\$ 6.00	\$ 18,762.00
30	401	8" Aggregate Base Course	SY	10,238	\$ 8.50	\$ 87,023.00	\$ 9.35	\$ 95,725.30	\$ 8.39	\$ 85,896.82	\$ 11.00	\$ 112,618.00	\$ 14.00	\$ 143,332.00
31	403	Asphalt Concrete Hot Mix Binder Course (ACHMBC)	Ton	2,250	\$ 71.00	\$ 159,750.00	\$ 73.70	\$ 165,825.00	\$ 67.65	\$ 152,212.50	\$ 67.00	\$ 150,750.00	\$ 64.90	\$ 146,025.00
32	403	Asphalt Concrete Hot Mix Surface Course (ACHMSC)	Ton	1,200	\$ 89.00	\$ 106,800.00	\$ 91.40	\$ 109,680.00	\$ 84.92	\$ 101,904.00	\$ 85.00	\$ 102,000.00	\$ 81.50	\$ 97,800.00
33	405	Asphalt Concrete Hot Mix Patching for Maintenance of Traffic	Ton	100	\$ 200.00	\$ 20,000.00	\$ 155.00	\$ 15,500.00	\$ 202.19	\$ 20,219.00	\$ 220.00	\$ 22,000.00	\$ 192.50	\$ 19,250.00
34	501	Concrete Curb and Gutter	LF	5,687	\$ 12.50	\$ 71,087.50	\$ 17.60	\$ 100,091.20	\$ 12.71	\$ 72,281.77	\$ 16.50	\$ 93,835.50	\$ 12.00	\$ 68,244.00
35	502	4" Thick Concrete Sidewalk	SY	1,158	\$ 38.25	\$ 44,293.50	\$ 38.80	\$ 44,930.40	\$ 37.50	\$ 43,425.00	\$ 46.00	\$ 53,268.00	\$ 38.00	\$ 44,004.00
36	502	6" Thick Concrete Sidewalk	SY	10	\$ 44.00	\$ 440.00	\$ 73.50	\$ 735.00	\$ 50.90	\$ 509.00	\$ 165.00	\$ 1,650.00	\$ 48.00	\$ 480.00
37	503	Concrete Driveway Aprons	SY	77	\$ 46.00	\$ 3,542.00	\$ 69.50	\$ 5,351.50	\$ 75.10	\$ 5,782.70	\$ 125.00	\$ 9,625.00	\$ 48.00	\$ 3,696.00
38	503	Asphalt Driveway	SY	1,161	\$ 21.50	\$ 24,961.50	\$ 33.50	\$ 38,893.50	\$ 13.64	\$ 15,836.04	\$ 21.00	\$ 24,381.00	\$ 13.00	\$ 15,093.00
39	503	Aggregate Base Course Driveway	SY	183	\$ 15.00	\$ 2,745.00	\$ 9.50	\$ 1,738.50	\$ 9.85	\$ 1,802.55	\$ 10.00	\$ 1,830.00	\$ 12.00	\$ 2,196.00
40	505	Seeding and Mulching	Acre	11	\$ 3,200.00	\$ 35,200.00	\$ 2,115.00	\$ 23,265.00	\$ 3,177.21	\$ 34,949.31	\$ 2,000.00	\$ 22,000.00	\$ 2,500.00	\$ 27,500.00
41	505	Solid Sod	SY	5,900	\$ 5.50	\$ 32,450.00	\$ 4.30	\$ 25,370.00	\$ 2.21	\$ 13,039.00	\$ 4.10	\$ 24,190.00	\$ 4.30	\$ 25,370.00
42	505	Additional Watering	MG	700	\$ 5.50	\$ 3,850.00	\$ 5.50	\$ 3,850.00	\$ 5.78	\$ 4,046.00	\$ 5.25	\$ 3,675.00	\$ 6.00	\$ 4,200.00
43	506	Mailbox Supports (single)	EA	3	\$ 120.00	\$ 360.00	\$ 175.00	\$ 525.00	\$ 404.37	\$ 1,213.11	\$ 360.00	\$ 1,080.00	\$ 385.00	\$ 1,155.00
44	506	Mailboxes	EA	3	\$ 120.00	\$ 360.00	\$ 75.00	\$ 225.00	\$ 404.37	\$ 1,213.11	\$ 360.00	\$ 1,080.00	\$ 385.00	\$ 1,155.00
45	507	4" Pavement Marking (Thermoplastic)	LF	9,250	\$ 1.45	\$ 13,412.50	\$ 1.40	\$ 12,950.00	\$ 1.44	\$ 13,320.00	\$ 1.30	\$ 12,025.00	\$ 1.40	\$ 12,950.00
46	507	6" Pavement Marking (Thermoplastic)	LF	743	\$ 1.45	\$ 1,077.35	\$ 1.40	\$ 1,040.20	\$ 1.44	\$ 1,069.92	\$ 1.30	\$ 965.90	\$ 1.40	\$ 1,040.20
47	507	12" Pavement Marking (Thermoplastic)	LF	724	\$ 11.50	\$ 8,326.00	\$ 11.00	\$ 7,964.00	\$ 11.55	\$ 8,362.20	\$ 10.20	\$ 7,384.80	\$ 11.00	\$ 7,964.00
48	507	Payment Symbols (Yield Line) (Thermoplastic)	SF	12	\$ 52.00	\$ 624.00	\$ 50.00	\$ 600.00	\$ 51.99	\$ 623.88	\$ 47.00	\$ 564.00	\$ 49.50	\$ 594.00
49	507	Pavement Symbols (Arrow) (Thermoplastic)	EA	15	\$ 466.00	\$ 6,990.00	\$ 440.00	\$ 6,600.00	\$ 462.14	\$ 6,932.10	\$ 410.00	\$ 6,150.00	\$ 440.00	\$ 6,600.00
50	507	Pavement Symbols (ONLY) (Thermoplastic)	EA	12	\$ 400.00	\$ 4,800.00	\$ 385.00	\$ 4,620.00	\$ 404.37	\$ 4,852.44	\$ 360.00	\$ 4,320.00	\$ 385.00	\$ 4,620.00
51	507	4" Pavement Marking (Reflectorized Paint)	LF	849	\$ 4.50	\$ 3,820.50	\$ 4.40	\$ 3,735.60	\$ 4.62	\$ 3,922.38	\$ 4.20	\$ 3,565.80	\$ 4.40	\$ 3,735.60
52	507	Pavement Marking Removal	SF	196	\$ 1.45	\$ 284.20	\$ 1.40	\$ 274.40	\$ 1.44	\$ 282.24	\$ 1.30	\$ 254.80	\$ 1.40	\$ 274.40
53	508	Street Sign Installation	EA	16	\$ 700.00	\$ 11,200.00	\$ 660.00	\$ 10,560.00	\$ 693.20	\$ 11,091.20	\$ 620.00	\$ 9,920.00	\$ 660.00	\$ 10,560.00
54	509	Erosion Control	LS	1	\$ 30,000.00	\$ 30,000.00	\$ 22,000.00	\$ 22,000.00	\$ 47,551.61	\$ 47,551.61	\$ 20,000.00	\$ 20,000.00	\$ 22,000.00	\$ 22,000.00
55	510	Traffic Control and Maintenance	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 65,000.00	\$ 65,000.00	\$ 30,776.48	\$ 30,776.48	\$ 30,000.00	\$ 30,000.00	\$ 37,500.00	\$ 37,500.00
56	511	Mobilization (not to exceed 5% of contract price)	LS	1	\$ 102,500.00	\$ 102,500.00	\$ 330,000.00	\$ 330,000.00	\$ 99,359.94	\$ 99,359.94	\$ 200,000.00	\$ 200,000.00	\$ 211,600.00	\$ 211,600.00
57	512	Barbed Wire Fence	LF	2,119	\$ 7.25	\$ 15,362.75	\$ 5.35	\$ 11,336.65	\$ 3.99	\$ 8,454.81	\$ 5.00	\$ 10,595.00	\$ 8.25	\$ 17,481.75
58	512	Wood Privacy Fence	LF	200	\$ 27.00	\$ 5,400.00	\$ 38.50	\$ 7,700.00	\$ 28.89	\$ 5,778.00	\$ 36.00	\$ 7,200.00	\$ 38.50	\$ 7,700.00
59	512	Gates for Wood Privacy Fence	LF	20	\$ 42.00	\$ 840.00	\$ 385.00	\$ 7,700.00	\$ 60.66	\$ 1,213.20	\$ 125.00	\$ 2,500.00	\$ 350.00	\$ 7,000.00
60	512	Temporary Fencing	LF	2,119	\$ 7.25	\$ 15,362.75	\$ 3.00	\$ 6,357.00	\$ 3.00	\$ 6,357.00	\$ 2.80	\$ 5,933.20	\$ 8.25	\$ 17,481.75
61	513	Cast-in-Place Detectable Warning Panel	SF	118	\$ 18.00	\$ 2,124.00	\$ 28.00	\$ 3,304.00	\$ 40.43	\$ 4,770.74	\$ 20.00	\$ 2,360.00	\$ 15.00	\$ 1,770.00
62	513	Handicap Access Ramp	SY	87	\$ 34.00	\$ 2,958.00	\$ 69.50	\$ 6,046.50	\$ 75.10	\$ 6,533.70	\$ 83.00	\$ 7,221.00	\$ 56.00	\$ 4,872.00
63	514	Project Sign	EA	2	\$ 850.00	\$ 1,700.00	\$ 825.00	\$ 1,650.00	\$ 866.52	\$ 1,733.04	\$ 1,000.00	\$ 2,000.00	\$ 825.00	\$ 1,650.00

ITEM NO.	CITY SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QTY.	Crossland Heavy Contractors, Inc.		Forsgren, Inc.		Ground Zero Construction, Inc.		Manhattan Road and Bridge Co.		Sweetser Construction, Inc.	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
64	516	Cold Milling Asphalt Pavement	SY	1,600	\$ 8.00	\$ 12,800.00	\$ 8.00	\$ 12,800.00	\$ 4.62	\$ 7,392.00	\$ 7.50	\$ 12,000.00	\$ 4.40	\$ 7,040.00
65	517	Tree Protection Fencing	LF	400	\$ 2.00	\$ 800.00	\$ 4.75	\$ 1,900.00	\$ 5.18	\$ 2,072.00	\$ 4.50	\$ 1,800.00	\$ 5.00	\$ 2,000.00
66	SP-3	Trail Sign Installation	EA	1	\$ 1,900.00	\$ 1,900.00	\$ 825.00	\$ 825.00	\$ 750.97	\$ 750.97	\$ 1,000.00	\$ 1,000.00	\$ 400.00	\$ 400.00
67	SP-4	Concrete Island	SY	197	\$ 44.00	\$ 8,668.00	\$ 53.00	\$ 10,441.00	\$ 75.10	\$ 14,794.70	\$ 50.00	\$ 9,850.00	\$ 48.00	\$ 9,456.00
68	SP-5	4" Thick Concrete Trail	SY	2,614	\$ 39.00	\$ 101,946.00	\$ 39.50	\$ 103,253.00	\$ 37.27	\$ 97,423.78	\$ 50.00	\$ 130,700.00	\$ 49.00	\$ 128,086.00
69	SP-5	6" Thick Concrete Trail	SY	20	\$ 43.00	\$ 860.00	\$ 65.00	\$ 1,300.00	\$ 47.77	\$ 955.40	\$ 135.00	\$ 2,700.00	\$ 56.00	\$ 1,120.00
70	SP-6	Gravity Block Retaining Wall #1 (Plan Quantity)	SF	341	\$ 55.00	\$ 18,755.00	\$ 140.00	\$ 47,740.00	\$ 89.54	\$ 30,533.14	\$ 125.00	\$ 42,625.00	\$ 81.50	\$ 27,791.50
71	SP-6	Gravity Block Retaining Wall #2 (Plan Quantity)	SF	2,546	\$ 55.00	\$ 140,030.00	\$ 72.00	\$ 183,312.00	\$ 89.54	\$ 227,968.84	\$ 65.00	\$ 165,490.00	\$ 81.50	\$ 207,499.00
72	SP-6	Gravity Block Retaining Wall #3 (Plan Quantity)	SF	4,701	\$ 55.00	\$ 258,555.00	\$ 82.00	\$ 385,482.00	\$ 89.54	\$ 420,927.54	\$ 65.00	\$ 305,565.00	\$ 81.50	\$ 383,131.50
73	SP-6	Gravity Block Retaining Wall #4 (Plan Quantity)	SF	6,018	\$ 55.00	\$ 330,990.00	\$ 77.50	\$ 466,395.00	\$ 89.54	\$ 538,851.72	\$ 65.00	\$ 391,170.00	\$ 81.50	\$ 490,467.00
74	SP-7	Pipe Underdrain	LF	800	\$ 7.00	\$ 5,600.00	\$ 15.50	\$ 12,400.00	\$ 13.94	\$ 11,152.00	\$ 8.00	\$ 6,400.00	\$ 1.00	\$ 800.00
75	SP-9	5'x5' Special Deep Drop Inlet	EA	4	\$ 9,800.00	\$ 39,200.00	\$ 7,950.00	\$ 31,800.00	\$ 4,043.71	\$ 16,174.84	\$ 12,000.00	\$ 48,000.00	\$ 6,200.00	\$ 24,800.00
76	SP-9	7'x7' Special Deep Drop Inlet	EA	1	\$ 12,000.00	\$ 12,000.00	\$ 12,850.00	\$ 12,850.00	\$ 5,083.53	\$ 5,083.53	\$ 17,500.00	\$ 17,500.00	\$ 8,800.00	\$ 8,800.00
77	SP-9	4'x5' Reverse Throat Inlet	EA	3	\$ 4,000.00	\$ 12,000.00	\$ 5,100.00	\$ 15,300.00	\$ 3,697.11	\$ 11,091.33	\$ 7,000.00	\$ 21,000.00	\$ 4,800.00	\$ 14,400.00
78	SP-9	Modify Existing 5' Deep Drop Inlet	EA	1	\$ 2,500.00	\$ 2,500.00	\$ 1,650.00	\$ 1,650.00	\$ 2,310.69	\$ 2,310.69	\$ 6,000.00	\$ 6,000.00	\$ 4,200.00	\$ 4,200.00
79	SP-12	Decorative Fence	LF	1,600	\$ 65.00	\$ 104,000.00	\$ 52.00	\$ 83,200.00	\$ 76.37	\$ 122,192.00	\$ 48.00	\$ 76,800.00	\$ 51.70	\$ 82,720.00
80	SP-13	Decorative Gravel (6" Depth)	SY	356	\$ 14.00	\$ 4,984.00	\$ 32.00	\$ 11,392.00	\$ 6.33	\$ 2,253.48	\$ 17.00	\$ 6,052.00	\$ 24.00	\$ 8,544.00
81	SP-16	Bridge Construction Control	LS	1	\$ 22,000.00	\$ 22,000.00	\$ 6,050.00	\$ 6,050.00	\$ 6,354.42	\$ 6,354.42	\$ 5,600.00	\$ 5,600.00	\$ 5,775.00	\$ 5,775.00
82	SP-16	Unclassified Excavation for Structures - Bridge	CY	409	\$ 60.00	\$ 24,540.00	\$ 66.00	\$ 26,994.00	\$ 69.32	\$ 28,351.88	\$ 60.00	\$ 24,540.00	\$ 63.00	\$ 25,767.00
83	SP-16	Rock Excavation for Structures - Bridge	CY	97	\$ 160.00	\$ 15,520.00	\$ 195.00	\$ 18,915.00	\$ 202.19	\$ 19,612.43	\$ 175.00	\$ 16,975.00	\$ 184.00	\$ 17,848.00
84	SP-16	Class 5 Concrete - Bridge	CY	495	\$ 522.00	\$ 258,390.00	\$ 715.00	\$ 353,925.00	\$ 750.97	\$ 371,730.15	\$ 600.00	\$ 297,000.00	\$ 682.50	\$ 337,837.50
85	SP-16	Class 5(AE) Concrete - Bridge	CY	410	\$ 588.00	\$ 241,080.00	\$ 525.00	\$ 215,250.00	\$ 548.79	\$ 225,003.90	\$ 475.00	\$ 194,750.00	\$ 498.75	\$ 204,487.50
86	SP-16	Class 2 Protective Surface Treatment	SY	1,717	\$ 4.50	\$ 7,726.50	\$ 5.25	\$ 9,014.25	\$ 5.43	\$ 9,323.31	\$ 4.70	\$ 8,069.90	\$ 4.95	\$ 8,499.15
87	SP-16	Reinforcing Steel - Bridge (Grade 60)	LB	55,570	\$ 0.85	\$ 47,234.50	\$ 1.10	\$ 61,127.00	\$ 1.16	\$ 64,461.20	\$ 1.00	\$ 55,570.00	\$ 1.05	\$ 58,348.50
88	SP-16	Epoxy Coated Reinforcing Steel (Grade 60)	LB	120,670	\$ 0.90	\$ 108,603.00	\$ 1.10	\$ 132,737.00	\$ 1.16	\$ 139,977.20	\$ 1.10	\$ 132,737.00	\$ 1.05	\$ 126,703.50
89	SP-16	Transitional Approach Railing	EA	4	\$ 3,500.00	\$ 14,000.00	\$ 4,620.00	\$ 18,480.00	\$ 4,852.46	\$ 19,409.84	\$ 4,000.00	\$ 16,000.00	\$ 4,410.00	\$ 17,640.00
90	SP-16	Structural Steel in Plate Girder Spans (M270-GR. S0W)	LB	373,280	\$ 1.88	\$ 701,766.40	\$ 2.05	\$ 765,224.00	\$ 2.15	\$ 802,552.00	\$ 1.80	\$ 671,904.00	\$ 1.95	\$ 727,896.00
91	SP-16	Elastomeric Bearings	CUIN	12,192	\$ 2.45	\$ 29,870.40	\$ 2.50	\$ 30,480.00	\$ 2.60	\$ 31,699.20	\$ 2.50	\$ 30,480.00	\$ 2.35	\$ 28,651.20
92	SP-16	Silicone Joint Sealant	LF	141	\$ 52.00	\$ 7,332.00	\$ 66.00	\$ 9,306.00	\$ 69.32	\$ 9,774.12	\$ 50.00	\$ 7,050.00	\$ 63.00	\$ 8,883.00
93	SP-16	Filter Blanket	SY	262	\$ 8.00	\$ 2,096.00	\$ 6.60	\$ 1,729.20	\$ 6.93	\$ 1,815.66	\$ 5.00	\$ 1,310.00	\$ 6.30	\$ 1,650.60
94	SP-16	Dumped Riprap	CY	272	\$ 58.00	\$ 15,776.00	\$ 72.00	\$ 19,584.00	\$ 73.94	\$ 20,111.68	\$ 60.00	\$ 16,320.00	\$ 67.20	\$ 18,278.40
95	SP-17	Steel Piling (HP12X53)	LF	165	\$ 73.00	\$ 12,045.00	\$ 100.00	\$ 16,500.00	\$ 103.98	\$ 17,156.70	\$ 100.00	\$ 16,500.00	\$ 94.50	\$ 15,592.50
96	SP-18	Metal Bridge Railing (Type H2)	LF	179	\$ 67.00	\$ 11,993.00	\$ 85.80	\$ 15,358.20	\$ 90.11	\$ 16,129.69	\$ 75.00	\$ 13,425.00	\$ 81.90	\$ 14,660.10
97	SP-19	Preboring	LF	110	\$ 250.00	\$ 27,500.00	\$ 165.00	\$ 18,150.00	\$ 173.30	\$ 19,063.00	\$ 150.00	\$ 16,500.00	\$ 157.50	\$ 17,325.00
98	SP-20	Textured Coating Finish	SY	393	\$ 8.25	\$ 3,242.25	\$ 14.30	\$ 5,619.90	\$ 15.02	\$ 5,902.86	\$ 13.00	\$ 5,109.00	\$ 13.65	\$ 5,364.45
99	305	Concrete Channell Paving with Vertical Retaining Walls	SY	60	\$ 140.00	\$ 8,400.00	\$ 180.00	\$ 10,800.00	\$ 404.37	\$ 24,262.20	\$ 95.00	\$ 5,700.00	\$ 234.00	\$ 14,040.00
U1	1000	Construction Staking for Water & Sewer	LS	1	\$ 7,750.00	\$ 7,750.00	\$ 9,500.00	\$ 9,500.00	\$ 5,776.74	\$ 5,776.74	\$ 4,500.00	\$ 4,500.00	\$ 3,500.00	\$ 3,500.00

ITEM NO.	CITY SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QTY.	Crossland Heavy Contractors, Inc.		Forsgren, Inc.		Ground Zero Construction, Inc.		Manhattan Road and Bridge Co.		Sweetser Construction, Inc.	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
U2	1000	Traffic Control and Maintenance for Water & Sewer	LS	1	\$ 1,500.00	\$ 1,500.00	\$ 7,600.00	\$ 7,600.00	\$ 13,994.88	\$ 13,994.88	\$ 4,100.00	\$ 4,100.00	\$ 5,000.00	\$ 5,000.00
U3	1000	Wastewater Bypass Pumping	LS	1	\$ 9,000.00	\$ 9,000.00	\$ 10,000.00	\$ 10,000.00	\$ 23,687.97	\$ 23,687.97	\$ 10,200.00	\$ 10,200.00	\$ 7,500.00	\$ 7,500.00
U4	1000	Bonds & Insurance	LS	1	\$ 8,000.00	\$ 8,000.00	\$ 50,000.00	\$ 50,000.00	\$ 52,106.20	\$ 52,106.20	\$ 7,500.00	\$ 7,500.00	\$ 5,000.00	\$ 5,000.00
U5	2000	Trench & Excavation Safety Systems for Water & Sewer	LS	1	\$ 3,500.00	\$ 3,500.00	\$ 7,500.00	\$ 7,500.00	\$ 5,717.72	\$ 5,717.72	\$ 11,100.00	\$ 11,100.00	\$ 3,500.00	\$ 3,500.00
U6	2100	Erosion Control for Water & Sewer	LS	1	\$ 7,500.00	\$ 7,500.00	\$ 10,000.00	\$ 10,000.00	\$ 1,275.48	\$ 1,275.48	\$ 3,100.00	\$ 3,100.00	\$ 4,400.00	\$ 4,400.00
U7	2100	Dewatering	LS	1	\$ 11,500.00	\$ 11,500.00	\$ 6,200.00	\$ 6,200.00	\$ 20,659.46	\$ 20,659.46	\$ 4,100.00	\$ 4,100.00	\$ 5,000.00	\$ 5,000.00
U8	2100	Mitigation Dam	EA	2	\$ 1,500.00	\$ 3,000.00	\$ 600.00	\$ 1,200.00	\$ 3,035.85	\$ 6,071.70	\$ 1,300.00	\$ 2,600.00	\$ 3,500.00	\$ 7,000.00
U9	2200	Clearing, Grubbing, and Demolition for Water & Sewer	LS	1	\$ 7,500.00	\$ 7,500.00	\$ 5,200.00	\$ 5,200.00	\$ 8,575.65	\$ 8,575.65	\$ 5,200.00	\$ 5,200.00	\$ 500.00	\$ 500.00
U10	2300	Undercut and Backfill for Water & Sewer	CY	50	\$ 31.00	\$ 1,550.00	\$ 30.00	\$ 1,500.00	\$ 68.93	\$ 3,446.50	\$ 52.00	\$ 2,600.00	\$ 25.00	\$ 1,250.00
U11	2300	Rock Excavation for Water & Sewer	CY	500	\$ 225.00	\$ 112,500.00	\$ 125.00	\$ 62,500.00	\$ 224.49	\$ 112,245.00	\$ 155.00	\$ 77,500.00	\$ 200.00	\$ 100,000.00
U12	2300	Flowable Fill for Abandoned Pipelines	LF	1,435	\$ 9.00	\$ 12,915.00	\$ 6.50	\$ 9,327.50	\$ 6.04	\$ 8,667.40	\$ 10.00	\$ 14,350.00	\$ 5.00	\$ 7,175.00
U13	2300	Backfill Density Test	EA	10	\$ 170.00	\$ 1,700.00	\$ 60.00	\$ 600.00	\$ 207.97	\$ 2,079.70	\$ 260.00	\$ 2,600.00	\$ 150.00	\$ 1,500.00
U14	3000	Sewer Service Line	LF	50	\$ 22.00	\$ 1,100.00	\$ 45.50	\$ 2,275.00	\$ 23.59	\$ 1,179.50	\$ 26.00	\$ 1,300.00	\$ 50.00	\$ 2,500.00
U15	3000	Connect Sewer Service	EA	1	\$ 325.00	\$ 325.00	\$ 325.00	\$ 325.00	\$ 997.47	\$ 997.47	\$ 410.00	\$ 410.00	\$ 1,000.00	\$ 1,000.00
U16	3000	10" PVC Sewer Line	LF	239	\$ 51.00	\$ 12,189.00	\$ 60.00	\$ 14,340.00	\$ 30.22	\$ 7,222.58	\$ 83.00	\$ 19,837.00	\$ 45.00	\$ 10,755.00
U17	3300	4' ID Manhole, 0' to 6' Depth	EA	3	\$ 2,250.00	\$ 6,750.00	\$ 2,900.00	\$ 8,700.00	\$ 1,790.79	\$ 5,372.37	\$ 2,700.00	\$ 8,100.00	\$ 2,800.00	\$ 8,400.00
U18	3300	4' ID Manhole Additional Depth, Over 6'	VF	6	\$ 220.00	\$ 1,320.00	\$ 195.00	\$ 1,170.00	\$ 173.30	\$ 1,039.80	\$ 180.00	\$ 1,080.00	\$ 150.00	\$ 900.00
U19	3300	Demolish Existing Manhole	EA	1	\$ 1,100.00	\$ 1,100.00	\$ 600.00	\$ 600.00	\$ 480.58	\$ 480.58	\$ 2,600.00	\$ 2,600.00	\$ 500.00	\$ 500.00
U20	S18	Reinforced Flexible Coupling	EA	1	\$ 190.00	\$ 190.00	\$ 325.00	\$ 325.00	\$ 325.96	\$ 325.96	\$ 458.00	\$ 458.00	\$ 500.00	\$ 500.00
U21	3300	Modify Sewer Invert	EA	1	\$ 500.00	\$ 500.00	\$ 560.00	\$ 560.00	\$ 987.12	\$ 987.12	\$ 1,800.00	\$ 1,800.00	\$ 1,200.00	\$ 1,200.00
U22	3400	24" Bored Steel Encasement for Water Line	LF	135	\$ 840.00	\$ 113,400.00	\$ 565.00	\$ 76,275.00	\$ 436.66	\$ 58,949.10	\$ 750.00	\$ 101,250.00	\$ 800.00	\$ 108,000.00
U23	4000	Fire Hydrant Assembly	EA	2	\$ 4,600.00	\$ 9,200.00	\$ 4,000.00	\$ 8,000.00	\$ 4,888.69	\$ 9,777.38	\$ 5,300.00	\$ 10,600.00	\$ 4,800.00	\$ 9,600.00
U24	4000	12" Ductile Iron Water Line (Class 350)	LF 1844	1,840	\$ 98.00	\$ 180,320.00	\$ 73.00	\$ 134,320.00	\$ 41.85	\$ 77,004.00	\$ 72.00	\$ 132,480.00	\$ 65.00	\$ 119,600.00
U25	4000	8" Ductile Iron Water Line (Class 350)	LF 95	95	\$ 85.00	\$ 8,075.00	\$ 60.00	\$ 5,700.00	\$ 31.06	\$ 2,950.70	\$ 78.00	\$ 7,410.00	\$ 60.00	\$ 5,700.00
U26	4000	Ductile Iron Fittings	EA	1,865	\$ 11.00	\$ 20,515.00	\$ 11.50	\$ 21,447.50	\$ 12.07	\$ 22,510.55	\$ 17.50	\$ 32,637.50	\$ 14.50	\$ 27,042.50
U27	4000	12"x12" Tapping Sleeve & Valve	EA	2	\$ 6,900.00	\$ 13,800.00	\$ 7,750.00	\$ 15,500.00	\$ 5,549.05	\$ 11,098.10	\$ 7,200.00	\$ 14,400.00	\$ 6,900.00	\$ 13,800.00
U28	4000	12" Gate Valve	EA	1	\$ 2,650.00	\$ 2,650.00	\$ 2,800.00	\$ 2,800.00	\$ 2,753.02	\$ 2,753.02	\$ 3,800.00	\$ 3,800.00	\$ 4,500.00	\$ 4,500.00
U29	4000	Water Meter Setting	EA	2	\$ 940.00	\$ 1,880.00	\$ 325.00	\$ 650.00	\$ 688.88	\$ 1,377.76	\$ 2,100.00	\$ 4,200.00	\$ 950.00	\$ 1,900.00
U30	4000	Water Service Line	LF	172	\$ 25.00	\$ 4,300.00	\$ 28.00	\$ 4,816.00	\$ 12.85	\$ 2,210.20	\$ 16.00	\$ 2,752.00	\$ 8.00	\$ 1,376.00
U31	4100	Cut & Cap Existing 12" PVC Water Line	EA	4	\$ 1,400.00	\$ 5,600.00	\$ 1,600.00	\$ 6,400.00	\$ 1,257.56	\$ 5,030.24	\$ 2,600.00	\$ 10,400.00	\$ 800.00	\$ 3,200.00
U32	4100	Cut & Cap Existing 12" PVC Water Line	EA	1	\$ 1,800.00	\$ 1,800.00	\$ 1,650.00	\$ 1,650.00	\$ 1,528.10	\$ 1,528.10	\$ 2,900.00	\$ 2,900.00	\$ 800.00	\$ 800.00
U33	5200	Concrete Test	EA	2	\$ 150.00	\$ 300.00	\$ 175.00	\$ 350.00	\$ 207.97	\$ 415.94	\$ 260.00	\$ 520.00	\$ 500.00	\$ 1,000.00
U34	S11	Core Drill & Connect to Existing Manhole	EA	1	\$ 1,000.00	\$ 1,000.00	\$ 1,750.00	\$ 1,750.00	\$ 1,489.76	\$ 1,489.76	\$ 2,600.00	\$ 2,600.00	\$ 1,200.00	\$ 1,200.00
U35	S12	Adjust Existing Manhole to Finished Grade	EA	1	\$ 2,150.00	\$ 2,150.00	\$ 850.00	\$ 850.00	\$ 254.69	\$ 254.69	\$ 2,200.00	\$ 2,200.00	\$ 2,500.00	\$ 2,500.00

ITEM NO.	CITY SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QTY.	Crossland Heavy Contractors, Inc.		Forsgren, Inc.		Ground Zero Construction, Inc.		Manhattan Road and Bridge Co.		Sweetser Construction, Inc.	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
U36	S13	Abandon Existing Manhole	EA	1	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 1,172.87	\$ 1,172.87	\$ 1,600.00	\$ 1,600.00	\$ 1,000.00	\$ 1,000.00
U37	W20	2" Blowoff Assembly	EA	1	\$ 3,500.00	\$ 3,500.00	\$ 3,350.00	\$ 3,350.00	\$ 1,544.24	\$ 1,544.24	\$ 2,200.00	\$ 2,200.00	\$ 900.00	\$ 900.00
U38	4100	Adjust Existing Valve Box to Finished Grade	EA	2	\$ 500.00	\$ 1,000.00	\$ 165.00	\$ 330.00	\$ 292.97	\$ 585.94	\$ 260.00	\$ 520.00	\$ 500.00	\$ 1,000.00
U39	3400	24" Open Cut Steel Encasement for Water Line	LF	71	\$ 195.00	\$ 13,845.00	\$ 146.00	\$ 10,366.00	\$ 131.71	\$ 9,351.41	\$ 175.00	\$ 12,425.00	\$ 220.00	\$ 15,620.00
Sub Total Amount of Bid for Roadway (Items 1-98)					\$	4,979,102.35	\$	6,253,069.50	\$	5,445,895.83	\$	5,058,840.90	\$	5,242,784.10
Sub Total Amount of Bid for Water & Sanitary Sewer Lines (Items U1-U39)					\$	595,624.00	\$	504,877.00	\$	491,913.78	\$	529,929.50	\$	495,818.50
TOTAL BASE BID (All Bid Items)					\$	5,574,726.35	\$	6,757,946.50	\$	5,937,809.61	\$	5,588,770.40	\$	5,738,602.60

CERTIFIED: 
Andrea Rennie, CPPO, CPPO, Purchasing Manager


Witness

11/30/2017
Date

DOCUMENT 00400 –BID FORM

Contract Name: W. Starry Night View – W. Mount Comfort Rd. (N. Ruppel Rd.)

Bid Number 17-67

BID TO:

Owner: The City of Fayetteville, Arkansas
113 West Mountain Street
Fayetteville, Arkansas 72701

BID FROM:

Bidder:

Crossland Heavy Contractors, Inc.
PO Box 350
501 S. East Avenue
Columbus, KS 66725

ARTICLE 1 - INTENT

- 1.01 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an agreement with Owner in the form included in the Contract Documents to perform and furnish all Work as specified or indicated in the Contract Documents for the Bid price and within the Bid time indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents.

ARTICLE 2 - TERMS AND CONDITIONS

- 2.01 Bidder accepts all of the terms and conditions of the Invitation to Bid and Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 90 days after the day of Bid opening. Bidder will sign and deliver the required number of counterparts of the Agreement with the Bonds and other documents required by the Bidding Requirements within 15 days after the date of Owner's Notice of Award.

DOCUMENT 00400 –BID FORM (continued)

ARTICLE 3 - BIDDER'S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents, as more fully set forth in the Agreement, that:

- A. Bidder has examined and carefully studied the Bid Documents, and the following Addenda, receipt of all which is hereby acknowledged:

<u>Number</u>	<u>Date</u>
<u>1</u>	<u>11-17-17</u>
<u>2</u>	<u>11-21-17</u>
<u>3</u>	<u>11-22-17</u>
<u> </u>	<u> </u>

- B. Bidder has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, performance, and furnishing of the Work.
- C. Bidder is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, performance, and furnishing of the Work.
- D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site; and (2) reports and drawings of a Hazardous Environmental Condition, if any, at the Site. Bidder acknowledges that such reports and drawings are not Contract Documents and may not be complete for Bidder's purposes. Bidder acknowledges that Owner and Engineer do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Bid Documents with respect to Underground Facilities at or contiguous to the Site.

DOCUMENT 00400 –BID FORM (continued)

- E. Bidder has obtained and carefully studied (or assumes responsibility for having done so) all such additional or supplementary examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface, and Underground Facilities) at or contiguous to the Site or otherwise which may affect cost, progress, performance, or furnishing of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder and safety precautions and programs incident thereto.
- F. Bidder does not consider that any additional examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performing and furnishing of the Work in accordance with the times, price, and other terms and conditions of the Contract Documents.
- G. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to Work for which this Bid is submitted as indicated in the Contract Documents.
- H. Bidder has correlated the information known to Bidder, information and observations obtained from visits to the Site, reports, and drawings identified in the Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.
- I. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Bidder.
- J. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work for which this Bid is submitted.
- K. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm, or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation; Bidder has not directly or indirectly induced or solicited any

DOCUMENT 00400 –BID FORM (continued)

other Bidder to submit a false or sham bid; Bidder has not solicited or induced any person, firm, or a corporation to refrain from bidding; and Bidder has not sought by collusion to obtain for himself any advantage over any other Bidder or over Owner.

- L. Bidder will perform the Work in compliance with all applicable trench safety standards set forth in Occupational Safety and Health Administration (OSHA) Part 1926 – Subpart P – Excavations.

ARTICLE 4 - BID PRICE

Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

ITEM NO.	CITY SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	BID AMOUNT
1	111	Roadway Construction Control	LS	1	25,000.00	25,000.00
2	112	Trench and Excavation Safety Systems	LS	1	1,000.00	1,000.00
3	201	Clearing, Grubbing, and Demolition	LS	1	96,000.00	96,000.00
4	SP-14	Unclassified Excavation (Plan Quantity)	CY	11,824	9.00	106,416.00
5	SP-14	Embankment Construction (Plan Quantity)	CY	33,167	12.75	422,879.25
6	SP-14	Undercut Excavation	CY	2,000	10.50	21,000.00
7	SP-14	Rock Excavation	CY	500	90.00	45,000.00
8	203	Subgrade Preparation (Plan Quantity)	SY	10,238	2.75	28,154.50
9	204	4" Topsoil Placement (Yard Areas)	SY	29,205	4.25	124,121.25
10	205	Undercut and Stone Backfill	Ton	5,000	34.50	172,500.00
11	301	18" Class III R.C. Pipe	LF	295	63.00	18,585.00
12	301	24" Class III R.C. Pipe	LF	274	82.00	22,468.00
13	301	30" Class III R.C. Pipe	LF	831	74.00	61,494.00
14	301	36" Class III R.C. Pipe	LF	786	117.00	91,962.00

DOCUMENT 00400 –BID FORM (continued)

15	301	53"x34" Class III R.C. Elliptical Pipe	LF	229	140.00	32,060.00
16	301	18" R.C. Flared End Section	EA	8	500.00	4,000.00
17	301	24" R.C. Flared End Section	EA	5	650.00	3,250.00
18	301	53"x34" R.C. Elliptical Flared End Section	EA	1	1,500.00	1,500.00
19	302	4' Drop Inlet (Type MO)	EA	1	3,150.00	3,150.00
20	302	5' Drop Inlet (Type MO)	EA	5	4,300.00	21,500.00
21	302	6' Drop Inlet (Type MO)	EA	2	5,500.00	11,000.00
22	302	5' Junction Box (Type MO)	EA	3	4,900.00	14,700.00
23	302	4' Drop Inlet Extension	EA	8	1,200.00	9,600.00
24	302	8' Drop Inlet Extension	EA	8	2,000.00	16,000.00
25	302	12' Drop Inlet Extension	EA	1	2,600.00	2,600.00
26	305	Channel Excavation (Plan Quantity)	CY	1,270	11.50	14,605.00
27	305	Concrete Channel Paving	SY	<u>440</u>	39.00	17,160.00
28	305	Erosion Control Fabric	SY	3,500	33.75	118,125.00
29	401	4" Aggregate Base Course	SY	3,127	9.25	28,924.75
30	401	8" Aggregate Base Course	SY	10,238	8.50	87,023.00
31	403	Asphalt Concrete Hot Mix Binder Course (ACHMBC)	Ton	2,250	71.00	159,750.00
32	403	Asphalt Concrete Hot Mix Surface Course (ACHMSC)	Ton	1,200	89.00	106,800.00
33	405	Asphalt Concrete Hot Mix Patching for Maintenance of Traffic	Ton	100	200.00	20,000.00
34	501	Concrete Curb and Gutter	LF	5,687	12.50	71,087.50
35	502	4" Thick Concrete Sidewalk	SY	1,158	38.25	44,293.50
36	502	6" Thick Concrete Sidewalk	SY	10	44.00	440.00
37	503	Concrete Driveway Aprons	SY	77	46.00	3,542.00
38	503	Asphalt Driveway	SY	1,161	21.50	24,961.50
39	503	Aggregate Base Course Driveway	SY	183	15.00	2,745.00
40	505	Seeding and Mulching	Acre	11.0	3,200.00	35,200.00
41	505	Solid Sod	SY	5,900	5.50	32,450.00

DOCUMENT 00400 –BID FORM (continued)

42	505	Additional Watering	MG	700	5.50	3,850.00
43	506	Mailbox Supports (single)	EA	3	120.00	360.00
44	506	Mailboxes	EA	3	120.00	360.00
45	507	4" Pavement Marking (Thermoplastic)	LF	9,250	1.45	13,412.50
46	507	6" Pavement Marking (Thermoplastic)	LF	743	1.45	1,077.35
47	507	12" Pavement Marking (Thermoplastic)	LF	724	11.50	8,326.00
48	507	Pavement Symbols (Yield Line) (Thermoplastic)	SF	12	52.00	624.00
49	507	Pavement Symbols (Arrow) (Thermoplastic)	EA	15	466.00	6,990.00
50	507	Pavement Symbols (ONLY) (Thermoplastic)	EA	12	400.00	4,800.00
51	507	4" Pavement Marking (Reflectorized Paint)	LF	849	4.50	3,820.50
52	507	Pavement Marking Removal	SF	196	1.45	284.20
53	508	Street Sign Installation	EA	16	700.00	11,200.00
54	509	Erosion Control	LS	1	30,000.00	30,000.00
55	510	Traffic Control and Maintenance	LS	1	10,000.00	10,000.00
56	511	Mobilization (not to exceed 5% of contract price)	LS	1	102,800.00 77,500.00	102,800.00 77,500.00
57	512	Barbed Wire Fence	LF	2,119	7.25	15,362.75
58	512	Wood Privacy Fence	LF	200	27.00	5,400.00
59	512	Gates for Wood Privacy Fence	LF	20	42.00	840.00
60	512	Temporary Fencing	LF	2,119	7.25	15,362.75
61	513	Cast-in-Place Detectable Warning Panel	SF	118	18.00	2,124.00
62	513	Handicap Access Ramp	SY	87	34.00	2,958.00
63	514	Project Sign	EA	2	850.00	1,700.00
64	516	Cold Milling Asphalt Pavement	SY	1,600	8.00	12,800.00
65	517	Tree Protection Fencing	LF	400	2.00	800.00
66	SP-3	Trail Sign Installation	EA	1	1,900.00	1,900.00
67	SP-4	Concrete Island	SY	197	44.00	8,668.00
68	SP-5	4" Thick Concrete Trail	SY	2,614	39.00	101,946.00

DOCUMENT 00400 –BID FORM (continued)

69	SP-5	6" Thick Concrete Trail	SY	20	43.00	860.00
70	SP-6	Gravity Block Retaining Wall #1 (Plan Quantity)	SF	341	55.00	18,755.00
71	SP-6	Gravity Block Retaining Wall #2 (Plan Quantity)	SF	2,546	55.00	140,030.00
72	SP-6	Gravity Block Retaining Wall #3 (Plan Quantity)	SF	4,701	55.00	258,555.00
73	SP-6	Gravity Block Retaining Wall #4 (Plan Quantity)	SF	6,018	55.00	330,990.00
74	SP-7	Pipe Underdrain	LF	800	7.00	5,600.00
75	SP-9	5'x5' Special Deep Drop Inlet	EA	4	9,800.00	39,200.00
76	SP-9	7'x7' Special Deep Drop Inlet	EA	1	12,000.00	12,000.00
77	SP-9	4'x5' Reverse Throat Inlet	EA	3	4,000.00	12,000.00
78	SP-9	Modify Existing 5' Deep Drop Inlet	EA	1	2,500.00	2,500.00
79	SP-12	Decorative Fence	LF	1,600	65.00	104,000.00
80	SP-13	Decorative Gravel (6" Depth)	SY	356	14.00	4,984.00
81	SP-16	Bridge Construction Control	LS	1	22,000.00	22,000.00
82	SP-16	Unclassified Excavation for Structures - Bridge	CY	409	60.00	24,540.00
83	SP-16	Rock Excavation for Structures - Bridge	CY	97	160.00	15,520.00
84	SP-16	Class S Concrete - Bridge	CY	495	522.00	258,390.00
85	SP-16	Class S(AE) Concrete - Bridge	CY	410	588.00	241,080.00
86	SP-16	Class 2 Protective Surface Treatment	SY	1,717	4.50	7,726.50
87	SP-16	Reinforcing Steel - Bridge (Grade 60)	LB	55,570	.85	47,234.50
88	SP-16	Epoxy Coated Reinforcing Steel (Grade 60)	LB	120,670	.90	108,603.00
89	SP-16	Transitional Approach Railing	EA	4	3,500.00	14,000.00
90	SP-16	Structural Steel in Plate Girder Spans (M270-GR. 50W)	LB	373,280	1.88	701,766.40
91	SP-16	Elastomeric Bearings	CUIN	12,192	2.45	29,870.40
92	SP-16	Silicone Joint Sealant	LF	141	52.00	7,332.00
93	SP-16	Filter Blanket	SY	262	8.00	2,096.00
94	SP-16	Dumped Riprap	CY	272	58.00	15,776.00
95	SP-17	Steel Piling (HP12X53)	LF	165	73.50	12,045.00

DOCUMENT 00400 – BID FORM (continued)

96	SP-18	Metal Bridge Railing (Type H2)	LF	179	67.00	11,993.00
97	SP-19	Preboring	LF	110	252.00	27,500.00
98	SP-20	Textured Coating Finish	SY	393	8.25	3,242.25
99	305	<u>Concrete Channel Paving with Vertical Retaining Walls</u>	<u>SY</u>	<u>60</u>	140.00	8,400.00
U1	1000	Construction Staking for Water & Sewer	LS	1	7,750.00	7,750.00
U2	1000	Traffic Control and Maintenance for Water & Sewer	LS	1	1,500.00	1,500.00
U3	1000	Wastewater Bypass Pumping	LS	1	9,000.00	9,000.00
U4	1000	Bonds & Insurance	LS	1	8,000.00	8,000.00
U5	2000	Trench and Excavation Safety Systems for Water & Sewer	LS	1	3,500.00	3,500.00
U6	2100	Erosion Control for Water & Sewer	LS	1	7,500.00	7,500.00
U7	2100	Dewatering	LS	1	11,500.00	11,500.00
U8	2100	Mitigation Dam	EA	2	225.00 1,500.00	47,500.00 3,000.00
U9	2200	Clearing, Grubbing, and Demolition for Water & Sewer	LS	1	7,500.00 7,500.00	17,915.00 7,500.00
U10	2300	Undercut and Backfill for Water & Sewer	CY	50	31.00 170.00	1,550.00 8,500.00
U11	2300	Rock Excavation for Water & Sewer	CY	500	225.00 225.00	112,500.00
U12	2300	Flowable Fill for Abandoned Pipelines	LF	1,435	9.00	12,915.00
U13	2300	Backfill Density Test	EA	10	170.00	1,700.00
U14	3000	Sewer Service Line	LF	50	22.00	1,100.00
U15	3000	Connect Sewer Service	EA	1	325.00	325.00
U16	3000	10" PVC Sewer Line	LF	239	51.00	12,189.00
U17	3300	4' ID Manhole, 0' to 6' Depth	EA	3	2,250.00	6,750.00
U18	3300	4' ID Manhole Additional Depth, Over 6'	VF	6	220.00	1,320.00
U19	3300	Demolish Existing Manhole	EA	1	1,100.00	1,100.00
U20	S18	Reinforced Flexible Coupling	EA	1	190.00	190.00
U21	3300	Modify Sewer Invert	EA	1	500.00	500.00
U22	3400	24" Bored Steel Encasement for Water Line	LF	135	840.00	113,400.00

DOCUMENT 00400 –BID FORM (continued)

U23	4000	Fire Hydrant Assembly	EA	2	4,600.00	9,200.00
U24	4000	12" Ductile Iron Water Line (Class 350)	LF	1,840	98.00	180,320.00
U25	4000	8" Ductile Iron Water Line (Class 350)	LF	95	85.00	8,075.00
U26	4000	Ductile Iron Fittings	LB	1,865	11.00	20,515.00
U27	4000	12" x 12" Tapping Sleeve & Valve	EA	2	6,900.00	13,800.00
U28	4000	12" Gate Valve	EA	1	2,650.00	2,650.00
U29	4000	Water Meter Setting	EA	2	940.00	1,880.00
U30	4000	Water Service Line	LF	172	25.00	4,300.00
U31	4100	Cut & Cap Existing 6" AC Water Line	EA	4	1,400.00	5,600.00
U32	4100	Cut & Cap Existing 12" PVC Water Line	EA	1	1,800.00	1,800.00
U33	5200	Concrete Test	EA	2	150.00	300.00
U34	S11	Core Drill & Connect to Existing Manhole	EA	1	1,000.00	1,000.00
U35	S12	Adjust Existing Manhole to Finished Grade	EA	1	2,150.00	2,150.00
U36	S13	Abandon Existing Manhole	EA	1	900.00	900.00
U37	W20	2" Blowoff Assembly	EA	1	3,500.00	3,500.00
U38	4100	Adjust Existing Valve Box to Finished Grade	EA	2	500.00	1,000.00
U39	3400	24" Open Cut Steel Encasement for Water Line	LF	71	195.00	13,845.00

SUB TOTAL AMOUNT BID FOR ROADWAY*

\$ 4,979,102.35*Total amount for items 1 to 99 listed aboveSUB TOTAL AMOUNT BID FOR WATER
AND SANITARY SEWER LINES**\$ 595,624.00

**Total amount for items U1 to U39 listed above

DOCUMENT 00400 –BID FORM (continued)

TOTAL AMOUNT BID***

\$ 5,574,726.35

***Total bid amount for all bid items listed above and total of subtotals
listed above

Award will be to a single contractor based on the total amount bid. Bidders shall submit a bid for all line items.

ARTICLE 5 - CONTRACT TIMES

- 5.01 Bidder agrees that the Work will be substantially completed and completed and ready for final payment within the number of calendar days indicated in the Agreement.
- 5.02 Bidder accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the Work within the times specified in the Agreement.

ARTICLE 6 - BID CONTENT

- 6.01 The following documents are attached to and made a condition of this Bid:
- A. Required Bid security in the form of a certified or bank cashier's check or a Bid Bond and in the amount of 5% of the
amount bid Dollars (\$_____).
- B. A tabulation of Subcontractors and other persons and organizations required to be identified in this Bid.

DOCUMENT 00400 -BID FORM (continued)

ARTICLE 7- COMMUNICATIONS

7.01 Communications concerning this Bid shall be addressed to the Bidder as follows:

Crossland Heavy Contractors, Lnc.

501 S. East Avenue

Columbus, KS 66725

Phone No. 620-429-1410

FAX No. 620-429-2977

DOCUMENT 00400 –BID FORM (continued)

ARTICLE 8 - TERMINOLOGY

8.01 The terms used in this Bid which are defined in the GENERAL CONDITIONS or Instructions to Bidders will have the meanings assigned to them.

SUBMITTED on Nov. 29th, 2017

If Bidder is:

An Individual

Name (type or printed): _____

By: _____ (SEAL)

(Individual's Signature)

Doing business as: _____

Business address: _____

Phone No.: _____ FAX No.: _____

DOCUMENT 00400 –BID FORM (continued)

A Partnership

Partnership Name: _____(SEAL)

By: _____

(Signature of general partner – attach evidence of authority to sign)

Name (type or printed): _____

Business address: _____

Phone No.: _____ FAX No.: _____

DOCUMENT 00400 – BID FORM (continued)

A Corporation

Corporation Name: Crossland Heavy Contractors, Inc. (SEAL)

State of Incorporation: Kansas

Type (General Business, Professional, Service, Limited Liability): _____

General Business

By: [Signature]

(Signature – attach evidence of authority to sign)

Name (type or printed): Mark Sell

Title: President

(CORPORATE SEAL)

Attest: Holly Rh

Holly Rhodes
(Signature of Corporate Secretary)

Business address: 501 S. East Avenue

Columbus, KS 66725

Phone No.: 620-429-1410 FAX No.: 620-429-2977

END OF DOCUMENT 00400

KNOW ALL MEN BY THESE PRESENTS: that we

PO Box 350

Columbus, KS 66725

Fidelity and Deposit Company of Maryland

1299 Zurich Way, 5th Floor

Schaumburg, IL 60196 - 1056

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, Arkansas 72701

WHEREAS, Principal has submitted a Bid for W. STARRY NIGHT VIEW – W. MT. COMFORT RD. (N. RUPPLE RD.)

NOW, THEREFORE, if the Owner shall accept the Bid of Principal and the Principal shall enter into a Contract with the Owner in accordance with the terms of such Bid, and give such Bond or Bonds as may be specified in the Bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of Principal to enter such Contract and give such Bond or Bonds, if the Principal shall pay to the Owner the difference not to exceed the penalty hereof between the amount specified in said Bid and such larger amount for

DOCUMENT 00410 – BID BOND (continued)

which the Owner may in good faith contract with another party to perform the Work covered by said Bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 29th day of November 2017 .

PRINCIPAL

(CORPORATE SEAL)

Crossland Heavy Contractors, Inc.

By

Mark Sell, President

SURETY

Fidelity and Deposit Company of Maryland

By

Larissa Smith, Attorney-in-Fact

ATTORNEY-IN-FACT

(CORPORATE SEAL)

1299 Zurich Way, 5th Floor

Schaumburg, IL 60196 - 1056

(This Bond shall be accompanied with
Attorney-in-Fact's authority from Surety)

END OF DOCUMENT 00410

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Maryland, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Maryland (herein collectively called the "Companies"), by **DAVID MCVICKER, Vice President**, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **S. Mark WILKERSON, Morgan DEWEY, Monica F. DONATELLI, Debra L. WALZ, Carolyn J. JOHNSON, Larissa SMITH and Kelly E. KIMMEL, all of Overland Park, Kansas, EACH** its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 29th day of September, A.D. 2017.

ATTEST:

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND**



By: _____

Dawn E. Brown
Assistant Secretary
Dawn E. Brown

David L. McVicker

Vice President
David McVicker

State of Maryland
County of Baltimore

On this 29th day of September, A.D. 2017, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **DAVID MCVICKER, Vice President, and DAWN E. BROWN, Assistant Secretary**, of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Constance A. Dunn



Constance A. Dunn, Notary Public
My Commission Expires: July 9, 2019

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 29th day of November, 20 17.



Michael Bond, Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT ALL REQUIRED INFORMATION TO:

Zurich American Insurance Co.
Attn: Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056

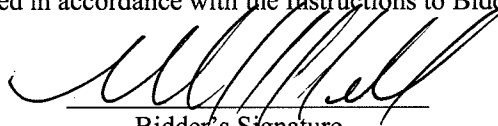
DOCUMENT 00430 – LIST OF SUBCONTRACTORS

In compliance with the Instructions to Bidders and other Contract Documents, the undersigned submits the following names of Subcontractors to be used in performing the Work for W. STARRY NIGHT VIEW – W. MOUNT COMFORT RD. (N. RUPPLE RD.)

Bidder certifies that all Subcontractors listed are eligible to perform the Work.

<u>Subcontractor's Work</u>	<u>Subcontractor's Name and Address</u>	<u>Expected Percentage or Value</u>
<u>BASE + ASPHALT</u>	<u>APAC</u> <u>755 MUSAP RD. FAYETTEVILLE, AR 72703</u>	<u>6.5%</u>
<u>EROSION CONTROL</u>	<u>ILA CONSTRUCTION</u> <u>P.O. BOX 718, BROOKLINE, MO</u>	<u>3.6%</u>
<u>FENCE</u>	<u>CENTERPOINT CONTRACTORS</u> <u>10314 EAST HIGHWAY 72, BENTONVILLE, AR</u>	<u>2.6%</u>
<u>STRIPING</u>	<u>TIME STRIPING</u> <u>P.O. BOX 1236 VAN BUREN</u>	<u>0.9%</u>
<u>WALLS</u>	<u>WESTROCK WALLS</u> <u>42 MADISON TRAIL PERRY, AR</u>	<u>12.2%</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
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NOTE: This form must be submitted in accordance with the Instructions to Bidders.


Bidder's Signature
Mark Sell

END OF DOCUMENT 00430

DOCUMENT 00440 – LIST OF MANUFACTURERS

In compliance with the Instructions to Bidders and other Contract Documents, the undersigned submits the following names of Manufacturers to be used in performing the Work for W. STARRY NIGHT VIEW – W. MOUNT COMFORT RD. (N. RUPPLE RD.)

Bidder certifies that all Manufacturers listed are eligible to perform the Work.

Manufacturer's Work

Manufacturers's Name
and Address

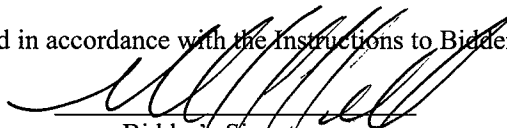
Retaining Walls

REDI-ROCK c/o INDUSTRIAL PRECAST
7201 SOUTH 28TH ST. SMITH, AR

Other (designate)

Other (designate)

NOTE: This form must be submitted in accordance with the Instructions to Bidders.


Bidder's Signature
Mark Sell

END OF DOCUMENT 00440

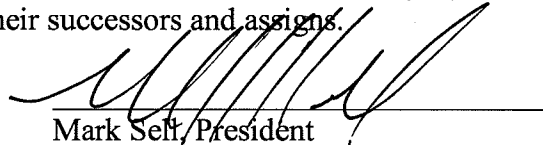
CROSSLAND HEAVY CONTRACTORS

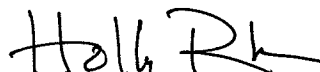
501 S. East Avenue
P.O. Box 350
Columbus, KS 66725
tel 620.429.1410
fax 620.429.2977

Corporate Resolution

BE IT RESOLVED: that at the monthly meeting of the Board of Directors of Crossland Heavy Contractors, Inc., held on the 2nd day of December, 2016, the Board of Directors did, by unanimous decision, authorize Mark Sell, Chris Walters, Justin Lillie, Dan Thompson or Ivan Crossland, Jr. to sign on behalf of said Corporation all documents and papers pertaining to the business of said Corporation.

All documents signed by Mark Sell, Chris Walters, Justin Lillie, Dan Thompson or Ivan Crossland, Jr. on behalf of Crossland Heavy Contractors, Inc. shall be legally binding on Crossland Heavy Contractors, Inc. and their successors and assigns.

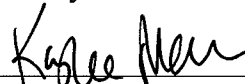

Mark Sell, President

ATTEST: 
Holly Rhodes, Secretary

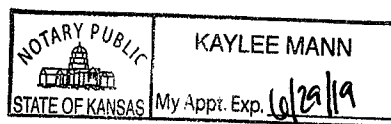
State of Kansas, County of Cherokee:

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mark Sell, President of Crossland Heavy Contractors, Inc. a corporation duly organized and existing in the State of Kansas, and he acknowledged the same on behalf of said Corporation.

In witness thereof I have set my hand and affixed my seal this 23rd day of January 2017.


Notary Public

My Commission Expires: 6/29/19



CITY OF FAYETTEVILLE
SUPPLEMENT TO PROPOSAL
ANTI-COLLUSION AND DEBARMENT CERTIFICATION

**FAILURE TO EXECUTE AND SUBMIT THIS CERTIFICATION SHALL RENDER THIS BID
NONRESPONSIVE AND NOT ELIGIBLE FOR AWARD CONSIDERATION.**

As a condition precedent to the acceptance of the bidding document for this project, the bidder shall file this Affidavit executed by, or on behalf of the person, firm, association, or corporation submitting the bid. The original of this Affidavit shall be filed with the City of Fayetteville **at the time proposals are submitted.**

AFFIDAVIT

I hereby certify, under penalty of perjury under the laws of the United States and/or the State of Arkansas, that the bidder listed below has not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with the submitted bid for this project, is not presently barred from bidding in any other jurisdiction as a result of any collusion or any other action in restraint of free competition, and that the foregoing is true and correct.

Further, that except as noted below, the bidder, or any person associated therewith in the capacity of owner, partner, director, officer, principal investigator, project director, manager, auditor, or any position involving the administration of Federal funds:

- a. is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal agency;
- b. has not been suspended, debarred, voluntarily excluded or determined ineligible by any Federal agency within the past 3 years;
- c. does not have a proposed debarment pending; and
- d. has not been indicted, convicted, or had an adverse civil judgment rendered by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past 3 years.

CITY OF FAYETTEVILLE
SUPPLEMENT TO PROPOSAL
ANTI-COLLUSION AND DEBARMENT CERTIFICATION

**FAILURE TO EXECUTE AND SUBMIT THIS CERTIFICATION SHALL RENDER THIS BID
NONRESPONSIVE AND NOT ELIGIBLE FOR AWARD CONSIDERATION.**

EXCEPTIONS:

APPLIED TO	INITIATING AGENCY	DATES OF ACTION
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Exceptions will not necessarily result in denial of award, but will be considered in determining bidder responsibility. Providing false information may result in criminal prosecution or administrative sanctions.

Job No. _____

F.A.P. No. _____

11-29-17

(Date Executed)

Crossland Heavy Contractors, Inc.

(Name of Bidder)

(Signature)

President

(Title of Person Signing)

The following Notary Public certification is **OPTIONAL** and may or may not be completed at the contractor's discretion.

State of _____)
County of _____)ss.

_____, being duly sworn, deposes and says that he is

_____ of _____
(Title) (Name of Bidder)

and that the above statements are true and correct.

Subscribed and Sworn to before me this _____ day of _____, 20_____.

My commission expires: _____

(Notary Public)

(NOTARY SEAL)

CITY OF FAYETTEVILLE
SUPPLEMENT TO PROPOSAL
C E R T I F I C A T I O N

The prospective contractor certifies, by signing and submitting this proposal, to the best of his or her knowledge and belief, that:

- 1 No Federal appropriated funds have been paid or will be paid, by or on his or her behalf, to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or any employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- 2 If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal-Aid contract, the prospective contractor shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities", in accordance with its instructions. (Available from Arkansas Department of Transportation, Program Management Division).

This Certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. This Certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U. S. Code.

During the period of performance of this contract, the contractor and all lower tier subcontractors must file a Form-LLL at the end of each calendar year quarter in which there occurs any event that requires disclosure or that materially affects the accuracy of the information contained in any previously filed disclosure form. Any person who fails to file the required Certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each failure.

The prospective contractor also agrees by submitting his or her proposal that he or she shall require that the language of this Certification be included in all lower tier subcontracts which exceed \$100,000 and that all such subcontractors shall certify and disclose accordingly.

CITY OF FAYETTEVILLE
SUPPLEMENT TO PROPOSAL
C E R T I F I C A T I O N

THIS CERTIFICATION SHALL BE COMPLETED BY THE BIDDER AS
PART OF THIS PROPOSAL

The bidder Crossland Heavy Contractors, Inc. proposed subcontractor _____, hereby certifies that he has X, has not _____, participated in a previous contract or subcontract subject to the equal opportunity clause, as required by Executive Orders 10925, 11114, or 11246, and that he has X, has not _____, filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance, a Federal Government contracting or administering agency, or the former President's Committee on Equal Employment Opportunity, all reports due under the applicable filing requirements.

(Currently, Standard Form 100 [EEO-1] is the only report required by the Executive Orders or their implementing regulations.)

JOB NO. _____

F.A.P. NO. _____

11-29-17

(Date Executed)

Crossland Heavy Contractors, Inc.
(Company)

By: _____

(Signature)

Mark Sell

President

(Title of Person Signing)

NOTE: The above certification is required by the Equal Employment Opportunity Regulations of the Secretary of Labor (41 CFR 60-1.7(b) (1)), and must be submitted by bidders and proposed subcontractors only in connection with contracts and subcontracts which are subject to the equal opportunity clause. Contracts and subcontracts which are exempt from the equal opportunity clause are set forth in 41 CFR 60-1.5. (Generally only contracts or subcontracts of \$10,000 or under are exempt.)

Proposed prime contractors and subcontractors who have participated in a previous contract or subcontract subject to the Executive Orders and have not filed the required reports should note that 41 CFR 60-1.7 (b) (1) prevents the award of contracts and subcontracts unless such contractor submits a report covering the delinquent period or such other period specified by the Federal Highway Administration or by the Director, Office of Federal Contract Compliance, U. S. Department of Labor.

CITY OF FAYETTEVILLE

CERTIFICATION TO SUBMIT DBE PARTICIPATION

JOB 040657

If the bidder is not submitting the required DBE participation information or documentation of good faith efforts with the proposal, this form must be completed and submitted with the proposal.

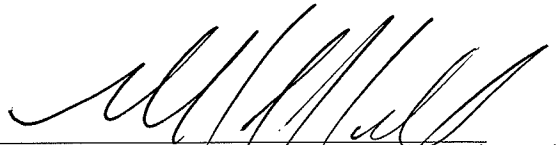
The undersigned bidder irrevocably certifies that at least 10.0% of the total contract will be performed by certified Disadvantaged Business Enterprise (DBE) firms and the required DBE participation information will be submitted within 5 calendar days of notification of tentative award of the contract.

If DBE participation sufficient to achieve the DBE goal established for this project is not provided within 5 calendar days, the proposal will be rejected and the proposal guaranty shall become the property of the Commission, not as a penalty, but as liquidation of damages to the Department's DBE program.

Only work, materials, or services that will actually be provided by DBE firms will be credited toward the goal. The DBE firm's certification must be fully in effect at the letting date.

Crossland Heavy Contractors Inc.

Bidder


Signature (Owner/Agent) Mark Sell11-29-17

Date

President

Title

EQUAL EMPLOYMENT OPPORTUNITY POLICY

It has been and shall continue to be the policy of Crossland Heavy Contractors, Inc., not to discriminate against any employee or applicant for employment because of that individual's race, sex, color, age, religion, national origin, or because he or she has a disability, is a special disabled veteran, or a Vietnam era veteran. All personnel actions, including recruiting, selection, hiring, placement, compensation, formal and informal training, transfers, promotions, layoffs, recalls and terminations, without regard to their race, religion, sex color, national origin, age or disability. Additionally, all salaries, wages, or other forms of compensation, benefit programs, social and recreational activities will be administered in conformity with this policy.

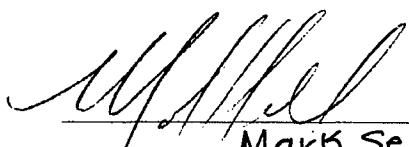
To further the company's commitment to equal employment opportunity, an Affirmative Action Program has been implemented to advance employment opportunities for minorities, women, disabled individuals, and disabled and Vietnam era veterans. This program does not favor one group over another, but seeks to provide an equal chance for all persons to be evaluated on the basis of their qualifications and abilities. The program also affirms the company's commitment to provide a work environment free from hostility and discrimination, including sexual harassment.

The AAP Officer is responsible for administering the corporate Affirmative Action Program and will report directly to me at regular intervals on the results of the program. The AAP Officer is also responsible for investigating employee complaints alleging discrimination at all locations. Employees and applicants are protected from coercion, intimidation interference or discrimination for filing complaints or assisting in an investigation.

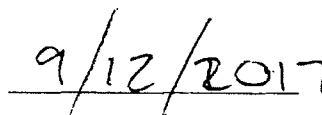
If you are disabled or a disabled veteran and would like to know how you can benefit under the Affirmative Action Program, please tell us. You are not obligated in any way to identify your disability, and information you provide will be kept confidential unless your supervisor or first-aid personnel would need to know for safety or accommodation purposes.

Employees may review the Affirmative Action Program by contacting the Human Resources Department during regular working hours. Any communication from an applicant for employment, an employee, a government agency, or an attorney concerning any equal employment opportunity matter shall be referred immediately to the Human Resource Dept.

I am personally committed to this policy, and hereby assign all management employees the responsibility to support the policy through their actions and decisions. Additionally, an essential part of the company's Affirmative Action Program requires that all employees work together to develop an environment that fosters mutual employee respect free of discrimination, harassment and intimidation. Your support and cooperation is essential for our success.



Mark Sell
President



Date

Bid 17-67, Addendum 1

Date: Friday November 17, 2017

To: All Prospective Vendors

From: Les McGaugh – 479.575.8220 – lmcgaugh@fayetteville-ar.gov

RE: Bid 17-67, Construction – Starry Night View to Mt. Comfort (Rupple Rd)



CITY OF
FAYETTEVILLE
ARKANSAS

This addendum is hereby made a part of the contract documents to the same extent as though it were originally included therein. Bidders should indicate their receipt of same in the appropriate blank of the Bid Form. **BIDDERS SHOULD ACKNOWLEDGE THIS ADDENDUM ON THE DESIGNATED LOCATION ON THE BID FORM.**

1. The City held a non-mandatory pre-bid meeting held at the City on Wednesday October 04, 2017. Attached is the sign-in sheet for those who attended along with the agenda that was distributed. The answers to contractor questions can be found on the last page of the agenda.



City of Fayetteville, Arkansas
Attendance Sheet

BID/RFP/RFQ #: 17-027

Description: Construction - Ruppel Rd (STREET LIGHT to Mt. Comfort)

Function (circle one): Bid Opening, Selection Committee Meeting, Pre-Bid Interview

Date: 11 / 14 / 2017 Time: 10:00 AM

City staff e-mail includes "@fayetteville-ar.gov"

	Name	Company	Title	Phone	Email
1	Les McCaugh	City of Fayetteville	Purch Agent	479-575-5220	lmcCaugh@
2	Jay Tenelle	APAC	ESTIMATOR	479-587-3300	jay.tenelle@apac.com
3	Vic Braddy	Forsgren Inc	VP	479-782-1061	Vbraddy@forsgreninc.com
4	Kevin Kelton	Forsgren Inc	VP	479-782-1061	Kkelton@forsgreninc.com
5	Martin Garcia	Mohby Contractors	Estimator	501-215-9990	mgarcia@mohbycontractors.com
6	Robert Chaney	APAC	PM	479-301-8163	robert.chaney@apac.com
7	Keith Roberts	RCR	PM	479-502-1515	Jkeithrob@gmail.com
8	Charlie Miller	Sweetser	Estimator	479-263-9909	charlie@sweetserconstruction.com
9	Marty Stamps	Manhattan Road & Bridge	PM	479-263-1810	Marty.Stamps@ManhattanRb.com
10	Max Blake	Industrial Precast	GM	479-420-1676	max.blake@cox.net
11	Tim Fernandes	Ferguson	SALES	479-435-0102	Tim.Fernandes@ferguson.com
12	Chris Brown	City of Fay	City Engineer	479-575-8207	Cbrown@
13	Ron Petrie	GARVER	SR. PM	479-527-9100	rspetrie@garverusa.com
14	PAUL LIBERTINI	CITY	ENG	479-444-3419	PLIBERTINI@
15	Jeff Kiebb	GARVER	PM	479-527-9100	DJWkb@GARVERUSA.COM
16					
17					
18					
19					
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o Agenda Provided (4 Pages)



**CITY OF
FAYETTEVILLE
ARKANSAS**

PRE-BID MEETING MINUTES

Tuesday, November 14, 2017 – 10:00 a.m.

Bid 17-67, Construction
W. Starry Night View – W. Mount Comfort Rd. (N. Ruppel Rd.)
ARDOT Job No. 040657
F.A.P. No. STPU-9142(36)

(Additions in Red Text)

1. **General Introduction:** This project consists of approximately 1,800 L.F. of roadway construction with raised median, 182 L.F. of a new bridge, construction of associated earthwork and channelization, curb and gutter, sidewalk, shared use paths (trails), enclosed drainage, retaining walls, fencing, obliterating existing Ruppel Road, driveways, 12 inch waterline and appurtenance, 10 inch sanitary sewer, sanitary sewer manholes, and miscellaneous items.

- a) All bids shall be submitted in a sealed envelope or package labeled Bid 17-67. All bids shall be received by **Wednesday, November 29, 2017 before 2:00 PM**, local time at the City of Fayetteville, Purchasing Division address listed below. All bids will be opened and read aloud immediately following the deadline. No late bids shall be accepted. The City of Fayetteville shall not be responsible for lost or misdirected bids.

City of Fayetteville
Purchasing Division, Room 306, City Hall
113 West Mountain Street
Fayetteville, AR 72701

- b) Questions should be addressed to Les McGaugh, Purchasing Agent at lmcgaugh@fayetteville-ar.gov or by calling (479) 575-8220. Request for bid interpretations must be submitted by **2:00 p.m., Tuesday, November 20, 2017**.
 - c) Garver will be providing part-time construction observation for this project.

2. **Contract Time**

- a) Contract Time is 300 consecutive calendar days. Calendar day contract time includes delays for all holidays, weekends including Saturday and Sunday, and normal weather-related events, such as rain, snow, and freezing temperatures that may affect the progress of the construction on a per-month basis. Reference is made to table on page ST-45 of the City Standard Specifications for Street and Drainage Construction for number of normal weather-related events per month.
 - b) Owner and Contractor recognize that time is of the essence of this Agreement and that The City of Fayetteville will suffer financial loss if the Work is not completed within the time specified above, plus any extensions thereof allowed in accordance with the GENERAL CONDITIONS. The parties also recognize the delays, expense, and difficulties involved in proving the actual loss suffered by The City of Fayetteville if the Work is not Substantially Completed on time. Accordingly, the City of Fayetteville and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay The City of Fayetteville **Seven Hundred Fifty Dollars (\$750.00)** for each calendar day that expires after the time specified above in Paragraph 3.02 for Substantial Completion until the remainder of the Work is Substantially Complete. After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within 30 days for completion and readiness for final payment or any proper extension thereof granted by The City of Fayetteville, Contractor shall pay The City of Fayetteville **Seven Hundred Fifty Dollars**

(\$750.00) for each calendar day that expires after the time specified for completion and readiness for final payment.

3. Special Contract Requirements

- a) Buy America Provisions apply to this project.
- b) This project is a Federal-Aid Project. All applicable paperwork included in Contract documents must be submitted with bid. See Checklist.
- c) Prevailing Wage Rates apply.
- d) Certified Payrolls will be required to be submitted with your monthly pay invoices to Garver (including all Certified Payrolls from subs.) Your monthly pay invoices will not be processed until all required paperwork has been received and certified. If GC or Sub is not working on-site for a period of time, we required a "NO WORK THIS PERIOD" certified payroll.
- e) DBE percentage for this project = 10.0%

4. Normal Working Days And Times/ Holidays:

- a) Saturdays and holidays which may be declared in writing by the Owner for certain special or unusual circumstances will be optional to the Contractor as working days. Sunday work shall not be permitted.

5. Utility Relocations:

Approximate Utility Locations

Utility Owner	Facility Type	Location	Station Number	Est. Comp. Date
Ozark Electric	Overhead Electric	Power pole w/in prop. r/w	18+25 Lt.	12/31/2017
AT&T	Undgrmd Fiber & Copper	Parallel left Ruppel Rd	11+80 to 18+60	12/31/2017
City of Fayetteville Water/Sewer	12" Water Main	Parallel Right Ruppel Rd	12+20 Rt to 15+60 Rt	Part of construction contract
	6" Water Main	Parallel Right Ruppel Rd	15+60 Rt to 19+60 Lt	
	10" Sewer Main	Parallel Left Ruppel Rd	15+60 Lt to 18+40 Lt	
Black Hills (gas)	Undgrmd gas line	Parallel left then crossing	15+70 Rt to 19+00 Lt	12/31/2017
Cox Communications	Overhead cable	At power pole	18+25 Lt.	1/31/2018

AT&T will also be relocating a fiber optic line along the new alignment of Ruppel Road in a new 4" conduit. AT&T and the Contractor will have to work together to establish a timeline for this work to be completed since there is bridge, retaining walls, and a waterline going in across the creek.

6. Water and Sanitary Sewer Relocations

- a) Discuss 12" waterline boring under creek and location near proposed retaining walls.
- b) Modifications to Standard Specifications – Supplementary Conditions 00800 – Article 3.

3.01 SUPERSESSION

A. This Article supersedes the following sections of the 2012 Edition of the City of Fayetteville's Standard Specifications for Design and Construction of Water Lines and Sewer Lines:

- 1. Section 2300, Paragraph 2.03.A:
 - a. Change the paragraph to read as follows:
 - A. Grit material shall not be used. ASTM #67 aggregate shall be used for bedding water lines.
- 2. Section 2300, Paragraph 3.08.B:
 - a. Remove "or grit embedment materials".
- 3. Section 3600, Paragraph 2.01.F:
 - a. Revise the first sentence to read as follows: "Fly ash may be used as a partial cement replacement not exceeding 20% by weight of the cement when approved by the City."
- 4. Section 4100, Paragraph 3.20:
 - a. Add the following paragraph:
 - C. Verify and restrain any existing joints or valves between new connections and cut and cap locations with reinforced anchor collar prior to cutting and capping.

7. Ongoing Environmental Work N. Side of Hamestring Creek

- a) Scheduled to last through end of the year.

8. Maintenance of Traffic/ Sequence Of Construction

- a) The Contractor shall first erect temporary fence to control livestock and limit access of construction equipment and personnel onto private property. This includes maintaining a temporary fence across the creek.
- b) Any area outside the proposed ROW north of Hamestring Creek is off limits to any potential use as staging area due to environmental sensitivity.
- c) The Contractor is responsible for procuring a suitable location for a staging area.
- d) The Notice to Proceed for this project is anticipated to be in January or February 2018.

9. Construction Staking:

- a) Contractor's responsibility per Specification "Roadway Construction Control".

10. Materials Testing: City will provide materials testing firm.

11. Permits: SWPPP, STAA, COE Nationwide 404 Permit

12. Insurance Requirements:

- a) Commercial General and Umbrella Liability Insurance
- b) Owner's and Contractor's Protective Liability Insurance
- c) Commercial Auto and Umbrella Liability Insurance
- d) Workers' Compensation Insurance

13. Bridge

14. Retaining Walls

- a) Design calculations and detailed drawings stamped by Arkansas PE shall be submitted to the engineer for retaining walls.
- b) Contractor has the option to construct gravity retaining wall or MSE retaining wall per the details and locations shown in the Plans.
- c) Acid Stain for Retaining Wall. The color and strength of the acid stain will be determined during construction. Contractor shall provide up to three (3) tests areas to assist the City and the property owner in the determination of the final color and strength.

15. Water and Sewer Relocations

- a) Plans submitted November 9, 2017 for approval to ADH.

16. Addendums.

- a) None at this time.
- b) Minutes of this meeting will be available to planholders.

17. Contractor Questions:

- a) Question on width of thermoplastic striping. We will accept 4" striping as shown in the bid form, but an alternative of 6" will be acceptable.
- b) What areas are included in the 4" Topsoil Placement (Yard Areas) quantity? This quantity includes all areas receiving solid sod or seeding. This quantity also includes the area for existing Ruppel Road that is to be removed.
- c) Is the Sidewalk / Trail on the Bridge included in the Bridge Pay Items? Yes.
- d) Where is the pay item 4" Aggregate Base Course used? This pay item is for under the Concrete Trail.
- e) On asphalt driveways where is the 6" aggregate base course paid for? The 6" aggregate base course below asphalt driveways is included in the SY price bid for asphalt driveway.
- f) Prime Coat is not required for this project.
- g) Is the quantity for stripping (earthwork) included in the quantity (CY) in the Bid Form for Unclassified Excavation? The plan quantity for Unclassified Excavation includes stripping.
- h) Is a Material Transfer Device required for construction of asphalt courses? A Material Transfer Device is optional.
- i) Will a Redi-Rock retaining wall with ledgerstone appearance be acceptable as an alternative to a Recon retaining wall with a weathered edge? Yes, as long as it meets the material specifications in the Project Manual.

Bid 17-67, Addendum 2



CITY OF
FAYETTEVILLE
ARKANSAS

Date: Tuesday, November 21, 2017

To: All Prospective Vendors

From: Les McGaugh – 479.575.8220 – lmcgaugh@fayetteville-ar.gov

RE: Bid 17-67, Construction – Starry Night View to Mt. Comfort (Rupple Rd)

This addendum is hereby made a part of the contract documents to the same extent as though it were originally included therein. Bidders should indicate their receipt of same in the appropriate blank of the Bid Form. **BIDDERS SHOULD ACKNOWLEDGE THIS ADDENDUM ON THE DESIGNATED LOCATION ON THE BID FORM.**

1. This Addendum includes a revised bid form which shall be used by all bidders. Failure to submit the correct revised bid form in a printed sealed format shall result in bid rejection.
 - a. Bidders shall submit a printed physical copy of the enclosed revised bid form, this addendum, and all other required documents
 - b. Bids shall be submitted in a sealed envelope prior to deadline according to submittal procedures outlined in the Project Manual. NO ELECTRONIC COPIES WILL BE ACCEPTED.
2. 2-36" R.C. pipes are shown coming into the curb inlet at Sta 19+00 34.5 Lt. with 1-24" RC pipe going out and draining to the creek. I don't think the 24" will handle that flow please clarify. On sheet C-503, the flowline out of the 6-ft curb inlet at Sta. 19+00; 34.5' Lt. should be 1191.19; therefore, stormwater will flow out the proposed 36" RCP to the creek on sheet C-505. Replace Plan Sheets C-503 and X-113, with the attached Plan Sheets C-503 and X-113 (marked Rev. 1 (Addendum No 2).
3. At sta. 12+30 RT to 16+78 RT the plans call for V-Ditch Concrete Paving. At sta. 24+42 RT to 24+90 RT the plans call for Concrete Lined Trapezoidal Ditch. Are these two items of work to be paid for under Item #27-Concrete Channel Paving-500 SY? Quantity for these two items of work is less than bid item. Please clarify? The quantity of 500 SY includes an additional 20% above estimated quantity for use as directed in the field. For the quantity for Concrete Channel Paving, the Unit Price Schedule has been revised to split the v-ditch concrete ditch paving (Sta. 12+30 Rt to Sta 16+78 Rt) from the concrete ditch paving with vertical walls (Sta. 24+42 RT to Sta. 24+90 Rt). Replace Plan Sheet C-505 with the attached Plan Sheet C-505 (marked Rev. 1 (Addendum No 2). Replace Bid Form Pages 00400-4 to 00400-10 with the attached Pages 00400-4 to 00400-10 (marked Addendum No .2)
4. Replace Special Provision page SP-14-3 with the attached page SP-14-3 (marked Addendum No 2).
5. Is an Excel bid form available for this project? An Excel bid form is not available for this project. Bidders must complete the form provided in the Project Manual.

DOCUMENT 00400 –BID FORM (continued)

other Bidder to submit a false or sham bid; Bidder has not solicited or induced any person, firm, or a corporation to refrain from bidding; and Bidder has not sought by collusion to obtain for himself any advantage over any other Bidder or over Owner.

- L. Bidder will perform the Work in compliance with all applicable trench safety standards set forth in Occupational Safety and Health Administration (OSHA) Part 1926 – Subpart P – Excavations.

ARTICLE 4 - BID PRICE

Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

ITEM NO.	CITY SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	BID AMOUNT
1	111	Roadway Construction Control	LS	1		
2	112	Trench and Excavation Safety Systems	LS	1		
3	201	Clearing, Grubbing, and Demolition	LS	1		
4	SP-14	Unclassified Excavation (Plan Quantity)	CY	11,824		
5	SP-14	Embankment Construction (Plan Quantity)	CY	33,167		
6	SP-14	Undercut Excavation	CY	2,000		
7	SP-14	Rock Excavation	CY	500		
8	203	Subgrade Preparation (Plan Quantity)	SY	10,238		
9	204	4" Topsoil Placement (Yard Areas)	SY	29,205		
10	205	Undercut and Stone Backfill	Ton	5,000		
11	301	18" Class III R.C. Pipe	LF	295		
12	301	24" Class III R.C. Pipe	LF	274		
13	301	30" Class III R.C. Pipe	LF	831		
14	301	36" Class III R.C. Pipe	LF	786		

DOCUMENT 00400 –BID FORM (continued)

15	301	53"x34" Class III R.C. Elliptical Pipe	LF	229
16	301	18" R.C. Flared End Section	EA	8
17	301	24" R.C. Flared End Section	EA	5
18	301	53"x34" R.C. Elliptical Flared End Section	EA	1
19	302	4' Drop Inlet (Type MO)	EA	1
20	302	5' Drop Inlet (Type MO)	EA	5
21	302	6' Drop Inlet (Type MO)	EA	2
22	302	5' Junction Box (Type MO)	EA	3
23	302	4' Drop Inlet Extension	EA	8
24	302	8' Drop Inlet Extension	EA	8
25	302	12' Drop Inlet Extension	EA	1
26	305	Channel Excavation (Plan Quantity)	CY	1,270
27	305	Concrete Channel Paving	SY	<u>440</u>
28	305	Erosion Control Fabric	SY	3,500
29	401	4" Aggregate Base Course	SY	3,127
30	401	8" Aggregate Base Course	SY	10,238
31	403	Asphalt Concrete Hot Mix Binder Course (ACHMBC)	Ton	2,250
32	403	Asphalt Concrete Hot Mix Surface Course (ACHMSC)	Ton	1,200
33	405	Asphalt Concrete Hot Mix Patching for Maintenance of Traffic	Ton	100
34	501	Concrete Curb and Gutter	LF	5,687
35	502	4" Thick Concrete Sidewalk	SY	1,158
36	502	6" Thick Concrete Sidewalk	SY	10
37	503	Concrete Driveway Aprons	SY	77
38	503	Asphalt Driveway	SY	1,161
39	503	Aggregate Base Course Driveway	SY	183
40	505	Seeding and Mulching	Acre	11.0
41	505	Solid Sod	SY	5,900

DOCUMENT 00400 –BID FORM (continued)

42	505	Additional Watering	MG	700
43	506	Mailbox Supports (single)	EA	3
44	506	Mailboxes	EA	3
45	507	4" Pavement Marking (Thermoplastic)	LF	9,250
46	507	6" Pavement Marking (Thermoplastic)	LF	743
47	507	12" Pavement Marking (Thermoplastic)	LF	724
48	507	Pavement Symbols (Yield Line) (Thermoplastic)	SF	12
49	507	Pavement Symbols (Arrow) (Thermoplastic)	EA	15
50	507	Pavement Symbols (ONLY) (Thermoplastic)	EA	12
51	507	4" Pavement Marking (Reflectorized Paint)	LF	849
52	507	Pavement Marking Removal	SF	196
53	508	Street Sign Installation	EA	16
54	509	Erosion Control	LS	1
55	510	Traffic Control and Maintenance	LS	1
56	511	Mobilization (not to exceed 5% of contract price)	LS	1
57	512	Barbed Wire Fence	LF	2,119
58	512	Wood Privacy Fence	LF	200
59	512	Gates for Wood Privacy Fence	LF	20
60	512	Temporary Fencing	LF	2,119
61	513	Cast-in-Place Detectable Warning Panel	SF	118
62	513	Handicap Access Ramp	SY	87
63	514	Project Sign	EA	2
64	516	Cold Milling Asphalt Pavement	SY	1,600
65	517	Tree Protection Fencing	LF	400
66	SP-3	Trail Sign Installation	EA	1
67	SP-4	Concrete Island	SY	197
68	SP-5	4" Thick Concrete Trail	SY	2,614

DOCUMENT 00400 –BID FORM (continued)

69	SP-5	6" Thick Concrete Trail	SY	20
70	SP-6	Gravity Block Retaining Wall #1 (Plan Quantity)	SF	341
71	SP-6	Gravity Block Retaining Wall #2 (Plan Quantity)	SF	2,546
72	SP-6	Gravity Block Retaining Wall #3 (Plan Quantity)	SF	4,701
73	SP-6	Gravity Block Retaining Wall #4 (Plan Quantity)	SF	6,018
74	SP-7	Pipe Underdrain	LF	800
75	SP-9	5'x5' Special Deep Drop Inlet	EA	4
76	SP-9	7'x7' Special Deep Drop Inlet	EA	1
77	SP-9	4'x5' Reverse Throat Inlet	EA	3
78	SP-9	Modify Existing 5' Deep Drop Inlet	EA	1
79	SP-12	Decorative Fence	LF	1,600
80	SP-13	Decorative Gravel (6" Depth)	SY	356
81	SP-16	Bridge Construction Control	LS	1
82	SP-16	Unclassified Excavation for Structures - Bridge	CY	409
83	SP-16	Rock Excavation for Structures - Bridge	CY	97
84	SP-16	Class S Concrete - Bridge	CY	495
85	SP-16	Class S(AE) Concrete - Bridge	CY	410
86	SP-16	Class 2 Protective Surface Treatment	SY	1,717
87	SP-16	Reinforcing Steel - Bridge (Grade 60)	LB	55,570
88	SP-16	Epoxy Coated Reinforcing Steel (Grade 60)	LB	120,670
89	SP-16	Transitional Approach Railing	EA	4
90	SP-16	Structural Steel in Plate Girder Spans (M270-GR. 50W)	LB	373,280
91	SP-16	Elastomeric Bearings	CUIN	12,192
92	SP-16	Silicone Joint Sealant	LF	141
93	SP-16	Filter Blanket	SY	262
94	SP-16	Dumped Riprap	CY	272
95	SP-17	Steel Piling (HP12X53)	LF	165

DOCUMENT 00400 –BID FORM (continued)

96	SP-18	Metal Bridge Railing (Type H2)	LF	179
97	SP-19	Preboring	LF	110
98	SP-20	Textured Coating Finish	SY	393
<u>99</u>	<u>305</u>	<u>Concrete Channel Paving with Vertical Retaining Walls</u>	<u>SY</u>	<u>60</u>
U1	1000	Construction Staking for Water & Sewer	LS	1
U2	1000	Traffic Control and Maintenance for Water & Sewer	LS	1
U3	1000	Wastewater Bypass Pumping	LS	1
U4	1000	Bonds & Insurance	LS	1
U5	2000	Trench and Excavation Safety Systems for Water & Sewer	LS	1
U6	2100	Erosion Control for Water & Sewer	LS	1
U7	2100	Dewatering	LS	1
U8	2100	Mitigation Dam	EA	2
U9	2200	Clearing, Grubbing, and Demolition for Water & Sewer	LS	1
U10	2300	Undercut and Backfill for Water & Sewer	CY	50
U11	2300	Rock Excavation for Water & Sewer	CY	500
U12	2300	Flowable Fill for Abandoned Pipelines	LF	1,435
U13	2300	Backfill Density Test	EA	10
U14	3000	Sewer Service Line	LF	50
U15	3000	Connect Sewer Service	EA	1
U16	3000	10" PVC Sewer Line	LF	239
U17	3300	4' ID Manhole, 0' to 6' Depth	EA	3
U18	3300	4' ID Manhole Additional Depth, Over 6'	VF	6
U19	3300	Demolish Existing Manhole	EA	1
U20	S18	Reinforced Flexible Coupling	EA	1
U21	3300	Modify Sewer Invert	EA	1
U22	3400	24" Bored Steel Encasement for Water Line	LF	135

DOCUMENT 00400 –BID FORM (continued)

U23	4000	Fire Hydrant Assembly	EA	2
U24	4000	12" Ductile Iron Water Line (Class 350)	LF	1,840
U25	4000	8" Ductile Iron Water Line (Class 350)	LF	95
U26	4000	Ductile Iron Fittings	LB	1,865
U27	4000	12" x 12" Tapping Sleeve & Valve	EA	2
U28	4000	12" Gate Valve	EA	1
U29	4000	Water Meter Setting	EA	2
U30	4000	Water Service Line	LF	172
U31	4100	Cut & Cap Existing 6" AC Water Line	EA	4
U32	4100	Cut & Cap Existing 12" PVC Water Line	EA	1
U33	5200	Concrete Test	EA	2
U34	S11	Core Drill & Connect to Existing Manhole	EA	1
U35	S12	Adjust Existing Manhole to Finished Grade	EA	1
U36	S13	Abandon Existing Manhole	EA	1
U37	W20	2" Blowoff Assembly	EA	1
U38	4100	Adjust Existing Valve Box to Finished Grade	EA	2
U39	3400	24" Open Cut Steel Encasement for Water Line	LF	71

SUB TOTAL AMOUNT BID FOR ROADWAY*

\$ _____

***Total amount for items 1 to 99 listed above**

**SUB TOTAL AMOUNT BID FOR WATER
AND SANITARY SEWER LINES****

\$ _____

****Total amount for items U1 to U39 listed above**

DOCUMENT 00400 –BID FORM (continued)

TOTAL AMOUNT BID***

\$ _____

***Total bid amount for all bid items listed above and total of subtotals
listed above

Award will be to a single contractor based on the total amount bid. Bidders shall submit a bid for all line items.

ARTICLE 5 - CONTRACT TIMES

- 5.01 Bidder agrees that the Work will be substantially completed and completed and ready for final payment within the number of calendar days indicated in the Agreement.
- 5.02 Bidder accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the Work within the times specified in the Agreement.

ARTICLE 6 - BID CONTENT

- 6.01 The following documents are attached to and made a condition of this Bid:
- A. Required Bid security in the form of a certified or bank cashier's check or a Bid Bond and in the amount of _____ Dollars (\$_____).
- B. A tabulation of Subcontractors and other persons and organizations required to be identified in this Bid.

Specifications.

~~Preparation of subgrade will not be measured for separate payment, but shall be considered subsidiary to "UNCLASSIFIED EXCAVATION."~~

Imported material for fill or backfill under pavements should be an approved low-plasticity sandy clay (CL), clayey sand (SC), gravelly clay (CL), silt gravel (GM) or clay gravel (GC) having a liquid limit less than 45. The suitability of locally available "hillside" silt/clay gravel (GC or GM) having a liquid limit greater than 45 should be evaluated by the Engineer on a case by case basis. All fill should be free of organic matter, debris and durable rock fragments in excess of about 3-inch dimension. Utility trenches shall be backfilled with crushed aggregate base (ArDOT Standard Specifications Section 303, Class 7) or flowable fill (ArDOT Standard Specifications Section 206).

Subgrade soils under pavement shall be select fill material consisting of approved low-plasticity sandy clay (CL), clayey sand (SC), gravelly clay (CL), silt gravel (GM) or clay gravel (GC) having a liquid limit less than 45. The suitability of locally available "hillside" silt/clay gravel (GC or GM) having a liquid limit greater than 45 should be evaluated by the Engineer on a case by case basis.

Subgrade soils with a liquid limit greater than 40 or a plasticity index greater than 15 shall be undercut to a depth determined by the Engineer and removed from the street section or improved by a designed method of stabilization accepted by the City Engineer. Other soils which the Engineer determines cannot be properly compacted shall also be undercut to a specified depth. This excavated unsuitable material shall be disposed of off-site.

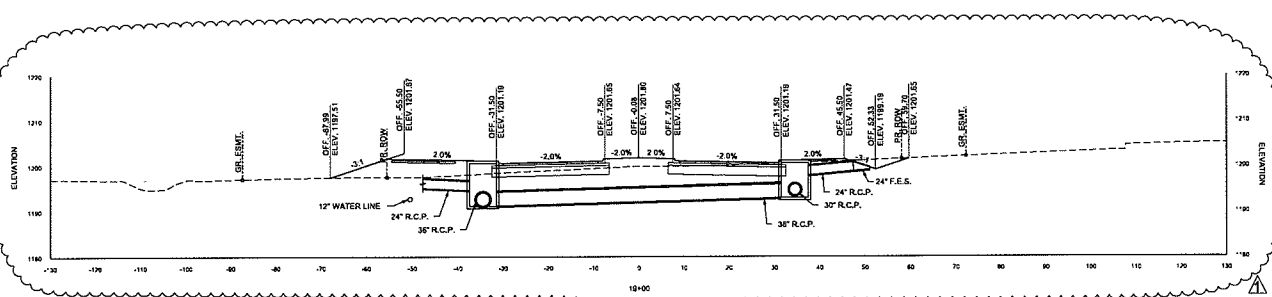
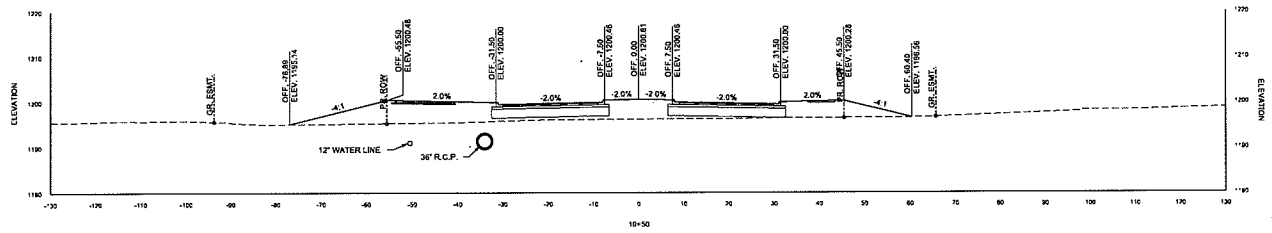
Backfill for undercut areas shall meet the requirements described above. Other materials exceeding these requirements may be used as backfill, subject to the approval of the Engineer. Backfill shall be placed and compacted in 8-inch maximum lifts in accordance with the density requirements in this specification.

SP-14-4.5 The ditch excavation for channel changes or to bring ditches to minimum required section shall be in accordance with applicable portions of the Standard Specifications referred to above. All ditch excavation shall be completed to the required grade shown on the Plans or as directed by the Engineer.

SP-14-4.6 OVER-EXCAVATION: Where excavation is carried below or beyond that required, the space shall be filled to grade with suitable material and thoroughly compacted as directed by the Engineer. The Contractor will not be entitled to additional compensation for such over-excavation or the necessary refilling, unless the Owner or its representative is responsible for the error.

SP-14-4.7 Those areas outside of the pavement areas in which the top layer of soil material has become compacted, by hauling or other activities of the Contractor, shall be scarified and disked to a depth of 4 inches, in order to loosen and pulverize the soil.

SP-14-4.8 If it is necessary to interrupt existing surface drainage, sewers or under-drainage, conduits, utilities, or similar underground structures, the Contractor shall be responsible for and shall take all necessary precautions to preserve them or provide temporary services. When such facilities are encountered, the Contractor shall notify the Engineer, who shall arrange for their removal if



STA. 19+00 TO STA. 20+00

CITY OF FAYETTEVILLE
FAYETTEVILLE, ARKANSAS



GARBER
INC.
No. 766

THE ASSOCIATES
OF L'ENCRE
"PROFESSIONAL ENGINEERS"
No. 1054

Drawing No. 10-1027

REV.	DATE	DESCRIPTION	BY
1	11/17	ADDITIONAL NO. 2	D.W.

CITY OF FAYETTEVILLE
FAYETTEVILLE, ARKANSAS

W. STARRY NIGHT VIEW -
W. MOUNT COMFORT RD.,
(N. RUPPLE RD.)
(FAYETTEVILLE)

CROSS SECTIONS 13

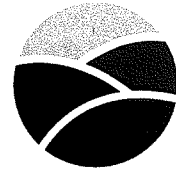
JOB NO. 040657
DATE: SEPT. 2017
DESIGNED BY: D.W.
DRAWN BY: D.W.

SCALE: 1"=20'-0"
VERTICAL: 1"=10'-0"
HORIZONTAL: 1"=40'-0"
PLAN: 1"=40'-0"
SECTION: 1"=10'-0"

X-113

DRAWING NUMBER

Bid 17-67, Addendum 3



CITY OF
FAYETTEVILLE
ARKANSAS

Date: Wednesday, November 22, 2017

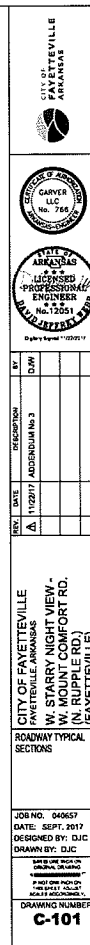
To: All Prospective Vendors

From: Les McGaugh – 479.575.8220 – lmcgaugh@fayetteville-ar.gov

RE: Bid 17-67, Construction – Starry Night View to Mt. Comfort (Ripple Rd)

This addendum is hereby made a part of the contract documents to the same extent as though it were originally included therein. Bidders should indicate their receipt of same in the appropriate blank of the Bid Form. **BIDDERS SHOULD ACKNOWLEDGE THIS ADDENDUM ON THE DESIGNATED LOCATION ON THE BID FORM.**

1. On page C-101, for typical section 1, it is showing leveling with binder (PG 70-22), is this correct? It will be tough to level with binder. This is a typo for the leveling course. It should read (1/2") instead of (1"). The leveling course will be paid for under Asphalt Concrete Hot Mix Surface Course (ACHMSC) - Pay Item No. 32. Replace sheet C-101 in the Plans with the attached sheet C-101 (marked Revision 1 – Addendum No. 3)



DOCUMENT 00500 – AGREEMENT

BETWEEN OWNER AND CONTRACTOR

Contract Name/Title: W. STARRY NIGHT VIEW – W. MOUNT COMFORT RD. (N. RUPPLE RD.)

Contract No.: _____

THIS AGREEMENT is dated as of the _____ day of _____ in the year 20__ by and between The City of Fayetteville, Arkansas and _____.(hereinafter called Contractor).

ARTICLE 1 - WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The work under this Contract includes, but is not limited to:

The Contract consists of approximately 1,800 L.F. of roadway construction with raised median, 182 L.F. of a new bridge, construction of associated earthwork and channelization, curb and gutter, sidewalk, shared use paths (trails), enclosed drainage, retaining walls, fencing, obliterating existing Ruppel Road, driveways, 12 inch waterline and appurtenance, 10 inch sanitary sewer, sanitary sewer manholes, and miscellaneous items.

ARTICLE 2 - ENGINEER

2.01 The Project has been designed by the City of Fayetteville, Engineering Division, who is hereinafter called Engineer. The Engineer assumes all duties and responsibilities, and has the rights and authority assigned to Engineer in the Contract Documents in connection with completion of the Work in accordance with the Contract Documents.

ARTICLE 3 - CONTRACT TIME

3.01 TIME OF THE ESSENCE:

A. All time limits for milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

DOCUMENT 00500 – AGREEMENT (continued)

3.02 **DATES FOR SUBSTANTIAL COMPLETION AND FINAL PAYMENT:**

- A. The Work will be Substantially Completed within **300** calendar days after the date when the Contract Times commence to run as provided in the GENERAL CONDITIONS, and completed and ready for final payment in accordance with the GENERAL CONDITIONS within **330** calendar days after the date when the Contract Times commence to run.

3.03 **LIQUIDATED DAMAGES:**

- A. Owner and Contractor recognize that time is of the essence of this Agreement and that The City of Fayetteville will suffer financial loss if the Work is not completed within the time specified above, plus any extensions thereof allowed in accordance with the GENERAL CONDITIONS. The parties also recognize the delays, expense, and difficulties involved in proving the actual loss suffered by The City of Fayetteville if the Work is not Substantially Completed on time. Accordingly, the City of Fayetteville and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay The City of Fayetteville Seven Hundred Fifty Dollars (\$750.00) for each calendar day that expires after the time specified above in Paragraph 3.02 for Substantial Completion until the remainder of the Work is Substantially Complete. After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the time specified in Paragraph 3.02 for completion and readiness for final payment or any proper extension thereof granted by The City of Fayetteville, Contractor shall pay The City of Fayetteville Seven Hundred Fifty Dollars (\$750.00) for each calendar day that expires after the time specified for completion and readiness for final payment.

ARTICLE 4 - CONTRACT PRICE

- 4.01 The CITY OF FAYETTEVILLE agrees to pay, and the CONTRACTOR agrees to accept, as full and final compensation for all work done under this agreement, the amount based on the prices bid in the Proposal (BID FORM) which is hereto

DOCUMENT 00500 – AGREEMENT (continued)

attached, for the actual amount accomplished under each pay item, said payments to be made in lawful money of the United States at the time and in the manner set forth in the Specifications.

- 4.02 As provided in the General Conditions estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by ENGINEER as provided in the General Conditions. Unit prices have been computed as provided in the General Conditions.

ARTICLE 5 - PAYMENT PROCEDURES

5.01 SUBMITTAL AND PROCESSING OF PAYMENTS:

- A. Contractor shall submit Applications for Payment in accordance with the GENERAL CONDITIONS. Applications for Payment will be processed by Engineer as provided in the GENERAL CONDITIONS.

5.02 PROGRESS PAYMENTS, RETAINAGE:

- A. The City of Fayetteville shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment as recommended by Engineer, on or about the 15th day of each month during construction. All such payments will be measured by the schedule of values established in the GENERAL CONDITIONS (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements.
1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below, but, in each case, less the aggregate of payments previously made and less such amounts as Engineer shall determine, or The City of Fayetteville may withhold, in accordance with the GENERAL CONDITIONS.
- a. 95% of Work Completed (with the balance being retainage).

DOCUMENT 00500 – AGREEMENT (continued)

b. 100% of Equipment and Materials not incorporated in the Work but delivered, suitably stored, and accompanied by documentation satisfactory to The City of Fayetteville as provided in the GENERAL CONDITIONS.

2. Upon Substantial Completion, The City of Fayetteville shall pay an amount sufficient to increase total payments to Contractor to 95% of the Contract Price (with the balance being retainage), less such amounts as Engineer shall determine, or The City of Fayetteville may withhold, in accordance with the GENERAL CONDITIONS

5.03 **FINAL PAYMENT:**

A. Upon final completion and acceptance of the Work in accordance with the GENERAL CONDITIONS, The City of Fayetteville shall pay the remainder of the Contract Price as recommended by Engineer and as provided in the GENERAL CONDITIONS.

ARTICLE 6 - CONTRACTOR'S REPRESENTATIONS

6.01 In order to induce The City of Fayetteville to enter into this Agreement, Contractor makes the following representations:

- A. Contractor has examined and carefully studied the Contract Documents including the Addenda and other related data identified in the Bid Documents.
- B. Contractor has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, performance, and furnishing of the Work.
- C. Contractor is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, performance, and furnishing of the Work.

DOCUMENT 00500 – AGREEMENT (continued)

- D. Contractor has carefully studied all:
- (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site; and
 - (2) reports and drawings of a Hazardous Environmental Condition, if any, at the Site. Contractor acknowledges that The City of Fayetteville and Engineer do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Contract Documents with respect to Underground Facilities at or contiguous to the Site.
- E. Contractor has obtained and carefully studied (or assumes responsibility of having done so) all such additional supplementary examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface, and Underground Facilities) at or contiguous to the Site or otherwise which may affect cost, progress, performance, and furnishing of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor and safety precautions and programs incident thereto.
- F. Contractor does not consider that any additional examinations, investigations, explorations, tests, studies, or data are necessary for the performing and furnishing of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.
- G. Contractor is aware of the general nature of work to be performed by The City of Fayetteville and others at the Site that relates to the Work as indicated in the Contract Documents.
- H. Contractor has correlated the information known to Contractor, information and observations obtained from visits to the Site, reports and drawings

DOCUMENT 00500 – AGREEMENT (continued)

identified in the Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.

- I. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents and the written resolution thereof by Engineer is acceptable to Contractor.
- J. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

DOCUMENT 00500 – AGREEMENT (continued)

ARTICLE 7 - CONTRACT DOCUMENTS

7.01 CONTENTS:

- A. The Contract Documents which comprise the entire Agreement between The City of Fayetteville and Contractor concerning the Work consist of the following and may only be amended, modified, or supplemented as provided in the GENERAL CONDITIONS:
 - 1. This Agreement.
 - 2. Exhibits to this Agreement (enumerated as follows):
 - a. Notice to Proceed.
 - b. Contractor's Bid.
 - c. Documentation submitted by Contractor prior to Notice of Award.
 - d. Federal funding documentation
 - 3. Performance, Payment, and other Bonds.
 - 4. General Conditions.
 - 5. Supplementary Conditions.
 - 6. Specifications consisting of divisions and sections as listed in table of contents of Project Manual.

DOCUMENT 00500 – AGREEMENT (continued)

7. Drawings consisting of a cover sheet and sheets as listed in the table of contents thereof, with each sheet bearing the following general title:

W. STARRY NIGHT VIEW – W. MOUNT COMFORT RD. (N. RUPPLE RD.)

8. Addenda numbers one (1) to _____ (____), inclusive.
9. The following which may be delivered or issued after the Effective Date of the Agreement and are not attached hereto: All Written Amendments and other documents amending, modifying, or supplementing the Contract Documents pursuant to the GENERAL CONDITIONS.

ARTICLE 8 - MISCELLANEOUS

8.01 TERMS:

- A. Terms used in this Agreement which are defined in the GENERAL CONDITIONS shall have the meanings stated in the GENERAL CONDITIONS.

8.02 ASSIGNMENT OF CONTRACT:

- A. No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by Law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

DOCUMENT 00500 – AGREEMENT (continued)

8.03 SUCCESSORS AND ASSIGNS:

- A. The City of Fayetteville and Contractor each binds himself, his partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

8.04 SEVERABILITY:

- A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon The City of Fayetteville and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

OTHER PROVISIONS: Not Applicable.

IN WITNESS WHEREOF, The City of Fayetteville and Contractor have signed this Agreement in quadruplicate. One counterpart each has been delivered to Contractor and Engineer. Two counterparts each has been delivered to The City of Fayetteville. All portions of the Contract Documents have been signed, initialed, or identified by The City of Fayetteville and Contractor or identified by Engineer on their behalf.

DOCUMENT 00500 – AGREEMENT (continued)

This Agreement will be effective on _____, 20__, which is the Effective Date of the Agreement.

CONTRACTOR _____ CITY OF FAYETTEVILLE _____

By: _____ By: _____

Title: _____ Title: _____

(SEAL)

(SEAL)

Attest _____ Attest _____

Address for giving notices

Address for giving notices

License No. _____ (attach evidence of authority to
sign and resolution or other documents
authorizing execution of Agreement)

Agent for Service of process

(If Contractor is a corporation,
attach evidence of authority to
sign.)

Approved As to Form:

By: _____

Attorney For: _____

END OF DOCUMENT 00500



NORTHWEST ARKANSAS REGIONAL PLANNING COMMISSION

1311 Clayton St., Springdale, Arkansas, 72762

• (479) 751 7125

• Fax: (479) 751 7150

• <http://nwarpc.org>

November 8, 2017

Mayor Lioneld Jordan
City of Fayetteville
113 West Mountain Street
Fayetteville, AR 72701

RECEIVED

NOV 13 2017

CITY OF FAYETTEVILLE
MAYOR'S OFFICE

Re: ARDOT Job No. 040657 Ruppel Road - W. Starry Night View to W. Mount Comfort Road
Construction Phase
FFY 2018 Surface Transportation Block Grant Program - Attributable (STBGP-A)

Dear Mayor Jordan:

The Ruppel Road Project -Construction Phase was selected by the Northwest Arkansas Regional Planning Commission on September 23, 2015 for FFY 2017 STBGP-A funding and again on September 27, 2017 for FFY 2018 STBGP-A funding. Please note the actual funds awarded/obligated for FFY 2017 funding increased by \$774,401 for a total of 3,262,401 (See attached Federal-Aid Project Agreement).

The NWARPC approved an additional \$1,545,599 from FY 2018 funds for a total of \$5,774,303 in federal STBGP-A funds for Ruppel Road. The 2013 to 2017 and 2018 STBGP-A funds awarded are shown below:

	2013-2017	2018	Total Amount STBGP-A
STBGP-A	\$4,228,704	\$1,545,599	\$5,774,303 (Federal)

The STBGP-A funding is subject to an obligation limitation and the total available funds may change after final FFY 2018 funding is published.

All required AHTD submittals and required approvals for this project should be completed by August 15, 2018 in order to allow sufficient time to obligate the STBGP-A funds for this project by September 30, 2018.

Please let us know if you have any questions or need additional information regarding this program.

Sincerely,

Jeff Hawkins

Director

Cc: Mr. Paul Simms, AHTD

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

Budget Year 2017	Division /Org2 ENGINEERING (621) Requestor: Chris Brown	Adjustment Number
----------------------------	--	--------------------------

BUDGET ADJUSTMENT DESCRIPTION / JUSTIFICATION:

Recognize the remaining Federal-aid funds of \$4,528,569 available for this project which will be reimbursed by Arkansas Department of Transportation (ArDOT). Move the City's matching funds of \$988,362 from Subproject 1 to Subproject 3100. Move funds from Water & Sewer to pay for water & sewer improvements within this project which includes a contingency of \$59,562. Move CIP funds of \$297,213 from another Street Improvement Project which is part of the overall Ruppel Road corridor to cover contingencies for the road & bridge improvements.

RESOLUTION/ORDINANCE	COUNCIL DATE:	12/19/2017
	LEGISTAR FILE ID#:	2017-0688
	<i>Barbara Fell</i> 12/4/2017 3:59 PM	
	Budget Director	Date
	TYPE:	
	DESCRIPTION:	
	GLDATE:	
	POSTED:	/

TOTAL	4,528,569	4,528,569					v.20170707
Account Number	Increase / (Decrease)		Project.Sub#		AT	Account Name	
	Expense	Revenue	Project	Sub			
5400.720.5600-5808.00	(178,686)	-	11011	1	EX	Water Line Improvements - Water Line Ir	
5400.720.5600-5808.00	178,686	-	06035	3100	EX	Water Line Improvements - Water Line Ir	
4470.800.8820-5809.00	(297,213)	-	06008	1	EX	Street Improvements - Street Improveme	
4470.800.8820-5809.00	297,213	-	06035	3100	EX	Street Improvements - Street Improveme	
4470.800.8835-4309.00	-	4,528,569	06035	3100	RE	Federal Grants - Capital	
4470.800.8835-5809.00	4,052,070	-	06035	3100	EX	Street Improvements - Street Improveme	
4520.800.9556-5809.00	(988,362)	-	06035	1	EX	Street Improvements - Street Improveme	
4520.800.9556-5809.00	988,362	-	06035	3100	EX	Street Improvements - Street Improveme	
4470.800.8835-5808.00	476,499	-	06035	3100	EX	**Water Line Improvements - Water Line	
	-	-					
	-	-					
	-	-					
	-	-					
	-	-					



City of Fayetteville, Arkansas

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

Text File

File Number: 2017-0709

Agenda Date: 12/19/2017

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Ordinance

Agenda Number: D. 2

SEVEN HILLS HOMELESS CENTER:

AN ORDINANCE TO WAIVE THE REQUIREMENTS OF FORMAL COMPETITIVE BIDDING AND APPROVE A CONTRACT WITH SEVEN HILLS HOMELESS CENTER IN THE AMOUNT OF \$103,000.00 FOR SERVICES TO HOMELESS AND NEEDY RESIDENTS IN FAYETTEVILLE IN 2018

WHEREAS, the Board of Directors of Seven Hills has operated a day time facility to serve numerous homeless and needy Fayetteville residents for over 15 years relying upon the support of several local churches, charities and charitable persons, as well as some governmental support (for veterans, etc.); and

WHEREAS, Seven Hills is currently suffering an operating income emergency and is in dire need of temporary assistance from the City of Fayetteville to be able to weather the storm and continue to offer vital services to Fayetteville's homeless residents during winter; and

WHEREAS, if Seven Hills could no longer operate its Walker Family Residential Community transitional housing facility, currently housed citizens might become homeless again and have to live on the streets or in the woods during these harsh winter months; and

WHEREAS, if Seven Hills could no longer operate its day time facility, the large number of homeless residents who depend upon this facility for showers and washing, hot food, a warm place to stay during the day, as well as access to a telephone and other job assistance services could not find such comparable services elsewhere; and

WHEREAS, the facilities and services provided by Seven Hills need to be continued and should be temporarily supported by the City taxpayers to prevent our homeless and needy residents from suffering undue hardship and deprivation.

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

Section 1. That the City Council of City of Fayetteville, Arkansas hereby determines an exceptional situation exists in which competitive bidding is deemed not feasible or practical and therefore waives the requirements of formal competitive bidding and approves a contract between the City of Fayetteville, Arkansas and Seven Hills Homeless Center in the amount of \$103,000.00 for services to homeless and needy Fayetteville residents and

authorizes Mayor Jordan to sign this contract.

City of Fayetteville Staff Review Form

2017-0709

Legistar File ID

December 19, 2017

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

Paul Becker

12/4/2017

CHIEF FINANCIAL OFFICER (110)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

An ordinance to waive competitive bidding, to approve a monthly funding agreement with Seven Hills Homeless Center contingent on satisfactory contractual performance for the period of January 1, 2018 through December 2018.

Budget Impact:

1010.090.6600-5721.00

Account Number

Fund

Project Number

Project Title

Budgeted Item? Yes

Current Budget \$ 103,000.00

Funds Obligated \$ -

Current Balance \$ 103,000.00

Does item have a cost? Yes

Item Cost \$ 103,000.00

Budget Adjustment Attached? No

Budget Adjustment

Remaining Budget \$ -

V20140710

Previous Ordinance or Resolution # 5946

Original Contract Number:

Approval Date:

Comments:



MEETING OF DECEMBER 19, 2017

TO: Mayor Jordan, and Members of the City Council

THRU: Don Marr, Chief of Staff

FROM: Paul A Becker, Chief Financial Officer

DATE: December 4, 2017

SUBJECT: Seven Hills Homeless Center 2018 Request for Funding

RECOMMENDATION:

To approve a monthly funding agreement with Seven Hills Homeless Center contingent on satisfactory contractual performance for the period of January 1, 2018 through December 2018.

BACKGROUND:

The Seven Hills Homeless Center has provided services to homeless and needy residents in Fayetteville for over 15 years. Seven Hills is a not for profit organization that has relied almost exclusively on private donations for operational funding during that period.

In the 2018 budget, the City Council approved a funding request for the 2018 fiscal year to maintain the operations of the day center by Seven Hills in the amount of \$103,000. Although funding for the center by generous donors has improved, a shortfall still exists. To address this shortfall and continue the current operations of the day center, Seven Hills is requesting a total of \$103,000 for the 2018 fiscal year.

The contractual amount would be paid in monthly disbursements of \$9,500 in January 2018 and a payment of \$8,500 every month beginning in February 2018 for the remainder of 2018. Also attached is a contract for services with Seven Hills.

BUDGET/STAFF IMPACT:

This contract would be funded by the budget approved for 2018.

Attachments:

1. Seven Hills Request for Public Funds

CONTRACT

THIS **CONTRACT** is made by and between the City of Fayetteville, Arkansas (hereinafter "City") and Seven Hills Homeless Center, which is an Arkansas nonprofit corporation which filed its corporate documents with the Secretary of State in 2001 (hereinafter "Seven Hills") on this 5TH day of December, 2017.

Whereas, the Board of Directors of Seven Hills has operated a day time facility to serve numerous homeless and needy Fayetteville residents for over 15 years relying upon the support of several local churches, charities and charitable persons, as well as some governmental support (for veterans, etc.); and

Whereas, Seven Hills is currently suffering an operating income emergency and is in dire need of assistance from the City of Fayetteville to be able to weather the storm and continue to offer vital services to Fayetteville's homeless residents during winter; and

Whereas, if Seven Hills could no longer operate its Walker Family Residential Community transitional housing facility, currently housed citizens might become homeless again and have to live on the streets or in the woods during these harsh winter months; and

Whereas, if Seven Hills could no longer operate its day time facility, the large number of homeless residents who depend upon this facility for showers and washing, hot food, a warm place to stay during the day, as well as access to a telephone and other job assistance services could not find such comparable services elsewhere; and

Whereas, the facilities and services provided by Seven Hills are required to be continued and should be temporarily supported by the City in order to prevent our homeless and needy residents from suffering undue hardship and deprivation.

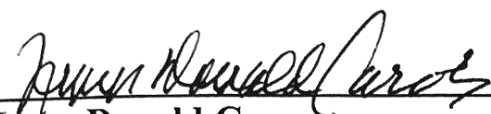
NOW, THEREFORE, The City of Fayetteville and the Board of Directors of Seven Hill Homeless Center agree as follows:

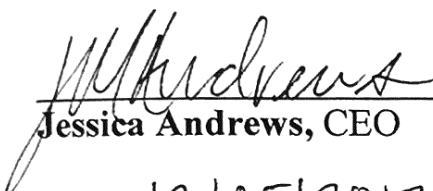
1. The **term** of this contract shall be January 1, 2018 until December 31, 2018 unless ended earlier by the City for failure of Seven Hills to comply with all provisions and requirements of this contract.

2. **Seven Hills Homeless Center** agrees to and shall provide all necessary personnel, supplies, utilities and maintenance of its facility to serve all Fayetteville's needy homeless residents who are utilizing and will continue to need to utilize the day time facility. Seven Hills agrees to continue to offer all programs and services which Seven Hills has been normally supplying in the past in its day time facility.
3. **Seven Hills Homeless Center** further agrees to and shall provide all necessary personnel, supplies, utilities and maintenance of the Walker Family Residential Community transitional facility to serve the transitional housing occupants. Seven Hills is authorized to use some of the City revenue for these purposes where appropriately authorized by the earlier agreement between the City and Seven Hills. Seven Hills agrees to continue to offer all programs and services to these Fayetteville transitional housing tenants as it has normally been providing in the past.
4. **Seven Hills Homeless Center** further agrees to make diligent efforts to regain its financial footing by increasing its revenues and/or reducing its expenses so Seven Hills Homeless Center can once again pay all of its own bills and will not need further financial support from the City of Fayetteville.
5. **Seven Hills Homeless Center** further agrees to make a report to the Mayor on its financial status on a monthly basis. Seven Hills also agrees to present any other report as requested by the Mayor or City Council.
6. **The City of Fayetteville** agrees to pay the sum of NINE THOUSAND FIVE HUNDRED DOLLARS (\$9,500.00) on the first Wednesday of January and EIGHT THOUSAND FIVE HUNDRED DOLLARS (\$8,500.00) on the first Wednesday of every month beginning in February while this contract is effective as long as the Finance Director and the City Administration are satisfied that Seven Hills is satisfactorily complying with all terms and conditions of this contract.

IN WITNESS WHEREOF, the parties hereto have caused their signatures to be set by their authorized representatives effective the date signed by the Mayor after approval by the Fayetteville City Council.

**SEVEN HILLS HOMELESS
CENTER**


Lynn Donald Carver
Chair of the Seven Hills Homeless
Center Board


Jessica Andrews, CEO

Date: 12/05/2017

**CITY OF FAYETTEVILLE,
ARKANSAS**

Lioneld Jordan, Mayor

Date: _____

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: 2017-0699

Agenda Date: 12/19/2017

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Ordinance

Agenda Number: D. 3

VAC 17-5995 (1100 W. 15TH ST./PINNACLE FOODS) STREET RIGHT-OF-WAY:

AN ORDINANCE TO APPROVE VAC 17-5995 FOR PROPERTY LOCATED AT 1100 WEST 15TH STREET TO VACATE A PORTION OF A STREET RIGHT-OF-WAY

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 about .28 of an acre of the following described street right-of-way is not required for corporate purposes.

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

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby vacates about 0.28 of an acre of a street right-of-way 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.

Section 3. This vacation approval is subject to the condition that any costs associated with relocation of or damage to utilities shall be at the owner/developer's expense.

City of Fayetteville Staff Review Form

2017-0699

Legistar File ID

12/19/2017

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

Andrew Garner

12/1/2017

City Planning /
Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

VAC 17-5995: Vacation (1100 W. 15TH ST./PINNACLE FOODS, 561): Submitted by ENGINEERING SERVICES, INC. for property at 1100 W. 15TH ST. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 46.57 acres. The request is to vacate a portion of a street right-of-way.

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 DECEMBER 19, 2017

TO: Mayor and City Council

THRU: Andrew Garner, Planning Director

FROM: Quin Thompson, Current Planner

DATE: December 1, 2017

SUBJECT: **VAC 17-5995: Vacation (1100 W. 15TH ST./PINNACLE FOODS, 561):**
Submitted by ENGINEERING SERVICES, INC. for property at 1100 W. 15TH ST. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 46.57 acres. The request is to vacate a portion of a street right-of-way.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of **VAC 17-5995** with the following condition of approval:

1. Any relocation of or damage to existing utilities or existing facilities shall be at the owner/developer's expense;

BACKGROUND:

The subject property is at 1100 W. 15th Street and is developed with a manufacturing facility. A 60-foot wide right-of-way extends from the north property line for over 800 feet to the south with a 60-foot width containing 0.28 acres. Approximately 600 feet of this right-of-way contains a multi-use trail connecting west 12th street with the multi-family development to the north. The portion of right-of-way containing trail is not a part of the request.

Proposal: The applicant proposes to vacate a portion of unbuilt street right-of-way, as shown in the attached Exhibits A and B.

DISCUSSION:

On November 27, 2017, the Planning Commission forwarded this item to the City Council with a recommendation for approval with a vote of 9-0-0.

BUDGET/STAFF IMPACT:

N/A

Attachments:

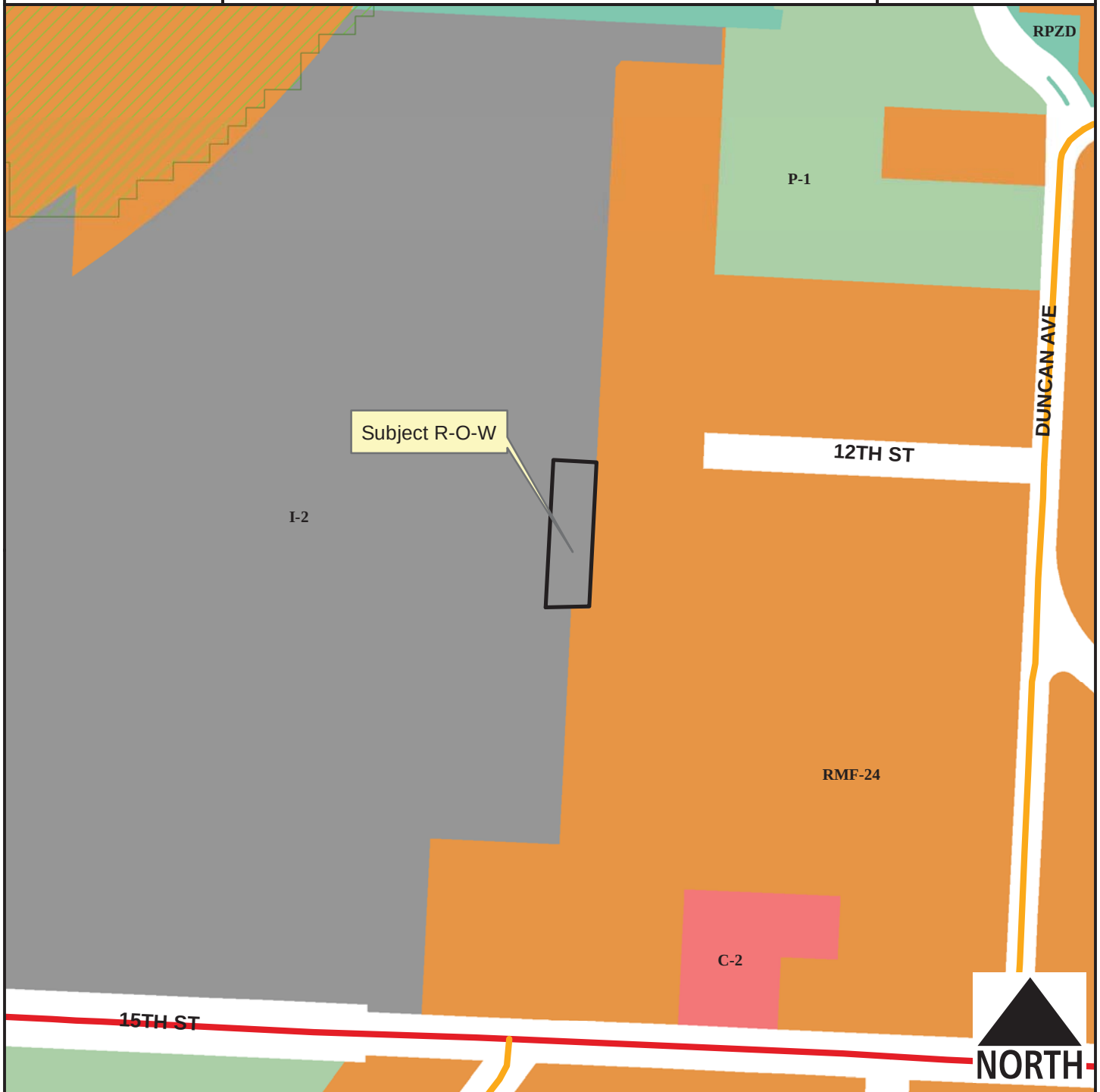
- Exhibit A
- Exhibit B
- Application
- Planning Commission Staff Report

VAC17-5995

PINNACLE FOODS STREET R-O-W

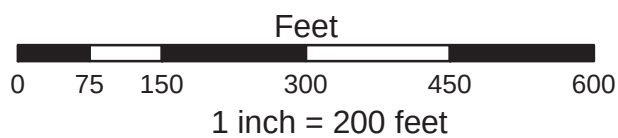
17-5995
EXHIBIT 'A'

Close Up View



Legend

- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- Shared Use Paved Trail
- Building Footprint



- RMF-24
- I-2 General Industrial
- C-2
- Commercial, Industrial, Residential
- P-1

17-5995
EXHIBIT 'B'

DESCRIPTION OF PORTION OF STREET TO BE VACATED:

A PORTION OF BUCHANNAN AVENUE AS SHOWN ON PLAT OF ANDERSON'S 2ND ADDITION TO THE CITY OF FAYETTEVILLE ACCEPTED BY THE FAYETTEVILLE CITY COUNCIL AUGUST 24, 1959 AND FILED IN PLAT BOOK 1 AT PAGE 47 OF THE WASHINGTON COUNTY RECORDS, SAID ANDERSON'S 2ND ADDITION BEING A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 16 NORTH, RANGE 30 WEST, FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 8 OF BLOCK 1 OF SAID ANDERSON'S 2ND ADDITION; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID BUCHANNAN AVENUE, ALSO BEING ALONG THE EASTERLY LINES OF LOTS 8 AND 9 OF SAID BLOCK 1, N00°02'35"E A DISTANCE OF 203.10 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, S89°57'07"E A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF LOT 6 OF SAID BLOCK 1; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID BUCHANNAN AVENUE, ALSO BEING THE WESTERLY LINES OF LOTS 6 AND 7 OF SAID BLOCK 1, S00°02'35"W A DISTANCE OF 198.71 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7 AND THE SOUTHERLY LINE OF SAID ANDERSON'S 2ND ADDITION; THENCE ALONG THE SOUTHERLY LINE OF SAID ANDERSON'S 2ND ADDITION (ALSO BEING THE NORTHERLY LINE OF GARRIOTT SUBDIVISION TO THE CITY OF FAYETTEVILLE, FILED IN PLAT BOOK 3 AT PAGE 321 OF THE WASHINGTON, COUNTY RECORDS), S85°52'00"W A DISTANCE OF 60.16 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.28 ACRES (12,054 SQ.FT.), MORE OR LESS.

Right-of-Way, Easement or Alley VACATION

FOR STAFF USE ONLY

Date Application Submitted:

Date Accepted as Complete:

Project Number:

Public Hearing Date:

5995

FEE: \$200.00

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):

Representative (engineer, surveyor, realtor, etc.):

Name: Pinnacle Foods

Name: Engineering Services Inc.

Address: 1100 W 15th Street
Fayetteville, AR 72701

Address: 1207 South Old Missouri Road

P.O. Box 282

Springdale, AR 72765-0282

Phone: (479) 443 - 3451

Phone: (479) 751 - 8733

Email:

Email: jappel@engineeringservice.com

Fax: ()

Fax: (479) 751 - 8746

Site Address / Location: 1100 W 15th Street Fayetteville AR, 72701.

Legal description of area to be vacated (attach separate sheet if necessary):

Current Zoning District: I-2 General industrial

Assessors Parcel Number(s) for subject property: 765-14979-000

FINANCIAL INTERESTS

The following entities and / or people have financial interest in this project:

Pinnacle Foods

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): Andrew C Vachon (Tippman Const Rep) Date: 10/3/17

Signature: ACV (Tippman Const Rep)

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): BILL MEDLEY

Signature: B Medley

Date: 10/4/17

Address: 1100 W. 15th St

Fayetteville, AR 72701

Phone: (479) 718-0517

Name (printed): _____

Address: _____

Signature: _____

Date: _____

Phone: () _____

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, City Planning Director

FROM: Quin Thompson, Planner

MEETING DATE: ~~November 27, 2017~~ **UPDATED 11-29-2017**

SUBJECT: **VAC 17-5995: Vacation (1100 W. 15th St. /Pinnacle Foods, 561):**
Submitted by ENGINEERING SERVICES, INC. for property located at 1100 W. 15th st.. The property is zoned I-2, General Industrial and contains approximately 46.57 acres. The request is to vacate a portion of street right-of-way.

RECOMMENDATION:

Staff recommends forwarding **VAC 17-5995** to City Council with a recommendation for approval with conditions, finding that the existing right-of-way is not necessary, and will not provide useful connectivity in the future.

BACKGROUND:

The subject property is at 1100 W. 15th Street and is developed with a manufacturing facility. A 60-foot wide right-of-way extends from the north property line for over 800 feet to the south with a 60-foot width containing 0.28 acres. Approximately 600 feet of this right-of-way contains a multi-use trail connecting west 12th street with the multi-family development to the north. The portion of right-of-way containing trail is not a part of the request.

Table 1
Surrounding Zoning and Land Use

Direction	Land Use	Zoning
North	Multi-family Residential/Undeveloped	RMF-24, Residential Multi-family/R-PZD Hill Place
South	Single-family Residential/Two-family Residential	RMF-24, Residential Multi-family/RSF-8, Residential Single-family
East	UARK RV Park/Single-family Residential	P-1, Institutional/RMF-24, Residential Multi-family
West	Railway	I-2, General Industrial

Proposal: The applicant proposes to vacate a portion of this street right-of-way, in order to prepare the site for additional development.

DISCUSSION:

Vacation Approval: The applicant has submitted the required vacation forms to the City utility departments, with the following responses:

Vacation Approval: The applicant has submitted the required vacation forms to the City utility departments, with the following responses:

<u>Utility</u>	<u>Response</u>
Cox Communications	No objections, provided that any damage to or relocation of existing facilities will be at the owner/developer's expense.
AEP/SWEPCO	No objections and no comment.
BlackHills Energy AR	No objections and no comment.
AT&T	No objections and no comment.
Ozarks Electric	No objections and no comment.

<u>City of Fayetteville</u>	<u>Response</u>
Water/Sewer	No objections and no comment.
Solid Waste & Recycling	N/A
Transportation	N/A

Public Comment:

No public comment has been received.

RECOMMENDATION: Staff recommends forwarding **VAC 17-5995** to the City Council with a recommendation for approval subject to the following conditions:

Conditions of Approval:

1. Any relocation of or damage to existing utilities or existing facilities shall be at the owner/developer's expense;

Planning Commission Action: ☒ Forwarded ☐ Tabled ☐ Denied

Meeting Date: November 27, 2017

Motion: **HOFFMAN, MOTION TO APPROVE AS RECOMMENDED BY STAFF.**

Second: **SCROGGIN**

Vote: **9-0-0**

BUDGET/STAFF IMPACT:

None.

Attachments:

- Request Letter
- Petition to Vacate
- Utility Approvals
- Easement Vacation Exhibit
- Vacation Exhibit Detail
- One Mile Map
- Close-Up Map
- Current Land Use Map

October 10, 2017

Fayetteville Planning Division
125 W. Mountain Street
Fayetteville, Arkansas 72701

RE: Pinnacle Foods Corp. Right-of-Way Vacation

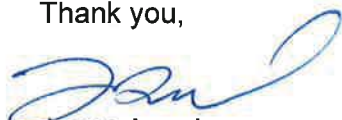
To whom it may concern,

On behalf of our client, we are submitting application materials to vacate a portion of an existing sixty-foot-wide Right-of-way within the Parcel 765-14979-000 in Fayetteville, Arkansas. The property is zoned I-2 General industrial. There is a sixty-foot Right-of-Way from Plat book 1-47 Anderson 2nd subdivision existing on site that my client is requesting to be vacated. Our client wishes to expand part of their business into this area within the current zoning, which necessitates the vacation of a piece of this Right-of-way. The following application materials are attached:

- Check to City of Fayetteville in the amount of \$930 (\$200 plus \$5 Sign Fee)
- Signed Right-of-Way Vacation application form
- Vacation Exhibit
- Certified List of Adjacent Property Owners
- PDF copies of all application materials, including drawings, and a .doc file of the Legal Description on CD

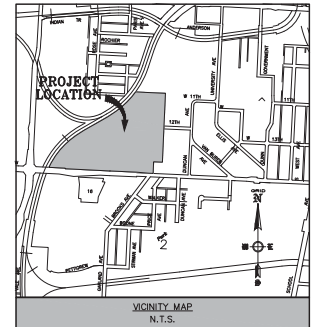
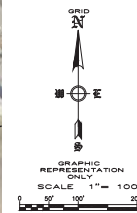
Please contact me if you have any questions, or need additional information.

Thank you,



Jason Appel

Enclosures



OWNER: PINNACLE FOODS CORP.
599 JEFFERSON RD.
FAIRBURY, NJ 07024

DEVELOPER: THE TRIPMAN GROUP
9009 COLDWATER RD.
FORT WAYNE, IN 46825
PHONE (260)414-1715

ENGINEER/SURVEYOR: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72782
PHONE (479)751-8733

ZONING: I-2

SITE AREA: 46.69 ACRES±

DESCRIPTION OF PORTION OF STREET TO BE VACATED:

A PORTION OF BUCHANAN AVENUE AS SHOWN ON PLAT OF ANDERSONS 2ND ADDITION TO THE CITY OF FAYETTEVILLE ACCEPTED BY THE FAYETTEVILLE CITY COUNCIL, AUGUST 14, 1989 AND FILED IN PLAT BOOK 1 AT PAGE 47 OF THE WARREN COUNTY RECORDS, SAID ANDERSONS 2ND ADDITION BEING A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 35 WEST, FAYETTEVILLE, WARREN COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 8 OF BLOCK 1 OF SAID ANDERSONS 2ND ADDITION; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID BUCHANAN AVENUE, ALSO BEING ALONG THE EASTERLY LINES OF LOTS 8 AND 9 OF SAID BLOCK 1, N60°02'26" A DISTANCE OF 203.10 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, S89°57'07" A DISTANCE OF 80.10 FEET TO THE NORTHWEST CORNER OF LOT 8 OF SAID BLOCK 1; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID BUCHANAN AVENUE, ALSO BEING THE WESTERLY LINES OF LOTS 8 AND 7 OF SAID BLOCK 1, S89°02'26" A DISTANCE OF 196.71 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7 AND THE SOUTHERLY LINE OF SAID ANDERSONS 2ND ADDITION; THENCE ALONG THE SOUTHERLY LINE OF SAID ANDERSONS 2ND ADDITION (ALSO BEING THE NORTHERLY LINE OF GARROTT SUBDIVISION TO THE CITY OF FAYETTEVILLE, FILED IN PLAT BOOK 1 AT PAGE 321 OF THE WARREN COUNTY RECORDS), S89°52'07" A DISTANCE OF 80.10 FEET TO THE POINT OF BEGINNING, CONTAINING 0.28 ACRES (0.284 ACRES), MORE OR LESS.

REVISION	DATE	DESCRIPTION

RIGHT-OF-WAY EXHIBIT
PINNACLE FOODS CORP.
FAYETTEVILLE, ARKANSAS

SCALE: 1"=100' DATE: October 10, 2017 DRAWN BY: JGA

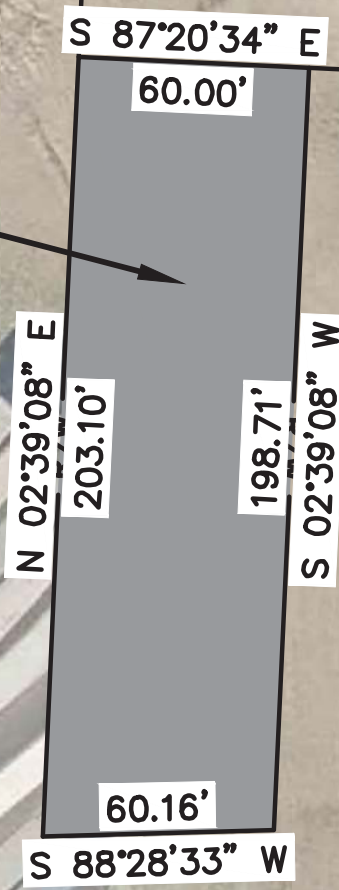
ENGINEERING SERVICES, INC.
SPRINGDALE, ARKANSAS

W.O.# 17954 SHEET 1

PLAT PAGE 561



EX RIGHT-OF-WAY
(TO BE ABANDONED)
12,054 SQ. FT.
0.28 ACRES



765-02230-000
HOLDEN, FRED E & NAOMI M
REVOCABLE TRUST
14283 S HWY 71
WEST FORK, AR 72774
ZONE: RMF-24

765-02230-000
SIMPSON, JAMES
FAYETTEVILLE, AR 72774
ZONE: RMF-24

PETITION TO VACATE A RIGHT OF WAY LOCATED IN PLAT 1-47 ANDERSON 2ND SUBDIVISION TO THE
CITY OF FAYETTEVILLE ARKANSAS

TO: The City of Fayetteville Planning Commission and
The Fayetteville City Council

We, the undersigned, being all the owners of the real estate abutting the right-of-way hereinafter sought to be abandoned and vacated, lying in Plat 1-47 Anderson 2nd Subdivision, City of Fayetteville, Arkansas, a municipal corporation, petition to vacate a right-of-way which is described as follows:

DESCRIPTION OF PORTION OF STREET TO BE VACATED:

A PORTION OF BUCHANNAN AVENUE AS SHOWN ON PLAT OF ANDERSON'S 2ND ADDITION TO THE CITY OF FAYETTEVILLE ACCEPTED BY THE FAYETTEVILLE CITY COUNCIL AUGUST 24, 1959 AND FILED IN PLAT BOOK 1 AT PAGE 47 OF THE WASHINGTON COUNTY RECORDS, SAID ANDERSON'S 2ND ADDITION BEING A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 16 NORTH, RANGE 30 WEST, FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 8 OF BLOCK 1 OF SAID ANDERSON'S 2ND ADDITION; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID BUCHANNAN AVENUE, ALSO BEING ALONG THE EASTERLY LINES OF LOTS 8 AND 9 OF SAID BLOCK 1, N00°02'35"E A DISTANCE OF 203.10 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, S89°57'07"E A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF LOT 6 OF SAID BLOCK 1; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID BUCHANNAN AVENUE, ALSO BEING THE WESTERLY LINES OF LOTS 6 AND 7 OF SAID BLOCK 1, S00°02'35"W A DISTANCE OF 198.71 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7 AND THE SOUTHERLY LINE OF SAID ANDERSON'S 2ND ADDITION; THENCE ALONG THE SOUTHERLY LINE OF SAID ANDERSON'S 2ND ADDITION (ALSO BEING THE NORTHERLY LINE OF GARRIOTT SUBDIVISION TO THE CITY OF FAYETTEVILLE, FILED IN PLAT BOOK 3 AT PAGE 321 OF THE WASHINGTON, COUNTY RECORDS), S85°52'00"W A DISTANCE OF 60.16 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.28 ACRES (12,054 SQ.FT.), MORE OR LESS.

That the abutting real estate affected by said abandonment of the right-of-way in Plat 1-47 Anderson 2nd Subdivision to the City of Fayetteville used by the public for a period of many years, and that the public interest and welfare would not be adversely affected by the abandonment of the portion of the above described right-of-way.

The petitioners pray the above described real estate be vested in the abutting property owners as provided by law.

WHEREFORE, the undersigned petitioners respectfully pray that the governing body of the City of Fayetteville, Arkansas, abandon and vacate the above described right-of-way, and that the owners of the above described real estate be free from the right-of-way for the public use of said right-of-way.

Dated this 4th day of October 2017.

BILL MEDLEY

Printed name

Andrew Vachon (Tippman Coast)
Rep

Printed name

Bill Medley

Signature

ACU (Tippman)

Signature

UTILITY APPROVAL FORM
FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: 10/14/2017

UTILITY COMPANY: AT&T

APPLICANT NAME: Pinnacle Foods APPLICANT PHONE: (479)-751-8733
(Jason Appel – ESI)

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 1000 W 15TH ST PINNACLE FOODS

☒ (*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:

JEFF HAMILTON

Digitally signed by JEFF HAMILTON
DN: cn=JEFF HAMILTON, o=AT&T, ou=CONSTRUCTION/ ENGINEERING,
email=jh5430@att.com, c=US
Date: 2017.10.16 12:21:39 -05'00'

Signature of Utility Company Representative

MGR OSP PLNG ENGRG DESIGN

Title

UTILITY APPROVAL FORM
FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: 10/16/20107

UTILITY COMPANY: BlackHills Energy

APPLICANT NAME: Pinnacle Foods APPLICANT PHONE: (479)-751-8733
(Jason Appel – ESI)

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 _____

☒ (**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 of Utility Company Representative

SUPERVISOR - GAS OPERATIONS
Title

UTILITY APPROVAL FORM

FOR RIGHT- OF- WAY, ALLEY, AND UTILITY EASEMENT VACATIONS

DATE: 10-19-17

UTILITY COMPANY: City of Fayetteville Transportation

APPLICANT NAME: Pinnacle Foods

APPLICANT PHONE: (479)-751-8733

(Jason Appel – ESI)

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 _____

☒ (*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:

Terry J. Gullett
Signature of Utility Company Representative

Transportation Director
Title

UTILITY APPROVAL FORM

FOR RIGHT- OF- WAY, ALLEY, AND UTILITY EASEMENT VACATIONS

DATE: 10/18/17

UTILITY COMPANY: CITY OF FAYETTEVILLE WATER & SEWER

APPLICANT NAME: Pinnacle Foods APPLICANT PHONE: (479)-751-8733

(Jason Appel – ESI)

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 _____

☒ (*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 of Utility Company Representative

WFS OPERATIONS MANAGER
Title

UTILITY APPROVAL FORM
FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: 10/17/2017

UTILITY COMPANY: Cox Communications

APPLICANT NAME: Pinnacle Foods APPLICANT PHONE: (479)-751-8733
(Jason Appel – ESI)

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 _____

☒ (*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 & Planning Manager

Title

UTILITY APPROVAL FORM
FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: 10-18-17

UTILITY COMPANY: Ozarks Electric

APPLICANT NAME: Pinnacle Foods APPLICANT PHONE: (479)-751-8733
(Jason Appel – ESI)

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 _____

☒ (**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:

Wayne
Signature of Utility Company Representative

Staking Tech III
Title

UTILITY APPROVAL FORM

FOR RIGHT- OF- WAY, ALLEY, AND UTILITY EASEMENT VACATIONS

DATE: 11/16/2017

UTILITY COMPANY: City of Fayetteville - Solid Waste

APPLICANT NAME: Pinnacle Foods APPLICANT PHONE: (479)-751-8733
(Jason Appel – ESI)

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 See attached

☒ (**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 of Utility Company Representative

Comm. Sales Rep

Title

UTILITY APPROVAL FORM
FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: 10-18-17

UTILITY COMPANY: AEP SWEPco

APPLICANT NAME: Pinnacle Foods APPLICANT PHONE: (479)-751-8733
(Jason Appel – ESI)

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 _____

☒ (*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:

Jason Appel
Signature of Utility Company Representative

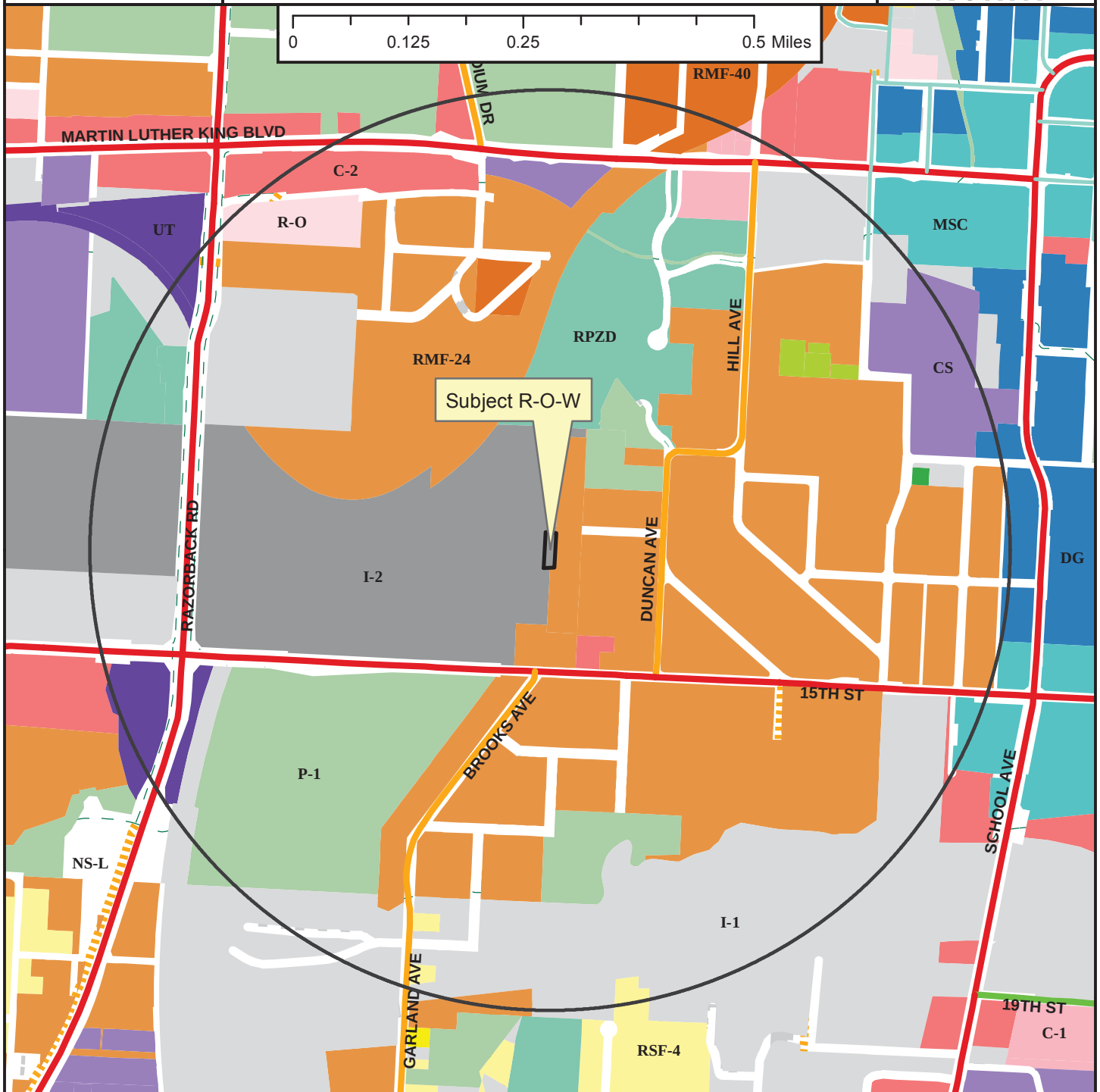
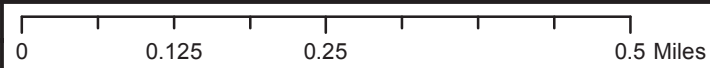
DISTRIBUTION ENGINEER
Title

VAC17-5995

PINNACLE FOODS STREET R-O-W

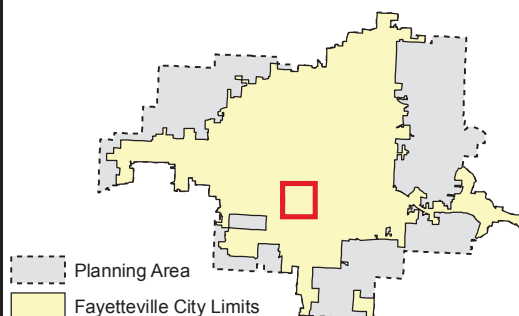


One Mile View



Legend

- Planning Area
- Fayetteville City Limits
- Shared Use Paved Trail
- Trail (Proposed)
- Building Footprint



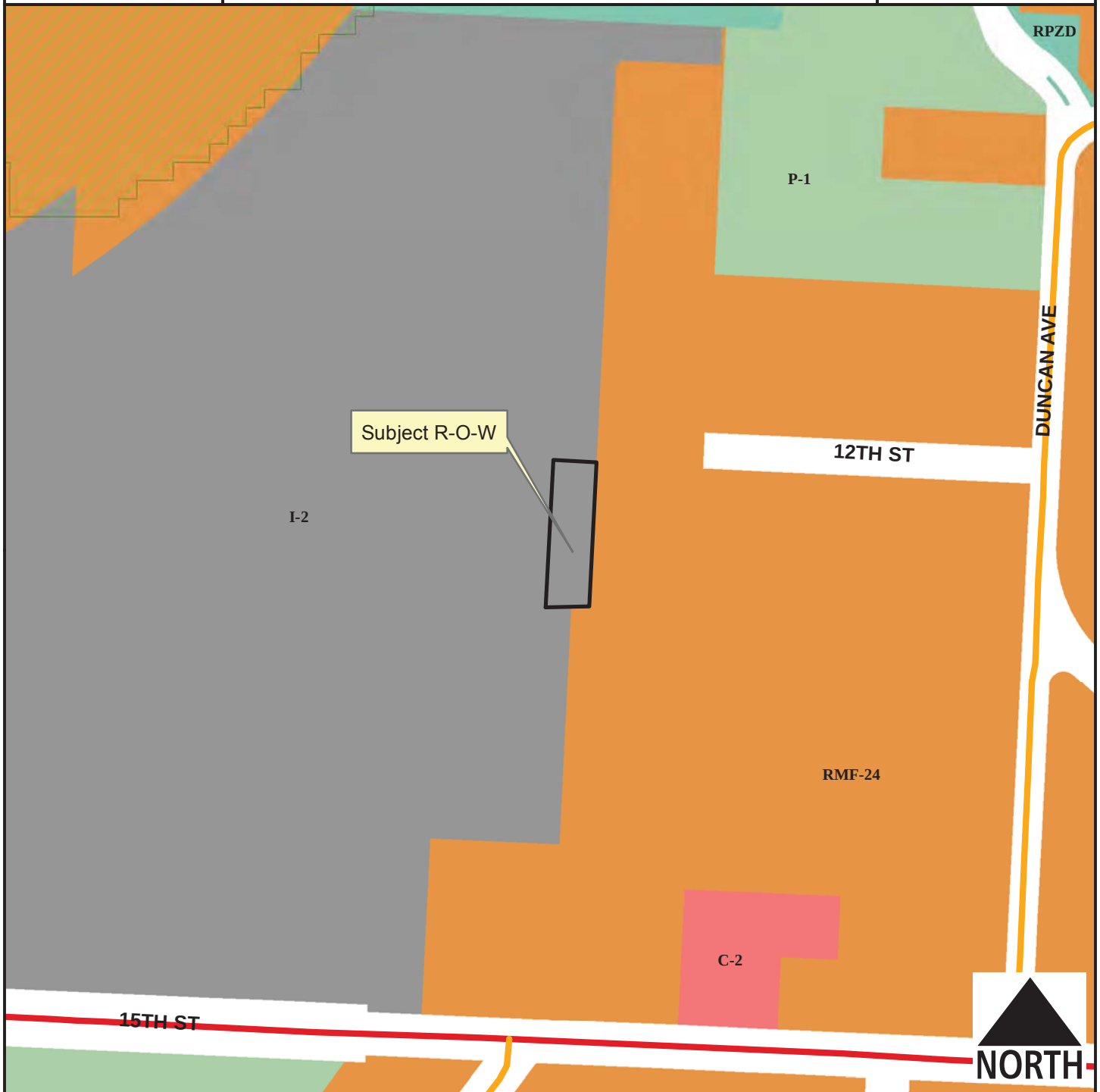
- Zoning**
 - RESIDENTIAL SINGLE-FAMILY**
 - RT-12 Residential Two and Three-family
 - RMF-6
 - RMF-12
 - RMF-18
 - RMF-24
 - RMF-40
 - RESIDENTIAL MULTI-FAMILY**
 - RSF-1
 - RSF-2
 - RSF-4
 - RSF-7
 - RSF-8
 - RSF-18
 - INDUSTRIAL**
 - I-1 Heavy Commercial and Light Industrial
 - I-2 General Industrial
- EXTRACTION**
 - E-1
- COMMERCIAL**
 - Residential-Office
 - C-1
 - C-2
 - C-3
- FORM BASED DISTRICTS**
 - Downtown Core
 - Urban Thoroughfare
 - Main Street Center
 - Downtown General
 - Community Services
 - Neighborhood Services
 - Neighborhood Conservation
- PLANNED ZONING DISTRICTS**
 - Commercial, Industrial, Residential
- INSTITUTIONAL**
 - P-1

Planning Commission
November 27, 2017

VAC17-5995

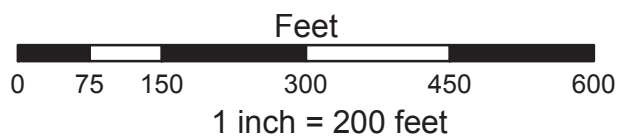
PINNACLE FOODS STREET R-O-W

Close Up View



Legend

- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- Shared Use Paved Trail
- Building Footprint



- RMF-24
- I-2 General Industrial
- C-2
- Commercial, Industrial, Residential
- P-1

VAC17-5995

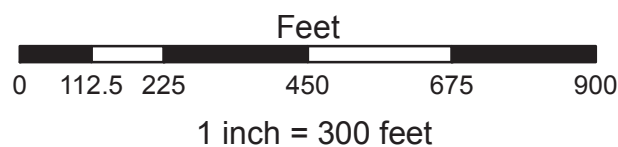
Current Land Use

PINNACLE FOODS STREET R-O-W



Streets Existing
MSP Class

- COLLECTOR
- PRINCIPAL ARTERIAL
- Planning Area
- Fayetteville City Limits



FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway



City of Fayetteville, Arkansas

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

Text File

File Number: 2017-0696

Agenda Date: 12/19/2017

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Ordinance

Agenda Number: D. 4

VAC 17-5994 (1100 W. 15TH ST./PINNACLE FOODS) UTILITY EASEMENT:

AN ORDINANCE TO APPROVE VAC 17-5994 FOR PROPERTY LOCATED AT 1100 WEST 15TH STREET TO VACATE A PORTION 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 utility easement is not required for corporate purposes.

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

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby vacates a portion 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.

Section 3. This vacation approval is subject to condition that any relocation of or damage to existing utilities or existing facilities shall be at the owner/developer's expense.

City of Fayetteville Staff Review Form

2017-0696

Legistar File ID

12/19/2017

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Andrew Garner

12/1/2017

City Planning /
Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

VAC 17-5994: Vacation (1100 W. 15TH ST./PINNACLE FOODS, 561): Submitted by ENGINEERING SERVICES, INC. for property at 1100 W. 15TH ST. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 46.57 acres. The request is to vacate a portion 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 DECEMBER 19, 2017

TO: Mayor and City Council

THRU: Andrew Garner, Planning Director

FROM: Quin Thompson, Current Planner

DATE: December 19, 2017

SUBJECT: **VAC 17-5994: Vacation (1100 W. 15TH ST./PINNACLE FOODS, 561):**
Submitted by ENGINEERING SERVICES, INC. for property at 1100 W. 15TH ST. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 46.57 acres. The request is to vacate a portion of a utility easement.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of **VAC 17-5994** with the following condition of approval:

1. Any relocation of or damage to existing utilities or existing facilities shall be at the owner/developer's expense;

BACKGROUND:

The subject property is at 1100 W. 15th Street and is developed with a manufacturing facility. A platted but apparently unused utility easement extends from the north property line for over 800 feet to the south, is 10-feet wide and contains 0.19 acres.

Proposal: The applicant proposes to vacate the entirety of this unused utility easement, as shown in the attached Exhibits 'A' and 'B', in order to prepare the site for additional development.

DISCUSSION:

On November 27, 2017, the Planning Commission forwarded this item to the City Council with a recommendation for approval with a vote of 9-0-0.

BUDGET/STAFF IMPACT:

N/A

Attachments:

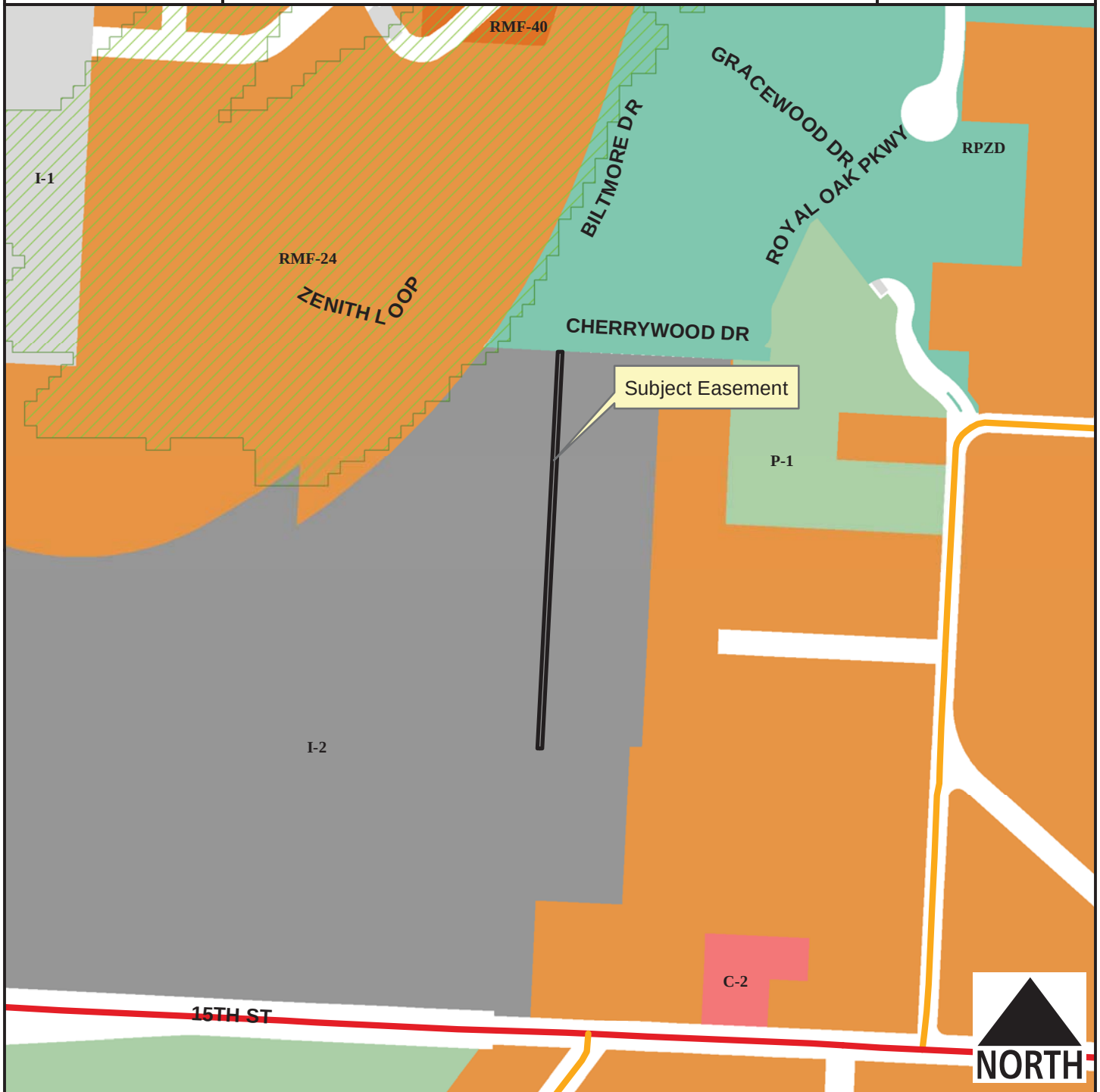
- Exhibit A
- Exhibit B
- Application
- Planning Commission Staff Report

VAC17-5994

PINNACLE FOODS UTILITY EASEMENT

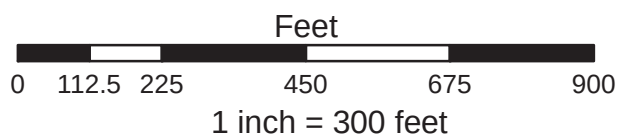
17-5994
EXHIBIT 'A'

Close Up View



Legend

- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- Shared Use Paved Trail
- Building Footprint



- RMF-24
- RMF-40
- I-1 Heavy Commercial and Light Industrial
- I-2 General Industrial
- C-2
- Commercial, Industrial, Residential
- P-1

17-5995
EXHIBIT 'B'

DESCRIPTION OF UTILITY EASEMENT TO BE VACATED:

A UTILITY EASEMENT AS SHOWN ON PLAT OF ANDERSON'S 2ND ADDITION TO THE CITY OF FAYETTEVILLE ACCEPTED BY THE FAYETTEVILLE CITY COUNCIL AUGUST 24, 1959 AND FILED IN PLAT BOOK 1 AT PAGE 47 OF THE WASHINGTON COUNTY RECORDS, SAID ANDERSON'S 2ND ADDITION BEING A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 16 NORTH, RANGE 30 WEST, FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8 OF BLOCK 1 OF SAID ANDERSON'S 2ND ADDITION; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 8, ALSO BEING THE SOUTHERLY LINE OF SAID ANDERSON'S 2ND ADDITION, S85°52'00"W A DISTANCE OF 5.01 FEET; THENCE LEAVING SAID SOUTHERLY LINE AND PARALLEL TO THE WESTERLY LINE OF SAID BLOCK 1, N00°02'35"E A DISTANCE OF 819.74 FEET TO THE NORTHERLY LINE OF SAID ANDERSON'S 2ND ADDITION; THENCE ALONG SAID NORTHERLY LINE, S89°53'35"E A DISTANCE OF 5.00 FEET TO THE NORTHWEST CORNER OF LOT 14 OF SAID BLOCK 1; THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID ANDERSON'S 2ND ADDITION, S89°53'35"E A DISTANCE OF 5.00 FEET; THENCE LEAVING SAID NORTHERLY LINE AND PARALLEL TO THE WESTERLY LINE OF SAID BLOCK 1, S00°02'35"W A DISTANCE OF 819.00 FEET TO THE SOUTHERLY LINE OF SAID ANDERSON'S 2ND ADDITION; THENCE ALONG SAID SOUTHERLY LINE, S85°52'00"W A DISTANCE OF 5.01 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.19 ACRES (8,194 SQ.FT.), MORE OR LESS.

Right-of-Way, Easement or Alley VACATION

FOR STAFF USE ONLY

Date Application Submitted:

Date Accepted as Complete:

Project Number:

Public Hearing Date:

FEE: \$200.00**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):******Representative (engineer, surveyor, realtor, etc.):***

Name: Pinnacle Foods

Name: Engineering Services Inc.

Address: 1100 W 15th Street
Fayetteville, AR 72701Address: 1207 South Old Missouri Road
P.O. Box 282
Springdale, AR 72765-0282

Phone: (479) 443 - 3451

Phone: (479) 751 - 8733

Email:

Email: jappel@engineeringservice.com

Fax: ()

Fax: (479) 751 - 8746

Site Address / Location: 1100 W 15th Street Fayetteville AR, 72701.

Legal description of area to be vacated (attach separate sheet if necessary):

Current Zoning District: I-2 General industrial

Assessors Parcel Number(s) for subject property: 765-14979-000

FINANCIAL INTERESTS

The following entities and / or people have financial interest in this project:

Pinnacle Foods

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):

Andrew Vachon

Date:

10/11/17

Signature:

AV

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):

BILL MEDLEY

Signature:

Bill Medley

Date: 10/11/17

Address:

Pinnacle Foods Group
1100 W 15th Street
Fayetteville, AR 72701

Phone:

(479) 287-3919

Name (printed):

Andrew Vachon

Signature:

AV

Date: 10/11/17

Address:

Tipprmann Group
9009 Coldwater Rd
Fort Wayne, IN 46706

Phone:

(260) 419-1715

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.

- (9) Petition to vacate street right-of-way, alley, or easement (sample petition is attached).
- (10) For applications to vacate an access easement, alley or right-of-way only: Written consent is required from all adjacent property owners and is required to be submitted with the application (example form is attached).
- (11) Comments from all utility companies concerning the street right-of-way, alley, or easement to be vacated and its relationship to existing or planned utilities with recommendations as to what action should be taken (an example comment form is attached) is required at application submittal.
- (12) The applicant is responsible for meeting the public notification requirements for a Vacation listed on the Notification Requirements pages in this application.

Utility Representatives for a Vacation Request *

Name	Company	Telephone	Email
Jeff Hamilton	AT&T	442-1967	jh5430@att.com
Chad Hodge	Cox Communications	871-0339	Chad.Hodge@cox.com
John Le	AEP/SWEPSCO	973-2426	tle@aep.com
Scott Stokes	Black Hills Corp.	435-0229	Scott.Stokes@blackhillscorp.com
Wes Mahaffey Or Mike Phipps	Ozarks Electric	684-4649 684-4696	wmahaffey@ozarksecc.com mphipps@ozarksecc.com

City Divisions:

Mark Rogers	Water and Sewer	575-8392	mrogers@fayetteville-ar.gov
Maury Nelson	Solid Waste	575-8397	mnelson@fayetteville-ar.gov
Terry Gulley	Transportation	444-3491	tgulley@fayetteville-ar.gov

***Solid Waste & Transportation sign off is required only when a ROW, Alley, or Drainage Easement Vacation is being requested.**



PLANNING COMMISSION MEMO

TO: City of Fayetteville Planning Commission

THRU: Andrew Garner, City Planning Director

FROM: Quin Thompson, Planner

MEETING DATE: ~~November 27, 2017~~ **UPDATED 11-29-2017**

SUBJECT: **VAC 17-5994: Vacation (1100 W. 15th St. /Pinnacle Foods, 561):**
Submitted by ENGINEERING SERVICES, INC. for property located at 1100 W. 15th st.. The property is zoned I-2, General Industrial and contains approximately 46.57 acres. The request is to vacate a portion of a utility easement.

RECOMMENDATION:

Staff recommends forwarding **VAC 17-5994** to City Council with a recommendation for approval with conditions.

BACKGROUND:

The subject property is at 1100 W. 15th Street and is developed with a manufacturing facility. A platted but apparently unused utility easement extends from the north property line for over 800 feet to the south, is 10-feet wide and contains 0.19 acres.

Table 1
Surrounding Zoning and Land Use

Direction	Land Use	Zoning
North	Multi-family Residential/Undeveloped	RMF-24, Residential Multi-family/R-PZD Hill Place
South	Single-family Residential/Two-family Residential	RMF-24, Residential Multi-family/RSF-8, Residential Single-family
East	UARK RV Park/Single-family Residential	P-1, Institutional/RMF-24, Residential Multi-family
West	Railway	I-2, General Industrial

Proposal: The applicant proposes to vacate the entirety of this unused utility easement, in order to prepare the site for additional development.

DISCUSSION:

Vacation Approval: The applicant has submitted the required vacation forms to the City utility departments, with the following responses:

UtilityResponse

Cox Communications

No objections, provided that any damage to or relocation of existing facilities will be at the owner/developer's expense.

AEP/SWEPCO

No objections and no comment.

BlackHills Energy AR

No objections and no comment.

AT&T

No objections and no comment.

Ozarks Electric

No objections and no comment.

City of FayettevilleResponse

Water/Sewer

No objections and no comment.

Solid Waste & Recycling

N/A

Transportation

N/A

Public Comment:

No public comment has been received.

RECOMMENDATION: Staff recommends forwarding **VAC 17-5994** to the City Council with a recommendation for approval subject to the following conditions:

Conditions of Approval:

1. Any relocation of or damage to existing utilities or existing facilities shall be at the owner/developer's expense;

Planning Commission Action:**Forwarded**☐ **Tabled**☐ **Denied****Meeting Date:** November 27, 2017**Motion:** **HOFFMAN, MOTION TO APPROVE AS RECOMMENDED BY STAFF.****Second:** **NIEDERMAN****Vote:** **9-0-0****BUDGET/STAFF IMPACT:**

None.

Attachments:

- Request Letter
- Petition to Vacate
- Utility Approvals
- Easement Vacation Exhibit
- One Mile Map
- Close-Up Map
- Current Land Use Map

October 10, 2017

Fayetteville Planning Division
125 W. Mountain Street
Fayetteville, Arkansas 72701

RE: Pinnacle Foods Corp. Utility Easement Vacation

To whom it may concern,

On behalf of our client, we are submitting application materials to vacate a portion of an existing ten-foot-wide utility easement along the Northwest side of Parcel 765-14979-000 in Fayetteville, Arkansas. The property is zoned I-2 General industrial. There is a ten-foot utility easement from Plat book 1-47 Anderson 2nd subdivision existing on site that my client is requesting to be vacated. Our client wishes to expand part of their business into this area within the current zoning, which necessitates the vacation of this easement. All required utility companies have been contacted for approval to vacate this portion of easement. The applicant is aware that this item will not be placed on planning commission agenda until all utility companies have approved of the vacation and the required approval forms will be submitted to the City of Fayetteville upon receipt of the proper forms. Please find the following application materials attached:

- Check to City of Fayetteville in the amount of \$930 (\$200 plus \$5 Sign Fee)
- Signed Utility Easement Vacation application form
- Vacation Exhibit
- Certified List of Adjacent Property Owners
- PDF copies of all application materials, including drawings, and a .doc file of the Legal Description on CD

Please contact me if you have any questions, or need additional information.

Thank you,

Jason Appel

Enclosures



PETITION TO VACATE A UTILITY EASEMENT LOCATED IN PLAT 1-47 ANDERSON 2ND SUBDIVISION TO THE CITY OF FAYETTEVILLE ARKANSAS

TO: The City of Fayetteville Planning Commission and
The Fayetteville City Council

We, the undersigned, being all the owners of the real estate abutting the utility easement hereinafter sought to be abandoned and vacated, lying in Plat 1-47 Anderson 2nd Subdivision, City of Fayetteville, Arkansas, a municipal corporation, petition to vacate a utility easement which is described as follows:

DESCRIPTION OF UTILITY EASEMENT TO BE VACATED:

A UTILITY EASEMENT AS SHOWN ON PLAT OF ANDERSON'S 2ND ADDITION TO THE CITY OF FAYETTEVILLE ACCEPTED BY THE FAYETTEVILLE CITY COUNCIL AUGUST 24, 1959 AND FILED IN PLAT BOOK 1 AT PAGE 47 OF THE WASHINGTON COUNTY RECORDS, SAID ANDERSON'S 2ND ADDITION BEING A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 16 NORTH, RANGE 30 WEST, FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8 OF BLOCK 1 OF SAID ANDERSON'S 2ND ADDITION; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 8, ALSO BEING THE SOUTHERLY LINE OF SAID ANDERSON'S 2ND ADDITION, S85°52'00"W A DISTANCE OF 5.01 FEET; THENCE LEAVING SAID SOUTHERLY LINE AND PARALLEL TO THE WESTERLY LINE OF SAID BLOCK 1, N00°02'35"E A DISTANCE OF 819.74 FEET TO THE NORTHERLY LINE OF SAID ANDERSON'S 2ND ADDITION; THENCE ALONG SAID NORTHERLY LINE, S89°53'35"E A DISTANCE OF 5.00 FEET TO THE NORTHWEST CORNER OF LOT 14 OF SAID BLOCK 1; THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID ANDERSON'S 2ND ADDITION, S89°53'35"E A DISTANCE OF 5.00 FEET; THENCE LEAVING SAID NORTHERLY LINE AND PARALLEL TO THE WESTERLY LINE OF SAID BLOCK 1, S00°02'35"W A DISTANCE OF 819.00 FEET TO THE SOUTHERLY LINE OF SAID ANDERSON'S 2ND ADDITION; THENCE ALONG SAID SOUTHERLY LINE, S85°52'00"W A DISTANCE OF 5.01 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.19 ACRES (8,194 SQ.FT.), MORE OR LESS.

That the abutting real estate affected by said abandonment of the easement in Plat 1-47 Anderson 2nd Subdivision to the City of Fayetteville used by the public for a period of many years, and that the public interest and welfare would not be adversely affected by the abandonment of the portion of the above described utility easement.

The petitioners pray the above described real estate be vested in the abutting property owners as provided by law.

WHEREFORE, the undersigned petitioners respectfully pray that the governing body of the City of Fayetteville, Arkansas, abandon and vacate the above described utility easement, and that the owners of the above described real estate be free from the easement for the public use of said easement.

Dated this 10 day of October 2017.

Bruce Medley
Printed name

Andrew Vachon
Printed name

Bruce Medley
Signature

Andrew Vachon
Signature

UTILITY APPROVAL FORM
FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: 10/16/2017

UTILITY COMPANY: AT&T

APPLICANT NAME: Pinnacle Foods APPLICANT PHONE: (479)-751-8733
(Jason Appel – ESI)

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 See attached

☒ (*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:

JEFF HAMILTON

Signature of Utility Company Representative

Digitally signed by JEFF HAMILTON
DN: cn=JEFF HAMILTON, o=AT&T, ou=CONSTRUCTION/ ENGINEERING,
email=jh5430@att.com, c=US
Date: 2017.10.16 12:18:07 -05'00'

MGR OSP PLNG & ENGR DESIGN

Title

UTILITY APPROVAL FORM
FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: 10/16/2017

UTILITY COMPANY: BlackHills Energy

APPLICANT NAME: Pinnacle Foods

APPLICANT PHONE: (479)-751-8733

(Jason Appel – ESI)

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 See attached

☒ (*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:

Brian A. Dopat
Signature of Utility Company Representative

Superior - Gas Operations
Title

UTILITY APPROVAL FORM

FOR RIGHT- OF- WAY, ALLEY, AND UTILITY EASEMENT VACATIONS

DATE: 10/18/17

UTILITY COMPANY: CITY OF FAYETTEVILLE WATER & SEWER

APPLICANT NAME: Pinnacle Foods APPLICANT PHONE: (479)-751-8733
(Jason Appel – ESI)

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

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General location / Address See attached

☒ (*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 of Utility Company Representative

W & S OPERATIONS MANAGER
Title

UTILITY APPROVAL FORM
FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: 10/17/2017

UTILITY COMPANY: Cox Communications

APPLICANT NAME: Pinnacle Foods APPLICANT PHONE: (479)-751-8733
(Jason Appel – ESI)

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

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General location / Address See attached

☒ (*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 & Planning Manager

Title

UTILITY APPROVAL FORM

FOR RIGHT- OF- WAY, ALLEY, AND UTILITY EASEMENT VACATIONS

DATE: 10-18-17

UTILITY COMPANY: Ozarks Electric

APPLICANT NAME: Pinnacle Foods APPLICANT PHONE: (479)-751-8733
(Jason Appel – ESI)

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

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UTILITY COMPANY COMMENTS:

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- ☐ 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 of Utility Company Representative

Staline Tech III
Title

UTILITY APPROVAL FORM
FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: 10-18-17

UTILITY COMPANY: AEP SWEP CO

APPLICANT NAME: Pinnacle Foods APPLICANT PHONE: (479)-751-8733
(Jason Appel – ESI)

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

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General location / Address See attached

☒ (*ATTACH legal description and graphic representation of what is being vacated-SURVEY*)

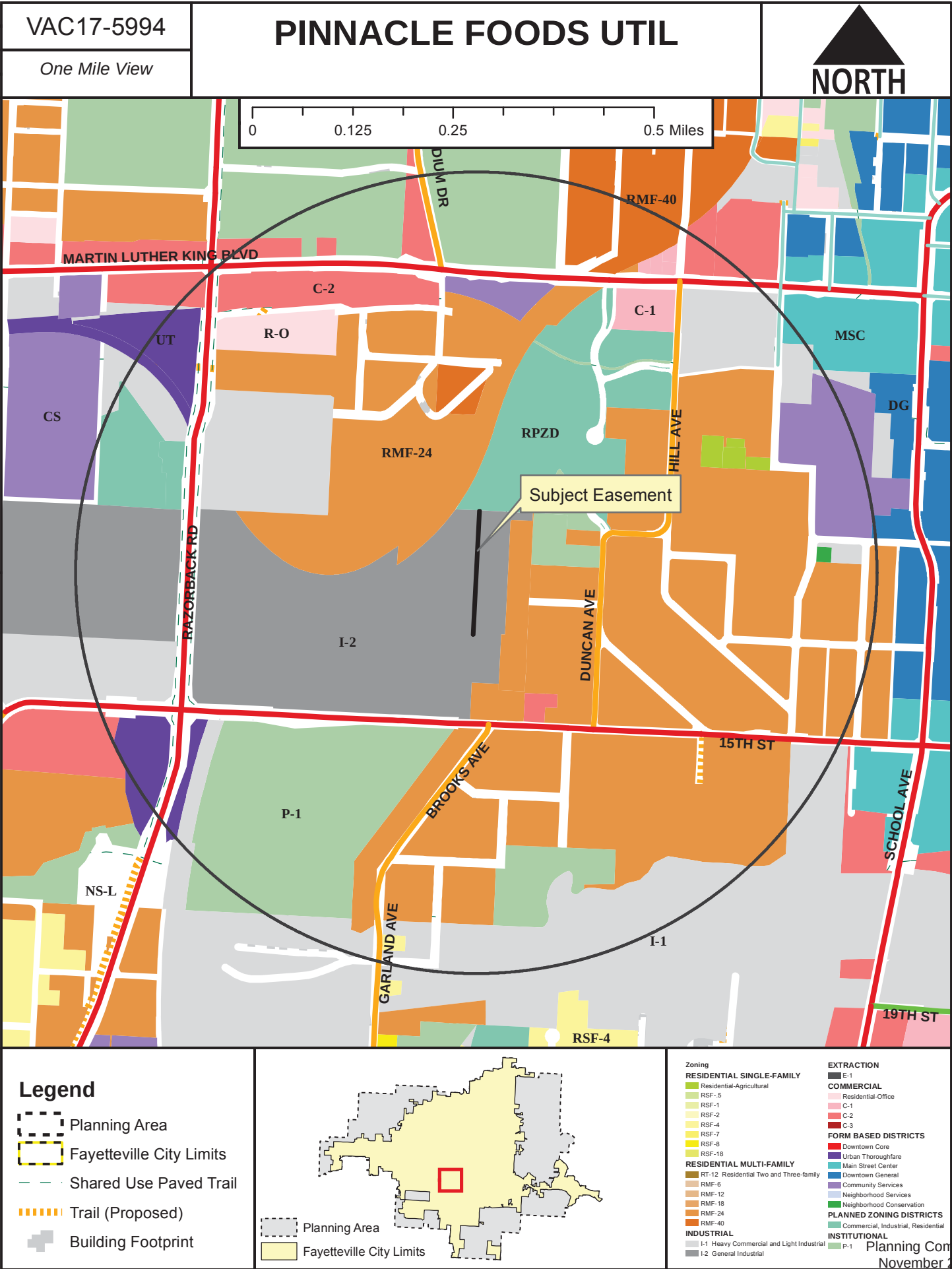
UTILITY COMPANY COMMENTS:

- ☒ 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:

Trang A
Signature of Utility Company Representative

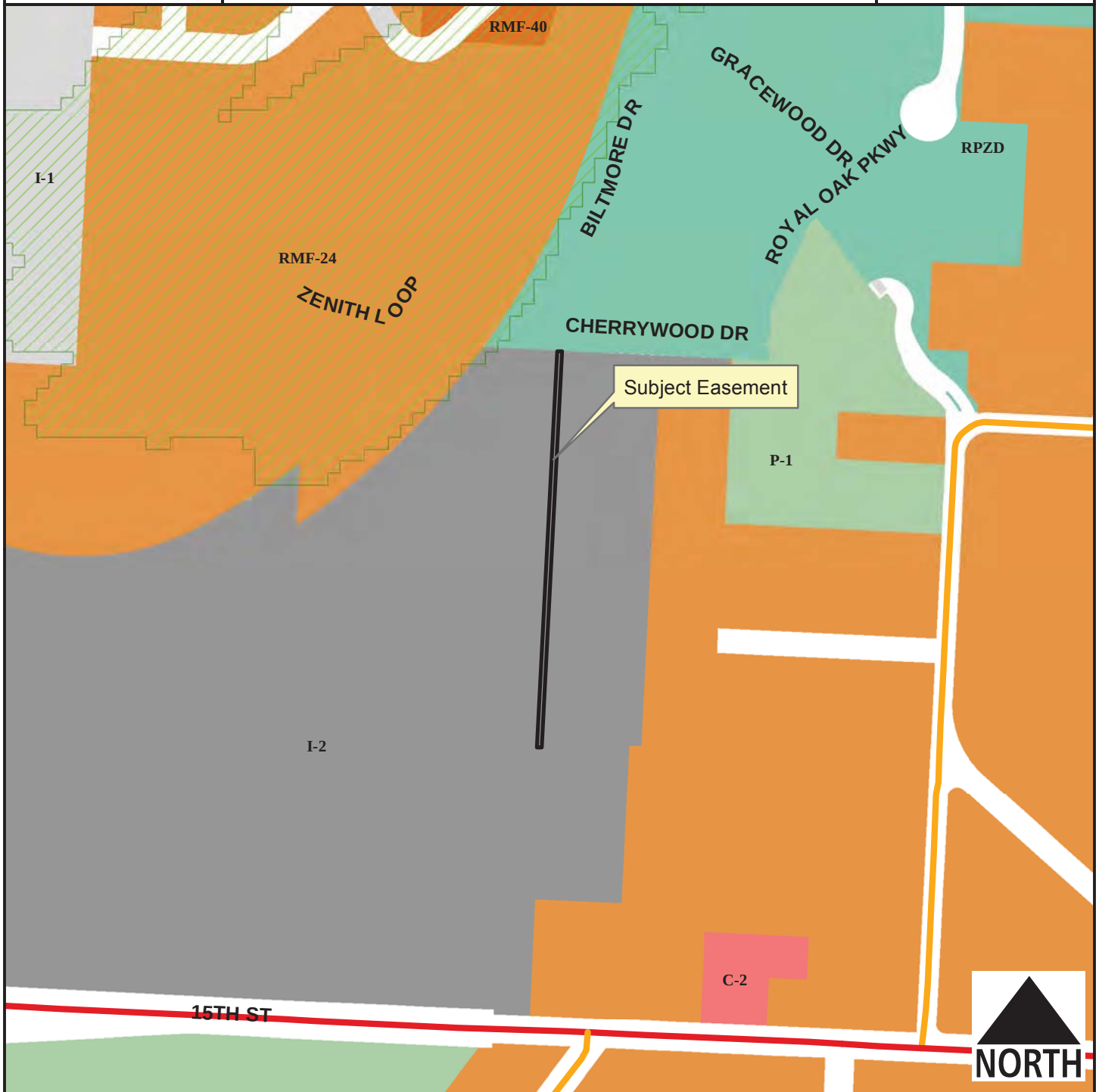
DISTRIBUTION ENGINEER
Title



VAC17-5994

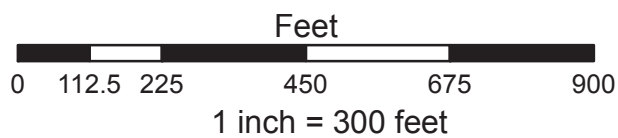
PINNACLE FOODS UTIL

Close Up View



Legend

- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- Shared Use Paved Trail
- Building Footprint



- RMF-24
- RMF-40
- I-1 Heavy Commercial and Light Industrial
- I-2 General Industrial
- C-2
- Commercial, Industrial, Residential
- P-1

Planning Commission
November 27, 2017

VAC17-5994

PINNACLE FOODS UTIL EASEMENT

Current Land Use



Streets Existing
MSP Class

-  COLLECTOR
-  PRINCIPAL ARTERIAL
-  Planning Area
-  Fayetteville City Limits

Feet



1 inch = 300 feet

FEMA Flood Hazard Data

-  100-Year Floodplain
-  Floodway

Planning Commission
November 27, 2017

Agenda Item 2
17-5994 Pinnacle Foods Easement
Page 15 of 15



City of Fayetteville, Arkansas

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

Text File

File Number: 2017-0692

Agenda Date: 12/19/2017

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Ordinance

Agenda Number: D. 5

ADM 17-6007 (DECATUR DRIVE BETWEEN 15TH STREET AND SHILOH DRIVE/BARRETT DEV. GROUP - MASTER STREET PLAN AMEND):

A RESOLUTION TO AMEND THE MASTER STREET PLAN BY DOWNGRADING 15TH STREET WEST OF RAZORBACK ROAD AND DECATUR DRIVE ALL THE WAY TO SHILOH DRIVE FROM PRINCIPAL ARTERIAL TO COLLECTOR STATUS

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

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby amends the Master Street Plan and downgrades 15th Street west of Razorback Road and Decatur Drive all the way to Shiloh Drive from principal arterial to collector status.

City of Fayetteville Staff Review Form

2017-0692

Legistar File ID

12/19/2017

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

Andrew Garner

12/1/2017

City Planning /
Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

ADM 17-6007: Administrative Item (DECATUR DRIVE BETWEEN 15TH STREET AND SHILOH DRIVE/BARRETT DEV. GROUP – MASTER STREET PLAN AMEND., 559/598): Submitted by JORGENSEN & ASSOCIATES, INC. for the section of Decatur Drive between W. 15th Street and Shiloh Drive. The request is for an amendment to the Master Street Plan to downgrade Decatur Drive from a Principal Arterial to a Collector.

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 DECEMBER 19, 2017

TO: Mayor and City Council

THRU: Andrew Garner, City Planning Director

FROM: Harry Davis, Planner
Jonathan Ely, P.E., Development and Construction Manager

DATE: December 1, 2017

SUBJECT: **ADM 17-6007: Administrative Item (DECATUR DRIVE BETWEEN 15TH STREET AND SHILOH DRIVE/BARRETT DEV. GROUP – MASTER STREET PLAN AMEND., 559/598):** Submitted by JORGENSEN & ASSOCIATES, INC. for the section of Decatur Drive between W. 15th Street and Shiloh Drive. The request is for an amendment to the Master Street Plan to downgrade Decatur Drive from a Principal Arterial to a Collector.

RECOMMENDATION:

City Planning Division staff and the Planning Commission recommend approval of a Master Street Plan amendment to downgrade 15th Street and Decatur Drive to a Collector street from Razorback Road to Shiloh Drive as shown in Exhibit 'A'.

BACKGROUND:

The subject property is a large, undeveloped site south of Hollywood Avenue and east of Shiloh Drive/I-49. The site is northwest of the Crown Apartments and is traversed by the Town Branch Multi-use Trail. A Master Street Plan "Principal Arterial" street is planned to cross the southern portion of the site from east to west, eventually connecting 15th Street to Shiloh Drive across I-49 in the future. The applicant is in the process of designing a development on the property including plans for a new street as indicated on the Master Street Plan. After reviewing the planned development and surrounding street system with City staff, it was discussed that a new four-lane street is not necessary and that a two-lane Collector will adequately accommodate desired connectivity through this site.

MASTER STREET PLAN AMENDMENT:

The applicant proposes an amendment to the Master Street Plan to downgrade the planned Principal Arterial extension of 15th Street/Decatur Drive to a Collector street from Razorback Road to Shiloh Drive across I-49. The applicant would like to make this change to prevent an over-sized street from traversing their future development.

DISCUSSION:

This future street is anticipated to carry volumes of traffic less than an arterial in a two-lane configuration west of Razorback Road. The subject street will function as a Collector, not a Principal Arterial. There are other streets in the area that are available to effectively disperse

traffic rather than concentrating more volume onto the subject street. Staff recommends in favor of downgrading the subject section of street as shown in Exhibit 'A'. This recommendation is also based on review of the Master Street Plan by Engineering and Planning staff in conjunction with the on-going Citywide Transportation Master Plan.

On November 27, 2017 the Planning Commission forwarded this Master Street Plan amendment to the City Council with a recommendation for approval with a vote of 8-1-0, Commissioner Brown dissenting.

BUDGET/STAFF IMPACT:

None

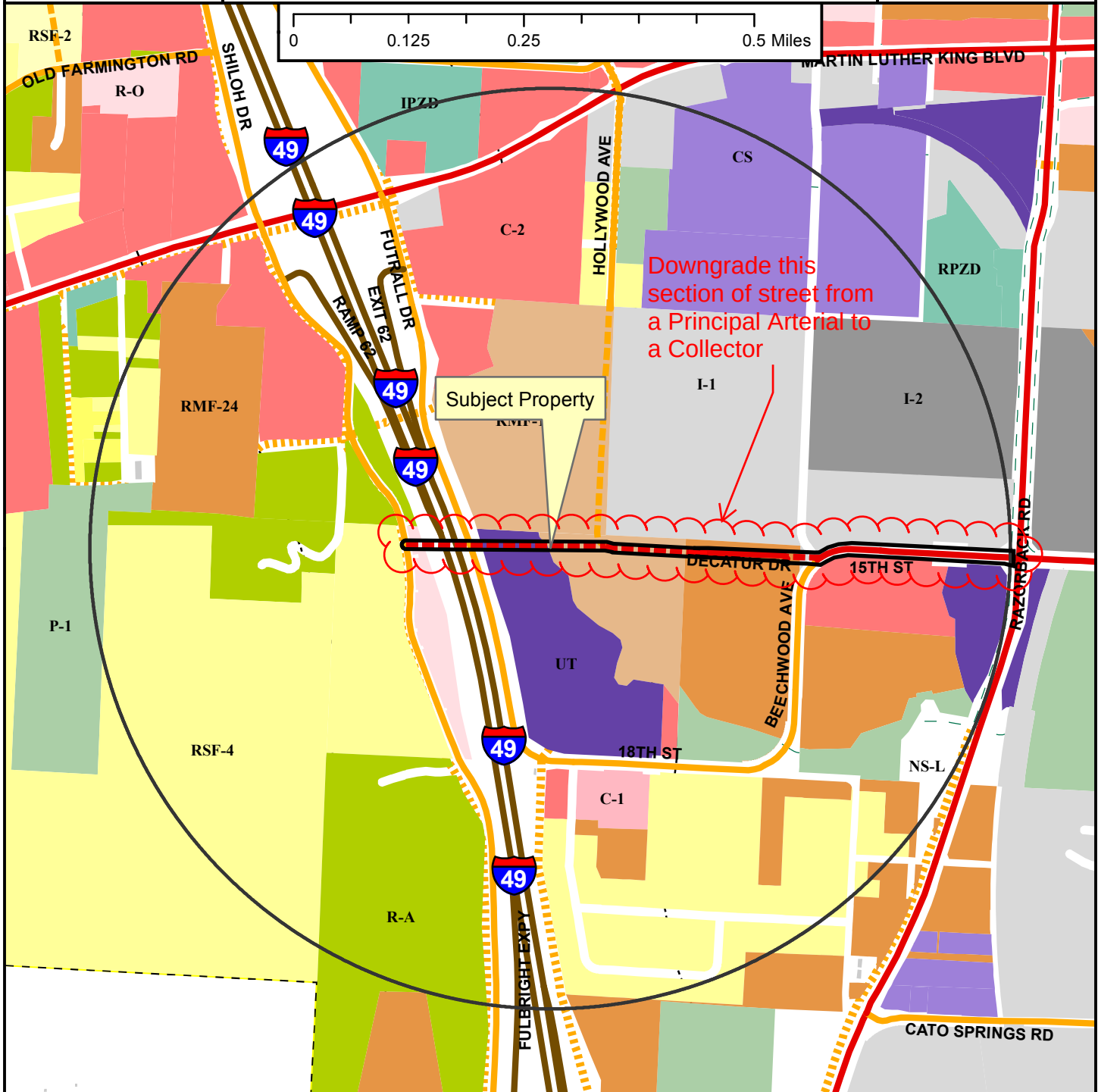
Attachments:

- Exhibit A
- Engineering Division Memo
- Application
- Planning Commission Staff Report

ADM17-6007

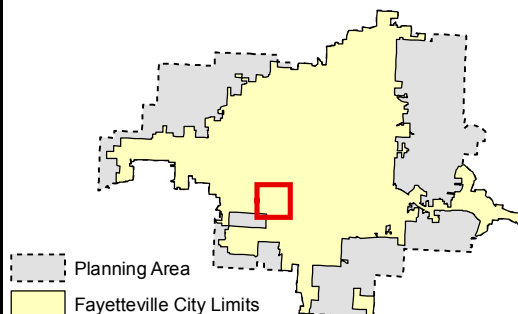
One Mile View

BARRETT DEVELOPMENT



Legend

-  Planning Area
-  Fayetteville City Limits
-  Shared Use Paved Trail
-  Trail (Proposed)
-  Design Overlay District
-  Building Footprint



- Zoning**

RESIDENTIAL SINGLE-FAMILY

 - Residential-Agricultural
 - RSF-5
 - RSF-1
 - RSF-2
 - RSF-4
 - RSF-7
 - RSF-8
 - RSF-18

RESIDENTIAL MULTI-FAMILY

 - RT-12 Residential Two and Three-family
 - RMF-6
 - RMF-12
 - RMF-18
 - RMF-24
 - RMF-40

INDUSTRIAL

 - I-1 Heavy Commercial and Light Industrial
 - I-2 General Industrial

EXTRACTION

 - E-1

COMMERCIAL

 - Residential-Office
 - C-1
 - C-2
 - C-3

FORM BASED DISTRICTS

 - Downtown Core
 - Urban Thoroughfare
 - Main Street Center
 - Downtown General
 - Community Services
 - Neighborhood Services
 - Neighborhood Conservation

PLANNED ZONING DISTRICTS

 - Commercial, Industrial, Residential

INSTITUTIONAL

 - P-1



TO: Harry Davis, Planner

FROM: Jonathan Ely, P.E.
Development and Construction Manager
Engineering Division

DATE: November 17, 2017

SUBJECT: **Planning Commission Memo for ADM 17-6007**
Hollywood-Decatur-15th MSP Amendment

Request:

The engineering division has reviewed Administrative Item 17-6007, and understands it to consist of two separate requests:

1. Downgrade the Master Street Plan Classification for 15th Street/Decatur Street from a Principal Arterial to a Collector, between Debrlyn Drive and Beechwood Avenue.
2. Approval to use a Local Urban Street Section for development of the unbuilt section of Hollywood Drive along the subject property.

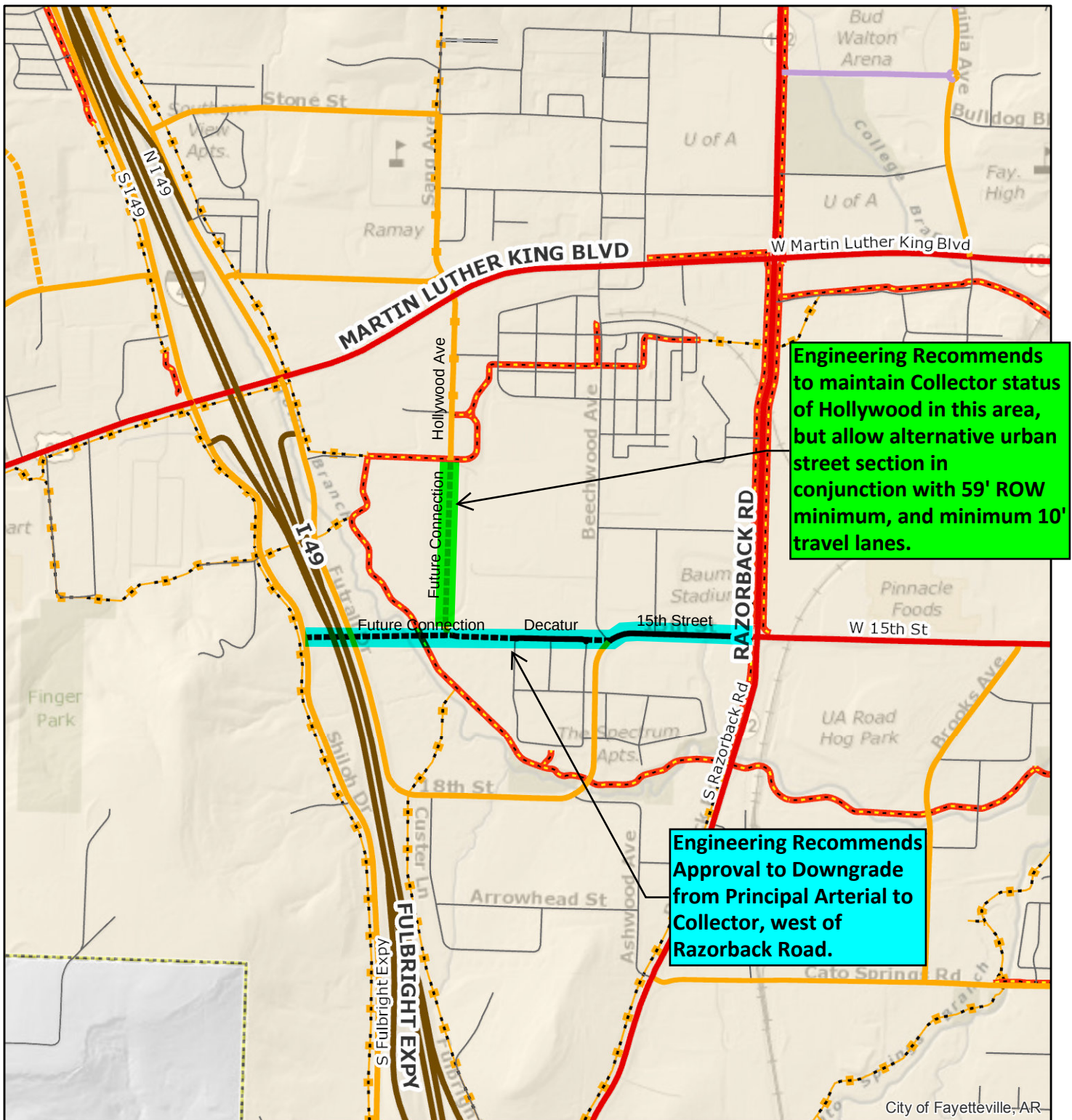
Discussion and Recommendations:

The master street plan in this area indicates a planned future extension of Decatur Street / 15th Street, eastward from Razorback Road, over I-49 with a connection to Shiloh Drive. Shiloh is classified as a Collector Street, which functions as an outer road along much of the western side of the I-49 Corridor. Due to topography west of Shiloh Drive in the vicinity of this planned connection, it is unlikely that a future road connection could feasibly be made. Currently 15th Street and Razorback Road on the east end of the subject street function as Principal Arterials, and are part of a planned box of Principal Arterial Streets around the city. Due to the limited connectivity planned and/or feasible west of Razorback Road, the Engineering Division recommends in favor of downgrading the existing section of 15th Street west of Razorback Road, the section of Decatur Street, and the planned future connection to Shiloh Drive. Map Included for reference.

Hollywood Avenue is currently constructed as a 2 lane road south of MLK Jr. Blvd approximately ¼ mile, at which point it dead ends into a driveway for an industrial business. While this section of road is currently low volume, that is primarily due to it being a dead end. With future connectivity to 15th Street / Decatur Street to the south, the engineering division anticipates the traffic on this street to increase due to traffic signal access onto MLK Jr. Blvd. For this reason, the engineering division would anticipate this street to function as a collector as designated, and would not recommend any change in classification. With that said, we do recognize that the planned development along this corridor may desire to create an urban street scape, different from the city standard collector street sections. In this case, the engineering division would support a proposal for alternative street sections within the standard 59' ROW for a collector street. This ROW width would allow for slightly wider lanes to accommodate transit

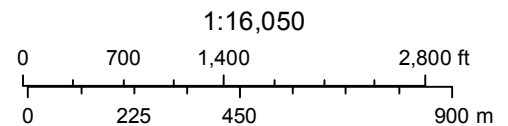
and larger volumes of traffic anticipated with a collector street, while still allowing flexibility for on-street parking, and urban sidewalks. This request of an Urban Street section on a collector designated street would be reviewed by staff and the Planning Commission as part of the development review process. Although the exact details are not known at this time, we would anticipate this request to have staff support.

MSP Amendment



November 1, 2017

Existing Street	Planned Street
FREEWAY/EXPRESSWAY	FREEWAY/EXPRESSWAY
PRIN ARTERIAL PKWY	PRIN ARTERIAL PKWY
PRINCIPAL ARTERIAL	PRINCIPAL ARTERIAL
MINOR ARTERIAL	MINOR ARTERIAL
COLLECTOR	COLLECTOR
INSTITUTIONAL	LOCAL



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

CITY OF FAYETTEVILLE, ARKANSAS

ADMINISTRATIVE ITEM

FOR STAFF USE ONLY

Date Application Submitted:

Date Accepted as Complete:

Case / Appeal Number:

Public Hearing Date:

FEE: \$25.00 (if applicable)**SIGN FEE:** \$5.00 (if applicable)

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- Barrett Development Group

Address - 1744 Lumpkin St

Athens, GA 30606

Phone -

(706) 353.7627

()

Fax -

()

Email - brandon@barrettdevelopment.net

Representative (engineer, surveyor, realtor, etc.):

Name- Jorgensen + Associates

Address - 124 W Sunbridge Suite 5

Fayetteville, AR 72703

Phone -

(479) 442.9127

()

Fax -

()

Email - blake@jorgensenassoc.com

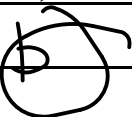
Site Address / Location: South of Hollywood and west of 15th Street (765-14873-000, 765-14883-004, 765-14877-010)

OWNER/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): Blake Jorgensen

Date: 11.1.17

Signature:

**Checklist:*****Attach the following items to this application:***

- ☐ Complete written description of this request for public hearing.
- ☐ CD containing a PDF of application and all submitted items.



PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Andrew Garner, City Planning Director

FROM: Harry Davis, Planner
Jonathan Ely, P.E., Development and Construction Manager

DATE: November 27, 2017 **UPDATED W PC RESULTS**

SUBJECT: **ADM 17-6007: Administrative Item (DECATUR DRIVE BETWEEN 15TH STREET AND SHILOH DRIVE/BARRETT DEV. GROUP – MASTER STREET PLAN AMEND., 559/598):** Submitted by JORGENSEN & ASSOCIATES, INC. for the section of Decatur Drive between W. 15th Street and Shiloh Drive. The request is for an amendment to the Master Street Plan to downgrade Decatur Drive from a Principal Arterial to a Collector.

RECOMMENDATION:

Staff recommends forwarding **ADM 17-6007** to City Council with a recommendation for approval.

BACKGROUND:

Subject Property: The subject property is a large, undeveloped site south of Hollywood Avenue and ~~west~~ ^{East} of Shiloh Drive/I-49. The site is northwest of the Crown Apartments and is traversed by the Town Branch Multi-use Trail. A Master Street Plan "Principal Arterial" street is planned to cross the southern portion of the site from east to west, eventually connecting 15th Street to Shiloh Drive across I-49 in the future. The applicant is in the process of designing a development on the property including plans for a new street as indicated on the Master Street Plan. After reviewing the planned development and surrounding street system with City staff, it was discussed that a new four-lane street is not necessary and that a two-lane Collector will adequately accommodate desired connectivity through this site.

Proposal: The applicant proposes an amendment to the Master Street Plan to downgrade the planned Principal Arterial extension of 15th Street/Decatur Drive to a Collector street from 15th Street/Beechwood Avenue to Shiloh Drive across I-49. The applicant would like to make this change to prevent an over-sized street from traversing their future development.

DISCUSSION:

This future street is anticipated to carry volumes of traffic less than an arterial in a two-lane configuration west of Razorback Road. The subject street will function as a Collector, not a Principal Arterial. There are other streets in the area that are available to effectively disperse traffic rather than concentrating more volume onto the subject street. Staff recommends in favor of downgrading the subject section of street as requested. Also see separate memo from City

Engineering staff attached to this report. This recommendation is also based on review of the Master Street Plan by Engineering and Planning staff in conjunction with the on-going Citywide Transportation Master Plan.

RECOMMENDATION: Staff recommends forwarding ADM 17-6007 to City Council with a recommendation for approval based on the findings discussed in this report.

Planning Commission Action: ☐ Tabled ☐ Forwarded ☐ Denied

Meeting Date: November 27, 2017

Motion: Belden	Motion to forward to CC with recommendation for approval, including all of Decatur/15th from Razorback to Shiloh to be downgraded to Collector
Second: Hoffman	
Vote: 8-1-0	Motion passes; Commissioner Brown dissenting

BUDGET/STAFF IMPACT:

None

Attachments:

- Engineering memo
- Engineering exhibit map
- Applicant's letter
- Applicant exhibit
- One-mile Map
- Close-up Map



TO: Harry Davis, Planner

FROM: Jonathan Ely, P.E.
Development and Construction Manager
Engineering Division

DATE: November 17, 2017

SUBJECT: **Planning Commission Memo for ADM 17-6007**
Hollywood-Decatur-15th MSP Amendment

Request:

The engineering division has reviewed Administrative Item 17-6007, and understands it to consist of two separate requests:

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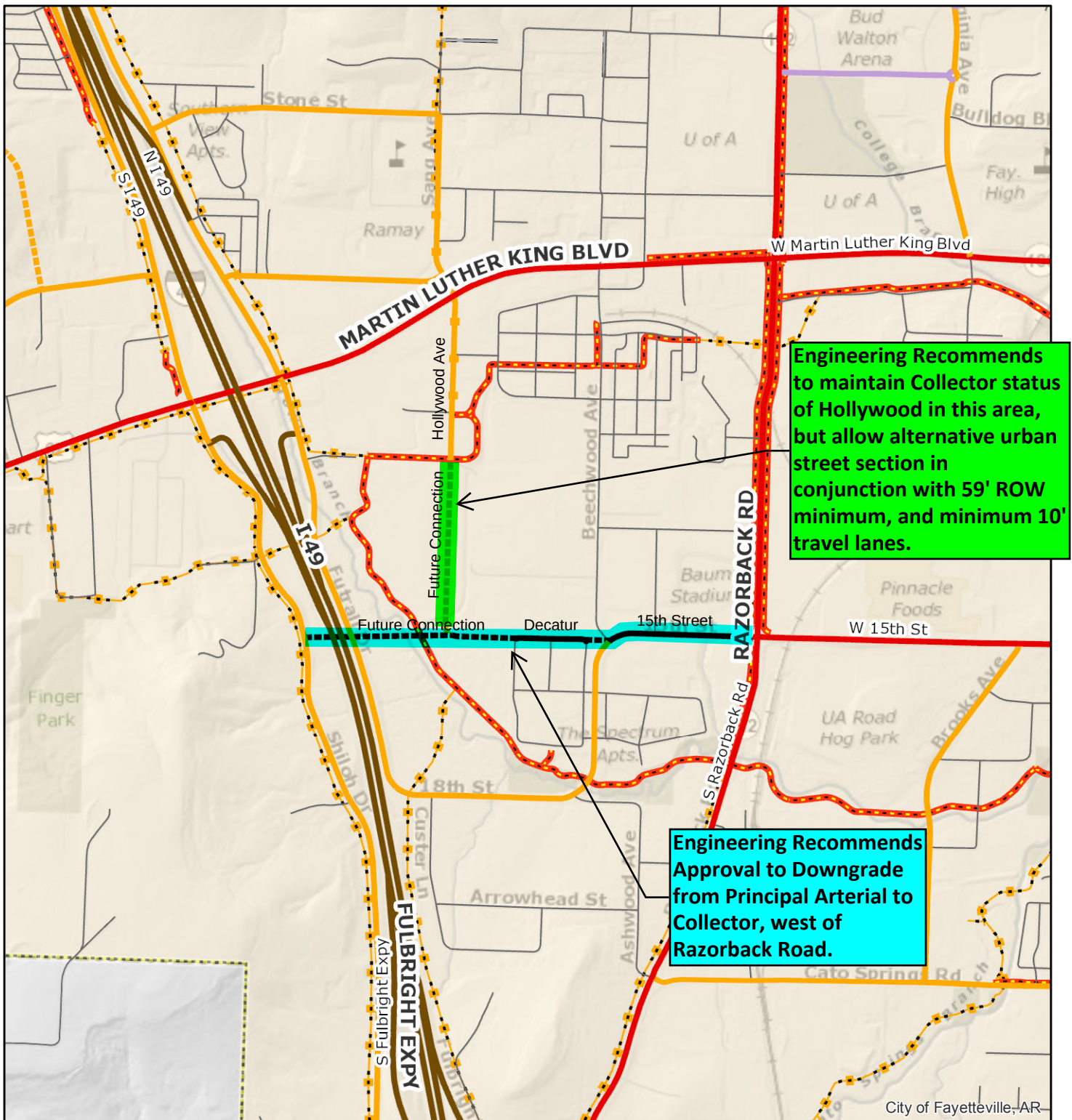
Discussion and Recommendations:

The master street plan in this area indicates a planned future extension of Decatur Street / 15th Street, eastward from Razorback Road, over I-49 with a connection to Shiloh Drive. Shiloh is classified as a Collector Street, which functions as an outer road along much of the western side of the I-49 Corridor. Due to topography west of Shiloh Drive in the vicinity of this planned connection, it is unlikely that a future road connection could feasibly be made. Currently 15th Street and Razorback Road on the east end of the subject street function as Principal Arterials, and are part of a planned box of Principal Arterial Streets around the city. Due to the limited connectivity planned and/or feasible west of Razorback Road, the Engineering Division recommends in favor of downgrading the existing section of 15th Street west of Razorback Road, the section of Decatur Street, and the planned future connection to Shiloh Drive. Map Included for reference.

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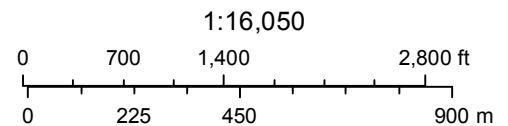
and larger volumes of traffic anticipated with a collector street, while still allowing flexibility for on-street parking, and urban sidewalks. This request of an Urban Street section on a collector designated street would be reviewed by staff and the Planning Commission as part of the development review process. Although the exact details are not known at this time, we would anticipate this request to have staff support.

MSP Amendment



November 1, 2017

Existing Street	Planned Street
FREEWAY/EXPRESSWAY	FREEWAY/EXPRESSWAY
PRIN ARTERIAL PKWY	PRIN ARTERIAL PKWY
PRINCIPAL ARTERIAL	PRINCIPAL ARTERIAL
MINOR ARTERIAL	MINOR ARTERIAL
COLLECTOR	COLLECTOR
INSTITUTIONAL	LOCAL



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JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying
Landscape Architecture Services

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703

Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

November 16, 2017

City of Fayetteville
113 W Mountain Street
Fayetteville, AR. 72703

Attn: Planning Department
Re: Master Street Plan Amendment Request

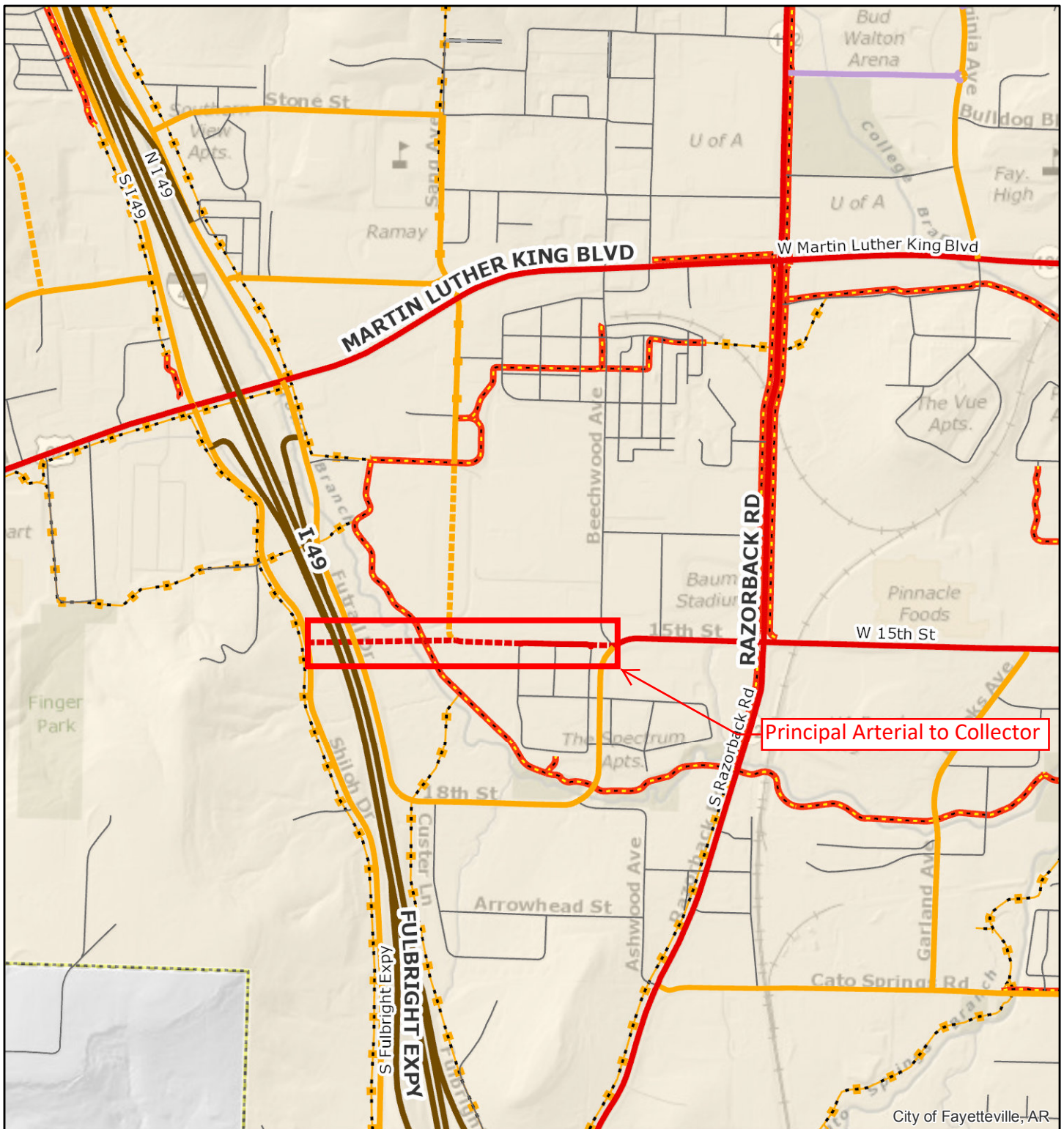
On behalf of the owners of the property located off the south end of Hollywood and west of 15th street, we are requesting to alter the Master Street Plan to reduce the classification of the western leg of 15th street from Principal Arterial to a Collector Street (With Parking). This designation would fit more appropriately with the existing function of the leg of 15th from Razorback to the west as it contains only two lanes of traffic. The anticipated traffic volume along this extension would also not warrant the larger classification, while the Collector designation would sufficiently provide in traffic circulation. This property and the roadways benefit from have the existing Town Branch Trail along with existing and planned transit stops, which aid in offering an alternate forms of transportation.

This request is in anticipation of a planned development and based on recent meetings with Staff coupled with the recent Mobility plan, we hope this request can be justified.

Please contact us with any questions or comments. We look forward to your assistance.

Thanks for your time and consideration
Jorgensen + Associates

MSP Amendment



November 1, 2017

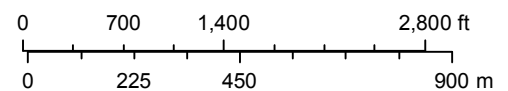
1:16,050

Existing Street

- FREEWAY/EXPRESSWAY
- PRIN ARTERIAL PKWY
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- INSTITUTIONAL

Planned Street

- - - FREEWAY/EXPRESSWAY
- - - PRIN ARTERIAL PKWY
- - - PRINCIPAL ARTERIAL
- - - MINOR ARTERIAL
- - - COLLECTOR
- - - LOCAL

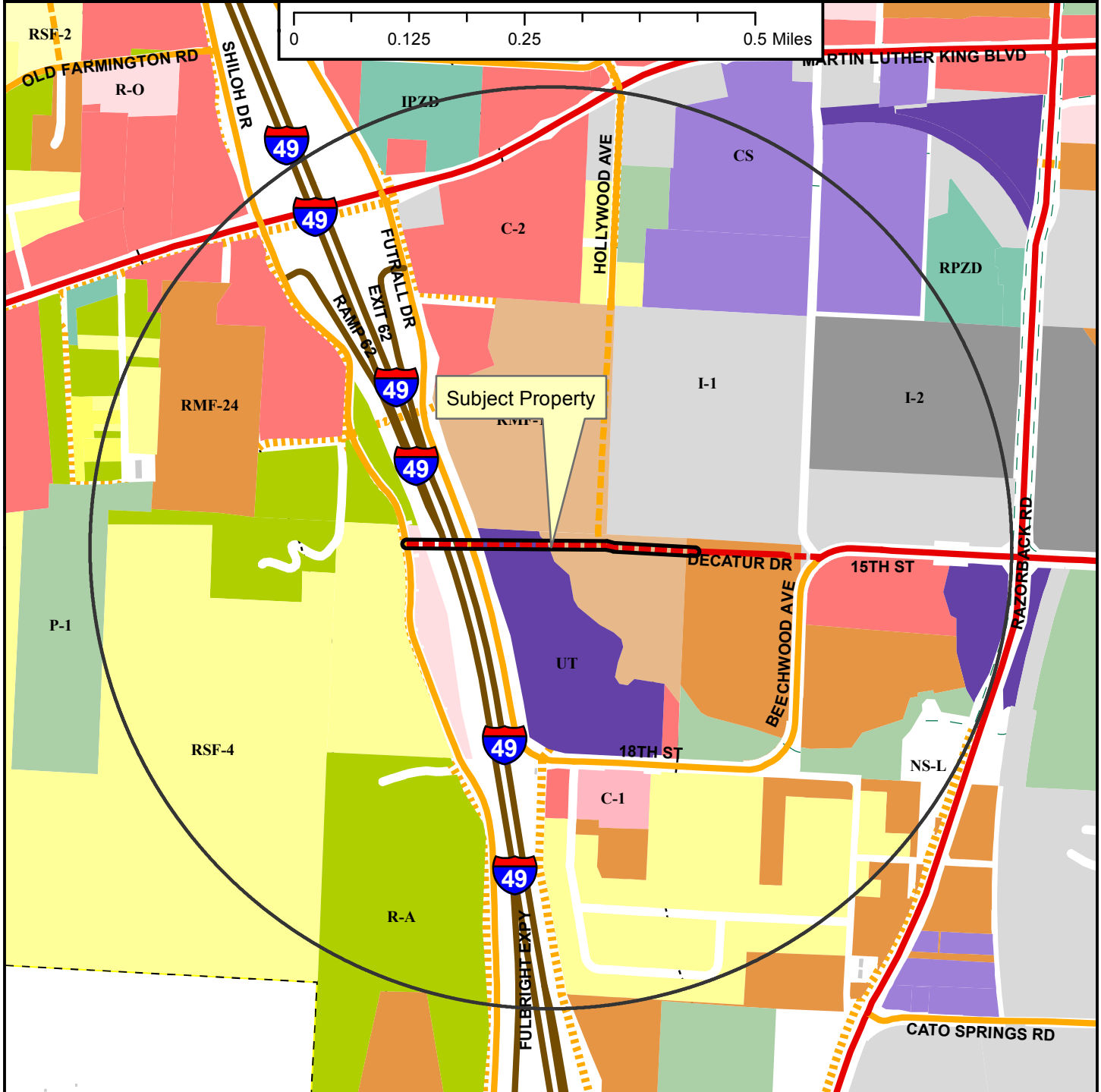
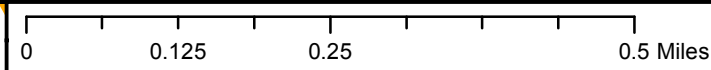


The data contained herein was compiled from various sources for the sole use and benefit of the City of Fayetteville Geographic Information System and the public agencies it serves. Any use of the data by anyone other than the City of Fayetteville is at the sole risk of the user, and by acceptance of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

ADM17-6007

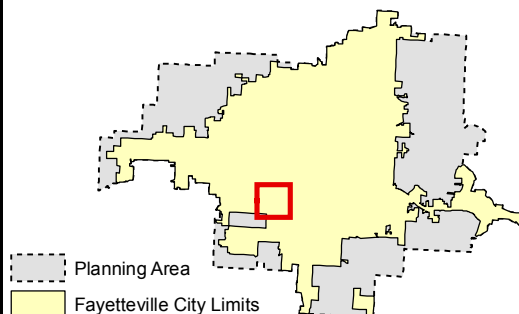
BARRETT DEVELOPMENT

One Mile View



Legend

- Planning Area
- Fayetteville City Limits
- Shared Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Building Footprint



- | | |
|---|---|
| <p>Zoning</p> <p>RESIDENTIAL SINGLE-FAMILY</p> <ul style="list-style-type: none"> Residential-Agricultural RSF-5 RSF-1 RSF-2 RSF-4 RSF-7 RSF-8 RSF-18 <p>RESIDENTIAL MULTI-FAMILY</p> <ul style="list-style-type: none"> RT-12 Residential Two and Three-family RMF-6 RMF-12 RMF-18 RMF-24 RMF-40 <p>INDUSTRIAL</p> <ul style="list-style-type: none"> I-1 Heavy Commercial and Light Industrial I-2 General Industrial | <p>EXTRACTION</p> <ul style="list-style-type: none"> E-1 <p>COMMERCIAL</p> <ul style="list-style-type: none"> Residential-Office C-1 C-2 C-3 <p>FORM BASED DISTRICTS</p> <ul style="list-style-type: none"> Downtown Core Urban Thoroughfare Main Street Center Downtown General Community Services Neighborhood Services Neighborhood Conservation <p>PLANNED ZONING DISTRICTS</p> <ul style="list-style-type: none"> Commercial, Industrial, Residential <p>INSTITUTIONAL</p> <ul style="list-style-type: none"> P-1 |
|---|---|



City of Fayetteville, Arkansas

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

Text File

File Number: 2017-0703

Agenda Date: 12/19/2017

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Resolution

Agenda Number: D. 6

ENERGY ACTION PLAN:

A RESOLUTION TO ACCEPT AND ADOPT AN ENERGY ACTION PLAN FOR THE CITY OF FAYETTEVILLE

WHEREAS, the City Council passed Resolution No. 45-17 on February 2, 2017, authorizing the study and development of an Energy Action Plan; and

WHEREAS, the proposed Energy Action Plan was developed through consultation with expert community stakeholders, City department representatives, the Environmental Action Committee, and Fayetteville residents.

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 accepts and adopts the Energy Action Plan, a copy of which is attached to this Resolution.

City of Fayetteville Staff Review Form

2017-0703

Legistar File ID

12/19/2017

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

Peter Nierengarten

12/1/2017

Sustainability & Resilience /
Chief of Staff

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends approving a resolution adopting the Energy Action Plan developed by City staff with stakeholder and public input.

Budget Impact:

Account Number

Fund

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 \$ -

Previous Ordinance or Resolution # 45-17

V20140710

Original Contract Number:

Approval Date:

Comments:



MEETING OF DECEMBER 19, 2017

TO: City Council

CC: Mayor Lioneld Jordan
Don Marr, Chief of Staff

FROM: Peter Nierengarten, Director of Sustainability

DATE: December 1, 2017

SUBJECT: Energy Action Plan

RECOMMENDATION:

Staff recommends approving a resolution adopting the Energy Action Plan developed by City staff with stakeholder and public input.

BACKGROUND:

The Fayetteville City Council passed Resolution 45-17 expressing support for the study and development an Energy Action Plan on February 2, 2017. As part of that resolution, Sustainability and Resilience staff committed to working across all City departments and divisions and throughout the community to develop an energy action plan that addresses energy conservation, efficiency and clean energy for Fayetteville.

Following through with that commitment, City staff consulted and met with expert community stakeholders from a variety of professions to brainstorm and detail the elements to be included in the Energy Action Plan. Additionally, city staff met with department representatives from across the city including: Transportation, Fleet, Engineering, Planning, Community Resources, Communications, Accounting, Purchasing, Parks & Recreation, and Urban Forestry. Staff also met with the Environmental Action Committee and held multiple public input sessions to gather community input. Feedback and input from stakeholders, city departments, and community members was collected and integrated into the plan with a focus on aligning input and needs with the overarching goal of carbon emissions reduction.

DISCUSSION:

Vision: The vision of this Energy Action Plan is to create a framework and energize action around the City's efforts to be a resource and energy efficient community. Specifically, this plan aims to:

- Incentivize and encourage energy efficient homes and businesses,
- Works towards energy independence,
- Promote a culture of innovation,
- Improve public health,
- Advocate for clean air, water and soil,

- Encourage resilient local businesses,
- Promote a collective understanding of climate change, and
- Leave a legacy of stewardship.

Scope of Work and Plan Goals: The identified scope of work for the Energy Action Plans was to assess current conditions, set goals for improvement and provide a detailed implementation plan to achieve a more energy and resource efficient future in four major scope areas: transportation, energy supply and delivery, building efficiency, and waste reduction/recycling. A number of cross-sector goals were also included. The goals are summarized as follows:

Transportation Goals:

- Reduce per capita vehicle miles traveled to 2010 levels by 2030
- Achieve a 25% bike/walk/transit mode share by 2030

Energy Supply Goals:

- Achieve 100% local government clean energy by 2030
- Achieve 50% community-wide clean energy by 2030
- Achieve 100% community-wide clean energy by 2050

Buildings Goals:

- Complete periodic feasibility analysis of building energy code updates
- Achieve 3% annual reduction in overall energy usage in buildings
- Improve the health, distribution, coverage and effectiveness of Fayetteville's urban forest

Waste Goals:

- Achieve 40% total waste diversion from the landfill by 2027

Cross-sector Goals:

- Reduce average housing and transportation costs to 45% of area median income
- Develop and expand Fayetteville's reputation as a hub for socially and economically responsible business development, entrepreneurship, and green jobs
- Build local support for national carbon emission reduction and carbon capture strategies

By tracking and addressing the in-scope areas of the plan, Fayetteville will strive to achieve a community-wide reduction in greenhouse gases (GHG). The plans' community level goal is for a 40% reduction in GHG over the 2010 baseline year by 2030, and an 80% reduction in GHG over the 2010 baseline by the year 2050.

Benefits: There are innumerable community benefits for adopting and implementing this energy action plan; these benefits may be best viewed through the three-layered sustainability lens of economic, environmental and social stewardship. The specific implementation strategies identified in Chapter 3 of the Energy Action Plan are tied directly back to these broadly defined benefits:

- Economic benefits identified in the plan include: job growth and industry development in clean energy production, improved economic resilience through energy independence, reduced vulnerability to global energy market shifts, financial savings for residents and business owners thanks to energy efficiency upgrades, and financial savings from reduced fuel and maintenance costs thanks to reducing vehicle miles traveled in automobiles.
- Social benefits including reduced energy cost burdens on low-income or at risk populations thanks to energy efficiency upgrades, improved public health outcomes thanks to air and water quality improvements and a robust active transportation networks, and more equitable access to green spaces.
- Environmental benefits of proactively advancing clean energy, energy efficiency, alternative transportation, and increased recycling are realized locally, regionally, nationally, and globally. These may include: less air and water pollution due to clean and renewable energy, less air pollution due to reductions in vehicle miles traveled and increased active transportation usage, improved habitats for local pollinators and other wildlife, and less raw material mining and extraction due to recycling efforts.

BUDGET/STAFF IMPACT:

As with all City of Fayetteville policies and programs, many of the specific actions in the plan will have a cost to implement and may have necessary budgetary impacts. Additional study and environmental, social, and financial cost/benefit analysis may be necessary to justify implementation and approval through the City's budgetary process. As the Energy Action Plan is implemented over time, staff will continually seek partnerships, grants and other funding opportunities to help offset implementation costs and advance the goals of this plan.

Attachments:

Energy Action Plan with Appendices

Resolution 45-17

Energy Action Plan – Open-ended Survey Questions Responses

ENERGY ACTION PLAN



FAYETTEVILLE, ARKANSAS

ENERGY ACTION PLAN FOR THE CITY OF FAYETTEVILLE, ARKANSAS

CONTRIBUTORS:

Peter Nierengarten, Sustainability Director
Leif Olson, Long Range Planner
Rachael Schaffner, Sustainability Coordinator
Anna Travis, Technical Assistant
Hadley Cook, Technical Assistant

ADOPTION:

This Energy Action Plan was adopted by City Council Resolution XX-XX on XXX, XXXX

ACKNOWLEDGMENTS:

The City expresses its appreciation to the organizations, individuals, and peer cities who are leading the way in climate and energy action. This plan would not have been possible without the innovative and passionate work of others. Many thanks to all those who willingly shared best practices, offered technical assistance, and encouraged the City's efforts in developing this plan.

Specific thanks to our expert stakeholder group: Frank Mayfield, Sara Gossman, Kyle Smith, Kent Tomlinson, Kris Williams, Joshua Crittenden, Flint Ritchter, Chris McNamara, John Coleman, Ryan McLain, Ryan Parrish, Lee Porter, Mark Whitaker, Anna Travis, Sarah Marsh, Jesse Beeks, Wade Abernathy, Keaton Smith, and Scott Turley.



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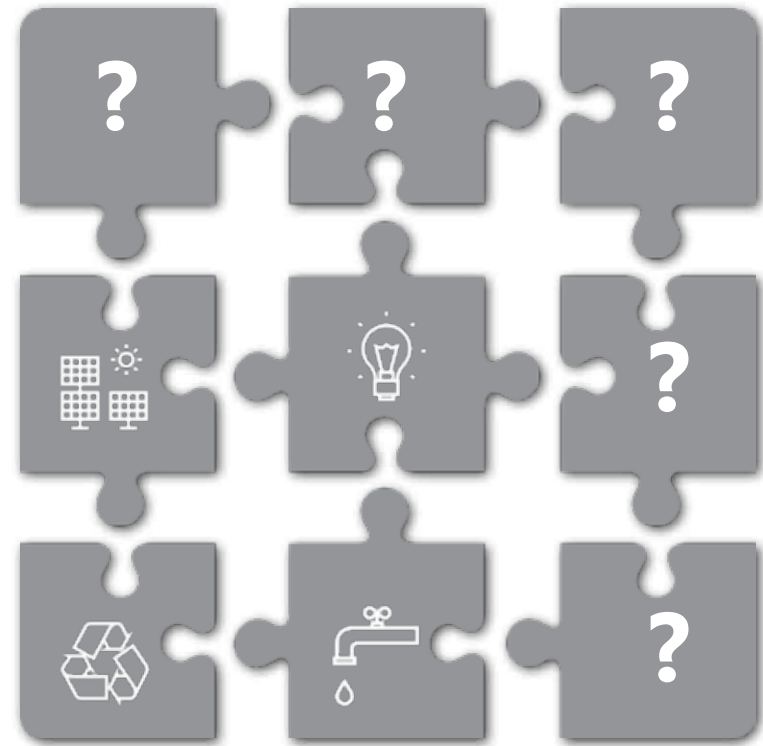
INTRODUCTION:

Being a member of a nature-loving, smart, thrifty community like Fayetteville, you probably already take many small actions to cut down on your energy usage.

You probably know to recycle, turn the water off when you brush your teeth, buy LED bulbs to keep electric costs down, and walk or ride your bike to close destinations. These everyday actions make great contributions to keeping costs and energy use down.

This plan takes an in-depth look at how we can build on our small, everyday actions to make the biggest positive impact on both Fayetteville and the globe. Fayetteville can do more to build an innovative and resilient community with a strong legacy of stewardship for future generations.

This plan is a guide to reducing waste, reducing our energy use, and moving to cleaner and more sustainable types of energy. The City believes that this plan will lay the groundwork for a thriving, beautiful community for generations to come.



CITY OF
FAYETTEVILLE
ARKANSAS

"Climate change poses a very serious threat, but also a significant economic opportunity for our City and our nation. Fayetteville is committed to working with leaders of other cities, states, universities, and businesses to combat climate change by supporting a low-carbon economy and creating good jobs in energy efficiency and renewable energy."

-Mayor Lioneld Jordan

INTRODUCTION: THE VISION OF THE ENERGY ACTION PLAN

Fayetteville is proud of its creative local economy, its rich history of educational excellence, and the many opportunities for outdoor recreation and healthy living that characterize the City. As environmental, educational, and economic leaders of our region, we are striving to build the most resilient, sustainable community possible - for current and future residents.

This Energy Action Plan was created to build a framework and energize action around the City of Fayetteville's efforts to be a resource and energy efficient community. This plan aims to:

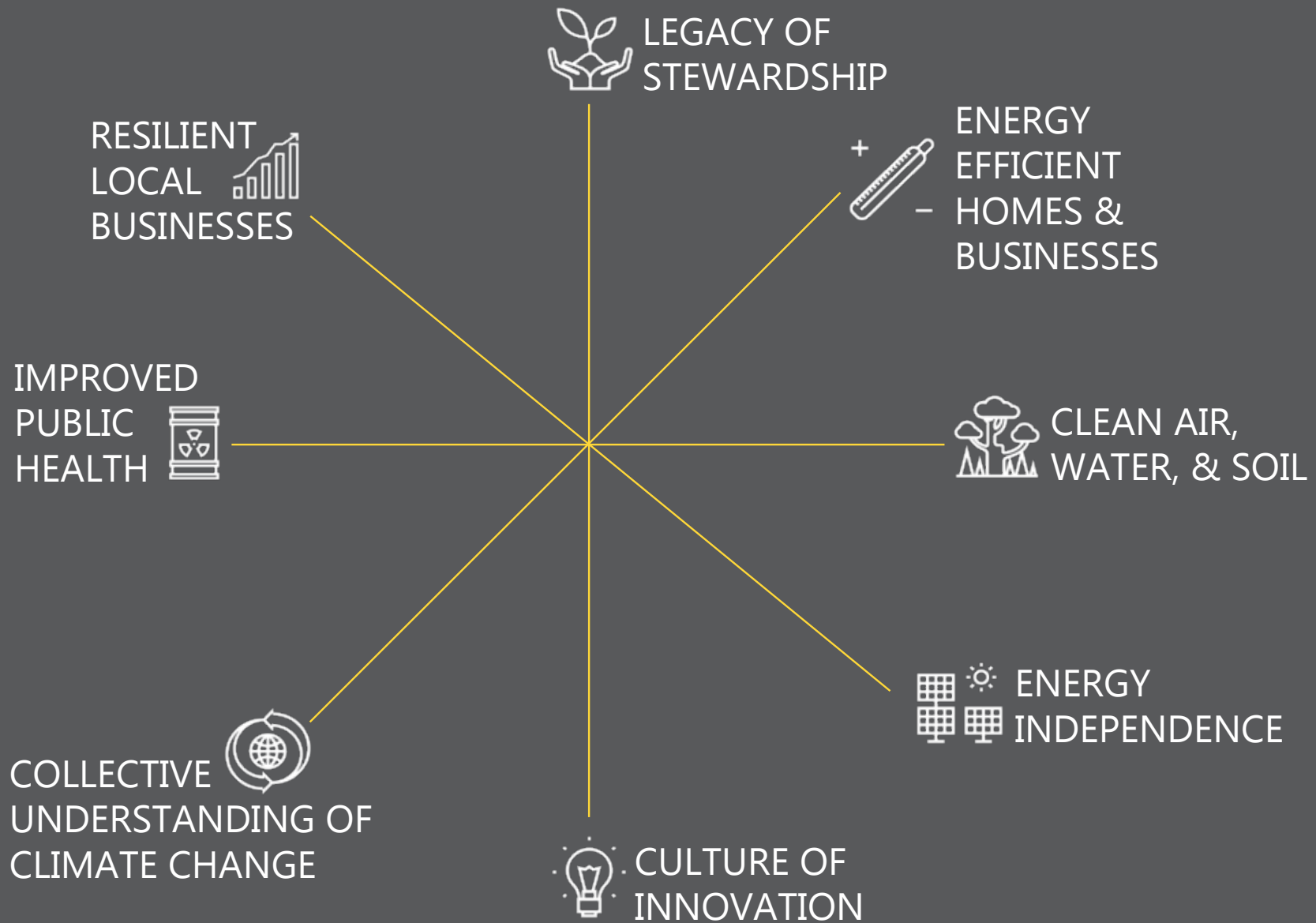
1. Maintain clean air, water, and soil, building a City where every citizen (present and future) can experience a naturally beautiful, healthy, and sustainable Fayetteville
2. Create jobs and build capacity in new sectors while enabling local businesses to be more resource efficient, more profitable, and more competitive in a global market
3. Create more energy efficient homes and businesses, giving all citizens greater financial security and flexibility
4. Address public health threats from pollution, food insecurity, natural disasters, and changing weather patterns, particularly for our most vulnerable and at-risk populations
5. Lead the South in energy independence and efficiency by developing local, equitable, and cost-effective solutions to our energy needs
6. Develop a culture of innovation where value is compounded and waste is minimized
7. Lead conversation about climate change and determine how to effectively address current and future effects in Northwest Arkansas, connecting on shared values of conservation and innovation
8. Build a legacy of stewardship, demonstrating the financial and social feasibility of a clean energy future

This plan will outline the City's strategy for achieving these goals through the primary mechanism of reducing carbon pollution through four sectors: reducing overall energy use, diverting waste from landfills, shifting toward clean energy production, and reducing transportation-related emissions. By taking action together and adopting this Energy Action Plan, we can preserve a clean, healthy, beautiful future for Fayetteville.



INTRODUCTION: THE PURPOSE OF THE ENERGY ACTION PLAN

The plan can be summed up by the following purpose statements. In this plan, you will see these statements repeated often, in icon form, to highlight how each goal, action item, and implementation step is aligned with the overall purpose of the plan.



INTRODUCTION: THE SCOPE OF THE ENERGY ACTION PLAN

The Energy Action Plan will address Fayetteville's current conditions in the areas below, set goals for improvement, and provide detailed implementation steps to achieve a more energy and resource efficient future. Details of these actions are available in chapter 3.

IN SCOPE:



TRANSPORTATION



ENERGY SUPPLY



BUILDINGS



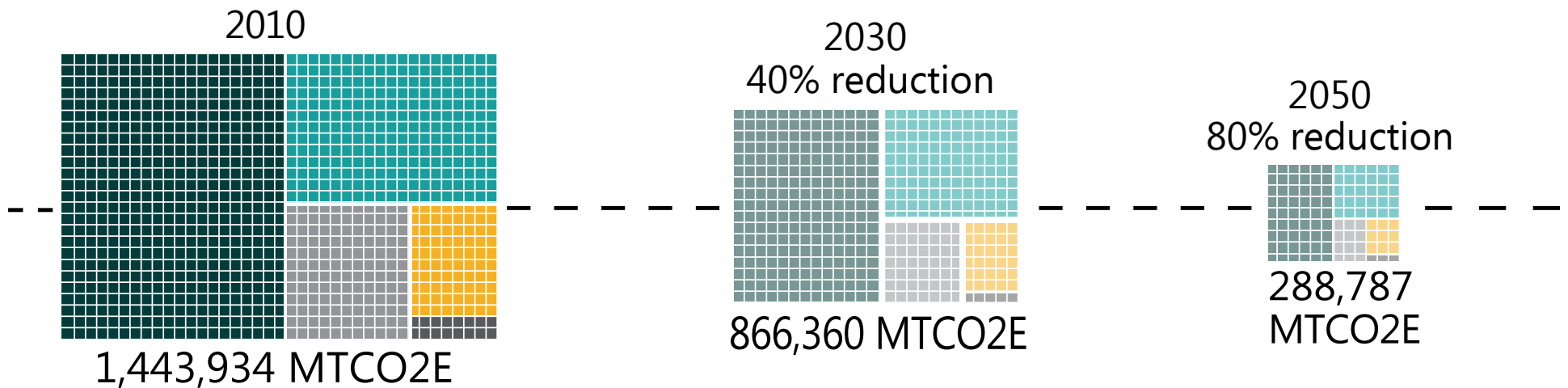
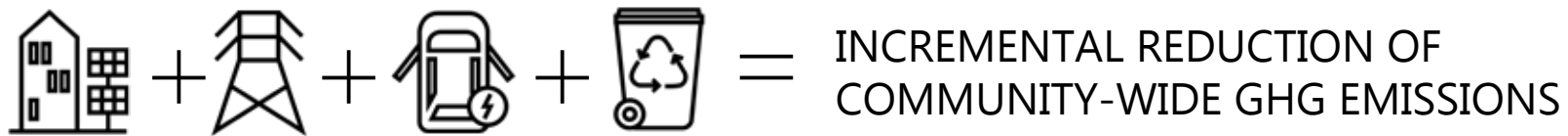
WASTE



INTRODUCTION: COMMUNITY-WIDE OUTCOMES

By tracking and aggressively addressing the four in-scope areas of the Energy Action Plan (buildings, energy supply, transportation, and waste), the City of Fayetteville will strive to achieve a community-wide reduction in greenhouse gases (GHG), measured in total metric tons of carbon dioxide equivalent emissions (MTCO₂E).

These targets are derived from the goals set by the 1992 Kyoto Protocol and the 2015 Paris Agreement, at which leaders from around the globe committed to reducing greenhouse gas emissions in an effort to halt and reverse the planet's rapidly changing climate. These targets were suggested, vetted, and encouraged by community stakeholders and City staff. Further discussion of this outcome is available in chapters 2 and 3.



For the reduction target, a baseline year of 2010 is used as it is the first year Fayetteville conducted a comprehensive GHG inventory. Rationale, reporting procedures, and results from Fayetteville's GHG Inventories from 2010-2016 are available in Appendix B.

INTRODUCTION: SECTOR-LEVEL GOALS

The following goals were set and prioritized through community and City staff input, expert stakeholder direction, and administrative review. More in-depth discussion of each goal, strategies for reaching the goal, and implementation plans are available in Chapter 3.

CROSS-SECTOR:

- Reduce average housing and transportation costs to 45% of area median income
- Develop and expand Fayetteville's reputation as a hub for socially and economically responsible business development, entrepreneurship, and green jobs
- Build local support for national carbon emission reduction and carbon capture strategies

BUILDINGS:

- Complete periodic feasibility analyses of building energy code updates
- Achieve 3% annual reduction in overall energy usage in buildings
- Improve the health, distribution, coverage, and effectiveness of Fayetteville's urban forest

ENERGY SUPPLY:

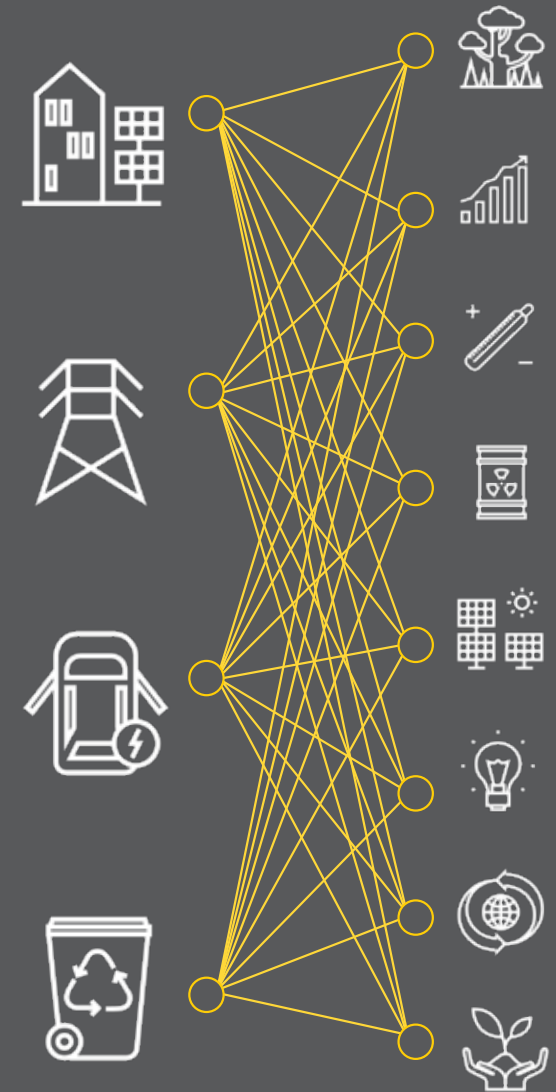
- Achieve 100% local government clean energy by 2030
- Achieve 50% community-wide clean energy by 2030
- Achieve 100% community-wide clean energy by 2050

TRANSPORTATION:

- Reduce per capita vehicle miles traveled to 2010 levels by 2030
- Achieve 25% bike/walk/transit mode share by 2030

WASTE:

- Achieve 40% total waste diversion from the landfill by 2027



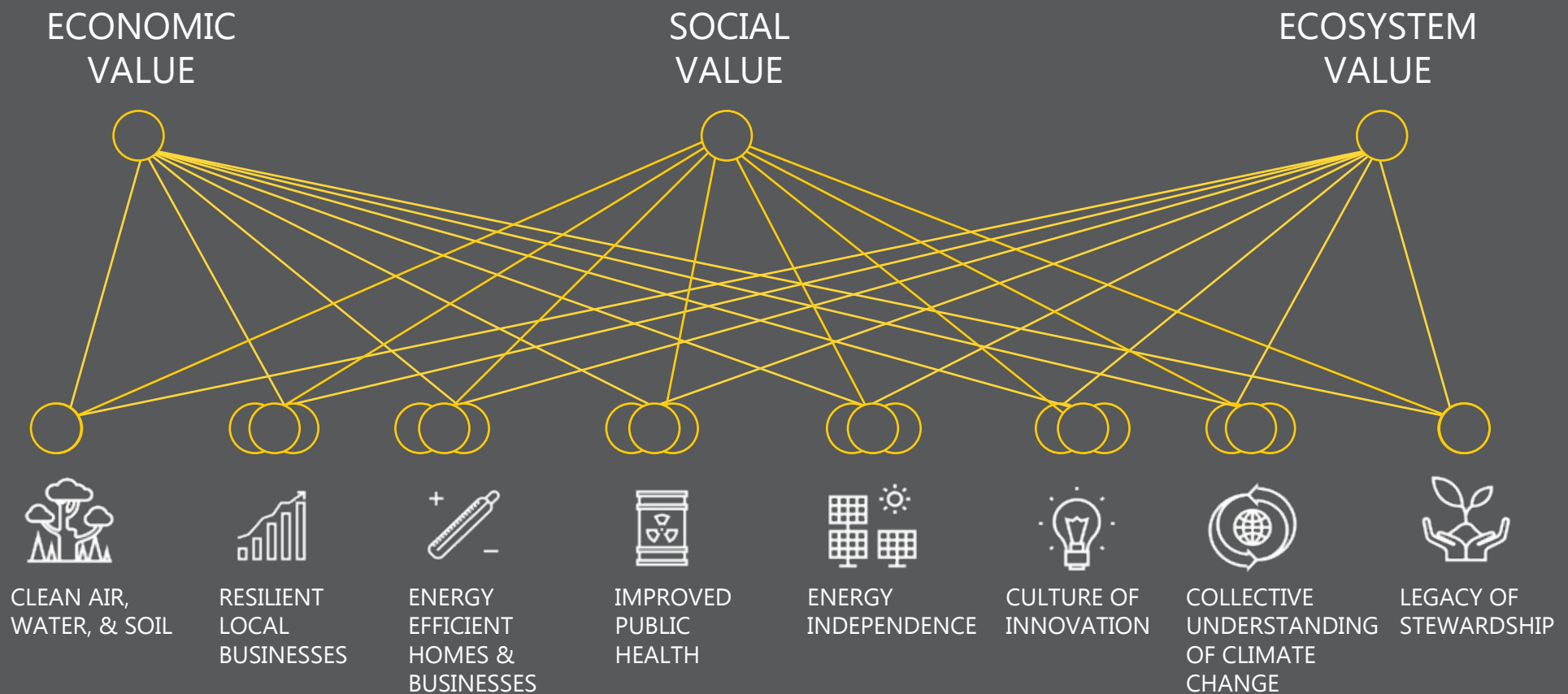
CHAPTER ONE:

THE NEED FOR ACTION



CHAPTER ONE: TRIPLE BOTTOM LINE BENEFITS OF ENERGY ACTION

There are a host of reasons to strategically and systematically pursue clean energy, energy efficiency, and reduced waste in our community. One compelling reason is the multitude of community benefits that arise from reduced energy consumption and cleaner forms of energy. These benefits are best illustrated through a triple bottom line approach. A triple bottom line approach defines success in-so-far as it furthers the environmental, economic, and social health of a community or organization. The triple bottom line approach is useful because it demonstrates that timely action in the realm of energy efficiency and energy reduction can benefit Fayetteville in a host of enduring ways. These benefits are explored in depth on the following pages.



CHAPTER ONE: ECONOMIC BENEFITS OF ENERGY ACTION

The economic benefits of energy action are varied. Benefits include the following:

- Energy efficiency upgrades often have very quick return on investment, allowing small investments by home and business owners to realize substantial long-term savings. The average resident in Fayetteville spends 5% or more on utility bills, averaging around \$2,100 per year. Energy efficiency efforts (increased insulation, duct-wrapping, tree canopy coverage) can substantially drive down these costs, freeing up hundreds of dollars for the average household.
- The market is already moving quickly to renewable and clean energy sources due to their lower overall costs of production. For instance, SWEPCO, one of Fayetteville's two electricity providers, has announced that it is partnering to build a 2,000 megawatt wind farm in the Oklahoma Panhandle, 70% of which will be transmitted to the grid in our region¹. Due to the lack of fuel costs, the total cost of wind power is now less than traditional power sources such as coal. This project is estimated to produce \$5 billion in savings for SWEPCO customers over the next decade.
- Clean energy technologies such as wind and solar encourages local job growth and skills development. One of every 50 new jobs in the U.S. in 2016 was in the realm of solar energy production, which, as an industry, has a growth rate of more than 24%. These are jobs that cannot be exported as the cost of transmissions requires relative proximity to the source of "fuel" (wind or solar energy). This growth in local, renewable energy insulates communities from volatile markets while building high wage jobs and economic stability². In Arkansas, this growth is happening rapidly. Entergy Arkansas recently broke ground on an 81 megawatt solar project near Stuttgart, the largest project to date in the state³. This project will be able to power 19,000 homes and is projected to produce nearly \$8 million in additional revenue for Arkansas County.
- Achieving energy independence reduces our vulnerability from global market shifts. By producing energy locally, we can reduce dependence on external systems or structures, improving economic stability even when global markets experience volatility.
- Reducing overall vehicle miles traveled (by switching to more public transportation, biking, and walking) cuts down on maintenance and repair costs for roads and streets. These are tax-payer funded expenses and reducing vehicle miles allows for tax dollars to be allocated to more sustainable projects.



CHAPTER ONE: ENVIRONMENTAL BENEFITS OF ENERGY ACTION

The environmental benefits of proactively advancing clean energy, energy efficiency, alternative transportation, and increased recycling are realized at all levels: locally, regionally, nationally and globally. The following is an incomplete, yet compelling, list of some of these environmental benefits:

- Clean energy produced from sources such as wind, solar, geothermal and hydro produce far fewer greenhouse gas emissions than fossil fuel sources. Switching to cleaner forms of fuel not only produces fewer air and water pollutants, but reduces the climate-changing gases and particles being released into the atmosphere⁴.
- Reductions in annual vehicle miles traveled can be very beneficial to the environment by reducing ground level ozone, smog, and particle pollution. These pollutants have negative effects on air quality, causing wide-spread environmental and public health consequences⁵.
- Active transportation such as walking and bicycling benefits the environment by reducing traffic congestion and air pollution. Trail corridors have the added benefit of being green spaces providing numerous ecosystem services such as stormwater quality and litter abatement while also functioning as an active transportation system linking residents with all manner of destinations.
- A diversified and green energy supply reduces water pollution, improving the quality of the waterways that are at the heart of recreational and outdoor adventure activities in Arkansas⁶.
- Reduced waste and increased recycling cuts down on the need for raw material mining in a wide variety of sectors. Recycled materials such as plastics, paper, cardboard, steel, and aluminum reduce the demand for these raw resources to be extracted, clear-cut, or mined.

A plant-rich diet is one of the most impactful ways to cut down on an individual carbon footprint. An estimated 17% of total global carbon emissions come from food production, food transport, and cooking. Fruits, vegetables, and legumes are much less “carbon intense” than beef and pork. Beans have a 92% smaller carbon footprint than the same serving of beef⁷. Small everyday decisions can play an important role in building a healthy, sustainable future.



CHAPTER ONE: SOCIAL BENEFITS OF ENERGY ACTION

Planning, designing and working toward a more energy efficient future is critical for creating social stability in a rapidly changing world. We are already beginning to see social systems adapt to these coming changes. For example, the USDA Hardiness Zone Map was amended in 2012, showing that hardiness zones had shifted northward approximately 175 miles. The USDA Hardiness Zone Map estimates the minimum temperature in a region and is used by farmers and gardeners to know when and what to plant. To be successful, farmers must grow crops suited for their hardiness zone. When zones shift, substantial changes can be required in farming practices, planting and harvesting schedules, and even the types of crops one can grow.

In addition to the social impacts of climate change, there are many social benefits that can arise from a proactive energy action strategy. The following are some social benefits that may be realized from the creation of this Energy Action Plan:

- Retrofitting existing buildings with energy efficient features provides economic, health, and social benefits for residents. Energy efficiency efforts are especially impactful for our low-to-moderate-income residents who benefit from a higher degree of physical comfort, air quality improvements, and financial savings which can go towards more important life expenses like healthcare and food. Improved occupant comfort and lower energy burden can improve equitable outcomes across a variety of social indicators.
- Active transportation provides residents with clean, healthy and equitable transportation choices. Residents with limited means are disproportionately impacted when they do not have access to a robust and inter-connected system of trails and sidewalks. While strong active transportation networks provide all of us a place to exercise, meet, and travel, they also provide key commuting corridors for many residents.
- The creation of clean, sustainable renewable energy sources provides redundancy in our electricity transmission system. Redundancy reduces stress on operations and creates reliable systems, even in the case of emergencies and natural disasters.
- Development of lower-carbon systems helps to spur innovation, creative problem solving, and economic diversification. A strong spirit of discovery is not only useful but necessary as we work to pursue a more equitable and sustainable world. By building this culture of innovation, we create a generative space for all sorts of social, economic, and environmental progress.

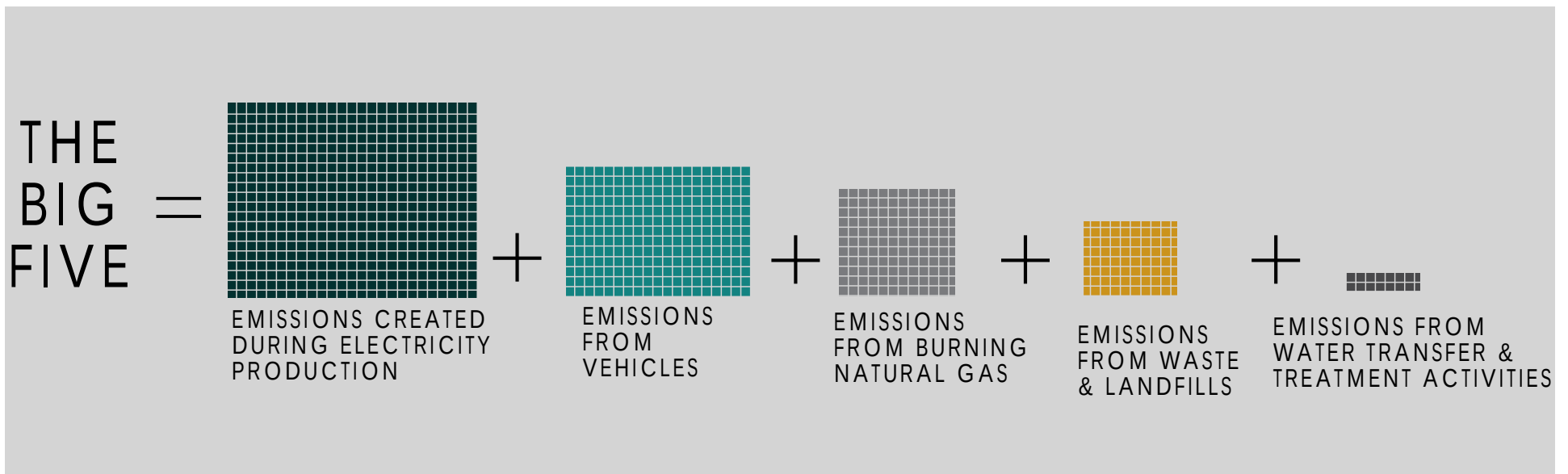


CHAPTER ONE: UTILIZING A FRAMEWORK OF GREENHOUSE GAS EMISSIONS REDUCTION

In order to employ a single framework for gauging economic, environmental, and social repercussions of city and community activities, this Energy Action Plan will use a lens of overall greenhouse gas (GHG) emissions reduction to set goals, establish strategies, and prioritize action items. A GHG reduction framework is used globally in the public and private sector as companies, organizations, nations, and cities look to reduce waste, improve efficiency, and embed long-term sustainability in their communities. GHG's, often referred to as carbon emissions, are created from a host of human activities including transportation, electricity production, the burning of fossil fuels, landfilling waste, and water transfer and treatment.

While we celebrate the ingenuity, progress, and improved life outcomes that have resulted from the massive growth of industry, technology, and connectivity in the modern world, the amount of GHG's produced by human activities are impacting the Earth's climate in negative ways. These changes threaten the long-term viability of food production, public health, economic growth, and more. The climate shifts, commonly known as global warming, are creating the potential for unprecedented and large scale adverse impacts on human health, the environment, and social, natural, and economic systems.

The risks associated with climate change are prompting all levels of government to propose paradigm shifts in how they plan for the future. Fayetteville is among the many communities in the United States committed to addressing the challenges and opportunities presented by Climate Change.



CHAPTER ONE: GREENHOUSE GAS REDUCTION & CLIMATE CHANGE

The Intergovernmental Panel on Climate Change (IPCC), a branch of the United Nations, has condensed the considerable and wide-ranging research on climate change to four distinct conclusions⁸:

- A globally changing climate is already causing substantial systematic damage around the world
- Human activities that produce greenhouse gases (i.e. carbon dioxide, methane, ozone, and fluorocarbons) contribute to this increasingly rapid climactic shifts by creating excessive heat radiation within the earth's atmosphere
- If the world community acts now, warming can still be kept below the tentatively agreed upon "safe" limit
- The ability to secure a resilient and safe climate future is not only possible but economically viable

Fayetteville's Energy Action Plan accepts the IPCC conclusions regarding changing global climate and offers an integrated response to pro-actively reduce our emissions while adapting to existing changes in climate and weather patterns.

The IPCC also states that sustainability and climate resilience can be more cost effective if communities combine energy efficiency efforts with clean energy and carbon sequestration. Through the framework of this Energy Action Plan, Fayetteville will follow this multi-strand approach by encouraging waste reduction, energy efficiency, cleaning up energy supplies, and investing in carbon sinks (such as our urban forest, timber buildings, and fertile agricultural soil).

WHAT IS RESILIENCE? HOW IS IT CONNECTED TO SUSTAINABILITY?

Sustainability is a term derived from the concept of balance and continuation in nature. In its broadest sense, sustainability explores how to improve systems so that their component functions can run continuously on their own.

Resilience is a component of sustainability and refers specifically to a system's ability to recover from difficulties or disasters. Resilience is often described as elasticity, or an object's ability to spring back to its original shape after being manipulated.

Complex, systematic problems can often be better solved if viewed through a lens of sustainability and resilience. Sustainability and resilience techniques focus on community-based solutions that are economically and environmentally equitable, inclusive, and highly implementable. A framework of sustainability and resilience can help us create long term, self-supporting solutions that can quickly and effectively respond to change.

For example, a robust local food system acts as both a sustainable and resilient feature of the complex global food system. Local food uses less fuel to transport and less plastic packaging as produce does not need to stay fresh as long. Locally produced food is often healthier, requiring fewer preservatives than food imported from great distances. Local farmers can more quickly respond to changes in weather or climate and can build relationships with customers, ensuring loyalty even if specific crops are not always available. These attributes combine to create a strong local system that is less susceptible to economic, environmental, and social disruptions. In other words, local food systems are both sustainable and resilient.

CHAPTER ONE: CITY & CORPORATE ACTION REQUIRED

Due to the immediacy of the challenges associated with climate change and the changing Federal priorities surrounding climate preparedness and adaptation, a large and growing group of local governments, states, and businesses are taking collective action.

In October of 2016, 197 countries signed on to the Paris Agreement, a voluntary action sponsored by the United Nations, to “bring all nations into a common cause to undertake ambitious efforts to combat climate change and adapt to its effects.”⁹ As of November 2017, every UN member in the world has signed the Paris Agreement. The recent decision by the U.S. federal government to withdraw from the agreement has required local governments and corporate leaders to take action.

After the U.S. government decision to pull out of the Paris Agreement, more than 2,500 governors, mayors, businesses, investors, universities, and mayors—including Fayetteville’s Mayor Jordan—joined the “We Are Still In” movement, pledging to achieve the goals set in the Paris Agreement. This ever-growing group currently represents more than 127 million Americans and \$6.2 trillion of the U.S. economy.

In addition, Mayor Lioneld Jordan is one of more than 1,000 signatories to the Mayors Climate Protection Agreement,¹⁰ which commits Fayetteville to taking the following actions:

- Strive to meet or beat the Kyoto Protocol targets
- Urge state governments, and the federal government, to enact policies and programs to meet or beat the greenhouse gas emission reduction target suggested for the United States in the Kyoto Protocol
- Urge the U.S. Congress to pass the bipartisan greenhouse gas reductions legislation which would establish a national emission trading system

Mayor Jordan is also one of 140 mayors nationwide who have endorsed the ‘Mayors for 100% Clean Energy’ Pledge, an initiative created by the Sierra Club to track and help communities transition to 100% renewable energy.

Local governments are taking leadership roles in order to reduce emissions, prepare for climate change, and maintain a livable planet. Fayetteville is proud to join other local leaders in this vital process.

“The Paris Agreement’s central aim is to strengthen the global response to the threat of climate change by keeping a global temperature rise this century well below 2 degrees Celsius above pre-industrial levels and to pursue efforts to limit the temperature increase even further to 1.5 degrees Celsius. Additionally, the agreement aims to strengthen the ability of countries to deal with the impacts of climate change. To reach these ambitious goals, appropriate financial flows, a new technology framework and an enhanced capacity building framework will be put in place, thus supporting action by developing countries and the most vulnerable countries, in line with their own national objectives. The Agreement also provides for enhanced transparency of action and support through a more robust transparency framework.”¹¹

CHAPTER ONE: INCREASING LOCAL IMPACTS OF CLIMATE CHANGE

A unified response to cut our carbon emissions is needed because we are already experiencing the effects of our rapidly changing climate. Along with many national and global agencies, the Arkansas Game and Fish Commission has studied the effects of climate change in our Natural State¹². They have concluded that we are already experiencing and will continue to experience broad effects of climate change, including:



- Increasing summer temperatures. Since 1970 the average annual temperatures in the region have increased by about 2 degrees Fahrenheit¹³. Temperatures are expected to increase an additional four to eight degrees by the end of the century. Increased heat can have adverse human health impacts due to heat-related illnesses, as well as increased ground level ozone and smog¹⁴.



- Increasing frequency of extreme weather events and flash flooding. Disruption in normal weather patterns will cause a substantial increase in the intensity, frequency, and duration of rain events¹⁵.



- Strained water systems due to more frequent and sustained droughts. Disruptions in normal weather patterns coupled with increased population growth is expected to impact the availability of clean water in the future¹⁶.



- Changes in agricultural seasons and yields. The Southeastern United States is already experiencing higher temperatures, increased droughts and flooding, and increased pests. These effects of climate change are expected to intensify in coming years. These changes can negatively impact food crops and livestock production¹⁷.

As climate change intensifies, the Fayetteville community will continue to experience disruptions in historic weather patterns. You can read more about the Fayetteville and Arkansas specific effects of climate change on the [City website](#)¹⁸.

CHAPTER TWO:

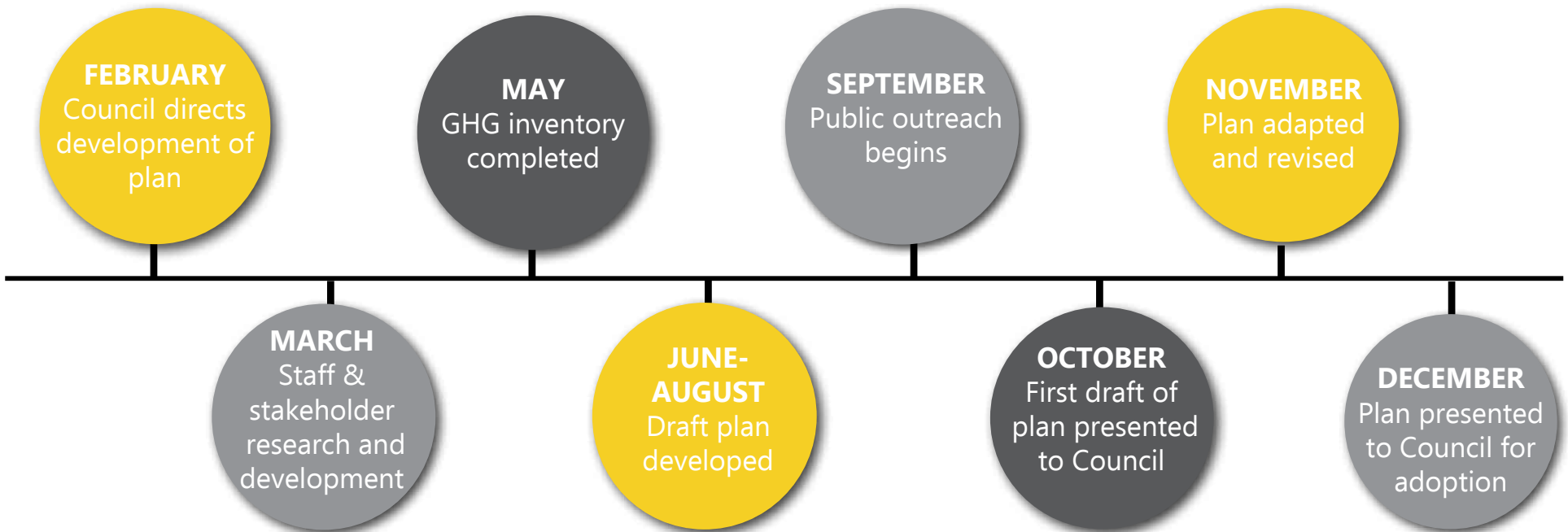
A FRAMEWORK FOR ACTION



CHAPTER TWO: TIMELINE OF PLAN DEVELOPMENT

This plan was developed over the course of 2017 with the help of a great number of experts, stakeholders, community members, and City staff.

- JANUARY : Community Survey data revealed that of 1,400 Fayetteville resident respondents, more than 70% want the City to prioritize climate change planning and energy efficiency policies.
- FEBRUARY : City Council passes Resolution 45-17 expressing support for the development of an Energy Action Plan.
- MARCH - APRIL : Staff conducts peer City research and map existing conditions of local government and community-wide energy related activities. Staff convenes stakeholder group of internal and external experts.
- MAY : Greenhouse gas inventory completed for both City operations and community-wide emissions.
- JUNE - AUGUST: Draft plan developed by Sustainability Department staff
- SEPTEMBER - OCTOBER : Public outreach sessions conducted at StartUp Crawl, Farmer's Market, Public Library, and City Council Agenda Session. Online public input survey made available to the public and promoted through social and traditional media. 264 survey forms completed. 185 comments received via email and digital comment boxes.
- OCTOBER : First full draft of the Energy Action Plan completed and presented to City Council at Agenda Session.
- NOVEMBER : Plan adapted based on survey data, public comments, council feedback, and stakeholder input.
- DECEMBER : Final plan presented to City Council and Administration for adoption.



CHAPTER TWO: PLAN FRAMEWORK

In addition to being led by the feedback and expertise represented in the internal and external stakeholder groups, staff built this plan from existing and proven models from across the globe. The frameworks include:

- Fayetteville's previously adopted plans including : City Plan 2030, the Economic Development Plan, the Recycling & Trash Master Plan, the Active Transportation Plan, and the upcoming Mobility Plan
- Peer Cities' Climate Action Plans (CAPs) including the CAPs from Fort Collins, Raleigh, Knoxville, and Louisville
- Urban Sustainability Director's Network tools including the Carbon Neutral Cities Alliance and the Equity in Sustainability capacity building program
- ICLEI – Local Governments for Sustainability, "US Community Protocol for Accounting and Reporting of Greenhouse Gas Emissions" and "Local Government Operations Protocol"
- The Global Covenant of Mayors for Climate and Energy
- The Carbon Disclosure Project
- Sustainable Tools for Assessing and Rating Communities (STAR Communities)*

The City expresses its appreciation to the organizations listed above for leading the way in climate and energy action, for sharing best practices, and for technical assistance offered to Fayetteville as this plan was developed.

* STAR Communities provided an overarching strategy for developing this Energy Action Plan. STAR Communities is a nonprofit organization that works to evaluate, provide clear comparisons, and certify sustainable communities. STAR is a guiding tool for this Energy Action Plan, as well as for Fayetteville's sustainability planning and strategic long term planning. The STAR rating system evaluation measures collectively define community scale sustainability and present a vision for how communities can become more healthy, inclusive and prosperous across seven goal areas. Fayetteville achieved the status of a 3 STAR Community in 2014.



The STAR framework integrates the economic, environmental, and social aspects of sustainability into a customizable framework that can be adjusted to address local conditions and priorities. Where possible, implementation actions in this Energy Action Plan use metrics that have been identified in the STAR framework to measure progress.

CHAPTER TWO: STAKEHOLDER INVOLVEMENT

In February of 2017, the City Council passed Resolution 45-17 that expressed the Council's support for the study and development of an Energy Action Plan. Sustainability Department staff worked throughout 2017 to conduct a greenhouse gas inventory, analyze existing conditions, and develop the resulting Energy Action Plan.

Sustainability staff enlisted a group of stakeholders to guide the development of the Energy Action Plan. Representatives were included from the fields of engineering, development, electric and gas utility management, environmental law, philosophy, economics, energy conservation, energy efficiency, solar energy design and installation, and facilities management. City staff and this stakeholder group assessed the implications, implementation options, policy repercussions, and GHG ramifications of a host of different energy-related strategies. The stakeholder group met in March and July of 2017 to discuss technical implications of implementing actions and achieving outcomes. The stakeholder group was also involved through ongoing email correspondence and feedback mechanisms including surveys and interviews. This group acted as a sounding board for decision making and the prioritization of implementable actions.

In addition to the external stakeholder group, Sustainability staff met with department representatives from across the City, including staff from Transportation, Fleet, Engineering, Planning, Community Resources, Communications, Accounting, Purchasing, Parks & Recreation, and Urban Forestry. Staff also met with the Environmental Action Committee and the Sustainability Working Group to gather expert input. Feedback and input from each department was collected and integrated into the plan. Staff focused on aligning departmental needs, working to create a plan that did not impose burdens on staff but rather enabled them to better achieve their goals while meeting the overarching goal of carbon emissions reduction.

In addition to these formal feedback groups, the City conducted an online public input survey, gave multiple TV and radio interviews on the plan, and conducted in-person outreach at a variety of events including the StartUp Crawl (where more than 1,200 individuals gathered to explore Fayetteville's booming startup community), a Saturday Farmer's Market in October (estimated 1,500 residents in attendance), a City Council Agenda Session, and a daytime event at the Fayetteville Public Library. Results are available on the following page.



CHAPTER TWO: COMMUNITY-WIDE INVOLVEMENT

This plan, from its inception, has been a product of community voices. In the 2016 Community Perceptions Survey, 78% of respondents indicated a desire for the City of Fayetteville to prioritize renewable energy and energy efficiency programs. Additionally, 62% of respondents indicated that the City should prioritize climate change preparedness. This directive from the public was at the heart of framing and developing this plan*.

To ensure that community members were aware of the plan's development, the Sustainability Department conducted a number of public outreach events, were interviewed multiple times on local TV and radio stations, collaborated on an extended local newspaper piece, and conducted social media outreach through the City and University's social media platforms. To ensure that citizens were able to not only learn about the plan but offer their opinions, ideas, and input during the development process, the Sustainability Department invited comments at outreach events and through an online survey tool that was open for one month and promoted by various groups including the Library, the University, and the Farmer's Market. The survey garnered 264 unique responses in addition to 185 public comments. Key findings included:



88% OF RESPONDENTS "AGREE" OR "STRONGLY AGREE" THAT FAYETTEVILLE SHOULD STRIVE TO REDUCE GHG EMISSIONS



92% OF RESPONDENTS "AGREE" OR "STRONGLY AGREE" THAT WE SHOULD ASSESS THE FEASIBILITY OF UPDATING BUILDING ENERGY CODES



92% OF RESPONDENTS "AGREE" OR "STRONGLY AGREE" THAT WE SHOULD STRIVE TO MAINTAIN OR EXPAND OUR URBAN TREE CANOPY



78% OF RESPONDENTS "AGREE" OR "STRONGLY AGREE" THAT FAYETTEVILLE SHOULD STRIVE TO TRANSITION TO 100% CLEAN ENERGY BY 2050

*As with any long-term, strategic process, this plan is intended to be iterative and open to changes overtime. As different actions and strategies in the plan are pursued, further public input will be gathered to ensure that the City is aligned to and led by citizen goals and ideas.

CHAPTER TWO: ADDITIONAL FRAMEWORK CONSIDERATIONS

BUDGETARY FRAMEWORK

This Energy Action Plan contains strategies and actions identified to reduce greenhouse gas emissions while promoting strong economic, environmental, and social development. These individual actions have been assigned a generalized timeline (details available in Chapter 3) with identified stakeholders who will oversee the implementation of those actions.

As with all City of Fayetteville policies and programs, many of the specific actions in the plan will have a cost to implement and may have necessary budgetary impacts. Additional study and environmental, social, and financial cost/benefit analysis may be necessary to justify implementation and approval through the City's budgetary process. As the Energy Action Plan is implemented over time, staff will continually seek partnerships, grants and other funding opportunities to help offset implementation costs and advance the goals of this plan.

ALIGNING TOWN & GOWN FRAMEWORKS FOR COLLABORATIVE ACTION



The City of Fayetteville and the University of Arkansas (U of A) have a close “Town & Gown” relationship. The City and the University work together often on issues that impact the wider community, from public safety to arts and culture. This Energy Action Plan is aligned with the University's Climate Action Plan v2.0 which was also based upon the Kyoto Protocol goals. The U of A has been diligently working to reduce its greenhouse gas emission levels to 1990 levels by the year 2021.

Currently, City of Fayetteville Sustainability Staff is working with the U of A Office for Sustainability on a community-wide climate change resilience assessment. This assessment will use a resilience lens to examine potential threats and strengths inherent in the following sectors: Ecosystem Management, Physical Infrastructure, Human Health, Social Systems, and Economic Stability as they relate to probable extreme weather events such as flooding, drought, and heat stress. The Office for Sustainability is leading this resilience assessment process, and the long-term goal is to refine this process, replicate it in our region's sister cities and develop a holistic regional climate change resilience plan.

CHAPTER TWO: CONDUCTING A GREENHOUSE GAS INVENTORY

As the first step toward identifying which energy related goals, strategies, and actions were necessary, Sustainability staff completed a greenhouse gas emissions inventory of City and community-wide activities in early 2017.

For the community-wide inventory, the ICLEI US Community Protocol for Accounting and Reporting of Greenhouse Gas Emissions¹⁹ was used, capturing the five largest emissions streams in the City: electricity, natural gas, transportation, water treatment and transfer, and landfill waste. For the City-operations inventory, the ICLEI Local Government Operations was employed²⁰. These protocols are used nationwide by peer cities and are a recommended reporting tool by the Climate Disclosure Project, the Urban Sustainability Directors Network, and STAR Communities Guide.

Both inventories use a baseline year of 2010. While some data were available beginning in 2000, consistent data from all providers (utility companies, City departments, etc.) were only available after 2010. Full results of both inventories are available in the Appendix.

Using the established protocol and data analysis tools created for this inventory, the City plans to conduct a yearly GHG inventory to capture progress and changes in our carbon emissions.

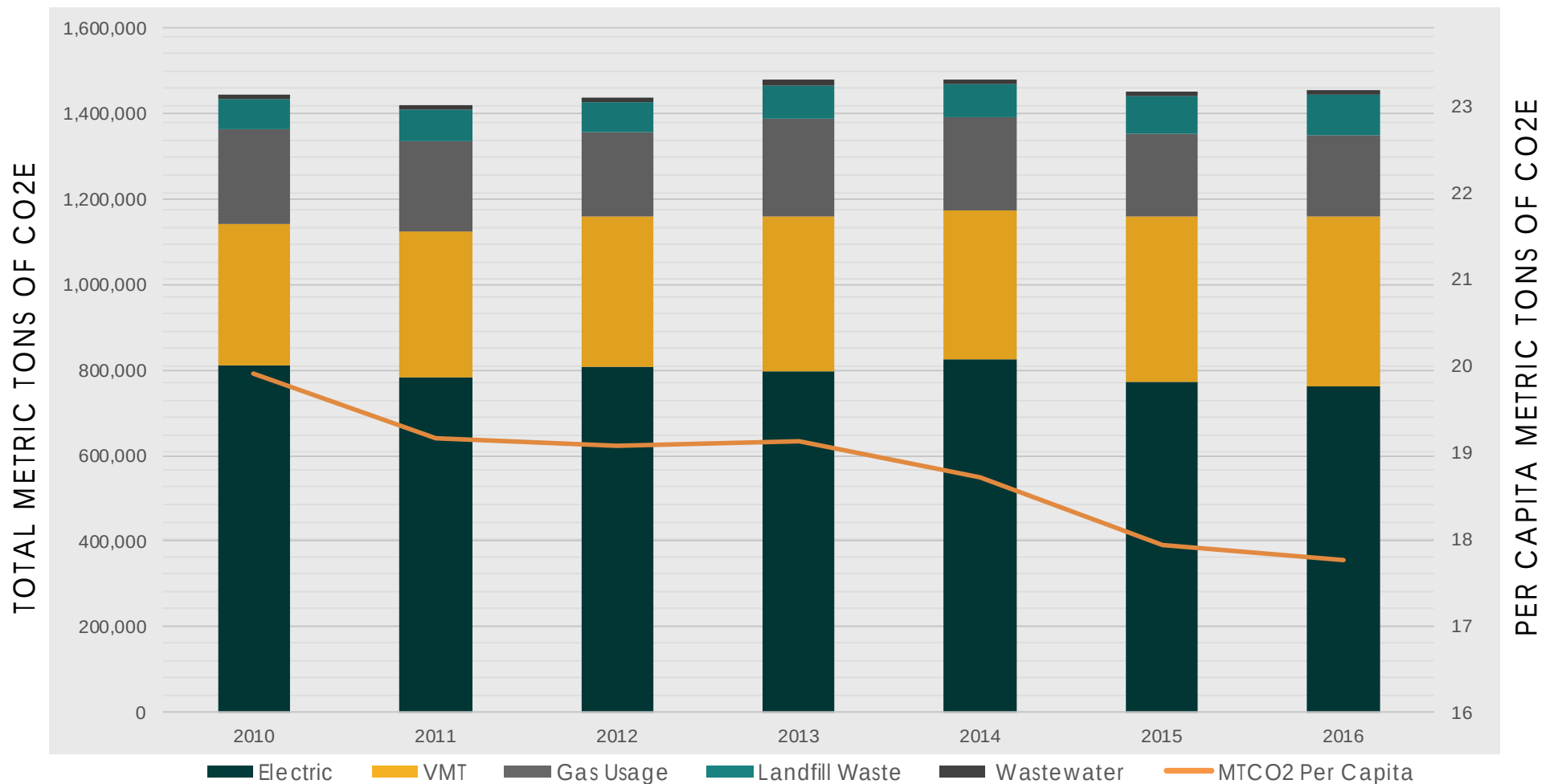
WHAT DOES CO2E MEAN?

CO2E is shorthand for carbon-dioxide equivalent. This plan uses CO2E throughout. Calculations using CO2E do not only take into account the carbon-dioxide emissions, but other greenhouse gases with significant warming potential. These gases include Methane, (CH₄), Nitrous Oxide (N₂O), and Hydrofluorocarbons (HFCs). These gases, though often released at lower rates than CO₂, have higher warming potential (see chart to the right). The warming potential indicates the effect, measured in comparison to carbon dioxide, of a gas' ability to warm the planet over time (in this case, 100 years).

Greenhouse Gas	Global Warming Potential
Carbon dioxide (CO ₂)	1
Methane (CH ₄)	25
Nitrous Oxide (N ₂ O)	298
Hydrofluorocarbons (HFCs)	124 - 14,800

CHAPTER TWO: FAYETTEVILLE'S GREENHOUSE GAS INVENTORY

COMMUNITY-WIDE CO₂E EMISSIONS: 2010-2016

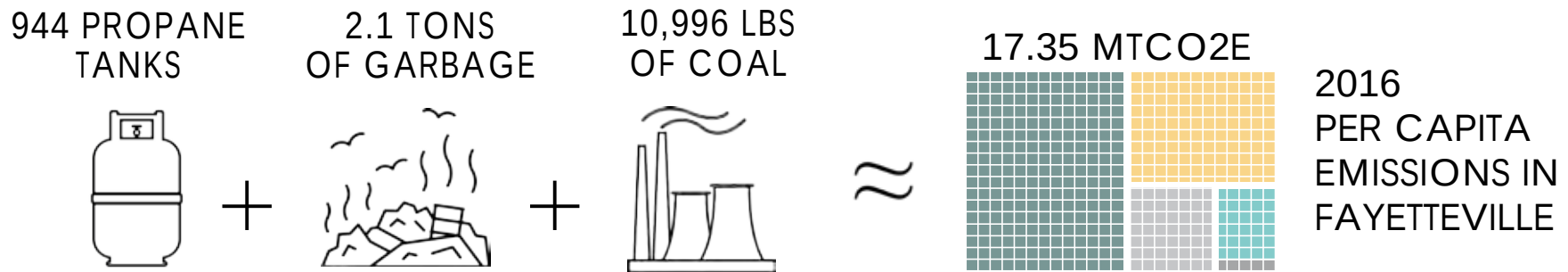


Over the seven-year period for which we have data, 2014 saw the peak of emissions production at 1,479,435 MTCO₂E. While emissions in 2016 were 2% lower than in 2014, the general trend line still shows an increase over the seven year period due to population growth and rapid development²¹. See Appendix B for details and inventory methodology.

Per capita emissions have dropped since our baseline year of 2010. In 2010, per capita emissions were at 19.52 MTCO₂e. By 2016, this number had dropped to 17.35 MTCO₂e, a 11% decrease per capita over the seven-year period²².

CHAPTER TWO: FAYETTEVILLE'S PER CAPITA EMISSIONS

The calculations for carbon emissions can often be difficult to understand and can sometimes disconnect us from the true extent of carbon pollution resulting from our activities. The images below use data from the EPA 'GHG Equivalencies Calculator' to help explain what 17.35 MTCO₂E looks like in real world terms.



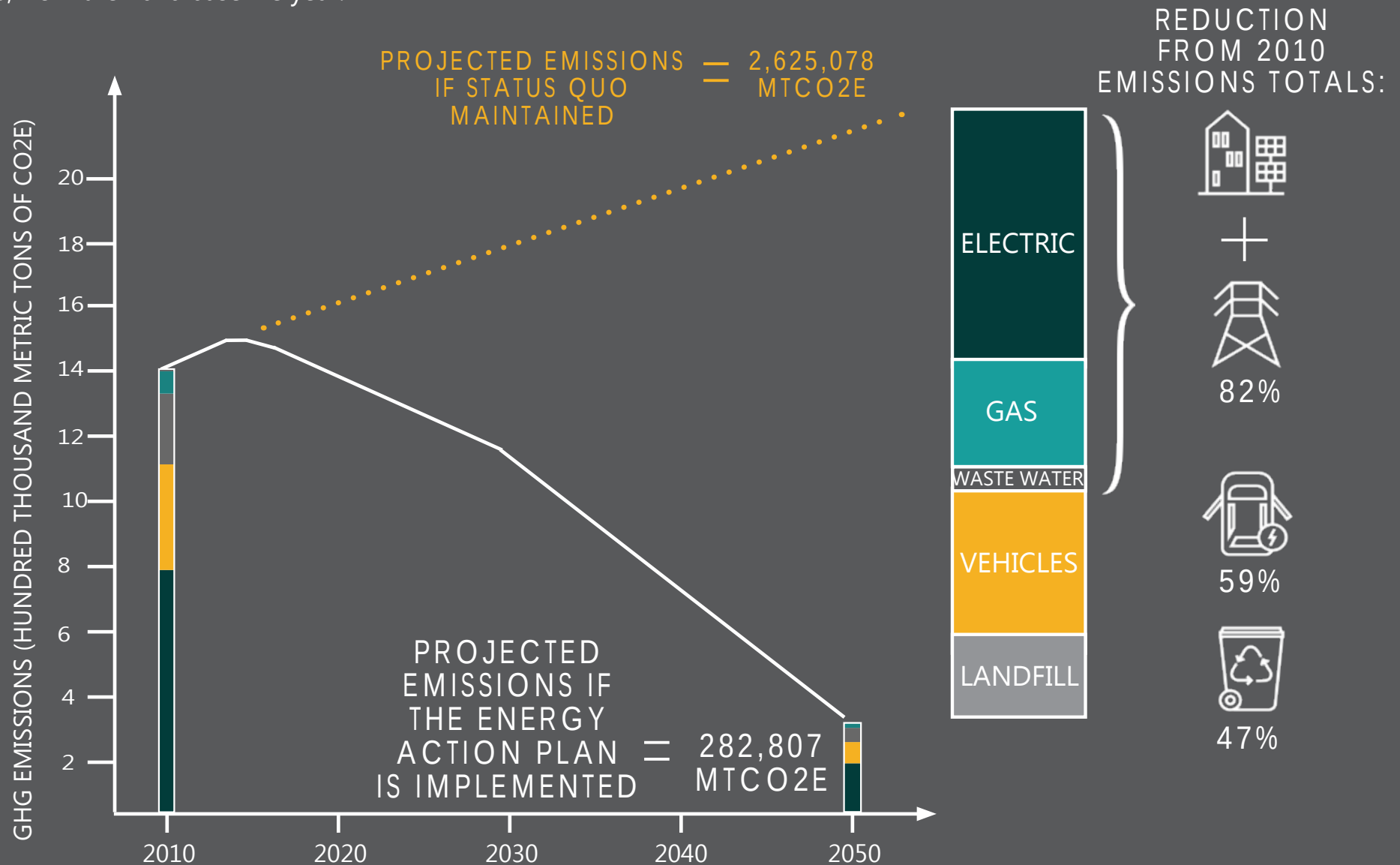
Fayetteville can be compared to other cities and countries around the world by considering our per capita (or per person) emissions. We emit less than the Arkansas average²⁴, slightly more than the national average, and about 3 times as much as the average global citizen²⁵.



It would require approximately 20.4 acres of forest to absorb the amount of carbon dioxide emissions produced by each Fayetteville resident, each year. To account for all 83,826 residents in 2016, more than 1.7 million acres of forest would be needed to absorb our yearly GHG emissions²³.

CHAPTER TWO: GHG EMISSIONS PROJECTIONS

With the baseline data analysis completed, future GHG reductions were modeled for a variety of goals, strategies, and actions. The next chapter outlines the items identified and prioritized by staff, stakeholders, and administration. These items were prioritized based on their ability to enable Fayetteville to reach an overall goal of 80% GHG emissions reduction by 2050, from the 2010 baseline year.



CHAPTER THREE:

STRATEGIES FOR ACTION



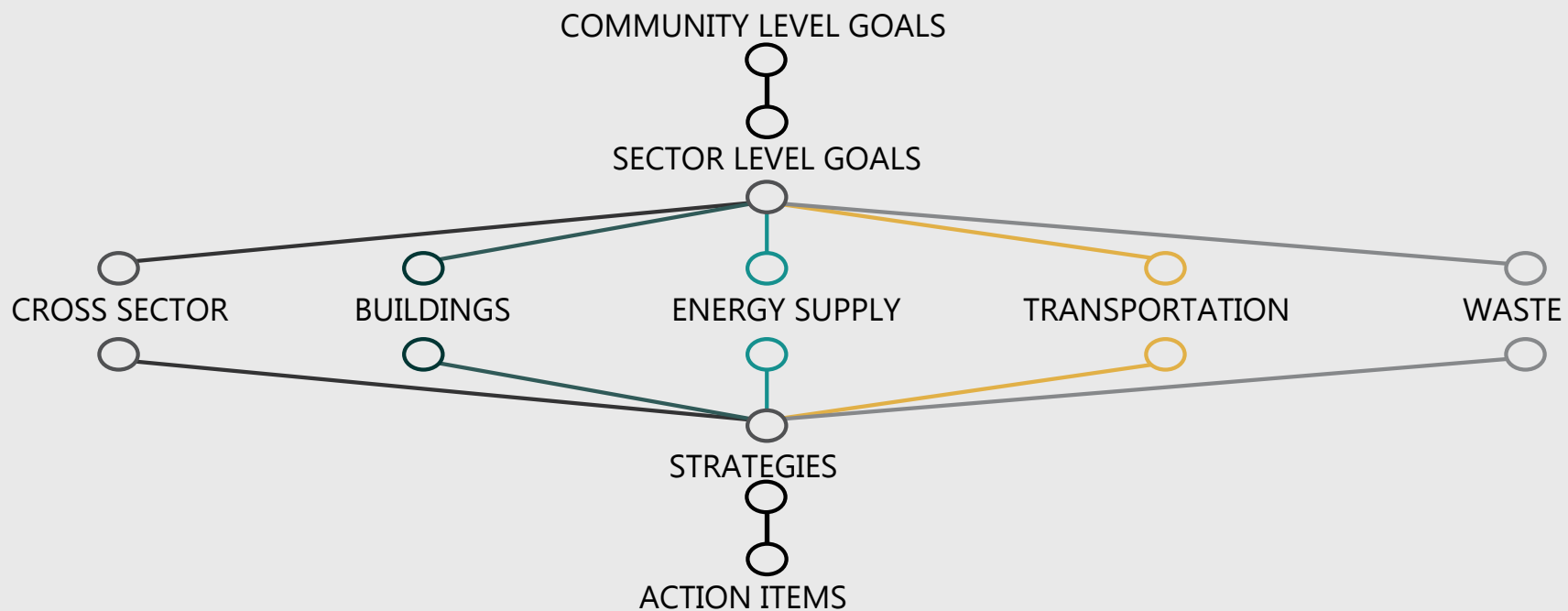
CHAPTER THREE: STRATEGIES FOR ACTION

This chapter outlines the goals, strategies, and actions developed through the frameworks and processes described in Chapter 2. These items have been organized and prioritized based on their contribution to community-wide GHG reduction as well as their substantial “co-benefits” in the realms of economic, social, and environmental sustainability.

These mitigation and adaptation strategies have been collected by internal and external stakeholder groups, were evaluated through peer city research, have been aligned with internal City of Fayetteville plans and policies, and are calibrated to align with our existing reporting platforms including STAR (Sustainable Tools for Assessing and Rating) Communities and the Carbon Disclosure Project.

These targets and timelines are subject to change as new technologies or priorities determine the best return on investment. This plan will be revisited on a five-year basis to ensure that these targets are being actively pursued and that our timelines match feasibility and City priorities. If yearly GHG inventories reveal that progress is not being achieved, the City may revisit the plan outside of the five-year timeline. If this plan is adopted at the end of 2017, the first revision will take place in 2022.

The format of the chapter 3 is as follows:

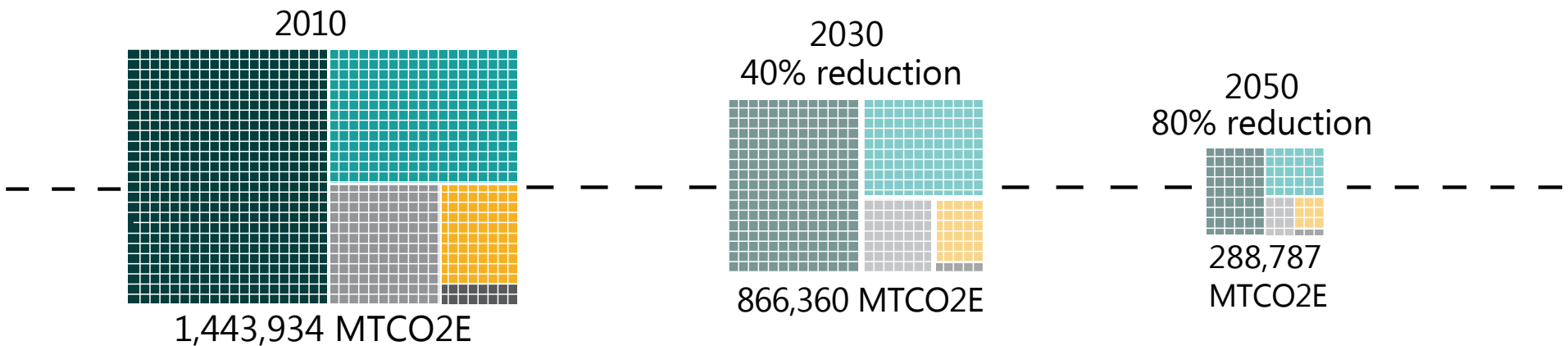


CHAPTER THREE: COMMUNITY LEVEL GOALS

In 1997, the Kyoto Protocol established a long-term target of reducing the GHG emissions of industrialized countries by 80% by 2050²⁶. More than 1,000 mayors across the U.S., including Fayetteville Mayor Lioneld Jordan, have signed the U.S. Conference of Mayors' Climate Protection Agreement which commits to meeting or exceeding the Kyoto targets.

Between 2015 and 2017, every country in the world ratified the Paris Agreement which confirmed the Kyoto targets and laid a framework for global participation to keep the global temperature from rising more than 1.5 degrees Celsius in the next century²⁷. As federal priorities changed under the most recent administration, Mayor Jordan was one of the thousands of business and government leaders from across the United States who pledged to uphold the Paris Agreement goals.

Following both the Paris and the Kyoto frameworks, the City of Fayetteville has the following goals for GHG emissions reduction, using 2010 as our baseline year:



In order to meet these goals, this plan addresses GHG reduction goals and strategies across four sectors:

1. Buildings – Improving efficiency, human comfort, and health
2. Energy Supply and Delivery – Transitioning to clean and renewable energy
3. Transportation – Reducing fossil fuel use in transportation activities
4. Solid Waste Reduction – Reducing emissions through reduced consumption, reuse, recycling and composting

This plan will also address cross-sectional goals and strategies, as well as operational and behavioral actions specific to City government. The remainder of this chapter will explore these strategies in depth.

CHAPTER THREE: SECTOR LEVEL GOALS



CROSS-SECTOR:

- Reduce average housing and transportation costs to 45% of area median income
- Develop and expand Fayetteville's reputation as a hub for socially and economically responsible business development, entrepreneurship, and green jobs
- Build local support for national carbon emission reduction and carbon capture strategies

BUILDINGS:

- Complete periodic feasibility analyses of building energy code updates
- Achieve 3% annual reduction in overall energy usage in buildings
- Improve the health, distribution, coverage, and effectiveness of Fayetteville's urban forest

ENERGY SUPPLY:

- Achieve 100% local government clean energy by 2030
- Achieve 50% community-wide clean energy by 2030
- Achieve 100% community-wide clean energy by 2050

TRANSPORTATION:

- Reduce per capita vehicle miles traveled to 2010 levels by 2030
- Achieve 25% bike/walk/transit mode share by 2030

WASTE:

- Achieve 40% total waste diversion from the landfill by 2027

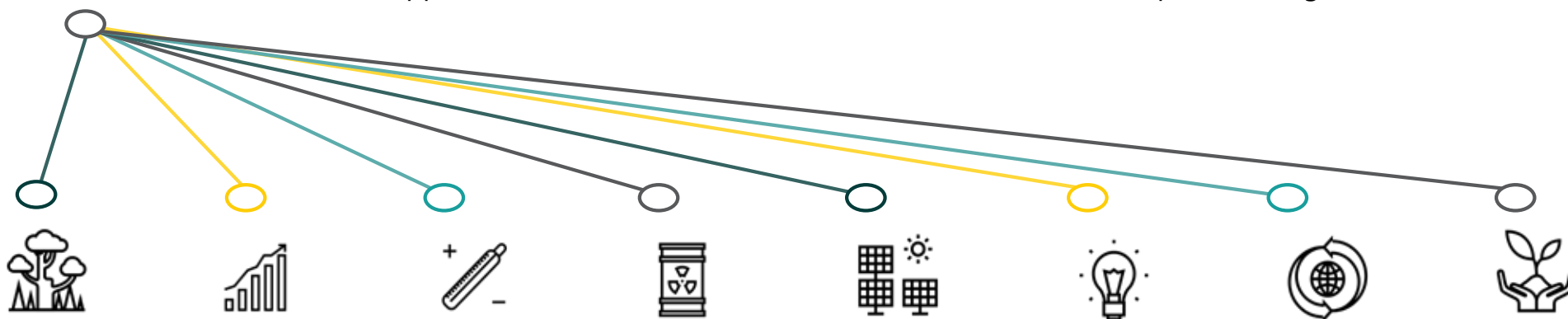
CHAPTER THREE: CROSS-SECTOR

Many of the strategies that were identified for inclusion in this Energy Action Plan did not fit neatly into one of the four identified sectors (Buildings, Energy Supply and Delivery, Transportation, and Solid Waste Reduction). The following items were identified as key economic, equity, and environmental goals and strategies by stakeholders and staff members.

GOALS:



1. Reduce average housing and transportation costs to 45% of area median income
2. Develop and expand Fayetteville's reputation as a hub for socially and economically responsible business development, entrepreneurship, and green jobs
3. Build local support for national carbon emission reduction and carbon capture strategies



STRATEGIES:

1. Integrate community resilience and adaptation considerations into City planning and policy decisions
2. Advocate for green jobs training and skills development in local educational programs and prioritize these fields in City plans and programs for workforce development
3. Continue to market the economic benefits of energy and resource efficiency and encourage retention of talent and businesses who identify with Fayetteville's sustainability brand
4. Reinvigorate the support for and momentum around Fayetteville Resolution no. 164-13 to support a national revenue-neutral carbon fee and dividend program
5. Advocate for 100% LED street lights by 2030 through collaboration with utility providers

CHAPTER THREE: CROSS-SECTOR

STRATEGY 1: INTEGRATE RESILIENCE AND ADAPTATION CONSIDERATIONS INTO PLANNING AND POLICY DECISIONS

ACTION ITEMS:	TIMELINE	PRIMARY STAKEHOLDERS
Work with the University of Arkansas Office of Sustainability to collaboratively complete a regional resilience assessment and publish a report of findings	Short-term	Sustainability, University
Consider amending the 'Purpose and Duties of the Environmental Action Committee' to include consideration of climate mitigation and adaptation strategies	Short-term	Environmental Action Committee
Consider amending the 'Purpose and Duties of the Environmental Action Committee' to include policy recommendations regarding energy efficiency efforts and clean energy purchasing decisions	Short-term	Environmental Action Committee
Investigate the feasibility of a stormwater utility fee to improve green stormwater infrastructure	Short-term	Engineering, Legal, Finance

MITIGATION & ADAPTATION

The impacts of climate change are often framed by two potential strategies that humans may take in response to our changing climate: mitigation and adaptation.



Mitigation strategies are primarily concerned with reducing the magnitude and intensity of climate change and reducing its negative consequences.



Adaptation involves limiting a community's vulnerability, or increasing its resilience, to climate change impacts through various measures.

Both mitigation and adaptation are necessary as we look to build a sustainable future. In this Energy Action Plan, we have strategies and actions that are designed to address both climate mitigation and climate adaptation. For instance, the primary goal of this plan is to reduce our community-wide GHG emissions to 80% of our 2010 baseline year by 2050. This is a strong climate mitigation goal. Another goal is to increase our urban tree canopy cover to reduce the urban heat island effect and increase our ability to handle rapid rainfall. This is a strong climate adaptation goal. Both these goals are complementary and work together to build a sustainable and resilient future for Fayetteville.

CHAPTER THREE: CROSS-SECTOR

STRATEGY 2: ADVOCATE FOR GREEN JOBS TRAINING AND SKILLS DEVELOPMENT IN LOCAL EDUCATIONAL PROGRAMS AND PRIORITIZE THESE FIELDS IN CITY PLANS AND PROGRAMS FOR WORKFORCE DEVELOPMENT

STRATEGY 3: CONTINUE TO MARKET THE ECONOMIC BENEFITS OF ENERGY AND RESOURCE EFFICIENCY AND ENCOURAGE RETENTION OF TALENT AND BUSINESSES WHO IDENTIFY WITH FAYETTEVILLE’S SUSTAINABILITY BRAND

Fayetteville is committed to creating an economic climate where established businesses are secure and new businesses can thrive. Fayetteville’s recently adopted economic development plan, titled “Fayetteville First,” highlights the importance of energy and climate action in a variety of ways. The plan encourages Fayetteville to purposefully build our reputation as a sustainable City, support attainable housing options, and focus on encouraging growth in targeted sectors such as technology and innovative energy solutions. The action items below build on the strategies and goals already set in the Fayetteville First Plan and further demonstrate Fayetteville’s commitment to sustainable economic development:

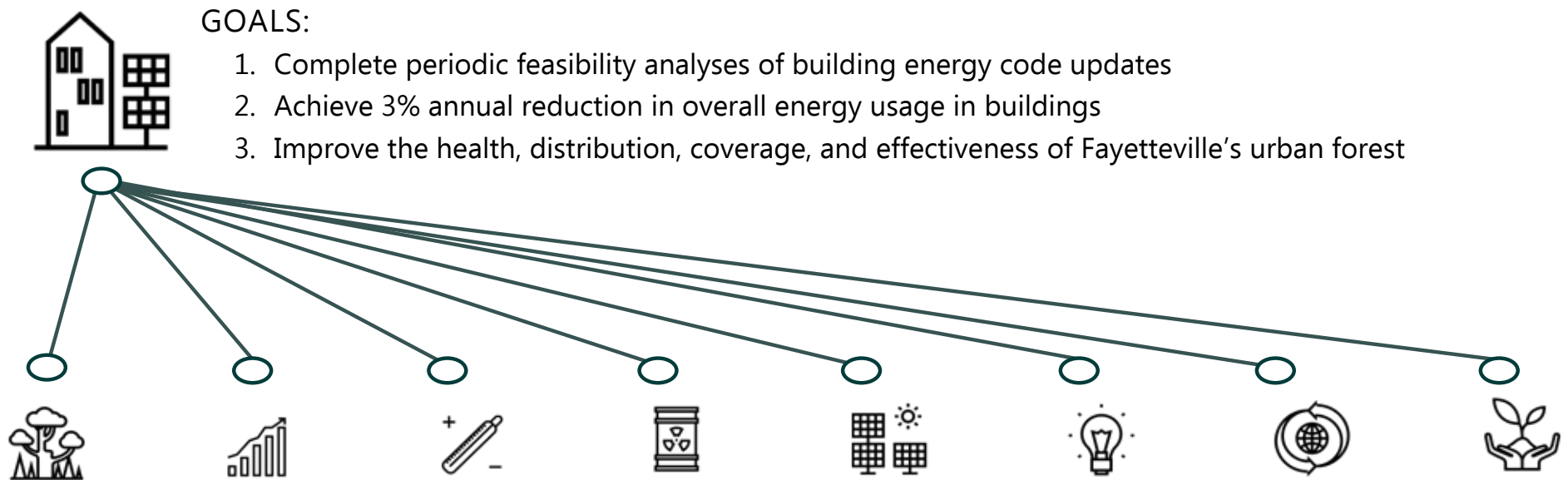
ACTION ITEMS:	TIMELINE	PRIMARY STAKEHOLDERS
Continue to provide recognition for local sustainability-minded businesses through programs like LEED, Bike-Friendly Businesses, and the GreenWAay Initiative	Ongoing	Economic Vitality, Sustainability
Continue to provide support services to targeted sectors to strengthen local value chain infrastructure and develop market channels	Ongoing	Economic Vitality
Integrate Fayetteville’s sustainability brand and energy action goals into future marketing and outreach efforts for business and talent retention	Short-term	Communications, Economic Vitality, Sustainability
Support ongoing regional campaigns promoting local banking, shopping, and eating and other local economic drivers	Ongoing	Communications, Economic Vitality, Sustainability

“Fayetteville is a trailblazer in city wide sustainability and conservation initiatives. Sustainability efforts are a major differentiator for Fayetteville when focusing on attracting its targeted business sectors... Organizing and capitalizing on its sustainable environment is a cornerstone in Fayetteville’s future.”
-Fayetteville First Plan, Adopted 2016²⁸



CHAPTER THREE: BUILDINGS

The building sector is the top energy consumer and the biggest contributor to greenhouse gas emissions in Fayetteville. This can be attributed, in part, to the relatively low electricity and natural gas prices Fayetteville enjoys (compared to national averages). In general, low energy prices are not favorable for driving energy efficiency in building design. However, even with low energy prices, many lower cost energy efficiency measures have a quick return on investment. The most cost-effective energy efficiency improvements are the best place to start when the overarching goal is to reduce GHG emissions.



STRATEGIES:

1. Make all new buildings energy efficient from point of construction
2. Make existing single and multi-family dwellings more energy and resource efficient
3. Make existing institutional, commercial, and industrial buildings more efficient
4. Conduct a community-wide Tree Canopy Assessment and set a tree canopy coverage goal
5. Encourage heat island mitigation features across the City to lower overall energy consumption for all building types

CHAPTER THREE: BUILDINGS

STRATEGY 1: MAKE ALL NEW BUILDINGS ENERGY EFFICIENT FROM POINT OF CONSTRUCTION

Fayetteville has many examples of historic buildings that are still highly functional, beautiful, and well used. These structures are testaments that well designed and constructed buildings can offer long term functionality and sustainability. New construction can further improve our building stock by incorporating features of sustainable design. All new buildings in Fayetteville have the potential to be energy efficient, offer high occupant comfort, and maintain resilience from point of construction. This strategy builds upon the City's longstanding leadership in advocating for green building design through the adoption of progressive energy codes. The following actions should be explored and considered for implementation:

ACTION ITEMS:	TIMELINE	PRIMARY STAKEHOLDERS
Adopt updated commercial and residential building energy codes on a regular schedule.	Short-term	Building Safety
Benchmark local government building and infrastructure energy use annually.	Ongoing	Facilities Management, Sustainability, IT
Partner with organizations to encourage the collection and reporting of energy use data from the commercial and industrial sectors.	Medium	Utility Companies, Sustainability
Evaluate the feasibility of creating incentives to encourage the new construction of energy efficient buildings.	Ongoing	Development Services, Economic Development, Sustainability
Utilize the existing Property Accessed Clean Energy (PACE) program to finance energy efficiency in the construction of new buildings.	Ongoing	Sustainability
Require that public infrastructure and facility managers consider energy and water consumption implications for new or upgraded infrastructure investments.	Ongoing	Facilities, Water & Sewer, Transportation

CHAPTER THREE: BUILDINGS

STRATEGY 2: MAKE EXISTING SINGLE-FAMILY & MULTI-FAMILY DWELLINGS MORE EFFICIENT

Single-family housing, whether owned by the occupant or occupied by renters, makes up approximately 50% of the existing dwelling units in Fayetteville. Due to its abundance, and the relatively stability of home ownership and long term rentals, this building type provides significant incentivizes for ongoing maintenance and energy efficiency upgrades. The actions below are applicable to both renters and homeowners in single family dwellings.

Multi-family residential buildings present unique challenges when it comes to incentivizing property owners to upgrade or retrofit their buildings to become more energy efficient. Despite the challenges, there are programs and policies that can provide economic and environmental benefits to both property owners and those living in the units.

The actions below are designed to encourage energy efficiency in single and multi-family units:

ACTION ITEMS:	TIMELINE	PRIMARY STAKEHOLDERS
Adopt new energy codes to ensure that renovated buildings are more energy efficient.	Short-term	Development Services
Partner with utility providers to create an education and outreach campaign to connect homeowners and renters to existing energy efficient programs provided by utility companies.	Ongoing	"Sustainability, Community Resources, Communications, Non-profits, Utility Companies
Create a program to connect low-income renters and homeowners with utility-sponsored programs to reduce their energy costs.	Short-term	"Sustainability, Community Resources, Communications, Non-profits, Utility Companies
Explore opportunities to utilize Community Development Block Grants (CDBG) to compound existing utility-sponsored energy efficiency programs for low to moderate income households.	Short-term	Community Resources, Sustainability Utility Companies
Encourage local utility providers to offer energy commissioning programs.	Medium-term	Sustainability, Utility Companies
Encourage heat island mitigation features to help lower utility costs for residents and businesses.	Medium-term	Urban Forestry, Sustainability
Encourage tree planting, green roofs, and other energy-saving techniques across the City through education, outreach, and tree give-aways.	Short-term	Urban Forestry

CHAPTER THREE: BUILDINGS

STRATEGY 3: MAKE EXISTING INSTITUTIONAL, COMMERCIAL, AND INDUSTRIAL BUILDINGS MORE EFFICIENT

The wide variety of buildings and uses in the institutional, commercial, and industrial sectors require a mixture of innovative energy efficiency policies, programs, and implementation actions.

The institutional land-use sector includes schools, libraries, government buildings, and churches. Institutional buildings are typically constructed for long life spans and energy efficiency upgrades may be justified with a cost-benefit analysis as equipment is replaced. Institutional buildings such as government facilities and churches are often financially stable over the long term, making them ideal for energy efficiency improvements spread over multiple years.

Commercial and industrial structures may have a more limited life span; however, it is possible to realize significant energy savings through simple and low-cost improvements such as optimizing HVAC efficiency, improving insulation, and upgrading lighting systems.

The actions below are designed to encourage energy efficiency in a wide range of building types and uses.

ACTION ITEMS:	TIMELINE	PRIMARY STAKEHOLDERS
Identify high energy use City facilities and develop an energy efficiency and renewable energy innovation agenda to realize long-term savings and demonstrate the financial impact of energy improvements.	Short-term	Facilities, Water & Sewer, Sustainability
Prioritize leak prevention and water-related energy efficiency measures, both City and community-wide.	Ongoing	Facilities, Water & Sewer, Sustainability
Encourage increased sub-metering on institutional, commercial, and industrial buildings to collect data and identify opportunities for energy efficiency upgrades.	Ongoing	Facilities, Sustainability, Utilities
Adopt updated commercial energy codes to ensure that renovated buildings are more energy efficient.	Short-term	Development Services
Analyze the feasibility of an energy use disclosure ordinance that requires energy users to disclose consumption levels.	Long-term	Sustainability
Publish local government energy benchmarking reports and maintain a web based interface to provide local government energy data to the public.	Ongoing	IT, Sustainability, Facilities

CHAPTER THREE: BUILDINGS

STRATEGY 4: CONDUCT A COMMUNITY-WIDE TREE CANOPY ASSESSMENT AND SET A TREE CANOPY COVERAGE PERCENTAGE GOAL

A robust urban forest is vital for a community's well-being. Urban trees provide numerous ecological, economic and social benefits. They capture and clean stormwater, provide shade, remove CO₂ and pollution from the air, provide wildlife habitat, increase property values, and promote human health. A tree canopy study conducted in 2012 estimates that the City's overall tree canopy comprises 35% of the city's land area. Ongoing canopy assessments will provide the City with reliable tree data with which to set an urban tree canopy coverage goal. The following actions should be completed to meet an aspirational and accomplishable tree canopy goal:

ACTION ITEMS:	TIMELINE	PRIMARY STAKEHOLDERS
Target areas in need of additional tree canopy by creating a tree canopy map layer.	Short-term	Urban Forestry, GIS
Explore a strategy and funding mechanism to increase the permanent preservation of lands identified as the "Enduring Green Network" in the City's Future Land Use Plan and Map. These lands may be City-owned or preserved through land trusts, tree preservation easements, or other mechanisms.	Medium-term	Planning, Finance, Sustainability, Legal
Increase awareness of utility-focused "Right Tree, Right Place" program through joint outreach campaigns.	Medium-term	Urban Forestry, Utilities
Explore options to develop a tree planting program partnering with residents, business owners, and institutions for the planting of trees in right-of-way, on easements, or on private properties.	Short-term	Urban Forestry, Sustainability, Facilities
Evaluate the feasibility of modifying existing tree preservation minimums and mitigation rates in the City's Tree Preservation Code to improve the long-term ecological outcomes of urban development.	Short-term	Urban Forestry, Development Services
Conduct a community-wide tree canopy assessment every five years.	Ongoing	Urban Forestry, GIS

CHAPTER THREE: BUILDINGS

STRATEGY 5: ENCOURAGE HEAT ISLAND MITIGATION FEATURES ACROSS THE CITY TO LOWER OVERALL ENERGY CONSUMPTION FOR ALL BUILDING TYPES

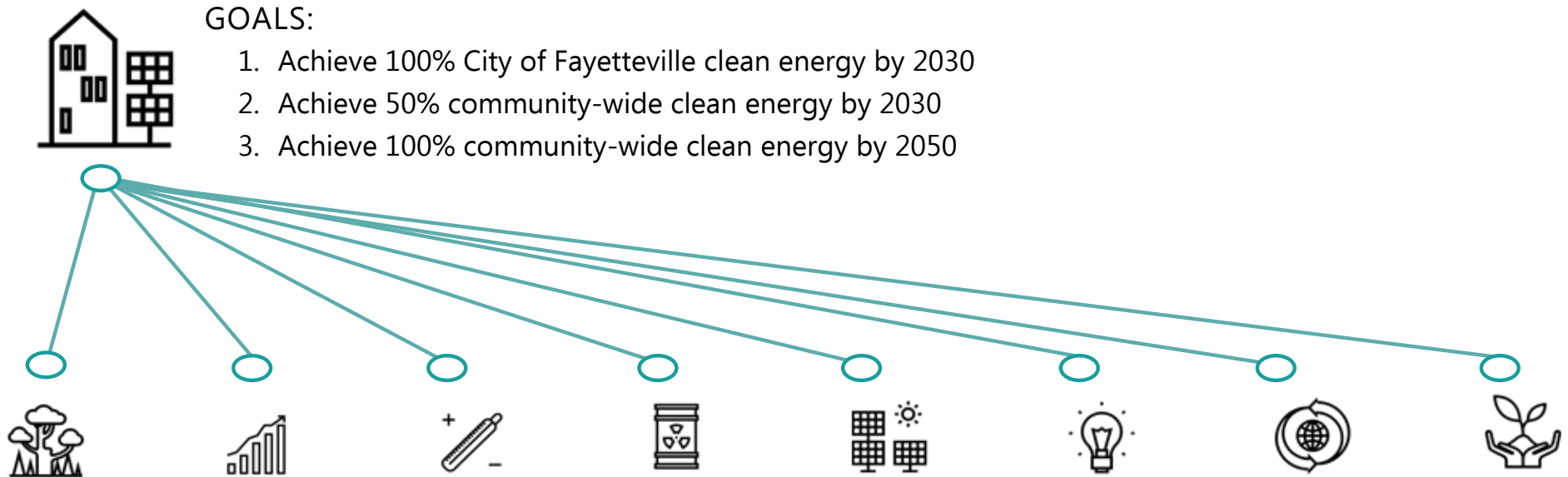
The term “heat island” describes urban areas that are significantly warmer than the surrounding rural areas. Heat islands are created through the removal of vegetation and the development of heat absorbing surfaces such as asphalt, concrete, and roof surfaces. Heat islands can impact communities by increasing summertime peak energy demand, air conditioning costs, air pollution, greenhouse gas emissions, and heat related illness and mortality. Urban heat islands may be mitigated by preserving or replacing trees and landscaping during development, installing green and reflective roof surfaces, and integrating green stormwater and paving techniques such as vegetated infiltration basins and grass pavers. Actions for addressing the impacts of the urban heat island effect should include:

ACTION ITEMS:	TIMELINE	PRIMARY STAKEHOLDERS
Conduct an assessment to determine heat island mitigation feature distribution across the City to identify locations with disproportionate heat island effects	Short-term	GIS, Urban Forestry
Use the Parks and Recreation Master Plan process to identify and develop a network of pocket parks and urban open spaces in areas of the city that are identified as impacted by urban heat islands.	Short-term	Parks & Recreation, Urban Forestry, Planning
Conduct an assessment to discover if there is a parkland or natural space within a 10-minute walk of all residents.	Short-term	Parks & Recreation, Sustainability, GIS
Promote the use of cooling and light colored roofing materials and coatings for both new and existing building stock.	Medium-term	Development Services, Urban Forestry
Encourage green roofs on new and existing buildings and consider the feasibility of incentivizing green roofs through a mechanism like a storm water utility fee	Medium-term	Development Services

CHAPTER THREE: ENERGY SUPPLY

A transition to clean energy is critical in order for Fayetteville to reduce GHG emissions in an impactful way. Nationwide, opportunities for renewable electricity generation from sources such as wind, solar, hydroelectric, and biomass are increasingly cost competitive and plentiful. Our region is located in close proximity to major sources of wind energy produced in Oklahoma and Texas. Southwest Electric Power Company (SWEPCO) is a member of the Southwest Power Pool, which encompasses much of the central plains, and they are increasingly purchasing wind power as part of their energy portfolio.

Locally, our region is also well situated for the development of solar photo-voltaic (PV) energy production. Fayetteville can demonstrate leadership by investing in localized solar energy resources and by supporting, and encouraging, our local utility providers to increase the percentage of clean energy in their electricity portfolios.



STRATEGIES:

1. Advocate to increase utility companies renewable energy portfolio
2. Increase the number of local solar PV installations
3. Prioritize the purchase or installation of clean energy to run City operations

CHAPTER THREE: ENERGY SUPPLY

STRATEGY 1: ADVOCATE TO INCREASE UTILITY COMPANY'S RENEWABLE ENERGY PORTFOLIO

Fayetteville is served by two electricity providers: Ozarks Electric Cooperative and Southwestern Electric Power Company (AEP SWEPCO). Ozarks Electric primarily services the perimeter area of the City, providing approximately 25% of the total electricity used by residents; AEP SWEPCO primarily services the central area of the City, providing approximately 75% of total electric supply.

Both SWEPCO and Ozarks Electric are increasingly shifting towards a clean energy mix, with a growing proportion coming from wind, solar, hydro, and natural gas instead of coal. SWEPCO has recently announced they are partnering to build a 2,000 megawatt wind farm in the Oklahoma Panhandle, 70% of which will be transmitted to the grid in our region²⁹. This project is estimated to produce \$5 billion in savings for SWEPCO customers over the next decade. Ozarks Electric already produces over 6% of the City of Fayetteville's power needs through a one-megawatt solar facility located in Springdale, Arkansas. The City applauds the efforts of both electric providers in this shift towards economically viable, environmentally responsible power production. The following actions should be explored and considered for implementation in order to accelerate the transition to clean energy across the region:

ACTION ITEMS:	TIMELINE	PRIMARY STAKEHOLDERS
Continue to advocate for increasing SWEPCO and Ozarks Electric clean energy portfolio as a percentage of the electric energy produced.	Ongoing	Sustainability
Work with local utilities to implement energy commissioning programs.	Medium-term	Sustainability, Utility Companies
Procure clean energy from utilities or other generators when feasible.	Ongoing	Sustainability
Create a policy to ensure that the local government's energy supplies increasingly come from renewable sources and/or enter into direct purchase agreement with utility companies for clean energy sources.	Short-term	Sustainability, Purchasing
Publish yearly reports on the City's and the overall communities energy mix.	Ongoing	Sustainability
Investigate the feasibility of becoming a Green Power Community to encourage businesses, institutions, and individuals to collectively use more clean power.	Long-term	Economic Development, Sustainability

CHAPTER THREE: ENERGY SUPPLY

STRATEGY 2: ADVOCATE TO INCREASE LOCAL RENEWABLE INSTALLATIONS

Fayetteville can become a regional leader in advocating for small scale and community-scale, privately owned solar installations. Small scale solar refers to individual homeowners and businesses installing solar to off-set their own electricity needs. Solar arrays can be easily designed into new structures and retrofitted into existing ones. The City can incentivize small scale solar by reducing regulatory barriers and creating a fast track approval process. Community-scaled solar refers to larger solar installations that allow customers to invest by buying shares in the project to off-set their power needs.

The following actions are designed to encourage and incentivize the development of small and community scale clean energy generation:

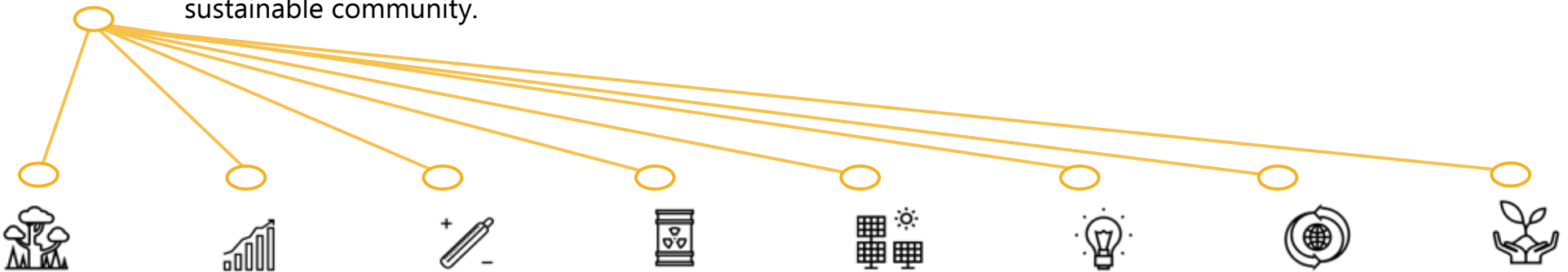
ACTION ITEMS:	TIMELINE	PRIMARY STAKEHOLDERS
Investigate community shared solar or community wind to encourage procurement of renewable energy supplies. Community sharing programs allow residents to buy or lease a portion of a shared alternative energy system.	Ongoing	Sustainability
Assess if regulatory restrictions or undue burden exists for the development of residential and small businesses renewable energy installations.	Short-term	Building Safety, IT Sustainability
Earn recognition as a Solar-Ready community.	Short-term	Building Safety, Sustainability, IT
Explore incentives to support the development of renewable energy.	Long-term	Sustainability, Finance
Encourage the development of residential and small business renewable energy sources using the existing net-metering program.	Short-term	Sustainability
Build the necessary distribution or storage infrastructure to support further investment in clean energy sources.	Long-term	Sustainability, Utilities
Integrate clean power job skills training into local job development activities or plans	Short-term	Economic Development, Sustainability
Evaluate the feasibility of leasing public land for renewable energy	Short-term	Sustainability, Legal, Finance

CHAPTER THREE: TRANSPORTATION

Currently, transportation accounts for 27% of Fayetteville's GHG emissions. Reducing transportation related emissions is a complicated process that involves infrastructure decisions, individual behavior changes, local economic strength, and many other factors. Recognizing the complexity of this issue, the City has chosen to measure two primary goals to promote overall success and GHG reduction in our transportation network:

- Reduce the per capita vehicle miles traveled (VMT) to 2010 levels by 2030
- Achieve 25% bike/walk/transit mode share (percentage of people not commuting by single occupancy vehicle) by 2030

VMT represents the vehicle miles traveled in a particular set of streets and roadways in a set time. In 2016, Fayetteville had a daily VMT count of 26.68 miles per person. In 2010, daily VMT was 24.9. This represents a 6% increase in vehicle miles traveled per person, per day over the six-year period. This data was compiled by the Arkansas Department of Transportation and is specific to the Fayetteville street network. As Fayetteville strives to be a walkable, bikeable community, this trend towards more vehicle miles can cause a host of problems including traffic congestion, additional accidents, air pollution from vehicle emissions, higher rates of obesity and heart disease, and lost productivity due to commute times. Reducing the vehicle miles traveled, while not a perfect metric to represent GHG emissions reduction, is still crucial for building a long-term sustainable community.



STRATEGIES:

1. Increase the percentage of fuel efficiency and alternative fuel vehicles
2. Support the expansion of alternative and active transportation options
3. Encourage compact, complete, and connected land development and street infrastructure

CHAPTER THREE: TRANSPORTATION

STRATEGY 1: INCREASE THE PERCENTAGE OF FUEL EFFICIENT AND ALTERNATIVE FUEL VEHICLES

Fuel efficient and alternative fuel vehicles are quickly becoming a significant portion of the new vehicle market. The federal government's mandate to increase vehicle fuel efficiency is driving innovation within the automobile manufacturing sector. The City of Fayetteville and local businesses have also stepped up the installation of Electric Vehicle (EV) charging stations around town, with approximately one per ten thousand people. Although the push for fuel efficient and alternative vehicles is being made primarily at the state and federal level, there are local strategies that can accelerate their presence in the market:

ACTION ITEMS:	TIMELINE	PRIMARY STAKEHOLDERS
Adopt alternative fuel guidelines and/or targets for City of Fayetteville owned vehicles.	Short-term	Fleet, Sustainability
Partner with private businesses to ensure that more electric vehicle charging stations become available at workplaces, residential developments, and other frequently visited locations. Install public alternative fueling stations on City-owned properties.	Short-term	Sustainability, Fleet, Facilities Management
Offer local government employees incentives to commute by modes other than single-occupancy vehicles.	Medium-term	Sustainability, Human Resources, Finance
Install public use electric vehicle fueling stations on city owned properties and encourage public-use alternative charging stations at publicly accessible locations across the City.	Ongoing	Sustainability, Fleet, Facilities Management
Establish partnerships between fleet managers, alternative fuel suppliers, and consumers to elevate alternative fuel options within the community.	Ongoing	Sustainability, Fleet
Develop an internal Green Cities Initiative that prescribes a fleet purchasing policy that encourages divisions and departments to choose right-sized, alternative fuel, and/or more fuel efficient options when replacing vehicles. Additional infrastructure such as vehicle charging stations or natural gas fueling stations may be necessary to support the transition to a green fleet.	Short-term	Fleet, Purchasing, Sustainability

CHAPTER THREE: TRANSPORTATION

STRATEGY 2: SUPPORT THE EXPANSION OF ALTERNATIVE AND ACTIVE TRANSPORTATION OPTIONS

Transportation mode share refers to the make-up of the transportation types that are utilized primarily for commuting. The most common transportation modes include: vehicles, transit/buses, bicyclists and pedestrians. Increases in alternative transportation modes such as buses, bicyclists, and pedestrians removes additional vehicles from the street system thereby reducing congestion, pollution and overall annual vehicle miles traveled. Support for multi-modal transportation options takes on many forms. For instance, the City constructs many linear feet of sidewalk, trail, and bike lanes each year. The City also provides financial support to Ozark Regional Transit and Razorback transit. The following action steps will help to support the expansion of alternative and active transportation:

ACTION ITEMS:	TIMELINE	PRIMARY STAKEHOLDERS
Continue to work towards the Active Transportation Plan goal of having a trail connection with ½ mile of 97% of residences by 2040.	Medium-term	Engineering, Sustainability, Transportation
Continue to support Ozark Regional Transit, Razorbak Transit, and Regional Planning in pursuit of transit solutions for the Northwest Arkansas region	Ongoing	Planning, Transportation
Continue to explore opportunities for adding bus shelters along transit lines	Ongoing	University, Transportation, Engineering, Sustainability
Establish a community-wide public bike-share program.	Short-term	University, Sustainability
Construct or retrofit transportation infrastructure to meet the access standards in the Americans with Disabilities Act (ADA).	Ongoing	Engineering, Transportation
Continue to utilize the Active Transportation Advisory Committee to identify and prioritize projects that fill missing links in trail and sidewalk networks.	Ongoing	Engineering, Transportation
Make street intersections and trail crossings safer and easier for pedestrians through signage, medians, colored pavement markings, and signalization.	Ongoing	Engineering, Transportation
Continue to expand the on-street bicycle network. Promote buffered, protected, and separated on-street bicycle infrastructure whenever possible.	Ongoing	Engineering, Transportation
Encourage the expansion of carsharing programs across the City and region	Ongoing	Parking Management, University, Sustainability

CHAPTER THREE: TRANSPORTATION

STRATEGY 3: ENCOURAGE COMPACT, COMPLETE, AND CONNECTED LAND DEVELOPMENT AND STREET INFRASTRUCTURE

Transportation is a critical component of many of the City's long-range development and planning processes. It is addressed in CityPlan 2030, the Active Transportation Plan, and the upcoming Mobility Master Plan. Each plan prioritizes sidewalks, bike lanes, trails and pedestrian intersection improvements that make walking and bicycling safer, easier and more enjoyable.

To emphasize the importance of compact, complete, and connected land development, a number of key items from CityPlan 2030 are explored in depth on the following page.

By consistently following the goals and objectives laid out in previous plans, the City can influence the pattern of development to encourage a more efficient and sustainable transportation network. The following strategies can have a direct influence on reducing the City's annual vehicle miles traveled and ultimately our greenhouse gas emissions:

ACTION ITEMS:	TIMELINE	PRIMARY STAKEHOLDERS
*Make appropriate infill and revitalization our highest priority.	Ongoing	Planning
*Discourage suburban sprawl development.	Ongoing	Planning
*Grow a livable transportation network.	Ongoing	Planning, Transportation
*Create an enduring green network.	Ongoing	Planning, Parks, Transportation
Actively pursue the goals laid out in CityPlan 2030 and the upcoming Mobility Master Plan.	Ongoing	Planning, Transportation, Engineering
Continue to implement the City's complete streets policy and street cross-sections for all street projects.	Ongoing	Planning, Transportation, Engineering
Continue to implement the City's Active Transportation Plan recommendations.	Ongoing	Planning, Transportation, Engineering
Increase the mileage of sidewalks, particularly on arterial or collector streets, that connect people with destinations.	Ongoing	Planning, Transportation, Engineering

* Details on following page

CHAPTER THREE: TRANSPORTATION

STRATEGY 3: ENCOURAGE COMPACT, COMPLETE, AND CONNECTED LAND DEVELOPMENT AND STREET INFRASTRUCTURE (CONTINUED)

For the City, compact, complete, and connected land development may be the most effective way to meet our cultural, economic, environmental, and equity goals. The following explanations from CityPlan 2030 help frame why these actions items are at the heart of this and other City plans³⁰.

We will make appropriate infill and revitalization our highest priorities. Infill development typically occurs along streets that already exist. This is inherently more sustainable than adding new street, water and sewer infrastructure for new development. Infill and revitalization is often driven by local government investments in streets and trail corridors. Infill also helps to strengthen the core of the City by placing peoples' homes near the places they work, learn, shop and play. This is sometimes referred to a jobs/housing balance and it is often measured through a housing and transportation analysis. A housing and transportation analysis for Northwest Arkansas was completed by the Center for Neighborhood Technology in 2011.

We will discourage suburban sprawl. Sprawl development is fundamentally inefficient. Sprawl is defined as low density development located on the periphery of the city. From a city infrastructure perspective, it is less financially sustainable than infill development. Low density sprawl costs more to serve with fire and police and hard infrastructure such as streets, water, and sewer have a very low tax base return per linear foot. The long-term maintenance of street infrastructure for low-density development on the urban fringe far exceeds its capacity to pay for itself through revenue generation. Sprawl is fundamentally auto-oriented; people are reliant on a car to travel to work, school, and other destinations. This auto-oriented lifestyle is energy intensive and directly impacts the city or region's vehicle miles traveled (VMT) numbers.

We will grow a livable transportation network. Livable transportation refers to complete streets that provide safe and reliable access to all transportation modes including cars, trucks, buses, pedestrians, and cyclists. A well-designed livable transportation network is vital to providing economic stability in a community. Opportunities for people to use active transportation to commute, shop, or recreate are fundamentally sustainable and provide for a high quality of life.

We will create an enduring green network. CityPlan 2030 imagines Fayetteville retaining much of the natural beauty provided by the hills, streams, and open areas that currently exist. Publicly-owned areas like parks and trail corridors are envisioned to connect via an Enduring Green Network to other destinations like the U of A, Downtown, Uptown, etc. This network will act as a hub and spoke system that will provide essential active transportation linkages between destinations with trails, bike lanes, and sidewalks.



CHAPTER THREE: WASTE

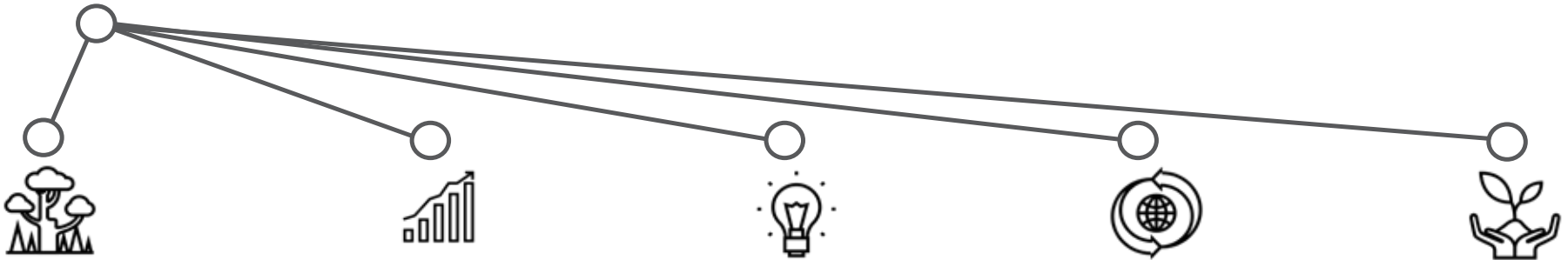
The Solid Waste Reduction, Diversion, and Recycling Plan is founded on the principle of sustainable materials management. Sustainable materials management involves all stages of a products' life-cycle and it is based on the "triple bottom line" approach to sustainable business practices. The triple bottom line incorporates three areas of business performance: social, environmental, and financial. Often referred to as the three P's – people, planet, and profits. Additionally, sustainable material management strategies are often categorized as upstream, midstream, and downstream.

- Upstream strategies address resource extraction and packaging manufacturing. The objective is to utilize fewer resources in the making of a product and its packaging to reduce the need for recycling these materials downstream.
- Midstream strategies address the longevity of a product and include reuse, repair, donations, sharing, and durable design.
- Downstream strategies strive to maximize the recovery of resources from the items we discard. These strategies include recycling, composting, and various other recovery technologies. The City has the greatest ability to positively influence the effectiveness of downstream strategies in order to increase our solid waste diversion rate.

The Energy Action Plan addresses upstream, midstream, and downstream strategies.



In February 2017, Fayetteville adopted an amended version of the proposed 2016 Solid Waste Reduction, Diversion, and Recycling Master Plan. The main goal of the plan is to divert 40% of waste sent to the landfill by 2027. The Energy Action Plan reinforces the City's commitment to this goal through the following strategies and actions.



STRATEGIES:

1. Increase the percentage of households, businesses, and institutions participating in recycling programs
2. Expand access to commercial food compost program and increase the number of home composters
3. Develop and implement a construction and demolition debris program

CHAPTER THREE: WASTE

STRATEGY 1: INCREASE THE PERCENTAGE OF HOUSEHOLDS, BUSINESSES, AND INSTITUTIONS PARTICIPATING IN RECYCLING PROGRAMS

The Recycling and Trash Collection Division manages municipal recycling programs for City customers, operates two drop-off centers, and collaborates with other organizations offering specialty programs. Of the households with curbside recycling included in their municipal utility plan, the division determined the 2014 participation rate was 56%. A variety of dumpsters, bins, and carts for recycling is offered to commercial and institutional customers. With the options listed above, Fayetteville currently diverts approximately 18% of waste from the landfill.

To achieve our goal of 40% diversion, increased participation and increased capture of recyclable materials is vital. The following actions are recommended:

ACTION ITEMS:	TIMELINE	PRIMARY STAKEHOLDERS
Modify City development codes to require new commercial, institutional, and multi-family developments to provide adequate space and access for recycling and organics recovery.	Short-term	Recycling and Trash, Planning
Continue to develop communications plans about the city's commitment to waste diversion and to solicit buy-in for new initiatives.	Short-term	Recycling and Trash, Communications
Develop a technical assistance program to inform businesses, institutions, and multi-family complexes of the City's waste diversion commitment and help them prepare for new recycling initiatives.	Short-term	Recycling and Trash, Communications
Continue to pursue a commercial and institutional outreach program to encourage businesses and institutions to participate in existing recycling programs.	Ongoing	Recycling and Trash, Communications
Explore the potential for a program to address the collection of recyclable materials from multifamily apartment complexes.	Short-term	Recycling and Trash
Explore options for curbside recycling at small multifamily complexes or complexes that make curbside collection feasible.	Short-term	Recycling and Trash
Support regional partnerships that seek to increase waste diversion rates	Medium-term	Recycling and Trash, Sustainability

CHAPTER THREE: WASTE

STRATEGY TWO: EXPAND ACCESS TO COMMERCIAL FOOD COMPOST PROGRAM AND INCREASE THE NUMBER OF HOME COMPOSTERS

According to the waste audit completed by Kessler Consulting in January of 2015, 18% of the City's landfill waste is comprised of food waste. This amount is in line with national numbers on food waste generated. Residents who have the space should be encouraged to compost their food waste. Commercial, institutional, and multi-family residential must have the ability to compost as well and therefore initiatives to encourage this activity should be considered in land use strategies. The EPA estimates that food scraps and yard trimmings account for 27% of generated waste ending up in landfills. If food waste is captured, composted, and reused, it will:

- Reduce the tonnage of food waste going to the landfill which ends up producing methane gas – a very harmful gas that has devastating climate change impacts,
- Reduce the landfill tipping fees due to reduced weight – food waste is heavy as it is comprised mostly of water,
- Reduce the organic load from garbage disposals which is expensive to treat at the wastewater treatment plants, and
- Produce a rich compost product that can be marketed to recover some of the cost incurred with the food waste collection and composting process.

The following action steps, compiled from Kessler Consulting and staff recommendations, will help to guide the City to increase composting rates and food recovery:

ACTION ITEMS:	TIMELINE	PRIMARY STAKEHOLDERS
Develop a detailed plan and schedule to initiate a voluntary organics recovery program focused initially on large food waste generators like schools, grocery stores, and institutions.	Short-term	Recycling and Trash, Communications
Develop a new education and community outreach plan to announce the City's commitment to waste diversion and to build community buy-in for new initiatives.	Ongoing	Recycling and Trash, Communications
Modify building codes to require new commercial developments that are expected to generate substantial quantities of food waste to provide adequate space and access for food waste collection containers.	Short-term	Recycling and Trash, Planning
Require private food waste haulers waste to enter into franchise agreements with the City so that these quantities can be reported for the City's diversion rate.	Short-term	Recycling and Trash, Legal

CHAPTER THREE: WASTE

STRATEGY 3: DEVELOP AND IMPLEMENT A CONSTRUCTION AND DEMOLITION DEBRIS PROGRAM

According to the waste audit completed by Kessler Consulting in January 2015, construction and demolition (C&D) debris comprised 22% of the waste stream. This amounts to approximately 15,000 tons of material, 70% of which was recyclable based upon a visual audit. The City continues to see increasing urban development which gives reason to believe that this tonnage may remain at this level or continue to increase. Additional C&D waste collected by private companies franchised by the City may not be accurately accounted for.

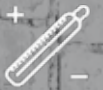
The C&D material recovery industry is evolving in the NWA region and although no C&D material recycling facility is currently operating, permits are pending for two privately-owned facilities. The increasing use of LEED building certification is helping to drive the demand for a regional C&D processing facility. The adopted Solid Waste Reduction, Diversion, and Recycling Master Plan calls for C&D program development in 2019, but only after changes have been implemented for residential and commercial recycling programs and a food waste compost program has been fully developed.

The following implementation steps should be taken to increase C&D recycling in Fayetteville:

ACTION ITEMS:	TIMELINE	PRIMARY STAKEHOLDERS
Release a Request for Proposal (RFP) to secure a contract with a processor for the recovery and recycling of construction and demolition material in 2018-2019.	Short-term	Recycling and Trash, Purchasing, Finance, Legal
Explore opportunities to partner with trade programs, re-use facilities, or other innovative programs with the C&D facility.	Medium-term	Recycling and Trash
Explore end markets for recyclable materials to promote economic growth and recapture of waste.	Ongoing	Recycling and Trash

CHAPTER FOUR:

CITY GOVERNMENT ACTIONS TO DRIVE CHANGE

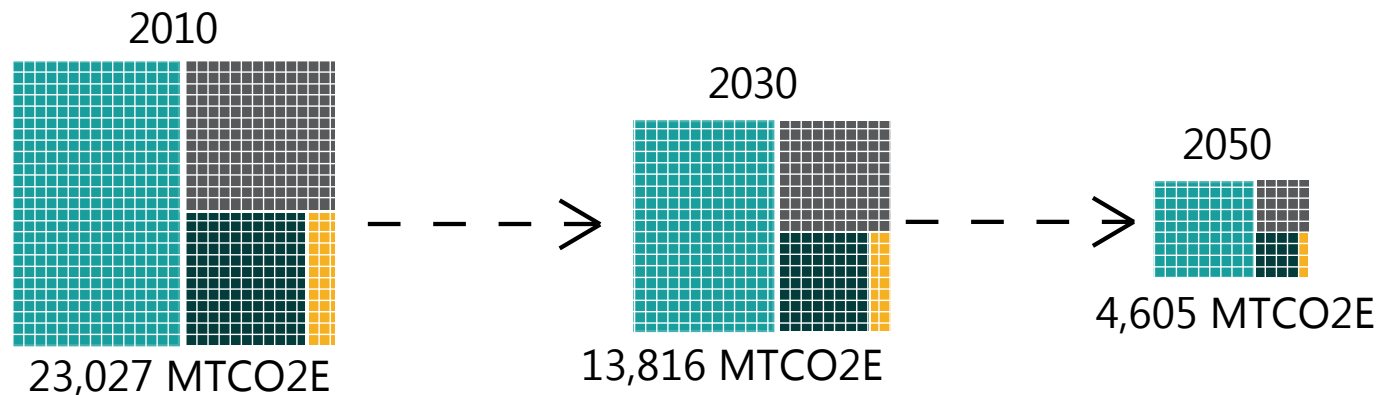


CHAPTER FOUR: CITY GOVERNMENT GHG REDUCTION STRATEGIES

The City of Fayetteville believes that community-wide actions and strategies explored in Chapter 3 will be most effective if the City leads the way in implementation. Through tackling the following goals, strategies, and actions, the City will show leadership in our own operations while demonstrating the economic and operational viability of the proposed actions.

CITY OPERATIONAL GOALS :

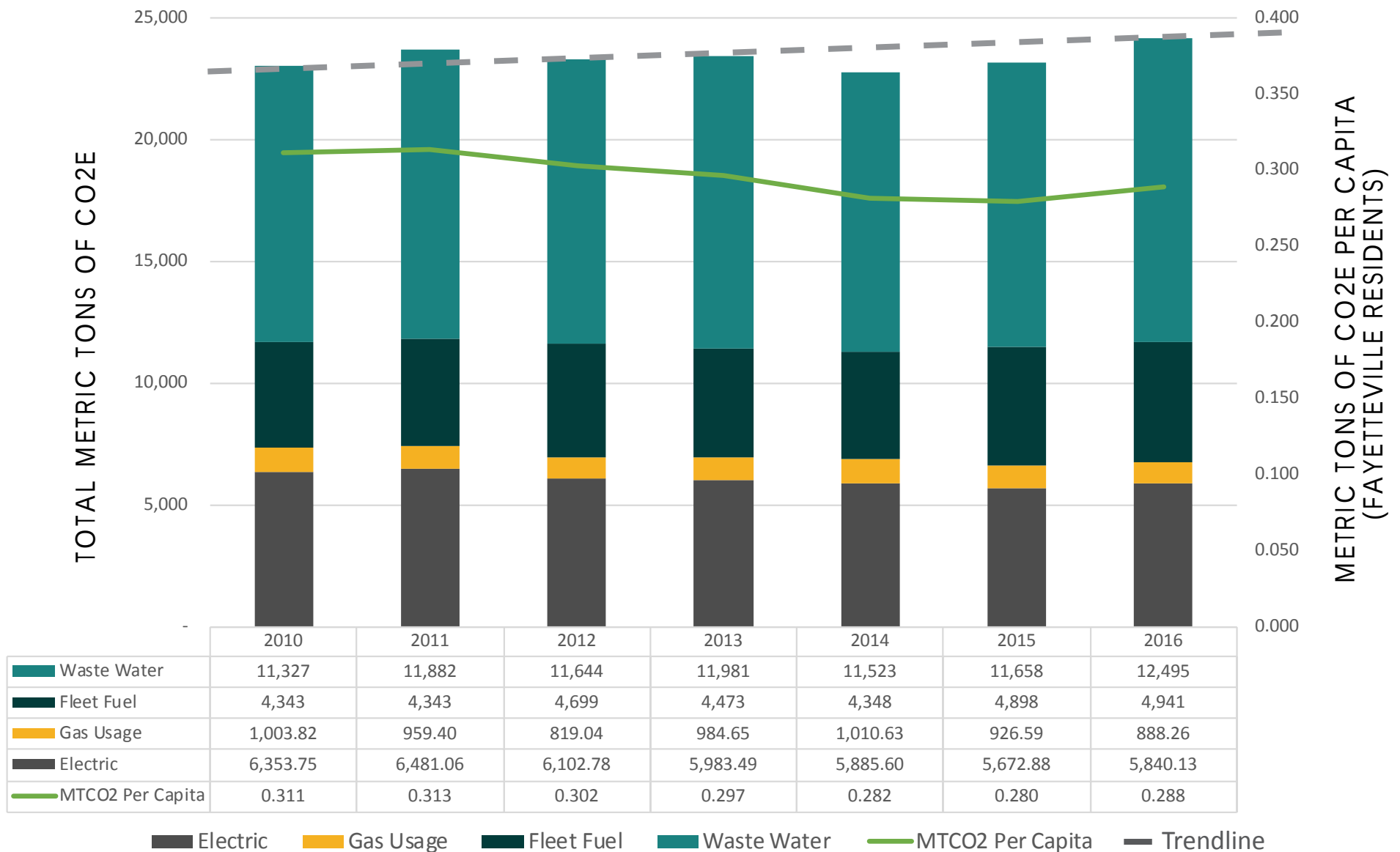
1. Achieve 40% reduction in GHG emissions from baseline year 2010 by the year 2030
2. Achieve 80% reduction in GHG emissions from baseline year 2010 by the year 2050
3. Achieve 100% clean energy by 2030
4. Achieve 3% annual energy use reduction in City facilities



STRATEGIES:

1. Conduct baseline data analysis and benchmark City operations
2. Make all new and existing city-owned facilities and assets more energy efficient
3. Prioritize the purchase or installation of clean energy to run City operations
4. Create a Green Fleet City Policy
5. Ensure that the City provides exemplary leadership in waste reduction, reuse, and recycling
6. Implement the Green City initiative adopted in the Solid Waste Master Plan
7. Improve transparency and accountability through expanded reporting

CHAPTER FOUR: CITY GOVERNMENT OPERATIONS GHG INVENTORY



This GHG inventory was completed using the ICLEI Local Communities Protocol. See Appendix B for details.

CHAPTER FOUR: CITY GOVERNMENT STRATEGIES

The City of Fayetteville, as a local government, provides myriad services and has a wide variety of administrative and operational assets in locations across the City. These assets range in type and use and include operational and office buildings, parks and recreation facilities, infrastructure for water and sewer, lighting, and more. The age and condition of these assets also vary greatly and many have had some energy efficiency upgrades performed already.

Energy efficiency improvements for city-owned assets are prioritized and completed based on a cost/benefit analysis that considers existing condition/efficiency, energy efficiency upgrades savings and payback time, utility company incentives or other grant opportunities, and budget. The City believes that it is important to lead by example and energy efficiency upgrades are identified annually in the Capital Improvement Program (CIP) budget. The 2015-2019 CIP budget included \$85,000 for energy efficiency improvements and equipment replacement. Additionally, new buildings constructed for City owned and operated facilities greater than 5,000 square feet are required by a City Resolution to be LEED Silver Certified when constructed. This ensures that new building assets are energy efficient from the start.

The City will adopt the strategies and actions on the following page to ensure all City assets are energy and resource efficient.

COMMUNITY VOICES:



"Reducing greenhouse gas emissions will provide a higher quality of life for the residents of Fayetteville. It will also help with the increasing efficiency of electricity use in the city by mitigating losses in the electric grid within the city. Using such examples and raising awareness will help the city achieve it's 2050 goal." - Online survey respondent

"I'm particularly passionate about active transport, because I think it addresses so many problems: people are healthier, it's good for the environment, people take greater pride and pleasure in their communities and also meet others who live near them. I could go on! I'm also a huge supporter of good public transit, however: many people live far from work or can't otherwise get around without a vehicle. Time spent in public transit is, for me, better used than time spent driving." - Survey respondent at the StartUp Crawl

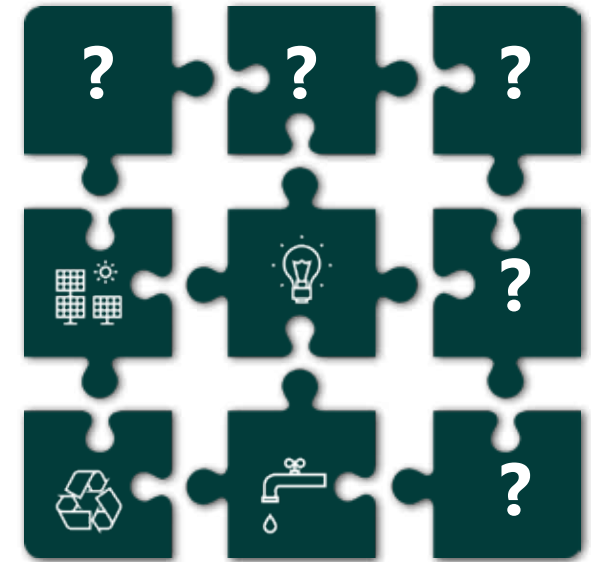


CHAPTER FOUR: CITY GOVERNMENT STRATEGIES

STRATEGY 1: CONDUCT BASELINE DATA ANALYSES AND BENCHMARK CITY OPERATIONS

The overall goal of this Energy Action Plan is to reduce greenhouse gas emissions, and just like the larger community, the City of Fayetteville operations have some specific actions that are identified to measure, monitor, and reduce internal greenhouse gas emissions.

The City currently makes a number of reports available to the public including a yearly Sustainability Report Card and yearly Energy Efficiency project reports, but not all data is easily accessible or consistently reported. The following actions will ensure that the City has good data for future decision-making and that we maintain transparency and accountability regarding building and energy use:



ACTION ITEMS:	TIMELINE	PRIMARY STAKEHOLDERS
Conduct a local city government greenhouse gas inventory at least every five years.	Ongoing	Sustainability
Benchmark local city government building and infrastructure energy use annually.	Ongoing	Sustainability, Facilities
Establish a water baseline for local government facilities and infrastructure and conduct a regular review of water use data against the baseline.	Short-term	Sustainability, Facilities
Require public infrastructure and facility managers consider energy and water consumption implications for new or upgraded infrastructure investments.	Ongoing	Sustainability, Facilities, Finance
Increase sub-metering to collect better information on energy and water use.	Medium-term	Sustainability, Facilities
Utilize baseline analysis to identify high energy use facilities and develop an energy efficiency and renewable energy innovation agenda to realize long-term savings.	Short-term	Sustainability, Facilities, Utilities Department, Finance

CHAPTER FOUR: CITY GOVERNMENT STRATEGIES

STRATEGY 2: MAKE ALL NEW AND EXISTING CITY-OWNED FACILITIES AND ASSETS MORE ENERGY EFFICIENT

The City's Facilities Management Division identifies, prioritizes, and installs energy efficiency upgrades to City facilities as funds are available. While we are proud of how effective staff is at improving efficiencies and reducing tax dollars spent on utility costs, the City can do more to drive cost and energy savings. The City will take action in the following ways to prioritize energy efficiency in new and existing City facilities and assets:

ACTION ITEMS:	TIMELINE	PRIMARY STAKEHOLDERS
Consider creating a policy to formalize the City's energy efficiency efforts.	Short-term	Sustainability
Make retrofits and upgrades to local government buildings and/or infrastructure systems that will increase energy and water efficiency.	Ongoing	Sustainability, Facilities
Explore a strategy and funding mechanism to increase the permanent preservation of lands identified as the "Enduring Green Network" in the City's Future Land Use Plan and Map. These lands may be City-owned or preserved through land trusts, tree preservation easements or other legal mechanisms.	Medium-term	Sustainability, Urban Forestry, Parks & Recreation, Planning, Finance
Use the Parks and Recreation Master Plan process to identify and develop a network of pocket parks and urban open spaces in areas of the City that are impacted by extensive urban development such as downtown.	Medium-term	Parks & Recreation, Parking, Planning
Investigate the feasibility of Energy Performance Contracting or other financial mechanisms to reduce overall City energy costs.	Short-term	Sustainability, Finance
Install native landscaping to provide relief from the urban heat island effect and reduce cooling costs in summer months.	Ongoing	Parks & Recreation, Parking, Urban Forestry
Continue to prioritize tree planting at existing and new facilities to provide shade, infiltrate stormwater, improve air quality, and generally enhance our urban ecosystem functions .	Ongoing	Parks & Recreation, Urban Forestry, Facilities

CHAPTER FOUR: CITY GOVERNMENT STRATEGIES

STRATEGY 3: PRIORITIZE THE PURCHASE OR INSTALLATION OF CLEAN ENERGY TO RUN CITY OPERATIONS

The City of Fayetteville consumes a great deal of energy in order to offer consistent and timely services to all internal and external customers. In 2016, the City used 8.6 million kilowatts of electricity for all our regular operations and 18.5 million kilowatts to run our two wastewater treatment plants. The City should complete the following actions to offset the cost of electric power in our facilities:

ACTION ITEMS:	TIMELINE	PRIMARY STAKEHOLDERS
Create a policy to ensure that the City's energy supplies increasingly come from renewable sources and/or enter direct purchase agreement with utility companies for clean energy sources.	Short-term	Purchasing, Sustainability
Explore opportunities to install renewable energy generation technologies at the two wastewater treatment plants to offset the high cost of electricity for water treatment.	Ongoing	Water & Sewer, Sustainability
Consider the feasibility of Energy Performance Contracting as a financing mechanism to reduce overall City energy costs and increase our clean energy portfolio.	Short-term	Sustainability, Finance

COMMUNITY VOICES:



"[Pursue these goals] as long as the clean energy is market viable and economically make sense over the life of the energy producing mechanism. The government should not be subsidizing clean energy to make it viable." - Survey respondent at Fayetteville Public Library

"I know that my family would switch to 100% clean energy if we could afford it, so having help from Fayetteville would make a big difference in many people's lives!" - Survey respondent at Fayetteville Public Library

"Reduce energy consumption through efficiency while working toward clean energy." - Online survey respondent



CHAPTER FOUR: CITY GOVERNMENT STRATEGIES

STRATEGY 4: CREATE A GREEN FLEET CITY POLICY

The City of Fayetteville has a large fleet of vehicles that are utilized to perform a variety of tasks. The City's fleet contains a myriad of vehicles such as: passenger cars, trucks, SUV's, police patrol vehicles, fire trucks, trash and recycling trucks, dump trucks, backhoes, graders, etc. The Fleet Division is charged with maintaining these vehicles and prioritizing the timing and replacement of worn-out vehicles. Vehicles of all classes and types are continually becoming more fuel efficient or designed for alternative fuel sources. Therefore, the transportation sector provides numerous opportunities for the City to become more cost and energy efficient. The following strategies lay out a plan for ensuring that new vehicles are identified, prioritized, and purchased based upon the task they are designed for and the efficiency with which they operate.

The City's highly varied fleet of vehicles calls for a variety of strategies to both right-size and right-fuel vehicles. Certain fleet vehicles, such as Police Patrol vehicles, will require unique targets and guidelines. These variations will be taken into consideration as the following policies are established. The following actions will help the City to choose the most efficient vehicle to do the task:

ACTION ITEMS:	TIMELINE	PRIMARY STAKEHOLDERS
Adopt alternative fuel guidelines and/or targets for City of Fayetteville owned vehicles.	Short-term	Fleet, Purchasing, Sustainability
Develop an internal Green Cities Initiative that prescribes a fleet purchasing policy encouraging divisions and departments to choose right-sized alternative fuel and/or more fuel efficient options when replacing vehicles. Additional infrastructure such as vehicle charging stations and natural gas or propane fueling stations may be necessary.	Short-term	Fleet, Transportation, Purchasing
Install alternative fueling stations for City vehicles as alternative fuel vehicles are increasingly added to the fleet. This may include electric vehicle charging stations, propane, biodiesel, etc.	Medium-term	Fleet, Transportation

CHAPTER FOUR: CITY GOVERNMENT STRATEGIES

STRATEGY 5: ENSURE THAT THE CITY PROVIDES EXEMPLARY LEADERSHIP IN WASTE REDUCTION, REUSE, AND RECYCLING



The City's Recycling and Trash Collection Division presents numerous opportunities for City operations to become more sustainable, increase efficiencies, and save taxpayer's money.

Recyclable material that is landfilled represents embedded energy that is disposed of at a significant environmental and economic cost. The City is committed to aggressively pursuing policies and actions that reduce the amount of recyclable and organic materials going to the landfill.



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To be a leader in waste reduction efforts and to demonstrate the importance of the "Reduce, Reuse, Recycle" mantra, the City should establish the internal Green City Initiative proposed in the Solid Waste & Recycling Master Plan. This Green City Initiative would establish comprehensive recycling in City facilities, organics recovery, and environmentally preferable purchasing policies and programs in all City-owned facilities. It would also promote reporting and tracking measures to make ensure resource efficiency and full life-cycle costs are being considered in City decision making.

COMMUNITY VOICES:



"Since the city has no wheeled recycle bins and I can't lift mine at the curb, I no longer recycle." - Online survey respondent

"I've noticed it's difficult to get recycling in apartment complexes, but there is a ton of trash flow there, if there was any access to recycling there it would be great" - Online survey respondent

"Complying with market requirements for recycled products is as important as the recycling program itself. The Reduce, Reuse, Recycle mantra is the order in which we should attack the problem. Reduce first, then Reuse, and recycle what slips through." - StartUp Crawl Commenter



CHAPTER FOUR: CITY GOVERNMENT STRATEGIES

STRATEGY 6: EXPAND TRANSPARENCY AND ACCOUNTABILITY ACROSS THE CITY THROUGH CONSISTENT REPORTING AND DATA ACCESSIBILITY

In order to maintain citizen trust and encourage understanding of City operations, the City strives to offer accessible, accurate, and user-friendly information about our policies, operations, and finances. As we move towards a more energy and resource efficient future, the City will be offering expanded reporting and data accessibility for both citizens and internal stakeholders.

Current reports on the City's Sustainability efforts can be found at:

<http://www.fayetteville-ar.gov/253/Sustainability-Resilience>



ACTION ITEMS:	TIMELINE	PRIMARY STAKEHOLDERS
Continue yearly Sustainability Report Card and promote broadly to the community.	Ongoing	Sustainability, Communications
Continue yearly Energy Efficiency Reporting and promote to the community.	Ongoing	Sustainability, Communications
Explore the feasibility of 'Sustainable Fayetteville' social media platforms to increase citizen awareness of existing programs and ongoing opportunities for energy and resource efficiency improvements.	Short-term	Sustainability, Communications
Increase access to facility energy data for internal users.	Short-term	Sustainability, Facilities, Finance, IT
Increase public access to facility energy data through a public facing dashboard.	Short-term	Sustainability, IT, Communications
Update the Environmental Purchasing Policy and publish yearly reports.	Short-term	Purchasing, Sustainability
Expand IT governance over digitizing efforts, resource efficiency, and internal reporting.	Short-term	IT, Communications , Purchasing

APPENDICES:

A. ENDNOTES

B. GREEN HOUSE GAS INVENTORY

C. GREEN HOUSE GAS MODELS AND PROJECTIONS

D. ACTION ITEM IMPLEMENTATION



APPENDIX A: ENDNOTES

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APPENDIX B: GREENHOUSE GAS INVENTORY

STAR Communities guidance led us to use the ICLEI U.S. Community Protocol to calculate emissions for the community-wide inventory and the Local Government Operations Protocol for City operations. Based on data availability, we chose to use the ICLEI 5 Basic Emissions Generating Activities list, which includes: electricity, natural gas, vehicle travel, energy used to treat and move wastewater, and solid waste disposal (City operations protocol does not include solid waste disposal). While this is not an exhaustive inventory and does not capture every emissions source or carbon capture activity, this protocol is used by municipalities around the country to build a baseline understanding of GHG emissions. The City believes this method allows for a good representation of Fayetteville's current emissions, for both the community and local government operations. Methodology for calculating emissions are explained in the following pages and can be explored in depth on the [ICLEI website](#).

COMMUNITY-WIDE 2010-2016 GREENHOUSE GAS INVENTORY

Year	Electric (MTCO2E)	VMT (MTCO2E)	Natural Gas (MTCO2E)	Landfill Waste (MTCO2E)	Wastewater (MTCO2E)	Total MTCO2E	Population	MTCO2E Per Capita
2010	811,184	330,110	222,731	68,582	11,327	1,443,934	73,970	19.52
2011	781,556	341,026	213,022	71,191	11,882	1,418,677	75,586	18.77
2012	808,454	349,423	197,373	71,757	11,644	1,438,651	77,003	18.68
2013	797,094	360,796	229,954	78,506	11,981	1,478,331	78,929	18.73
2014	825,907	346,869	218,867	76,270	11,523	1,479,435	80,822	18.30
2015	773,037	384,457	194,348	88,913	11,658	1,452,414	82,830	17.53
2016	762,391	394,986	192,976	91,932	12,495	1,454,781	83,826	17.35

CITY GOVERNMENT OPERATIONS 2010-2016 GREENHOUSE GAS INVENTORY

Year	Electric	Fleet Fuel	Natural Gas	Wastewater	Total MTCO2E
2010	6,353.75	4,343	1,003.82	11,327	23,027.34
2011	6,481.06	4,343	959.40	11,882	23,665.28
2012	6,102.78	4,699	819.04	11,644	23,264.80
2013	5,983.49	4,473	984.65	11,981	23,421.82
2014	5,885.60	4,348	1,010.63	11,523	22,767.14
2015	5,672.88	4,898	926.59	11,658	23,156.19
2016	5,840.13	4,941	888.26	12,495	24,164.04

"MTCO2E" = Metric tons of carbon-dioxide equivalent. Using MTCO2E allows for the inclusion of different types of gases, including methane, nitrous oxide, and hydrofluroucarbons. More information available on page 24.

APPENDIX B: GREENHOUSE GAS INVENTORY

ELECTRICITY

From the ICLEI U.S. Community Protocol Appendix C - "Built Environment Accounting methods: Generally, recommended methods for measuring emissions from energy used in buildings rely on activity data for fuels combusted, electricity used, or use of other forms of energy. These data are multiplied by emissions factors for each energy source. Third-party verified utility-specific emissions factors are recommended. However, if utility-specific emission factors are not available, US EPA eGRID regional emission factors may be used.³¹"

While the total megawatt hours (MWh) consumed in Fayetteville has fluctuated, total emissions from electricity have declined due to a lower ratio of CO2E per MWh. This decline is primarily due to decreasing coal-powered electricity generation, replaced by natural gas, wind, and solar.

The data below captures all electricity usage in the community except for wastewater treatment and conveyance. That usage is captured in the wastewater category on the following page.

Year	AEP SWEPCO (kWh)	Ozarks Electric (kWh)	Total (kWh)	Total MWh	Lbs of CO2E per MWh*	Lbs of CO2E	Metric Tons of CO2E
2010	896,940,438	229,545,953	1,126,486,391	1,126,486	1,587.55	1,788,353,470	811,184.45
2011	894,202,739	191,136,513	1,085,339,252	1,085,339	1,587.55	1,723,034,779	781,556.36
2012	890,923,223	262,453,458	1,153,376,681	1,153,377	1,545.32	1,782,333,299	808,453.75
2013	874,802,152	262,368,438	1,137,170,590	1,137,171	1,545.32	1,757,289,741	797,094.17
2014	959,247,618	267,052,122	1,226,299,740	1,226,300	1,484.80	1,820,811,080	825,907.00
2015	875,593,636	272,204,896	1,147,798,532	1,147,799	1,484.80	1,704,252,408	773,036.81
2016	852,911,957	279,080,368	1,131,992,325	1,131,992	1,484.80	1,680,783,336	762,391.40

*The pounds of CO2E per megawatt hour (MWh) is derived from the regional emissions factor for the Southwest Power Pool South (SPSO), the power pool in which Fayetteville is located. As we did not have utility-specific emissions factors at the time of the inventory, the SPSO emissions factor was used. The emissions factor is determined by the EPA's eGRID program which develops a semi-annual CO2 equivalent for each subregion of power pools. The 2016 SPSO ratio has not yet been released, so the 2014 ratio was applied to 2014-2016. Best practices for calculating and applying emission ratios are supplied by the EPA eGRID program³².

APPENDIX B: GREENHOUSE GAS INVENTORY

WASTEWATER

The ICLEI U.S. Community Protocol Appendix F - Wastewater and Water Emissions Activities and Sources WW.14 “Energy related Emissions Associated with Water Delivery and Treatment” was used to determine wastewater related emissions. Energy used for water treatment, conveyance, and distribution are the primary emissions elements in this protocol. According to the protocol, extraction and end-use consumption are excluded as these are already calculated in the Electricity and Natural Gas emissions categories (see pages 68 adn 70).³³

Total energy needed to treat and convey water has increased significantly over the past 7 years, in direct correlation to our population growth. Simultaneously, the ratio of CO2E per MWh for wastewater treatment in our power pool has declined, keeping our total MTCO2E from this emissions category relatively stable.

Year	Energy used to treat and convey wastewater (kWh)	Total MWh	Lbs of CO2E per MWh for Wastewater treatment*	Lbs of CO2E	Metric Tons of CO2E
2010	15,729,428	15,729	1,587.55	24,971,253	11,327
2011	16,500,308	16,500	1,587.55	26,195,132	11,882
2012	16,612,223	16,612	1,545.32	25,671,161	11,644
2013	17,092,515	17,093	1,545.32	26,413,364	11,981
2014	17,108,918	17,109	1,484.80	25,403,339	11,523
2015	17,310,265	17,310	1,484.80	25,702,299	11,658
2016	18,551,974	18,552	1,484.80	27,545,990	12,495

*As with general electrical consumption (calculated on the previous page), the pounds of CO2E per megawatt hour (MWh) is derived from the regional emissions factor for the Southwest Power Pool South (SPSO), where Fayetteville is located. The emissions factor is determined by the EPA’s eGRID program. The 2016 SPSO ratio has not yet been released, so the 2014 ratio was applied to 2014-2016. Best practices for calculating and applying emission ratios are supplied by the EPA eGRID program.

APPENDIX B: GREENHOUSE GAS INVENTORY

NATURAL GAS

The emissions from natural gas consumption were derived using ICLEI U.S. Community Protocol, Appendix C "BE.1 Emissions from Stationary Fuel Consumption"³⁴. The data on total CCF was provided by Black Hills, Fayetteville's natural gas provider. As the protocol explains, "obtaining complete data at the community scale will be challenging for most fuels. You should complete this method for each fuel type and sector for which you can obtain or reasonably estimate total fuel usage in your inventory year"³⁶. Staff were able to fully capture natural gas consumption but were unable to capture additional fuels (such as propane) as distribution and sale of such fuels are not consolidated.

Year	Total CCF	Population	CCF Per Capita	MCF	MMBTU	kg of CO2E per MMBTU	kg CO2E	MTCO2E
2010	40,706,299	73,970	550	4,070,629	4,200,890	53.02	222,731,190	222,731
2011	38,931,790	75,586	515	3,893,179	4,017,760	53.02	213,021,673	213,021
2012	36,071,782	77,003	468	3,607,178	3,722,607	53.02	197,372,670	197,372
2013	42,026,287	78,929	532	4,202,628	4,337,112	53.02	229,953,721	229,953
2014	40,000,000	80,822	495	4,000,000	4,128,000	53.02	218,866,560	218,866
2015	35,519,075	82,830	429	3,551,907	3,665,568	53.02	194,348,443	194,348
2016	35,268,303	83,826	421	3,526,830	3,639,688	53.02	192,976,303	192,976

Calculating emissions from stationary combustion using fuel use activity data and default emission factors by fuel type involves the following steps:

1. Determine annual use of each fuel combusted (total CCF)
2. Convert to MMBTU (million metric British thermal units)
3. Determine the appropriate emission factors for each fuel (U.S. weighted average Natural Gas = 53.02 kg Co2E per MMBTU)
4. Multiple emissions factor by MMBTU to determine total emissions in MTCO2E

APPENDIX B: GREENHOUSE GAS INVENTORY

VEHICLES

The emissions from vehicles were derived using ICLEI U.S. Community Protocol, Appendix D, Transportation and Other Mobile Emissions Active Sources, TR.1.B and TR.2.A³⁶. The following steps were necessary to determine emissions from vehicles in Fayetteville:

1. Determine DVMT for all in-community road segments. Total daily vehicle miles traveled (DVMT) was compiled by the Arkansas Department of Transportation (ARDOT) and shared with the City of Fayetteville upon request. The ARDOT totals include all vehicles miles traveled each day on each road segment within Fayetteville.
2. Considering vehicle types, percent of vehicle types present in Fayetteville, average MPG per vehicle type, and average miles per vehicle type, convert VMT into emissions data using the following equation:

$$\text{CO}_2 \text{ (kg)} = (\text{Annual VMT} * \% \text{ of vehicle miles by vehicle type} / \text{Average MPG of vehicle type}) * \text{emissions factor for vehicle type}$$

Percent of Vehicles by Miles Traveled
(ICLEI Table TR.1.3 Default Vehicle Mix values)

Fuel	Vehicle Type	Default Percentage
Gasoline	Light Trucks	32.4
Gasoline	Passenger Cars	60.6
Diesel	Heavy Trucks	5.4
Diesel	Light Trucks	1.3
Diesel	Passenger Cars	0.3

Average MPG by vehicle type
(U.S. DOE, 2013 Energy Outlook)

Vehicle Type	Average MPG
Light trucks	17.4
Passenger cars	23.8
Heavy trucks (diesel)	6.06
Light trucks (diesel)	13.8
Passenger cars (diesel)	13.8

Emissions Factors by Vehicle Types
(ICLEI Table TR.1.6)

Vehicle Type	Emissions Factor
Light trucks	0.00878
Passenger cars	0.00878
Heavy trucks (diesel)	0.0102
Light trucks (diesel)	0.0102
Passenger cars (diesel)	0.0102

Detailed calculations for each year are available on the following pages.

APPENDIX B: GREENHOUSE GAS INVENTORY

VEHICLES: 2010 EMISSIONS CALCULATIONS

Annual VMT	Vehicle Type	% Vehicle Type	Average MPG	Miles per Vehicle Type	Gallons used	Emissions factor for vehicle type	Total CO2E
674,017,395.00	Light trucks	32%	17.4	218,381,635.98	12,550,668.73	0.00878	110,194.87
674,017,395.00	Passenger cars	61%	23.8	408,454,541.37	17,161,955.52	0.00878	150,681.97
674,017,395.00	Heavy trucks (diesel)	5%	6.06	36,396,939.33	6,006,095.60	0.0102	61,262.18
674,017,395.00	Light trucks (diesel)	1%	13.8	8,762,226.14	634,943.92	0.0102	6,476.43
674,017,395.00	Passenger cars (diesel)	0%	13.8	2,022,052.19	146,525.52	0.0102	1,494.56
	TOTALS:	100%		674,017,395.00	36,500,189.30		330,110.00

VEHICLES: 2011 EMISSIONS CALCULATIONS

Annual VMT	Vehicle Type	% Vehicle Type	Average MPG	Miles per Vehicle Type	Gallons used	Emissions factor for vehicle type	Total CO2E
696,306,568.95	Light trucks	32%	17.4	225,603,328.34	12,965,708.53	0.00878	113,838.92
696,306,568.95	Passenger cars	61%	23.8	421,961,780.78	17,729,486.59	0.00878	155,664.89
696,306,568.95	Heavy trucks (diesel)	5%	6.06	37,600,554.72	6,204,712.00	0.0102	63,288.06
696,306,568.95	Light trucks (diesel)	1%	13.8	9,051,985.40	655,940.97	0.0102	6,690.60
696,306,568.95	Passenger cars (diesel)	0%	13.8	2,088,919.71	151,370.99	0.0102	1,543.98
	TOTALS:	100%		696,306,568.95	37,707,219.08		341,026.46

APPENDIX B: GREENHOUSE GAS INVENTORY

VEHICLES: 2012 EMISSIONS CALCULATIONS

Annual VMT	Vehicle Type	% Vehicle Type	Average MPG	Miles per Vehicle Type	Gallons used	Emissions factor for vehicle type	Total CO2E
713,450,655.45	Light trucks	32%	17.4	231,158,012.37	13,284,943.24	0.00878	116,641.80
713,450,655.45	Passenger cars	61%	23.8	432,351,097.20	18,166,012.49	0.00878	159,497.59
713,450,655.45	Heavy trucks (diesel)	5%	6.06	38,526,335.39	6,357,481.09	0.0102	64,846.31
713,450,655.45	Light trucks (diesel)	1%	13.8	9,274,858.52	672,091.20	0.0102	6,855.33
713,450,655.45	Passenger cars (diesel)	0%	13.8	2,140,351.97	155,097.97	0.0102	1,582.00
	TOTALS:	100%		713,450,655.45	38,635,625.98		349,423.03

VEHICLES: 2013 EMISSIONS CALCULATIONS

Annual VMT	Vehicle Type	% Vehicle Type	Average MPG	Miles per Vehicle Type	Gallons used	Emissions factor for vehicle type	Total CO2E
736,671,495.55	Light trucks	32%	17.4	238,681,564.56	13,717,331.30	0.00878	120,438.17
736,671,495.55	Passenger cars	61%	23.8	446,422,926.30	18,757,265.81	0.00878	164,688.79
736,671,495.55	Heavy trucks (diesel)	5%	6.06	39,780,260.76	6,564,399.47	0.0102	66,956.87
736,671,495.55	Light trucks (diesel)	1%	13.8	9,576,729.44	693,965.90	0.0102	7,078.45
736,671,495.55	Passenger cars (diesel)	0%	13.8	2,210,014.49	160,145.98	0.0102	1,633.49
	TOTALS:	100%		736,671,495.55	39,893,108.45		360,795.78

APPENDIX B: GREENHOUSE GAS INVENTORY

VEHICLES: 2014 EMISSIONS CALCULATIONS

Annual VMT	Vehicle Type	% Vehicle Type	Average MPG	Miles per Vehicle Type	Gallons used	Emissions factor for vehicle type	Total CO2E
708,235,947.90	Light trucks	32%	17.4	229,468,447.12	13,187,841.79	0.00878	115,789.25
708,235,947.90	Passenger cars	61%	23.8	429,190,984.43	18,033,234.64	0.00878	158,331.80
708,235,947.90	Heavy trucks (diesel)	5%	6.06	38,244,741.19	6,311,013.40	0.0102	64,372.34
708,235,947.90	Light trucks (diesel)	1%	13.8	9,207,067.32	667,178.79	0.0102	6,805.22
708,235,947.90	Passenger cars (diesel)	0%	13.8	2,124,707.84	153,964.34	0.0102	1,570.44
	TOTALS:	100%		708,235,947.90	38,353,232.95		346,869.05

VEHICLES: 2015 EMISSIONS CALCULATIONS

Annual VMT	Vehicle Type	% Vehicle Type	Average MPG	Miles per Vehicle Type	Gallons used	Emissions factor for vehicle type	Total CO2E
784,982,939.35	Light trucks	32%	17.4	254,334,472.35	14,616,923.70	0.00878	128,336.59
784,982,939.35	Passenger cars	61%	23.8	475,699,661.25	19,987,380.72	0.00878	175,489.20
784,982,939.35	Heavy trucks (diesel)	5%	6.06	42,389,078.72	6,994,897.48	0.0102	71,347.95
784,982,939.35	Light trucks (diesel)	1%	13.8	10,204,778.21	739,476.68	0.0102	7,542.66
784,982,939.35	Passenger cars (diesel)	0%	13.8	2,354,948.82	170,648.47	0.0102	1,740.61
	TOTALS:	100%		784,982,939.35	42,509,327.05		384,457.02

APPENDIX B: GREENHOUSE GAS INVENTORY

VEHICLES: 2016 EMISSIONS CALCULATIONS

Annual VMT	Vehicle Type	% Vehicle Type	Average MPG	Miles per Vehicle Type	Gallons used	Emissions factor for vehicle type	Total CO2E
806,481,370.00	Light trucks	32%	17.4	261,299,963.88	15,017,239.30	0.00878	131,851.36
806,481,370.00	Passenger cars	61%	23.8	488,727,710.22	20,534,777.74	0.00878	180,295.35
806,481,370.00	Heavy trucks (diesel)	5%	6.06	43,549,993.98	7,186,467.65	0.0102	73,301.97
806,481,370.00	Light trucks (diesel)	1%	13.8	10,484,257.81	759,728.83	0.0102	7,749.23
806,481,370.00	Passenger cars (diesel)	0%	13.8	2,419,444.11	175,322.04	0.0102	1,788.28
	TOTALS:	100%		806,481,370.00	43,673,535.56		394,986.20

2010-2016: SUMMARY OF EMISSIONS FROM VEHICLES

Year	Total DVMT	Population	VMT per capita	Total MTCO2 per year
2010	1,846,623.00	73,970	24.90	330,110.00
2011	1,907,689.23	75,586	25.24	341,026.46
2012	1,954,659.33	77,003	25.38	349,423.03
2013	2,018,278.07	78,929	25.57	360,795.78
2014	1,940,372.46	80,822	24.01	346,869.05
2015	2,150,638.19	82,830	25.96	384,457.02
2016	2,209,538.00	83,826	26.36	394,986.20

APPENDIX B: GREENHOUSE GAS INVENTORY

SOLID WASTE

Emissions from solid waste (landfilled waste) were calculated using the ICLEI U.S. Community Protocol, Appendix E: "Solid Waste Emissions Activities and Sources." As Fayetteville does not operate a landfill within City limits, the protocol (SW4) used calculates emissions from community-generated waste sent to outside landfills. The protocol states that communities are "required to estimate the emissions that result from waste disposed by the community, regardless of whether or not the receiving landfill or landfills are located inside or outside of the community boundary."³⁷

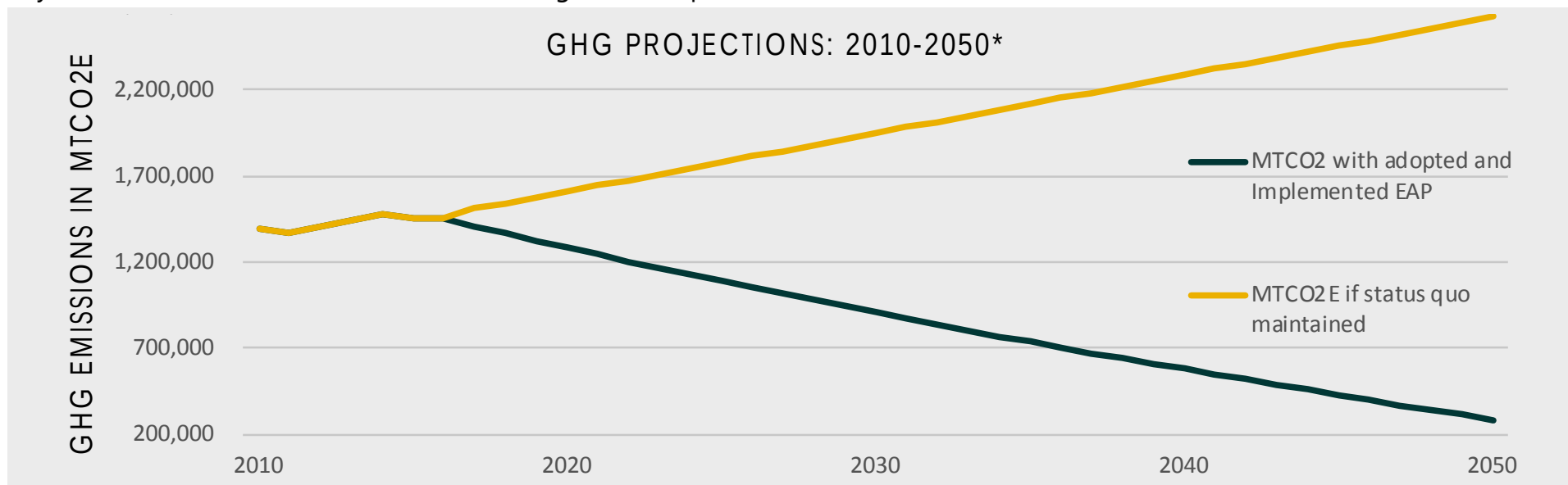
The following steps are necessary to determine GHG emissions from solid waste generated in a community:

1. Calculate total waste (in wet short tons) entering landfill per year (retrieved from the Recycling & Trash Collection Division)
2. Determine the waste characteristics of the total waste or, if the data is not consistently available, use the Mixed Solid Waste Factor (Fayetteville used the mixed solid waste estimate of .060, derived by the EPA, offered by ICLEI in table SW.5)
3. Use the following equation to calculate CH₄ emissions as MTCO₂E: = CH₄ GWP * (1-CE) * (1-OX) * M * EF
 - CH₄ GWP = CH₄ Global Warming Potential, (currently 28 according to EPA Sustainable Materials Management³⁸)
 - CE = LFG collection efficiency (value of zero entered as Tontitown landfill LFG collection efficiency is unknown)
 - OX = oxidation rate (take .1 as stated value from ICLEI, table SW.4.1)
 - M = total mass of waste in wet short tons
 - EF = the emissions factor for specific materials (.060 as identified in table SW.5)

Year	Total Waste	Landfilled Waste (tons)	Population	Tons to landfill/ capita	Tons total waste/ capita	MTCO ₂ E	Diversion Rate
2010	54,262	45,358	73,970	0.613	0.733	68,581.60	16%
2011	56,209	47,084	75,586	0.622	0.743	71,190.51	16%
2012	57,527	47,458	77,003	0.616	0.747	71,757.22	18%
2013	63,919	51,922	78,929	0.657	0.809	78,506.37	19%
2014	63,182	50,443	80,822	0.624	0.781	76,269.77	20%
2015	71,653	58,805	82,830	0.709	0.865	88,913.39	18%
2016	67,138	60,802	83,826	0.725	0.80	91,932.41	18%

APPENDIX C: GHG PROJECTIONS

Long term projections are a notoriously complicated art. To determine the projected impacts of the goals and actions in this plan, the City used standards set by ICLEI, the EPA, and STAR Communities. The projections on the following pages show best case scenario if Fayetteville is able to achieve each sector-level goal in this plan.



Year	Electric	Natural Gas	Wastewater	Vehicle Emissions	Waste	Projected MTCO2E (if EAP implemented)	Projected MTCO2E if status quo maintained
2010	811,184	222,731	11,327	330,110	68,582	1,443,934	1,390,700
2020	646,192	183,729	9,760	360,233	84,622	1,284,536	1,644,417
2030	389,603	159,248	4,798	273,350	80,968	907,968	1,948,760
2040	176,176	134,955	1,769	201,575	64,845	579,320	2,286,919
2050	1	112,440	1	134,014	36,352	282,807	2,625,078

*To calculate projected emissions if the status quo is maintained, the average MTCO2E per capita for 2010 through 2016 was calculated. This average emissions rate (17.6 MTCO2E per capita) was multiplied by the population estimates agreed upon in City Plan 2030. This projection was extrapolated from 2010 until 2050.

APPENDIX C: GHG PROJECTIONS

Year	Electric	Natural Gas	Wastewater	Vehicle Emissions	Waste	Projected MTCO2E (if EAP implemented)	Projected Population	MTCO2E per capita	Status Quo MTCO2E
2010	811,184	222,731	11,327	330,110	68,582	1,443,934	73,970	19.5	1,390,700
2011	781,556	213,022	11,882	341,026	71,191	1,418,677	75,586	18.7	1,367,322
2012	808,454	197,373	11,644	349,423	71,757	1,438,651	77,003	18.6	1,406,535
2013	797,094	229,954	11,981	360,796	78,506	1,478,331	78,929	18.7	1,446,647
2014	825,907	218,867	11,523	346,869	76,270	1,479,435	80,822	18.3	1,479,435
2015	773,037	194,348	11,658	384,457	88,913	1,452,414	82,830	17.5	1,452,414
2016	762,391	192,976	12,495	394,986	91,932	1,454,781	83,826	17.3	1,454,781
2017	732,569	190,718	11,763	386,298	82,522	1,403,869	85,747	16.4	1,509,153
2018	703,266	188,421	11,065	377,610	83,554	1,363,915	87,669	15.6	1,542,969
2019	674,476	186,090	10,397	368,921	84,595	1,324,480	89,590	14.8	1,576,785
2020	646,192	183,729	9,760	360,233	84,622	1,284,536	91,511	14.0	1,610,601
2021	618,405	181,343	9,152	351,545	85,059	1,245,504	93,433	13.3	1,644,417
2022	591,110	178,934	8,571	342,857	84,045	1,205,517	95,354	12.6	1,678,233
2023	564,299	176,507	8,017	334,168	83,922	1,166,914	97,276	12.0	1,712,049
2024	537,965	174,065	7,488	325,480	83,898	1,128,897	99,197	11.4	1,745,865
2025	512,102	171,610	6,984	316,792	83,697	1,091,185	101,118	10.8	1,779,681
2026	486,702	169,145	6,504	308,103	83,290	1,053,744	103,040	10.2	1,813,496
2027	461,758	166,674	6,046	299,415	82,811	1,016,705	104,961	9.7	1,847,312
2028	437,265	164,200	5,610	290,727	82,181	979,982	106,882	9.2	1,881,128
2029	413,215	161,723	5,194	282,039	81,612	943,783	108,804	8.7	1,914,944
2030	389,603	159,248	4,798	273,350	80,968	907,968	110,725	8.2	1,948,760

Year	Electric	Natural Gas	Wastewater	Vehicle Emissions	Waste	Projected MTCO2E (if EAP implemented)	Projected Population	MTCO2E per capita	Status Quo MTCO2E
2031	366,422	156,775	4,422	265,150	79,764	872,533	112,646	7.7	1,982,576
2032	343,665	154,307	4,063	257,195	78,455	837,686	114,568	7.3	2,016,392
2033	321,327	151,847	3,722	249,479	77,059	803,434	116,489	6.9	2,050,208
2034	299,401	149,395	3,398	241,995	75,575	769,765	118,410	6.5	2,084,024
2035	277,882	146,954	3,090	234,735	74,016	736,677	120,332	6.1	2,117,839
2036	256,763	144,524	2,798	227,693	72,364	704,142	122,253	5.8	2,151,655
2037	236,039	142,108	2,520	220,862	70,618	672,147	124,175	5.4	2,185,471
2038	215,703	139,707	2,256	214,236	68,782	640,685	126,096	5.1	2,219,287
2039	195,751	137,323	2,006	207,809	66,857	609,746	128,017	4.8	2,253,103
2040	176,176	134,955	1,769	201,575	64,845	579,320	129,939	4.5	2,286,919
2041	156,973	132,606	1,544	193,512	62,744	547,380	131,860	4.2	2,320,735
2042	138,136	130,277	1,332	185,772	60,553	516,070	133,781	3.9	2,354,551
2043	119,661	127,967	1,130	178,341	58,273	485,372	135,703	3.6	2,388,367
2044	101,541	125,680	940	171,207	55,903	455,271	137,624	3.3	2,422,182
2045	83,772	123,414	760	164,359	53,445	425,748	139,545	3.1	2,455,998
2046	66,347	121,171	589	157,784	50,897	396,789	141,467	2.8	2,489,814
2047	49,263	118,952	429	151,473	48,260	368,377	143,388	2.6	2,523,630
2048	32,514	116,756	277	145,414	45,534	340,496	145,309	2.3	2,557,446
2049	16,095	114,586	135	139,598	42,718	313,131	147,231	2.1	2,591,262
2050	1	112,440	0	134,014	36,352	282,807	149,152	1.9	2,625,078

APPENDIX D: ACTION ITEM IMPLEMENTATION

This table compiles all actions listed in the chapters above into a single, timeline-oriented view.

In this timeline, 'ongoing' items may already be in the works, may be immediately implementable, or may require ongoing attention over a series of years. 'Short-term' implies 1-3 years, 'medium-term' implies 3-5 years, and 'long-term' implies 5-10 years. As with other City master plan processes, the timeline described here is subject to change as staff, resources, and budget allows.

Potential GHG impact (in terms of total MTCO₂E reduction) is estimated in the final column. This estimated reduction impact is based on a variety of sources included stakeholder input, STAR Communities guidance, the ICLEI U.S. Community Protocol, and the projections released in "Drawdown: The Most Comprehensive Plan Ever Proposed to Reverse Global Warming," edited by Paul Hawken.

Sector	Action Item	Timeline	Primary Stakeholders	GHG Impact
Buildings	Conduct a community-wide tree canopy assessment every five years.	Ongoing	Urban Forestry, GIS	Low
Buildings	Encourage increased sub-metering on institutional, commercial and industrial buildings to collect data and identify opportunities for energy efficiency upgrades.	Ongoing	Facilities, Sustainability, Utilities	Low
Buildings	Partner with utility providers to create an education and outreach campaign to connect homeowners and renters to existing energy efficient programs provided by utility companies.	Ongoing	Sustainability, Community Resources, Communications, Non-profits	High
Buildings	Prioritize leak prevention and water-related energy efficiency measures, both City and community-wide.	Ongoing	Facilities, Water & Sewer, Sustainability	Low
Buildings	Publish local government energy benchmarking reports and maintain a web based interface to provide local government energy data to the public.	Ongoing	Sustainability, IT, Facilities Management	Low
Buildings	Require that public infrastructure and facility managers consider energy and water consumption implications for new or upgraded infrastructure investments.	Ongoing	Facilities, Water & Sewer, Transportation	Medium

Buildings	Utilize the existing Property Accessed Clean Energy (PACE) program to finance energy efficiency in the construction of new buildings.	Ongoing	Sustainability	High
Cross-sector	Continue to provide recognition for local sustainability-minded businesses through programs like LEED, Bike-Friendly Businesses and the GreenNWAAy Initiative.	Ongoing	Economic Vitality, Sustainability	Low
Cross-sector	Continue to provide support services to targeted sectors to strengthen local value chain infrastructure and develop market channels.	Ongoing	Economic Vitality	Medium
Cross-sector	Support ongoing regional campaigns promoting local banking, shopping, and eating and other local economic drivers.	Ongoing	Communications, Economic Vitality, Sustainability	Low
Energy	Continue to advocate for increasing SWEPCO and Ozarks Electric clean energy portfolio as a percentage of the electric energy produced.	Ongoing	Sustainability	High
Energy	Investigate community shared solar or community wind to encourage procurement of renewable energy supplies. Community sharing programs allow residents to buy or lease a portion of a shared alternative energy system.	Ongoing	Sustainability	High
Energy	Procure clean energy from utilities or other generators when feasible.	Ongoing	Sustainability	High
Transportation	Establish partnerships between fleet managers, alternative fuel suppliers, and consumers to elevate alternative fuel options within the community.	Ongoing	Sustainability, Fleet	Low
Transportation	Continue to support Ozark Regional Transit, Razorbak Transit, and Regional Planning in pursuit of transit solutions for the Northwest Arkansas region.	Ongoing	Planning, Transportation	High
Transportation	Continue to explore opportunities for adding bus shelters along transit lines.	Ongoing	University, Transportation, Engineering, Sustainability	Medium

Transportation	Construct or retrofit transportation infrastructure to meet the access standards in the Americans with Disabilities Act (ADA).	Ongoing	Engineering, Transportation	Low
Transportation	Continue to utilize the Active Transportation Advisory Committee to identify and prioritize projects that fill missing links in trail and sidewalk networks.	Ongoing	Engineering, Transportation	Medium
Transportation	Make street intersections and trail crossings safer and easier for pedestrians through signage, medians, colored pavement markings, and signalization.	Ongoing	Engineering, Transportation	Medium
Transportation	Continue to expand the on-street bicycle network. Promote the use of buffered, protected and separated on-street bicycle infrastructure whenever possible.	Ongoing	Engineering, Transportation	High
Transportation	Make appropriate infill and revitalization our highest priority.	Ongoing	Planning	High
Transportation	Discourage suburban sprawl development.	Ongoing	Planning	High
Transportation	Grow a livable transportation network.	Ongoing	Planning, Transportation	High
Transportation	Create an enduring green network.	Ongoing	Planning, Transportation, Engineering	High
Transportation	Actively pursue the goals laid out in City Plan 2030 and the upcoming Mobility Master Plan.	Ongoing	Planning, Transportation, Engineering	High
Transportation	Continue to implement the City's complete streets policy and street cross-sections for all street projects.	Ongoing	Planning, Transportation, Engineering	High
Transportation	Increase the mileage of sidewalks, particularly on arterial or collector streets, that connect people with destinations.	Ongoing	Planning, Transportation, Engineering	Medium
Transportation	Install public use electric vehicle fueling stations on city owned properties and encourage public-use alternative charging stations at publicly accessible locations across the City.	Ongoing	Sustainability, Fleet, Facilities Management	Medium
Transportation	Encourage the expansion of carsharing programs across the City and region.	Ongoing	Parking Management, University, Sustainability	Low

Waste	Continue to pursue a commercial and institutional outreach program to encourage businesses and institutions to participate in existing recycling programs.	Ongoing	Recycling and Trash, Communications	Low
Waste	Develop a new education and community outreach plan to announce the city's commitment to waste diversion and to build community buy-in for new initiatives.	Ongoing	Recycling and Trash, Communications	Medium
Waste	Explore end markets for recyclable materials to promote economic growth and recapture of waste.	Ongoing	Recycling and Trash	Low
Buildings	Adopt updated commercial and residential building energy codes on a regular schedule.	Short-term	Building Safety	High
Buildings	Benchmark local government building and infrastructure energy use annually.	Short-term	Facilities Management, Sustainability, IT	Low
Buildings	Conduct an assessment to determine heat island mitigation feature distribution across the City to identify locations with disproportionate heat island effects.	Short-term	GIS, Urban Forestry	Low
Buildings	Conduct an assessment to discover if there is a parkland or natural space within a 10-minute walk of all residents.	Short-term	Parks and Recreation, Sustainability, GIS	Low
Buildings	Create a program to connect low-income renters and homeowners with utility-sponsored programs to reduce their energy costs.	Short-term	Sustainability, Community Resources, Communications, Non-profits, Utilities	Medium
Buildings	Encourage tree planting, green roofs, and other energy-saving techniques across the City through education, outreach, and tree giveaways.	Short-term	Urban Forestry	Low
Buildings	Evaluate the feasibility of modifying existing tree preservation minimums and mitigation rates in the City's Tree Preservation Code to improve the long-term ecological outcomes of urban development.	Short-term	Urban Forestry, Development Services	Medium

Buildings	Explore opportunities to utilize Community Development Block Grants (CDBG) to compound existing utility-sponsored energy efficiency programs for low to moderate income households.	Short-term	Community Resources, Sustainability Utility Companies	Medium
Buildings	Explore options to develop a tree planting program partnering with residents, business owners, and institutions for the planting of trees in right-of-way, on easements, or on private properties.	Short-term	Urban Forestry, Sustainability, Facilities	Medium
Buildings	Identify high energy use City facilities and develop an energy efficiency and renewable energy innovation agenda to realize long-term savings and demonstrate the financial impact of energy improvements.	Short-term	Facilities, Water & Sewer, Sustainability	Medium
Buildings	Target areas in need of additional tree canopy by creating a tree canopy map layer.	Short-term	Urban Forestry, GIS	Low
Buildings	Use the Parks and Recreation Master Plan process to identify and develop a network of pocket parks and urban open spaces in areas of the city that are identified as impacted by urban heat islands.	Short-term	Parks and Recreation, Urban Forestry, Planning	Medium
Cross-sector	Work with the University of Arkansas Office of Sustainability to collaboratively complete a regional resilience assessment and publish a report of findings.	Short-term	Sustainability, University	Low
Cross-sector	Consider amending the 'Purpose and Duties of the Environmental Action Committee' to include consideration of climate mitigation and adaptation strategies.	Short-term	Environmental Action Committee	Low
Cross-sector	Consider amending the 'Purpose and Duties of the Environmental Action Committee' to include policy recommendations regarding energy efficiency efforts and clean energy purchasing decisions.	Short-term	Environmental Action Committee	Low
Cross-sector	Investigate the feasibility of a stormwater utility fee to improve green stormwater infrastructure.	Short-term	Engineering, Legal, Finance	Medium
Cross-sector	Integrate Fayetteville's sustainability brand and energy action goals into future marketing and outreach efforts for business and talent retention.	Short-term	Communications, Economic Vitality, Sustainability	Medium

Energy	Assess if regulatory restrictions or undue burden exists for the development of residential and small businesses renewable energy installations.	Short-term	Building Safety, Sustainability, IT	Medium
Energy	Create a policy to ensure that the local government's energy supplies increasingly come from renewable sources and/or enter into direct purchase agreement with utility companies for clean energy sources.	Short-term	Sustainability, Purchasing	High
Energy	Earn recognition as a Solar-Ready community.	Short-term	Building Safety, Sustainability, IT	Medium
Energy	Integrate clean power job skills training into local job development activities or plans.	Short-term	Economic Development, Sustainability	Medium
Energy	Encourage the development of residential and small business renewable energy sources using the existing net-metering program.	Short-term	Sustainability	Medium
Energy	Evaluate the feasibility of leasing public land for renewable energy.	Short-term	Sustainability, Legal, Finance	High
Transportation	Adopt alternative fuel guidelines and/or targets for City of Fayetteville owned vehicles.	Short-term	Fleet, Sustainability	Medium
Transportation	Partner with private businesses to ensure that more electric vehicle charging stations become available at workplaces, residential developments, and other frequently visited locations. Install public alternative fueling stations on City-owned properties.	Short-term	Sustainability, Fleet, Facilities Management	Medium
Transportation	Establish a community-wide bike-share program.	Short-term	University, Sustainability	Medium
Transportation	Develop an internal Green Cities Initiative that prescribes a fleet purchasing policy that encourages divisions and departments to choose right-sized, alternative fuel, and/or more fuel efficient options when replacing vehicles. Additional infrastructure such as vehicle charging stations or natural gas fueling stations may be necessary to support the transition to a green fleet.	Short-term	Fleet, Purchasing, Sustainability	Medium

Waste	Modify City development codes to require new commercial, institutional, and multi-family developments to provide adequate space and access for recycling and organics recovery.	Short-term	Recycling and Trash, Planning	Medium
Waste	Continue to develop communications plans about the city's commitment to waste diversion and to solicit buy-in for new initiatives.	Short-term	Recycling and Trash, Communications	Low
Waste	Develop a technical assistance program to inform businesses, institutions, and multi-family complexes of the City's waste diversion commitment and help them prepare for new recycling initiatives.	Short-term	Recycling and Trash, Communications	Low
Waste	Explore options for curbside recycling at small multi-family complexes or complexes that make curbside collection feasible.	Short-term	Recycling and Trash	Medium
Waste	Develop a detailed plan and schedule to initiate a voluntary organics recovery program focused initially on large food waste generators like schools, grocery stores, and institutions.	Short-term	Recycling and Trash, Communications	High
Waste	Modify building codes to require new commercial developments that are expected to generate substantial quantities of food waste to provide adequate space and access for food waste collection containers.	Short-term	Recycling and Trash, Planning	Medium
Waste	Require private haulers of food waste to enter into franchise agreements with the City so that these quantities can be reported for the City's diversion rate.	Short-term	Recycling and Trash, Legal	Low
Waste	Release a Request for Proposal (RFP) to secure a contract with a processor for the recovery and recycling of construction and demolition material in 2018-2019.	Short-term	Recycling and Trash, Purchasing, Finance, Legal	Medium
Buildings	Encourage green roofs on new and existing buildings and consider the feasibility of incentivizing green roofs through a mechanism like a storm water utility fee.	Medium-term	Development Services	Medium
Buildings	Encourage heat island mitigation features to help lower utility costs for residents and businesses.	Medium-term	Urban Forestry, Sustainability	Medium

Buildings	Encourage local utility providers to offer energy commissioning programs.	Medium-term	Sustainability, Utility Companies	Medium
Buildings	Evaluate the feasibility of creating incentives to encourage the new construction of energy efficient buildings.	Medium-term	Development Services, Economic Development, Sustainability	High
Buildings	Explore a strategy and funding mechanism to increase the permanent preservation of lands identified as the "Enduring Green Network" in the City's Future Land Use Plan and Map. These lands may be City-owned or preserved through land trusts, tree preservation easements, or other mechanisms.	Medium-term	Planning, Finance, Sustainability, Legal	Low
Buildings	Increase awareness of utility-focused "Right Tree, Right Place" program through joint outreach campaigns.	Medium-term	Urban Forestry, Utilities	Low
Buildings	Partner with organizations to encourage the collection and reporting of energy use data from the commercial and industrial sectors.	Medium-term	Utility Companies, Sustainability	Medium
Buildings	Promote the use of cooling and light colored roofing materials and coatings for both new and existing building stock.	Medium-term	Development Services, Urban Forestry	Medium
Cross-sector	Reinvigorate the support for and momentum around Fayetteville Resolution no. 164-13 to support a national revenue-neutral carbon fee and dividend program.	Medium-term	Sustainability	High
Cross-sector	Advocate for 100% LED street lights by 2030 through collaboration with utility providers.	Medium-term	Sustainability, Utility Companies	Medium
Transportation	Offer local government employees incentives to commute by modes other than single-occupancy vehicles.	Medium-term	Sustainability, Human Resources, Finance	Low
Transportation	Continue to work towards the Active Transportation Plan goal of having a trail connection with ½ mile of 97% of residences by 2040.	Medium-term	Engineering, Sustainability, Transportation	High
Waste	Explore opportunities to partner with trade programs, re-use facilities, or other innovative programs with the C&D facility.	Medium-term	Recycling and Trash	Medium

Waste	Support regional partnerships that seek to increase waste diversion rates	Medium-term	Recycling and Trash, Sustainability	Medium
Buildings	Analyze the feasibility of an energy use disclosure ordinance that requires energy users to disclose consumption levels.	Long-term	Sustainability	Low
Energy	Build the necessary distribution or storage infrastructure to support further investment in clean energy sources.	Long-term	Sustainability, Utilities	High
Energy	Explore incentives to support the development of renewable energy.	Long-term	Sustainability, Finance	Medium
Energy	Investigate the feasibility of becoming a Green Power Community to encourage businesses, institutions, and individuals to collectively use more clean power.	Long-term	Economic Development, Sustainability	Medium





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

Resolution: 45-17

File Number: 2017-0033

2017 ENERGY ACTION PLAN:

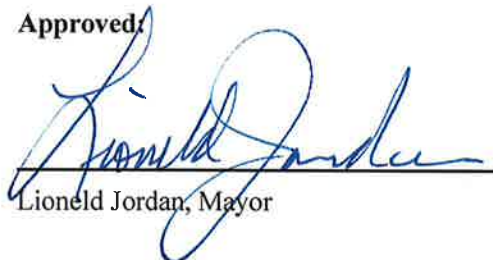
A RESOLUTION TO EXPRESS THE CITY COUNCIL'S SUPPORT FOR THE STUDY AND DEVELOPMENT OF AN ENERGY ACTION PLAN IN 2017

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 expresses its support for the study and development of an Energy Action Plan in 2017.

PASSED and APPROVED on 2/7/2017

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: 2017-0033

Agenda Date: 2/7/2017

Version: 1

Status: Passed

In Control: City Council Meeting

File Type: Resolution

Agenda Number: C. 2

2017 ENERGY ACTION PLAN:

A RESOLUTION TO EXPRESS THE CITY COUNCIL'S SUPPORT FOR THE STUDY AND DEVELOPMENT OF AN ENERGY ACTION PLAN IN 2017

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 expresses its support for the study and development of an Energy Action Plan in 2017.

City of Fayetteville Staff Review Form

2017-0033

Legistar File ID

2/7/2017

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Leif Olson

1/18/2017

Sustainability & Resilience /
Chief of Staff

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff requests City Council support for the study and development of an Energy Action Plan in 2017.

Budget Impact:

Account Number

Fund

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 #

Original Contract Number:

Approval Date:

Comments:



CITY COUNCIL AGENDA MEMO

MEETING OF FEBRUARY 7, 2017

TO: Mayor and City Council

THRU: Don Marr, Chief of Staff
Peter Nierengarten, Sustainability and Parking Director

FROM: Leif Olson, Associate Planner

DATE: January 13, 2017

SUBJECT: Energy Action Plan

RECOMMENDATION:

Staff requests City Council support for the study and development of an Energy Action Plan in 2017.

BACKGROUND:

Most of the energy currently consumed in Fayetteville for transportation and to power buildings is generated through the burning of fossil fuels. Energy efficiency and alternative energy investments represent an opportunity to reduce reliance on non-renewable fuels while creating additional economic opportunities for Fayetteville.

The design and construction of new green buildings and energy efficient retrofits of existing building can create many new jobs in the architecture, engineering and construction fields. At the same time, energy savings from green buildings will translate into lower overhead energy costs for residents and businesses. Investments in active and alternative transportation modes can reduce vehicular congestion, gasoline usage and air pollution.

Results of the recently completed Community Perception Survey indicate that 78% of Fayetteville residents either agree or strongly agree that the City of Fayetteville should prioritize renewable energy and energy efficiency policies and programs. Additionally, 62% of residents agree or strongly agree that the City of Fayetteville should prioritize climate change preparedness.

DISCUSSION:

Fayetteville achieved the status of a 3 star community by the Sustainable Tools for Rating and Accessing Communities (STAR). The STAR rating system evaluation measures collectively define community scale sustainability, and present a vision of how communities can become more healthy, inclusive and prosperous across seven goal areas. The STAR goals and objectives allow local governments and their communities to more effectively strategize and prioritize their sustainability planning efforts.

One of the seven goal areas in STAR is titled "Climate and Energy" and it provides a framework for communities to develop an energy action plan that reduces climate impacts and increases resource efficiency in order to create safer, healthier, and more resilient communities. Objectives under this goal are focused on incremental increases in resource efficiency. These objectives provide an outline of outcomes and actions utilized to develop an energy action plan, including:

- CE-2: Greenhouse Gas Mitigation. Achieve greenhouse gas emissions reductions throughout the community.
- CE-3: Greening the Energy Supply. Transition the local energy supply for both transportation and non-mobile sources toward renewable, less carbon-intensive, and less toxic alternatives.
- CE-4: Energy Efficiency. Minimize energy use and demand in the residential, commercial, and industrial sectors as a means to increase energy efficiency in the community.
- CE-6: Local Government Greenhouse Gas and Resource Footprint. Lead by example by reducing local government greenhouse gas emissions and minimizing energy and water use in local government facilities and specified local infrastructure.

Sustainability Department staff propose to work across all departments and divisions of the City and throughout the community to develop an energy action plan that addresses energy conservation, efficiency and renewable forms of energy for transportation and buildings. Staff will utilize the STAR framework to identify policies, programs and projects that advance the City's energy conservation and efficiency goals.

BUDGET/STAFF IMPACT:

The Sustainability and Resilience Department anticipates utilizing existing staff resources to complete this project during 2017.

Attachments:

STAR Technical Guide: Climate and Energy Section



GOAL AREA: Climate & Energy

Reduce climate impacts through adaptation and mitigation efforts and increase resource efficiency

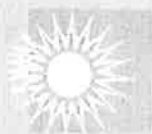
Introduction

The 7 objectives in STAR's Climate & Energy Goal Area aim to reduce climate impacts and increase resource efficiency in order to create safer, healthier, and more resilient communities. CE-1: Climate Adaptation and CE-2: Greenhouse Gas Mitigation are critical to achieving reductions in harmful climate impacts and promoting resource savings through decreased energy, water, and materials use.

Most of the objectives in Climate & Energy focus on achieving incremental increases in resource efficiency. CE-4: Energy Efficiency and CE-5: Water Efficiency encourage communities to reduce energy use over time in buildings and water consumption per capita. CE-6: Local Government GHG & Resource Efficiency offers local governments an opportunity to describe how their internal efforts demonstrate their leadership in this Goal Area. CE-3: Greening the Energy Supply complements the other objectives in the Goal Area by addressing the alternative energy sources for the transportation and the community's electrical power supply.

Finally, through its ambitious waste reduction targets, CE-7: Waste Minimization rewards communities for efforts to reduce, reuse, and recycle materials.

Objective Number	Objective Title and Purpose	Available Points
CE-1	Climate Adaptation: Strengthen the resilience of communities to climate change impacts on built, natural, economic, health, and social systems	15
CE-2	Greenhouse Gas Mitigation: Achieve greenhouse gas emissions reductions throughout the community	15
CE-3	Greening the Energy Supply: Transition the local energy supply for both transportation and non-mobile sources toward the use of renewable, less carbon-intensive, and less toxic alternatives	15
CE-4	Energy Efficiency: Minimize energy use and demand in the residential, commercial, and industrial sectors as a means to increase energy efficiency in the community	15
CE-5	Water Efficiency: Minimize water use and demand as a means to conserve water in the community	10
CE-6	Local Government GHG & Resource Efficiency: Lead by example by reducing local government greenhouse gas emissions and minimizing energy and water use in local government facilities and specified local infrastructure	15
CE-7	Waste Minimization: Reduce and reuse material waste produced in the community	15
Total Points Available:		100



CLIMATE & ENERGY

CE-2: Greenhouse Gas Mitigation

15 available points

PURPOSE

Achieve greenhouse gas emissions reductions throughout the community

EVALUATION MEASURES

Greenhouse gases (GHGs) absorb infrared radiation produced by the sun and trap heat in the atmosphere. There are 6 types of greenhouse gases: water vapor (H_2O), carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), ozone (O_3), and fluorinated gases. A balance between the sources, or emissions of GHGs from human activities and natural systems, and sinks, or processes that remove GHGs by chemical conversion, determines the concentration of these gases in the atmosphere. High concentrations over time lead to increases in global temperature that alter the Earth's climate patterns. This is known as the greenhouse effect.

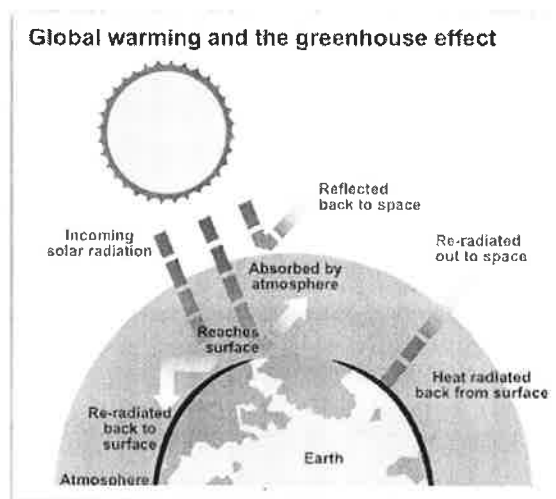
According to the [EPA](#), the Earth's average temperature has risen by 1.5°F over the past century and is projected to rise another 0.5 to 8.6°F over the next hundred years. The GHGs most closely associated with human activities are carbon dioxide, methane, nitrous oxide, and fluorinated gases.

It is [estimated](#) that carbon dioxide makes up over 80% of the total GHGs emitted in the U.S. The main sources of GHG emissions are combustion of fossil fuels, agricultural and industrial practices, and decay of organic waste. Sinks include natural processes, such as trees that absorb carbon dioxide and methane-consuming bacteria, and engineered solutions, such as geological storage and reforestation.

The [Clegh Protocol for Cities](#) identifies GHG emission sources by 6 main sectors:

- stationary energy, such as that from buildings and manufacturing;
- transportation, including on-road, railways, and aviation;
- waste;
- industrial processes and product use;
- agriculture, forestry, and other land use; and
- other emissions occurring outside the jurisdiction, but as a result of its activities.

Greenhouse gas emissions are a global issue as the concentration or mix of these gases are evenly distributed throughout the Earth's atmosphere. However, local governments can impact the sources and sinks within their jurisdictions. Actions to expand alternative modes of transportation, improve energy efficiency, eliminate waste, and increase vegetation lead to a reduction of greenhouse gases in the atmosphere and will also provide other benefits to the community.





Applicants submitting for this objective must consider communitywide GHG emissions. For local government-based GHG emissions, see CE-6: Local Government GHG and Resource Footprint.

Community Level Outcomes

100% of points available through Outcomes

Outcome 1: Communitywide Greenhouse Gas Emissions

15 Points

Demonstrate incremental progress towards achieving a 28% reduction by 2025 and/or an 80% reduction by 2050 in communitywide greenhouse gas (GHG) emissions [Partial credit available]

The Kyoto Protocol development process established the long-term target of reducing by 80% the GHG emissions of all industrialized countries by 2050. Although the U.S. was not a participant in the Kyoto Protocol, over 1,000 mayors across the U.S. were signatories to the U.S. Conference of Mayors' Climate Protection Agreement, committing to meet or exceed the Kyoto targets. While a potentially more aggressive target, its long term nature did not lead to the immediate actions necessary to reduce GHG emissions.

In 2015, leaders and delegates from 195 world nations formulated a global agreement on the reduction of climate change at the 2015 Paris Climate Conference. The final agreement outlines various measures that need to be implemented to limit the rise in average global temperature to well below 2°C, ideally at below 1.5°C. At the summit, the U.S. committed to reducing its greenhouse gas emission by up to 28% below 2005 levels by 2025.

Therefore, STAR adopts a dual target of 28% reduction below 2005 levels by 2025 and 80% below 2000 levels by 2050. Communities that can demonstrate incremental progress toward 1 or both of these targets will receive credit. Ideally, the data collection interval for greenhouse gas inventories should be between 1 and 5 years. The closer to the target year that the baseline year is, the greater percent of reductions the applicant will need to demonstrate, as shown in the table below:

Baseline Year Determines Slope of Linear Reductions Toward the Target				
Baseline Year	Years to 2025	Reduction per year	Years to 2050	Reduction per year
2000	25	1.12%	50	1.60%
2005	20	1.40%	45	1.78%
2010	15	1.87%	40	2.00%

For this outcome, applicants are required to assess communitywide GHG emissions. There are several methods to assess local government GHG emissions; STAR recommends either the Global Protocol for Community-Scale Greenhouse Gas Emission Inventories (GPC) or the more U.S. tailored version called the U.S. Community Protocol for Accounting and Reporting of Greenhouse Gas Emissions (USCP).



If using the GPC, the applicant must report at a minimum those sources contained within the "Basic" reporting framework. If using USCP, the applicant must report at a minimum the "5 Basic Emissions Generating Activities" that are common to all communities.

The minimum standards from each protocol are nearly identical. The primary differences are that the USCP does not require cross-boundary sources, such as transportation, to be separated by jurisdictional boundary. However, it does require an assessment of energy used in the delivery of potable water.

Bonus credit is available for reporting on non-required emission sources, such as upstream emissions associated with use of fuels and materials or a full consumption-based inventory.

Applicants may receive partial credit for reductions that are not directly on track to achieve the target reduction. See Points Appendix for information regarding points awarded for partial credit.

For verification, provide the most recent measure of communitywide greenhouse gas emissions and upload a completed STAR-provided Excel spreadsheet demonstrating that the thresholds have been met.

Note that the methodology for this outcome is similar to CE-6: Local Government GHG & Resource Footprint, Outcome 1: Local Government Greenhouse Gas Emissions. However, this outcome requires assessment of communitywide sources rather than local government.

Local Actions

70% of points available through Actions

Action 1:

Inventory, Assessment or Survey

Conduct a communitywide GHG Inventory at least every 5 years

Regular tracking of GHG emissions via a recognized protocol is important for demonstrating progress. Most communities that conduct inventories analyze their status in 1, 3, or 5-year increments and include required emissions as described in the GPC and USCP protocols. More advanced efforts also include additional emissions, such as waste-related sources and are verified by a third-party to ensure data is complete, credible, and accurate.

For credit, the applicant must demonstrate that a communitywide GHG inventory has been conducted at least every 5 years and includes at least GPC's "Basic" reporting requirements or USCP's "5 Basic Emissions Generating Activities." Note if inventory includes additional emissions and/or was verified by a third-party.

For verification, provide the title; year published; a link to or copy of the study; and a brief description of how the intent of this action is met.



Action 2:

Plan Development

Adopt a climate action plan designed to reduce GHG emissions throughout the jurisdiction

A climate action plan establishes the community's strategies and recommendations to reduce greenhouse gas emissions. Examples of local climate action plans by state are available on the EPA's [State and Local Climate and Energy Program website](#).

For credit, the climate action plan must address communitywide impacts, not just local government operations. Broader plans, such as a sustainability plan or general plan, may be acceptable provided that they specifically address GHG emissions and mitigation strategies at the community scale.

For verification, provide the plan title; year adopted; a link to or copy of the plan; and a brief description of how the intent of this action is met.

Action 3:

Policy and Code Adjustment

Establish a local communitywide GHG emissions target to be used as guidance for broader local government planning processes and decision-making

This action calls for communities to establish a local target for GHG emissions reductions by code, ordinance, or executive order, and demonstrate its broad application to communitywide planning, projects, and programs.

Local governments are taking action by adopting policies and regulations to reduce GHG emissions. In 2014, the [Compact of Mayors](#) was launched at the United Nations Climate Summit. It is the world's largest coalition of city leaders addressing climate change by making pledges to reduce their GHG emissions, track progress, and prepare for the impacts of climate change. Participating communities are asked to make a formal commitment, conduct an inventory of local emissions, establish a target for reduction, develop an implementation plan, and track progress.

In the United States, 124 communities have made the commitment to participate in the Compact of Mayors. STAR applicants are encouraged, but not required, to be participants in the Compact of Mayors.

For verification, provide the title; year adopted; a link to or copy of the policy or code; and a brief description of how the intent of this action is met.



CLIMATE & ENERGY

CE-2: Greenhouse Gas Mitigation

Action 4:

Education and Outreach

Create an education and outreach campaign to engage residents and businesses in GHG reduction efforts

GHG and climate policies require broad public support to be most effective. Raising local awareness, providing educational resources, and inspiring action through leadership are all ways to engage the community.

For example, Fort Collins, CO educates local businesses about GHG and climate impacts through the free, voluntary ClimateWise program.

For credit, education and outreach activities must directly reference detailed GHG mitigation strategies, not just energy efficiency or renewable energy.

For verification, provide a brief description of how your education and outreach campaign meets the intent of this action. Submittal must include a series of efforts designed to inform the public about the issue. If applicable, provide a link to or upload supporting materials.

Action 5:

Partnerships and Collaboration

Establish a climate change advisory group to engage diverse community stakeholders in identifying and implementing GHG reduction strategies

To reach GHG reduction and climate action goals, local governments are engaging diverse stakeholders in the decision-making process. Appointing representatives from universities, businesses, targeted industries, utilities, state and regional government, and nonprofit organizations help to build strategic partnerships and leverage broad support for local efforts.

For example, Tucson, AZ's Mayor and Council formally established a Climate Change Advisory Committee by ordinance in 2008. Broward County, FL adopted a resolution establishing their Climate Change Task Force in 2008.

For verification, provide the name of the group; year established; a link to or documentation of their work; and a brief description of how the intent of this action is met. Partnerships and Collaboration must be active at the time of submittal and be issue-focused, not special project-based.



Action 6:

Practice Improvement

Analyze disproportionate and unintended consequences of mitigation activities and demonstrate activities that engage groups that are most likely to be negatively impacted

Some of the more popular actions to mitigate communitywide GHG emissions relate to increasing energy efficiency, investing in renewable energy, or purchasing an alternative fuel vehicle. However, these types of actions may not be affordable to all homeowners or not accessible to renters. Low income and/or fixed income households, including families and the elderly, often face high energy bills in proportion to their income and the prospect of defaulting on utility bills. Evaluating the impact of initiatives or activities on diverse populations can improve program delivery and participation rates.

For verification, provide the name of the practice improvement; a link to or copy of the annual report, if applicable; and a brief description of how the intent of this action is met.

Action 7:

Enforcement and Incentives

Create incentives to improve opportunities for distributed generation of renewable energy sources

Distributed generation refers to power generation at the point of consumption. Generating power on or near the site, rather than centrally, eliminates the cost, complexity, and inefficiencies associated with energy transmission and distribution.

Types of distributed generation technologies are generally site-specific or contained within a district. Examples include wind turbines (single or array), geothermal, photovoltaic panels (single or array), or combined heat power (CHP) plants.

Some common incentives that can be offered to consumers include:

- streamlined or expedited permitting procedures;
- waived permit fees;
- identification of approved installers;
- creation of a rebate or educate community members of the existing statewide incentives; and/or
- creation of tax credit systems to incentivize low carbon infrastructure.

For verification, provide the name of the enforcement or incentive; the year created; a link to or copy of the incentive(s) and/or enforcement(s); and a brief description of how the intent of this action is met.



Action 8:

Programs and Services

Implement actions identified in a climate action plan that are intended to transition the community towards the use of alternative modes of transportation and low-emissions vehicles

For credit, the applicant must have an adopted climate action plan (Action 2) that specifies actions related to alternative modes of transportation and low-emissions vehicles. At least 2 actions must have been implemented within the past 3 years or, if more than 3 years ago, the action must be ongoing. For example, a public bike share program that was started 10 years ago must still be in operation for credit. In addition, actions cannot be in a planning phase.

For verification, provide the program name; year created; and a brief description of how the intent of this action is met.

Action 9:

Programs and Services

Implement specific programs and services or create facility upgrades that reduce waste in the community.

For credit, the applicant must have an adopted climate action plan (Action 2) that specifies actions related to reducing waste in the community. At least 2 actions must have been implemented within the past 3 years or, if more than 3 years ago, the action must be ongoing. For example, a curbside recycling program that was started 5 years ago must still be in operation for credit. In addition, actions cannot be in a planning phase.

For verification, provide the program name; year created; and a brief description of how the intent of this action is met.

COMMUNITIES LEADING THE WAY

Evanston, IL: The City of Evanston's strategic plan includes objectives to optimize natural resources sustainably, and to promote energy efficient and non-automotive transport systems. The Evanston Climate Action Plan, a result of these goals, puts forth measures to integrate greenhouse gas emissions and energy efficiency into many future decisions.

Baltimore, MD: In Baltimore, guidelines were adopted to incorporate information about energy savings and GHG emission reductions into the CIP and the Site Plan Review process. The City Energy Office and City Sustainability Office both participate in CIP training for all agencies and provide information on incorporating energy and GHG emission savings into their projects. The City Energy Office has also adopted an Energy Policy that contains GHG emission reduction goals and strategies; the policy ensures achievement of those goals when designing new projects at energy intense sites within the Department of Public Works and Department of General Services. All of these policies and practices advance greenhouse gas emissions reductions for the City.



Atlanta, GA and **Portland, OR** are featured in *Measuring Up 2015: How Local Leadership Can Accelerate National Climate Goals*, a [report](#) by ICLEI and the World Wildlife Fund. The report “analyzes data from 116 US cities representing more than 14 percent of the US population, ... and demonstrates how local governments can cut greenhouse gas emissions, reduce climate threats, and achieve multiple community goals like lower energy costs, better air quality, improved health, and enhanced economic development.”

ADDITIONAL RESOURCES

The U.S. Conference of Mayors' [Mayors Climate Protection Center](#) describes best practices for large- and small-scale local governments from 2007, 2008, and 2009. Examples of [best practices](#) include: Denver, CO's FasTracks program, which uses sales tax to help fund a 12-year expansion of the transit system and Columbia, MO's Biogas Energy Plant which converts solid waste into electricity.

The U.S. EPA provides many [resources, programs](#), and guidance on specific actions communities can take to reduce GHG emissions.

C40 Cities is a resource for climate data and information [on the nation's largest cities](#).

Both ICLEI USA's [5 Milestones for Climate Mitigation](#) and the Natural Capitalism Institute's [Climate Protection Manual for Cities](#) provide resources for creating and implementing a climate action plan.



CLIMATE & ENERGY

CE-3: Greening the Energy Supply

15 available points

PURPOSE

Transition the local energy supply for both transportation and non-mobile sources toward renewable, less carbon-intensive, and less toxic alternatives

EVALUATION MEASURES

Community Level Outcomes

70% of points available through Outcomes

Outcome 1: Green Vehicle Infrastructure

5.25 Points

Option A: Demonstrate that the number of private and public electric vehicle stations meets or exceeds 1.07 per 10,000 residents

--OR--

Option B: Demonstrate that the number of private and public alternative fuel stations meets or exceeds 1.52 per 10,000 residents [Partial credit applies]

Bonus: Achieve a Drive Alone rate of 60% or less

According to EPA's [website](#), motor vehicles account for nearly 50% of volatile organic compounds (VOCs), more than 50% of nitrogen oxide (NO_x) emissions, and about 50% of the toxic air pollutant emissions in the U.S. Motor vehicles, including non-road vehicles such as recreational vehicles and lawn and garden equipment, are also responsible for 75% of carbon monoxide (CO) emissions nationwide.

Alternative fuel vehicles can reduce emissions of harmful pollutants including carbon dioxide (CO₂), the primary contributor to climate change. Additionally, most alternative fuels are produced domestically, which strengthens the U.S. economy, improves energy security, and helps offset the cost of imported oil. Alternative fuels are transportation fuels other than gasoline and diesel, including biodiesel, compressed natural gas, electricity, ethanol, hydrogen, liquefied natural gas, and propane.

Not all alternative fuels are equal in their direct impact on the environment. The "greenest" option is to not drive a vehicle at all. The next best alternative is to drive a zero emission vehicle, such as an electric vehicle. After that, alternative fuels such as biodiesel, compressed natural gas, ethanol, hydrogen, liquefied natural gas, and propane still contribute emissions, but not as substantially as gasoline and diesel.

While the best data for measuring alternative fuel vehicles would be registration data collected by the local Department of Motor Vehicles (DMV), this can be difficult to obtain. Either the DMVs do not code for alternative fuel vehicles or the way the data is gathered for only newly registered vehicles leads to uncertainty regarding the actual number of vehicles in a community. Additionally, DMV data does not account for cars registered outside of the jurisdiction that may utilize many of the community's services. Therefore, STAR uses the number of fueling stations as a proxy measurement for estimating the concentration of alternative fuel vehicles in a community.



For credit in Option A, the number of public and private EV stations must meet or exceed 1.07 per 10,000 residents. This is based on an analysis of 2014 data from the Department of Energy where the Top 25% of communities reported met or exceeded this threshold.

Data for public and private EV charging stations is available from the Department of Energy's [Alternative Fuel Data Center](#) (AFDC). Follow the directions below:

1. Click the Station Locator tool under the Tools section.
2. Beneath the map, click Download Data. Complete the form with the following selections:
 - a. Dataset: Alternative fuel stations
 - b. File Format: CSV (opens in Excel)
 - c. Fuel type: Electric
 - d. Access: All
 - e. Status: Open
3. Enter contact information and indicate agreement with terms and conditions. An Excel file with all EV charging stations will download.
4. Convert the spreadsheet to a table by selecting cell A1 and then Insert > Table.
5. City applicants should filter by the State and then City columns. Alternatively, cities may elect to use ZIP Codes that are all or partially within the community. County applicants will need to use the ZIP Code to filter the data.
6. Next, count each EV station identified and enter this information in the STAR-provided Excel spreadsheet.
7. Also, in the STAR-provided Excel spreadsheet, enter the population of the jurisdiction from the most recent year available.

For verification in Option A, provide the number of public and private EV stations, the number per 10,000 residents, and the STAR-provided Excel spreadsheet.

Applicants not meeting the threshold for Option A may receive partial credit in Option B. For credit in Option B, the applicant must show that the number of private and public Alternative Fuel Stations meets or exceeds 1.52 per 10,000 residents. This is based on an analysis of 2014 data from the Department of Energy where the Top 25% of communities reported met or exceeded this threshold.

Data for this measure is available from the Department of Energy's [Alternative Fuel Data Center](#) (AFDC). Follow the directions below:

1. Click the Station Locator tool under the Tools section. Beneath the map, click Download Data. Complete the form with the following selections:
 - a. Dataset: Alternative fuel stations
 - b. File format: CSV (opens in Excel)
 - c. Fuel type: All
 - d. Access: All
 - e. Status: Open
2. Enter contact information and indicate agreement with terms and conditions. An Excel file with all alternative fueling stations will download.
3. Convert the spreadsheet to a table by selecting cell A1 and then Insert > Table.
4. City applicants should filter by the State and then City columns. Alternatively, cities may elect to use ZIP Codes that are all or partially within the community. County applicants will need to use



- the ZIP Code to filter the data.
5. Next, sort by the Fuel Type Code column.
 6. Count each station identified by its Fuel Type Code and enter this information in the STAR-provided Excel spreadsheet.
 7. Also, in the STAR-provided Excel spreadsheet, enter the population of the jurisdiction from the most recent year available.

For verification in Option B, provide the number of stations by fuel type, the number per 10,000 residents, and the STAR-provided Excel spreadsheet.

Because the greenest form of transportation is to either not drive or not drive alone, bonus points are available for applicants demonstrating a Drive Alone Rate of 60% or less. To find data on the jurisdiction's drive alone rate, see BE-7: Transportation Choices, Outcome I. See the Points Appendix for information regarding points awarded for bonus credit.

Outcome 2: Electrical Energy Supply

5.25 Points

Option A: Demonstrate that the community's overall electric utility generating capacity includes a portion from renewable energy sources [Partial credit available]

--OR--

Option B: Demonstrate that the community's electric utility is in compliance with RPS requirements and document the portion from renewable energy sources [Partial credit available]

According to EPA [estimates](#), electricity from the combustion of fossil fuels, such as coal, oil, and natural gas, is responsible for approximately 40% of CO₂ emissions and 33% of total GHG emissions in the United States. EPA also explains that post-Industrial Revolution emissions producing human activities have contributed substantially to climate change by adding CO₂ and other heat-trapping gases to the atmosphere. Combustion of fossil fuels to generate electricity contributes to air pollution and higher rates of water consumption compared to renewable energy sources. For the purposes of STAR, renewable energy facilities are defined as those that use biomass, solar thermal, photovoltaic, wind, geothermal, fuel cells using renewable fuels, small hydroelectric generation of 30 megawatts or less, hydroelectric that is third-party certified low impact, digester gas, solid waste conversion, landfill gas, ocean waves, ocean thermal, or tidal currents to produce electricity.

According to the [U.S. Energy Information Administration](#), renewable energy sources represented roughly 9% of non-vehicular U.S. energy consumption in 2011. To successfully address climate change and achieve energy independence, the U.S. must drastically increase its use of renewable energy-based electricity.

For full credit in Option A, applicants must demonstrate that the electric utilities serving the community are generating 50% or more of their overall electricity from renewable energy sources. Hydroelectric generation facilities of greater than 30 megawatts are allowed if they are certified by the [Low Impact Hydropower Institute](#) at the time of submittal. STAR will accept renewable energy credits (RECs) as part of the total as long as they are [Green-E certified](#). Non-grid renewable energy, such as landfill gas or solid waste conversion, may be added to the utility values. Graduated partial credit is available starting with a minimum of 2% renewables. See the Points Appendix for information regarding partial credit.



CLIMATE & ENERGY

CE-3: Greening the Energy Supply

For full credit in Option B, applicants must submit their electric utility's documented compliance with a state-based Renewable Portfolio Standard (RPS) of 50% or more. The RPS may be less than 50%, but points awarded will be scaled to the appropriate graduated partial credit with a minimum of 2% renewables. Applicants must also document the portions of renewable energy by source type. If an electric utility exceeds their RPS obligation, applicants should consider submitting under Option A. Non-grid renewable energy may not be added in Option B.

For verification, applicants must provide the percentage of overall electricity supplied to the community that is generated by renewable energy sources, and upload a completed STAR-provided Excel spreadsheet showing the percentage of overall electricity provided by each renewable source.

Local Actions

70% of points available through Actions

Action 1:

Plan Development

Adopt a communitywide plan that includes a comprehensive programmatic and policy approach to shift the community towards alternative fuels and renewable energy sources

Although applicants may submit a stand-alone energy supply plan, STAR recognizes that many communities include energy supply planning in their climate action plans. Applicants can therefore submit a section(s) of a communitywide plan that addresses both alternative fuels in transportation and renewable energy sources. Submissions should include an inventory of information about vehicles in the community as well as the renewable portfolio standard (RPS) for the local or regional utility.

For verification, provide the plan title; year adopted; a link to or copy of the plan; and a brief description of how the intent of this action is met.

Action 2:

Policy and Code Adjustment

Utilize community choice aggregation, community shared solar, or community wind to procure renewable energy supplies

Jurisdictions and utilities may offer programs that allow residents to pool resources for enhancing renewable energy options in the community. Often these programs are voluntary or provide an option to not participate. This action is identified as a policy rather than a program because it requires enabling legislation and structured guidance for implementation.

There are 2 main types of programs:

- Community choice aggregation (CCA) allows cities and counties to combine the buying power of individual customers within their jurisdiction to purchase alternative energy supplies. Policies to allow CCAs are approved at a state level, but local governments must adopt and operate a program locally.



- Community shared solar or wind programs allow residents to buy or lease a portion of a shared alternative energy system. The share of electricity generated is credited to the customer as if the system was installed on their property. Policies for community shared alternative energy may be enacted by state governments, local governments, or utilities. If achievement is based on a state policy, applicants must show that residents within the jurisdiction are participating.

For verification, provide the title; year adopted; a link to or copy of the policy or code; and a brief description of how the intent of this action is met.

Action 3:

Policy and Code Adjustment

Remove regulatory restrictions on the development of residential and small business renewable energy installations

Because many zoning regulations predate the current market interest in renewable energy systems and alternative fueling stations, there are often unintentional restrictions or limitations to the development. Regulations may account for public safety, scientific evidence, and neighboring concerns, but must provide a defined and reasonable set of requirements for permitting.

The American Planning Association's Info Packet on [Planning and Zoning for Renewable Energy](#) is a good resource for reviewing and revising codes.

For credit, describe how regulatory restrictions have been deliberately removed or avoided to allow for residential and small business renewable energy installations or alternative fueling stations.

For verification, provide the title; year adopted; a link to or copy of the policy or code; and a brief description of how the intent of this action is met.

Action 4:

Partnerships and Collaboration

Establish partnerships between fleet managers, alternative fuel suppliers, and consumers to elevate alternative fuel options within the community

Local partnerships can help transportation stakeholders evaluate options and achieve goals around alternative fuels. Fleet managers from local governments and businesses benefit from discussions and presentations on best practices, innovative technologies, and related opportunities.

For example, [Clean Cities Coalitions](#) are regionally based entities that involve a public-private partnership to elevate alternative fuel options in communities. With support from the U.S. Department of Energy, these coalitions host education and outreach events and advocate for fuel efficiency improvements and idle reduction efforts. [EV Ready Broward](#) is an initiative championed by Florida Power and Light to encourage the implementation of electric transportation.



CLIMATE & ENERGY

CE-3: Greening the Energy Supply

For verification, provide the name of the group; year established; a link to or documentation of their work; and a brief description of how the intent of this action is met. Partnerships and Collaboration must be active at the time of submittal and be issue-focused, not special project-based.

Action 5:

Practice Improvements

Earn recognition as a solar-ready community

This action awards communities that have achieved recognition for laying the foundation for the adoption of solar energy and electric vehicles in the jurisdiction. Designations may be received from a national campaign, such as [SolSmart](#), or regional effort, such as the Mid-America Regional Council's [Solar Ready Community Recognition Program](#).

For verification, provide the name of the practice improvement; a link to or copy of the annual report, if applicable; and a brief description of how the intent of this action is met.

Action 6:

Enforcement and Incentives

Create incentive programs to support the development of renewable infrastructure

Building consumer demand is critical to helping a community transition to renewable energy. Incentives are a great way to encourage residents and businesses to incorporate innovative energy strategies, such as small-scale solar or wind projects, into their buildings and sites.

For credit, the applicant must identify 3 of the following incentive options that are active locally:

- streamlined or expedited permitting procedures;
- permit fee waivers or reductions;
- identification of approved installers;
- local government or utility financial rebates;
- local education efforts related to state or federal incentives;
- local tax incentives; and/or
- other local incentive program(s) (specify).

For verification, provide the name of the enforcement or incentive; the year created; a link to or copy of the incentive(s) and/or enforcement(s); and a brief description of how the intent of this action is met.

Action 7:

Enforcement and Incentives

Use financial mechanisms to increase the mix of renewable energy sources supplied to residents

Communities may use a variety of financial mechanisms to increase the mix of renewable energy sources available to residents. A feed-in tariff is a policy mechanism designed to accelerate the transition to renewable



energy sources. Typically, it offers renewable energy providers a long-term contract for energy supplied at the cost of conventional energy production. While a feed-in tariff is a good incentive for the development of renewable energy, applicants may specify other financial mechanisms, such as a carbon tax or Property Assessed Clean Energy (PACE) program, for credit. If using a PACE program, renewable energy systems must be an allowed expenditure.

For verification, provide the name of the enforcement or incentive; the year created; a link to or copy of the incentive(s) and/or enforcement(s); and a brief description of how the intent of this action is met.

Action 8:

Programs and Services

Provide a net-metering program that encourages the development of residential and small business renewable energy sources

Net-metering is an important incentive for developing on-site renewable energy generation because it allows customers to offset their energy consumption costs. In cases where excess energy is generated, customers can supply that energy into the grid for additional savings. The Database of State Incentives for Renewables & Efficiency (DSIRE) provides information on existing state, county, and city regulatory policies.

For verification, provide the program name; year created; and a brief description of how the intent of this action is met.

Action 9:

Facility and Infrastructure Improvements

Install public-use alternative fueling stations

Types of alternative fueling stations that may be installed include biodiesel, compressed natural gas, electricity, ethanol, hydrogen, liquefied natural gas, and propane. Facilities may be owned by public or private entities. All stations must be open to the public year round and installed within 5 years of application submittal.

For verification, provide a list of investments made within the past 5 years and a brief description of how the intent of this action is met.

Action 10:

Facility and Infrastructure Improvements

Build the necessary distribution or storage infrastructure to support further investment in renewable energy sources

Because utility-grade renewable energy production is often sited in remote locations and the source is largely intermittent or out of sync with consumption, distribution and storage for use are important and necessary infrastructure investments.

According to the International Renewable Energy Agency's Smart Grids and Renewables guide, development



of smart grid technologies integrated with renewable energy is an example of an infrastructure improvement that can expand distribution. Smart grids offer increased reliability and resiliency, flexibility, and efficiency from demand-side management.

Energy storage is a growing area of interest among researchers, utilities, and businesses. While the cost of advanced technologies may be prohibitive now, the potential that it offers for consistent energy supply and capture of renewable energy produced at peak sunlight or wind hours is promising.

For credit, submit a list of distribution or storage infrastructure built with the intent of expanding renewable energy sources for the community. Applicants may receive credit for pilot investments in smart grid distribution provided that the pilot is intended to garner further support for investments in renewable energy infrastructure.

For verification, provide a list of investments made within the past 5 years and a brief description of how the intent of this action is met.

COMMUNITIES LEADING THE WAY

Cambridge, MA: The City adopted the Net Zero Action Plan in June 2015. The document is reviewed every 5 years to ensure Cambridge is on the trajectory to become a 'net zero community.'

Burlington, VT: Residences and businesses in the City of Burlington are eligible to receive tax credits for installation of renewable energy from the Renewable Energy Vermont Program.

Houston, TX: The City of Houston, with the support of federal grants and private partnerships, has installed hundreds of electric vehicle stations. These stations support private vehicles as well as the City's fleet of 50 electric vehicles.

ADDITIONAL RESOURCES

The Database of State Incentives for Renewables & Efficiency (DSIRE) provides information and models for incentive programs including net-metering policies.

Profiles in Regional Solar Planning: A Handbook and Resource Guide is a guide created by DOE and the National Association of Regional Councils to help regional and local governments play a key role in advancing the deployment of solar energy.

The Solar Energy Industries Association (SEIA) provides detailed information on issues and policies nationwide as well as insights to the rapidly developing solar market.



CLIMATE & ENERGY

CE-4: Energy Efficiency

15 available points

PURPOSE

Minimize energy use and demand in the residential, commercial, and industrial sectors as a means to increase energy efficiency in the community

EVALUATION MEASURES

According to the U.S. Energy Information Administration, the world's total primary energy consumption in 2012 was about 529 quadrillion British thermal units (Btu). Primary energy consumption in the United States was about 95 quadrillion Btu, equal to 18% of the world's total primary energy consumption. The population of the United States in 2012 was 314.1 million people, or 4.46% of the world's total human population.

The most recent figures released by the World Bank on the world's per capita energy use (not including wood stove or individual coal-based stoves), is approximately 1,900 kg of oil equivalent, or 75 million Btu per person. By comparison, the U.S. per capita energy use is approximately 6,900 kg of oil equivalent, or 273 million Btu (MMBtu) per person. Per capita energy use in the U.S. is over 72% greater per person than in the rest of the world.

There are several reasons for greater energy use in the U.S., including industrial development, quality of life expectations, reliable transmission of power, safety, and water quality. U.S. communities at the forefront of energy efficiency seek solutions that include technological and behavioral changes.

Energy use is applicable to many components of urban systems; Architecture 2030 reports that buildings consume nearly half of all the energy produced in the United States, or 47.6%. Process energy from the industrial sector comprises 24.4% and transportation accounts for 28.1%.

This objective focuses specifically on energy efficiency, or behaviors and technology that reduce energy use, in residential and commercial buildings and industrial processes. Strategies to address heat islands are included in this objective as a rise in localized temperature often leads to increases in energy use for cooling.

There are generally 2 strategies used to mitigate the effects of heat islands: increasing vegetative cover and increasing surface reflectivity. Vegetation and moisture-trapping soils utilize a relatively large proportion of absorbed radiation in the evapotranspiration process and release water vapor that contributes to cooling the air in their vicinity. Increasing surface reflectivity by applying surface treatments with higher albedo reduces radiation absorption and thus stored heat potential. These strategies also impact levels of tropospheric ozone, a major contributor to outdoor air quality and health issues.

Some specific examples of heat island mitigation strategies include:

- white roofs or cool roofs;
- light-colored street pavement or ground cover; and
- awnings and shade trees.

Some heat island mitigation strategies, such as street trees and green roofs, may also be applicable to NS-1: Green Infrastructure and HS-6: Hazard Mitigation.



CLIMATE & ENERGY

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Renewable or non-fossil energy sources should only be included in instances where synergies directly contribute to decreased energy by a user, such as solar hot water heating or geothermal heat pumps. Fuel use in vehicles, including fuel-efficient vehicles, is addressed in CE-3: Greening the Energy Supply and EJ-2: Green Market Development and should not be included in reporting on this objective.

Energy efficiencies in infrastructure, such as streetlights, combined heat and power (CHP), and water production/distribution/disposal, are addressed in CE-6: Local Government GHG & Resource Efficiency.

Community Level Outcomes

70% of points available through Outcomes

Outcome 1: Energy Use

7.5 Points

Part 1: Demonstrate incremental progress towards achieving an 80% reduction by 2050 in energy used by community buildings or industrial processes

--OR--

Part 2: Demonstrate incremental progress towards achieving an 80% reduction by 2050 in energy use within specific residential, commercial, and industrial sectors

[Partial credit available]

Local jurisdictions in the U.S. vary widely in terms of climate and population density. Comparing rates of energy efficiency or establishing a national threshold is not feasible. Since increased building and industrial process energy efficiency can lead to important reductions in greenhouse gas (GHG) emissions, this outcome is structured to measure reductions in energy use over time, similar to CE-2, Outcome 1: Communitywide Greenhouse Gas Emissions.

To evaluate this outcome, applicants must collect electric, natural gas, and propane energy consumption data for residential, commercial, and industrial buildings, over at least 2 points in time. Local utility providers will be the primary source of data. Data estimated based on the utility's service area with reasonable assumptions on the community's proportion may be submitted if data for the applicant's jurisdiction is not available.

Baseline Year Determines Slope of Linear Reductions Toward 2050 Target		
Baseline Year	Years to 2050	Reduction per Year
2000	50	1.60%
2005	45	1.78%
2010	40	2.00%

Ideally, the applicant will be able to supply all years of data from 2000 to present. However, if this is not possible, the baseline point in time selected must be between 2000 and 2010 and the most recent point in



CE-4: Energy Efficiency

time must be within 3 years of the community's application. The closer the baseline year is to 2010, the greater the percent reductions will need to be to demonstrate achievement, as shown in the table at right.

For credit in Part 1, demonstrate that all sectors (residential, commercial, and industrial), in aggregate, are progressing toward the long-term achievement of an 80% reduction by 2050. Use the STAR-provided Excel spreadsheet to convert values to MMBtu and graph progress against the threshold trend line. Data should be entered in MWh for electricity, therms for natural gas, and thousand gallons for propane. To convert natural gas data that is provided in thousand cubic feet (Mcf) to therms, divide value by 10.32.

Partial credit is available for reductions in energy use not directly on track to achieve an 80% reduction by 2050. See the Points Appendix for information regarding points awarded for partial credit.

For credit in Part 2, demonstrate that each specific sector (residential, commercial, and industrial) is progressing toward the long-term achievement of an 80% reduction by 2050. For the residential sector, assess the per capita energy use. For the commercial sector, assess the energy use intensity. Energy use intensity is measured as energy use per square foot per year.

$$\text{Energy use intensity} = \frac{\text{Building Energy Use (MMBtu)}}{\text{Building Square Footage (ft}^2\text{)}}$$

For the industrial sector, the most beneficial unit of measurement would be energy used per unit of production. However, the unit of production for each industrial building type could be difficult to gather, especially in larger jurisdictions. Therefore, if the unit of production is not available, applicants may submit industrial energy use as direct energy use or energy use intensity.

Local government facilities that are considered commercial or industrial may be included.

Often, local utilities will not be able to provide commercial and industrial data separately. If that is the case, then aggregate commercial and industrial data in the energy use intensity calculation. If it is provided separately, then report the commercial sector as energy use intensity and the industrial sector as either direct energy use or energy use intensity. Applicants who can supply this data by all individual sector types will receive bonus credit.

Use the STAR-provided Excel spreadsheet to convert values to MMBtu and graph progress against the threshold trend line. Partial credit is available for reductions in energy use per sector type and/or not directly on track to achieve an 80% reduction by 2050. See the Points Appendix for information regarding points awarded for partial credit.

For verification, report whether the community is on track to achieve 80% energy use reductions by 2050 as an aggregate and per specific sectors and submit the most recent figures for energy use. Upload the completed STAR-provided Excel spreadsheet.



Outcome 2: Heat Island Mitigation Distribution

3 Points

Option A: Demonstrate that 85% of the population lives within a reasonable distance from a heat island mitigation feature that provides 1 of the following functions:

- localized cooling through tree canopy cover, green roofs or green walls;
- white roofs or cool roofs; and/or
- light colored pavement or groundcover

--OR--

Option B: Demonstrate that the surface temperature of the community is no more than 5 degrees Fahrenheit higher than surrounding suburban or rural areas when measured on a summer and winter night.

Heat islands are present on a surface and in the local atmosphere. The impacts from heat islands include: increased energy consumption; elevated emissions of air pollutants and greenhouse gases; compromised human health and comfort; and impaired water quality. This outcome considers the distribution of heat island mitigation strategies throughout a community.

For credit in Option A, demonstrate that 85% of the population lives within a 1/3-mile circular buffer of urban heat island mitigation features. Land zoned for, and being used as, parkland, open space, or vegetated recreational areas may also be included.

Use ArcGIS to follow the basic steps below:

1. Identify the qualifying urban heat island mitigation locations. Other layers to include are the jurisdictional boundary, trails, Census blocks, and streets.
2. Identify a 1/3-mile circular buffer around the perimeter of the locations.
3. Identify the Census blocks that intersect with the service area. Clip to the service area and jurisdictional boundary.
4. For each intersecting Census block, calculate the percent difference in area between the original Census block and the service area boundary.
5. Calculate the population in the service area by multiplying the total population in the Census block by the percent difference in area. Summarize the new field.
6. Divide the summarized population by the total population in the jurisdiction and multiply by 100.

Applicants should submit the percentage of the population within a 1/3-mile circular buffer of urban heat island mitigation features.

For verification in Option A, submit the percentage of the population within 1/3-mile circular buffer of urban heat island mitigation features and upload a map clearly identifying each type of green infrastructure function. See the Mapping Appendix for standard mapping requirements.

For credit in Option B, the applicant must conduct air temperature measurements using transect studies or weather station networks. The submitted study or air temperature analysis must be conducted within 3 years prior to STAR application. Enough transects and stations must exist to provide statistically valid measurements of natural, low density residential, medium density residential, high density residential, and

**CE-4: Energy Efficiency**

commercial areas. The surrounding location should be rural or low density suburban. Measurements should be taken at about 5 feet above the ground and at night. If using a transect study, at least 2 measurements need to be taken, 1 in summer and 1 in winter, during non-windy nights. If more than 1 seasonal day measurement is taken, these may be averaged for the submittal.

For verification in Option B, submit the results of the study.

Local Actions

70% of points available through Actions

Action 1:

Plan Development

Adopt a strategic action plan to improve the energy efficiency of residential and commercial buildings and industrial processes in the community

Community energy plans and climate action plans are commonly adopted planning documents that address buildings and their resource consumption. A stand-alone plan or a section of a communitywide plan is acceptable. Plans must include specific sections or actions related to building energy. In addition, plans must address commercial and residential buildings. The inclusion of industrial sector processes is encouraged. A good resource for energy efficiency for industrial users is available from the DOE's [Better Plants](#) program.

For verification, provide the plan title; a link to or copy of the plan; the year adopted or last updated; and a brief description of how the submittal meets the intent of this action.

Action 2:

Policy and Code Adjustment

Adopt or upgrade building codes to ensure that new and renovated buildings are more energy efficient

Building codes set minimum requirements to ensure that new buildings, additions, and renovations are constructed using best practices for health, safety, and welfare. Energy codes are the part of the building code that set standards for energy conservation and efficiency in these buildings.

Most local governments adopt their energy codes based on model energy codes developed by expert councils, such as the [International Code Council](#) (ICC) or the [American Society of Heating, Refrigerating, and Air-Conditioning Engineers](#) (ASHRAE). The most commonly used model energy code is the ICC's [International Energy Conservation Code](#) (IECC). The IECC is updated on a 3-year cycle, with the most recent version being released in 2015. [Most states](#) have adopted some version of the IECC and have enacted legislation directing their local jurisdictions to either meet the same requirement or adopt more stringent codes.

Other commonly referenced building codes that more extensively address renewable energy and water efficiency include the ICC's [International Green Construction Code](#) (IGCC) and [ASHRAE Standard 189.1](#).



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State-adopted building energy code information is available from [DOE's Building Energy Codes Program website](#) or the [Building Codes Assistance Project](#).

For credit, communities must locally adopt, at a minimum, the IECC-2015 or later, the IGCC-2012, and/or ASHRAE Standard 189.1-2011. Each of these must be adopted in their entirety with only minimal documented modifications and must apply to both residential and commercial sectors. Alternatively, communities may demonstrate how their local building code is equivalent to these model energy codes and, therefore, meets the intent.

Information on state-level adoption and some local adoption may be found on the Department of Energy's [Building Energy Codes Program](#) website.

For verification, provide the title and a link to or copy of the policy or code requirement; the year adopted or last updated; and a brief description of how the submittal meets the intent of this action.

Action 3:

Policy and Code Adjustment

Adopt an energy use information disclosure ordinance requiring energy users to disclose consumption levels.

Tracking consumption levels is the first step to achieving energy use reductions. Requiring the disclosure of data helps to ensure that energy reductions are occurring at the building or site scale. Adopted disclosure ordinances can address a specific sector, such as commercial, or a specific scale or type of building, such as those that are greater than 10,000 square feet.

Example ordinances are available from [Austin, TX](#); [Seattle, WA](#); and [Washington, DC](#).

For verification, provide the title and a link to or copy of the policy or code requirement; the year adopted or last updated; and a brief description of how the submittal meets the intent of this action.

Action 4:

Education and Outreach

Create an education and outreach campaign or challenge to engage residents in energy efficiency efforts.

The question of how to most effectively influence low-carbon and resource-efficient behavior is driving communities across the U.S. to experiment with innovative challenges and campaigns. This action focuses on education and outreach to the general public or residential sector.

For example, the [Baltimore Energy Challenge](#) includes a pledge for households to reduce energy use help the city achieve its goal of 15% reduction in greenhouse gas emissions by 2020. Communities can look to the EPA's [Climate Showcase Communities](#) initiative for ground-tested ideas. For effective messaging, review the work of George Mason University's [Center for Climate Change Communication](#).



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For verification, provide a brief description of how your education and outreach campaign meets the intent of this action. Submittal must include a series of efforts designed to inform the public about the issue. If applicable, provide a link to or upload supporting materials.

Action 5:

Partnerships and Collaboration

Establish a committee to provide recommendations on policies related to energy efficiency in buildings OR integrate this role into the work of existing committees

Achieving energy efficiency in buildings requires the active participation of building occupants, owners, and managers. A formal committee can bring together diverse and important partners to ensure that local government regulations, incentives, and programs are realistic and effective.

Recommended committee members include local government leadership, facility maintenance staff, utility providers, finance department, construction managers, building inspectors, architects, engineers, nonprofit representatives, state and federal officials, and at-large community member representatives.

For verification, provide the name of the group; a link to or documentation of their work; year established; and a brief description of how the partnership meets the intent of this action. Note that all Partnerships and Collaboration actions must be active at time of submittal and be issue-focused, not special project-based.

Action 6:

Partnerships and Collaboration

Partner with organizations to encourage the collection and reporting of energy use data from the commercial and industrial sectors

Tracking data on energy use over time helps industries understand their use patterns and manage resources more wisely. There are a number of voluntary reporting programs that can help industries track energy use and provide informative reports, such as EPA's [ENERGY STAR program](#) or the DOE's [Better Buildings Program](#) or [Better Buildings Better Plants Program](#). Additionally, non-governmental entities, such as the [Global Reporting Initiative](#) and the [Carbon Disclosure Project](#), offer templates for standardized reporting of facility data.

Local government can play a role in promoting the collection and reporting of energy use data by partnering with such organizations and local industries to convene trainings or share best practices for collection and reporting facility data.

For credit, the applicant needs to demonstrate a programmatic effort toward partnership that goes beyond members of the commercial or industrial sector participating in reporting programs.

For verification, provide the name of the group; a link to or documentation of their work; year established; and a brief description of how the partnership meets the intent of this action. Note that all Partnerships and Collaboration actions must be active at time of submittal and be issue-focused, not special project-based.



Action 7:

Programs and Services

Develop a heat island mitigation program

Given the localized nature of the urban heat island effect, mitigation activities need to be dispersed throughout a jurisdiction to be effective. There are several strategies that may provide cooling benefits, including cool roof and cool pavement programs. While some green infrastructure strategies, such as increasing vegetation or tree coverage, do address urban heat islands, this action must focus on surface treatments to buildings, pavement, and other built infrastructure. Green roof programs are eligible for credit.

The Global Cool Cities Alliance has a [Cool Roofs and Pavement Toolkit](#) that includes an informative primer and implementation guide as well as a knowledge base of programs and resources.

For verification, provide the name and a brief description of the program or service; and the year created or implemented.

Action 8:

Enforcement and Incentives

Create incentives to encourage the new construction of energy efficient buildings

Local governments can support a variety of incentives for green or energy efficient buildings. Examples include property tax incentives, expedited permitting, grants, loans, bonus density, permit fee reduction, and rebates. The [DSIRE website](#) is a useful resource for finding energy incentive programs by state.

For verification, provide a link to or copy of the incentive(s); a brief description of how the incentive meets the intent of this action; and the year created or implemented. Note that the incentive(s) must be available at the time of application.

Action 9:

Enforcement and Incentives

Create incentives for businesses, lessors, homeowners, and renters to improve the energy efficiency of their existing buildings and homes

Home energy audits, rebate programs, technical assistance, and loans have become common practices across the United States. For example, Denver's [Energy Challenge](#) offers a one-stop shop for residents who are looking to improve the energy efficiency of their homes. Seattle's [Community Power Works](#) program provides incentives and partners with financial institutions to provide low interest loans to participants. The [DSIRE website](#) is a good source of incentive program information.

Note that this action may not include DOE- or state-funded Weatherization Assistance Programs (WAP).

For verification, provide the program name; a brief description of the program or service; and the year created or implemented.



CE-4: Energy Efficiency

Action 10:

Programs and Services

Create a local program to specifically help low-income households reduce energy-related burdens

According to a 2015 [report](#) by ACEEE, an overwhelming majority of low-income households experience higher energy burdens than the average household in the same city. Weatherization Assistance Programs, funded by the DOE through state energy offices, provide essential energy efficiency services to a number of low income families throughout the U.S.

Cities and counties with such programs servicing their area can leverage these opportunities through partnering or integrating with Neighborhood Stabilization Programs or other housing improvement programs. Cities or counties without weatherization programs can still incorporate guidance into existing low-income programs that improve energy efficiency results.

Note that this action may not include DOE-funded or state-funded Weatherization Assistance Programs (WAP) that are not leveraged or enhanced outside of their existing program constraints. Services offered may be free or low-cost, but they must clearly be serving low-income households in the jurisdiction.

For verification, provide the program name; a brief description of the program or service; and the year created or implemented.

Action 11:

Programs and Services

Work with the local utilities to implement energy commissioning programs throughout the community

Local utilities can play a significant role in increasing information and knowledge about direct energy use in a community's building stock.

Commissioning (Cx) programs offer opportunities for owners in the commercial or industrial sectors to ensure facilities are operating efficiently for existing use. Commissioning programs may be designed to address post-occupancy commissioning, retro-commissioning of existing buildings, or continuous commissioning. In addition to addressing energy efficiency issues, these programs will address ventilation and occupant comfort issues.

ACEEE provides a database of [utility policies and programs](#) and [commissioning/retro-commissioning programs](#) in the U.S.. The [DSIRE website](#) is another good source of energy program information.

For verification, provide the program name; a brief description of the program or service; and the year created or implemented.



COMMUNITIES LEADING THE WAY

Baltimore, MD: The [Baltimore Energy Challenge Energy Efficiency](#) program helps residents save money and energy by providing free in home installation of items, as well as valuable behavior change education that helps advance savings. These savings help advance the city to achieving its outcome goal of 80% energy intensity reduction by 2050.

Boise, ID: The Geothermal Connection Incentive was created for properties adjacent to the existing geothermal distribution system. If only a service line needs to be added, the first twelve months of service after connection will be at no cost, for up to 150% of the estimated volume. This incentive is important because it allows connection of additional buildings without the need to construct or maintain additional line. The Central Addition LIV District is the City of Boise's first EcoDistrict, located in downtown Boise. Limited pumping rights dictate the growth of the geothermal system.

Fayetteville, AR: The [Arkansas Industrial Clearinghouse](#) promotes energy efficiency development in manufacturing plants through energy assessments, establishing energy management programs, and other technical support.

Houston, TX: The City of Houston's [Green Office Challenge](#) encourages participants at all levels of influence, from office employees to major property owners and managers, to improve the environmental performance of buildings in Houston. Through this program, the participants managed to collectively reduce energy usage by 28 million kilowatt hours, reduce water usage by 74 million gallons, divert 40% of waste from landfills by recycling, create office Green Teams to manage environmental initiatives and educate staff, provide more bike parking, and increase electronic circulation of documents to decrease paper use and waste. This program encouraged many businesses to take into account and decrease their environmental impact.

Raleigh, NC: The Sustainable Home Raleigh workshop introduces ideas and actions Raleigh residents can implement immediately using low-cost, easy-to-use techniques to save energy and reduce utility bills. The community-focused, education-driven program is administered through the City of Raleigh Office of Sustainability and is available to homeowners and renters. The 1-hour presentation includes demonstrations, tips and information on weatherization, energy efficiency, green cleaning, water conservation, recycling and landscaping. Each household also receives a Sustainable Home starter bag of tools they can use around the home to begin conserving energy and water.

ADDITIONAL RESOURCES

The LEED rating systems are available at the [USGBC](#) website. In this [white paper](#), USGBC describes common structural and financial incentives and financing mechanisms that U.S. local governments are using to encourage green building construction and provides examples of communities that have implemented them. Additionally, USGBC's [Green Buildings for Cool Cities: A Guide for Advancing Local Green Building Policies](#) may be helpful to advance a green building policy in the community.

DOE's [State and Local Solutions Center](#) provides resources on building codes and inspections.



ICLEI USA's [Green Business Challenge](#) engages local businesses and commercial property managers in a competition to save money, energy, water, and waste, improving their business's environmental performance and helping local governments reach their energy and climate goals.

National League of Cities' (NLC) [Sustainable Cities Institute](#) provides a range of resources on sustainable buildings, including model policies, legislation and RFPs, case studies, marketing tools, and classes for specific techniques for green construction.

The [website](#) for DOE's Advanced Manufacturing Office offers a wide range of guides and tools that help manufacturers and other industrial operators across the supply chain conserve energy and reduce costs.

The [Alliance to Save Energy](#) has a resource page dedicated to the industrial sector that provides an excellent overview of the sector, policies to support energy efficiency and programs that support industrial energy efficiency.

The World Resources Institute released [Accelerating Building Efficiency: Eight Actions for Urban Leaders](#) in spring 2016 to provide local governments and other urban leaders in cities around the world with background, guidance, and tools to accelerate building efficiency action in their communities.



CLIMATE & ENERGY

CE-6: Local Government GHG & Resource Footprint 15 available points

PURPOSE

Lead by example by reducing local government greenhouse gas emissions and minimizing energy and water use in local government facilities and specified local infrastructure

EVALUATION MEASURES

Most of the objectives in the STAR Community Rating System focus on outcomes and actions that impact the community as a whole. STAR was designed intentionally to focus on how the community works as a system to address areas such as climate, energy, equity, natural systems, and the built environment.

However, many local governments measure and manage resources internally to both demonstrate environmental leadership and efficiently manage limited funding pools. This objective is unique in that the scale focuses on the facilities and internal operations of the local government as it relates to greenhouse gas emissions, energy efficiency, and water conservation.

Community Level Outcomes

100% of points available through Outcomes

Outcome 1: Local Government Greenhouse Gas Emissions

7 Points

Demonstrate incremental progress towards achieving a 28% reduction by 2025 and/or an 80% reduction by 2050 in local government greenhouse gas (GHG) emissions [partial credit available]

The Kyoto Protocol development process established the long-term target of reducing by 80% the GHG emissions of all industrialized countries by 2050. Although the U.S. was not a participant in the Kyoto Protocol, over 1,000 mayors across the country were signatories to the U.S. Conference of Mayors' Climate Protection Agreement, committing to meet or exceed the Kyoto targets. While a potentially more aggressive target, its long term nature did not lead to the immediate actions necessary to reduce GHG emissions.

In 2015, leaders and delegates from 195 world nations formulated a global agreement on the reduction of climate change at the 2015 Paris Climate Conference. The final agreement outlines various measures that need to be implemented to limit the rise in average global temperature to well below 2°C, ideally at below 1.5°C. At the summit, the U.S. committed to reducing its greenhouse gas emissions by up to 28% below 2005 levels by 2025.

Therefore, STAR adopts a dual target of 28% reduction below 2005 levels by 2025 and 80% below 2000 levels by 2050. Communities that can demonstrate incremental progress toward either of these targets will receive some credit. Ideally, the data collection interval for greenhouse gas inventories should be between 1 and 5 years.

The closer to the target year that the baseline year is, the greater percent of reductions the applicant will

**CE-6: Local Government GHG & Resource Footprint**

need to demonstrate, as shown in the table below:

Baseline Year Determines Slope of Linear Reductions Toward the Target				
Baseline Year	Years to 2025	Reduction per year	Years to 2050	Reduction per year
2000	25	1.12%	50	1.60%
2005	20	1.40%	45	1.78%
2010	15	1.87%	40	2.00%

For this outcome, applicants are required to assess GHG emissions from operations of local government owned and/or managed buildings and infrastructure. There are several methods to assess local government GHG emissions; STAR recommends the Local Government Operations Protocol. At a minimum, the applicant must report on Scope 1 and 2 emissions. Bonus credit is available for reporting on Scope 3 emissions.

Applicants may receive partial credit for reductions that are not directly on track to achieve the target reduction. See Points Appendix for information regarding points awarded for partial credit.

For verification, provide the most recent measure of greenhouse gas emissions and upload a completed STAR-provided Excel spreadsheet showing the threshold level met.

This outcome is similar to CE-2: Greenhouse Gas Mitigation, Outcome 1: Communitywide Greenhouse Gas Emissions, except that applicants are required to assess GHG emissions of local governmental facilities and operations.

Outcome 2: Local Government Energy Efficiency

3.5 Points

Part 1: Demonstrate local government building stock energy use intensity is below the regional aggregated energy use intensity per building type [Partial credit available]

--AND--

Part 2: Demonstrate a 10% decrease in local government-owned public infrastructure energy use [Partial credit available]

In 2015, the U.S. Energy Information Administration released the 2012 Commercial Buildings Energy Consumption Survey. The 2012 CBECS collected building characteristics data from more than 6,700 U.S. commercial buildings to identify national trends related to energy use by building type.

Part 1 of this outcome is based on thresholds established by common local government building types published in the CBECS. The thresholds were adjusted based on factors such as variations in energy needs based on region and climate type.

For Part 1, applicants need to benchmark energy use intensity for the local government building stock based



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on the [CBECS Building Type Categories](#). All facilities greater than 1,000 SF must be included in this inventory. For each building owned and/or operated by the local government, select 1 of the following building types:

- education (schools, training centers, etc.)
- food (service or retail)
- healthcare (in-patient or out-patient clinics, nursing homes, etc.)
- office (city hall, departmental offices, etc.)
- other (any facility not fitting within the defined categories or qualifying for Part 2)
- public assembly (courthouses, recreation centers, libraries, etc.)
- public order and safety (police and fire stations, jails, safety training facilities, etc.)
- service (vehicle maintenance facilities, parking garages, etc.)
- vacant (buildings not occupied, but owned/operated by local government)
- warehouse (storage facilities, distribution centers, etc.)

If a building provides functions for more than 1 building type, the applicant may assign partial use to more than 1 category provided the associated square footage and energy use for each type is known. If not known, then select the primary or dominant use of the facility. For instance, a fire station may also house the offices of the local fire department. If the amount of square footage and/or energy use for each type is unknown, assign it "public order and safety".

Once the labeling is complete, sum the annual energy used (kBtu) and square footage for each building type. Facility managers should be able to provide the data needed for this outcome. Many communities collect data on their facilities and enter it into tools like [ENERGY STAR Portfolio Manager](#).

Use the STAR-provided Excel spreadsheet to identify the number of each facility type, total square feet, and energy used. The formulas in the spreadsheet will calculate the energy use intensity (EUI in kBtu/SF) for each building type and compare it to the Census Division/Climate Zone EUI.

Full credit in Part 1 is available for demonstrating threshold achievement in each building type category that applies to the jurisdiction. Partial credit will be awarded for achievement in 1 or more building type category. See the Points Appendix for information regarding points awarded for partial credit.

For Part 2, applicants must document energy use for local government-owned and/or managed public infrastructure that is not included as a CBECS Building Type. STAR has established 8 categories of this type of infrastructure, including:

- ports;
- power plants;
- public transit systems (not stations);
- solid waste or recycling facilities;
- stormwater facilities, such as pump stations;
- street lights and traffic signals;
- wastewater facilities; and
- water delivery facilities.

There are no known publicly available sources for measuring energy use intensity in these types of local government facilities. Therefore, the applicant must show progress resulting in 10% or greater reduction per



type between a baseline year and current reporting year no more than 5 years apart.

For credit in Part 2, use the STAR-provided Excel spreadsheet to summarize annual energy use. Applicants may supply the number of facilities or components for each public infrastructure category, but this is not required. Supply energy use in MMBtu for each category for the baseline year and most recent reporting year. If an infrastructure type is not owned and/or operated by the local government, leave this row blank in the spreadsheet.

Full credit in Part 2 is available for demonstrating a 10% or greater reduction in all infrastructure types. Partial credit will be awarded for achievement in 1 or more infrastructure type. See the Points Appendix for information regarding points awarded for partial credit.

Partial credit may also be earned for achievements in either Part 1 or Part 2.

For verification, report the number of building type categories achieving the threshold (Part 1) and the number of public infrastructure categories achieving the threshold (Part 2). Upload a completed STAR-provided Excel spreadsheet demonstrating achievement.

Outcome 3: Local Government Water Conservation

3.5 Points

Demonstrate a 10% decrease in local government-owned public infrastructure water use [Partial credit available]

Local governments can demonstrate best practices related to water conservation by reducing their demand in buildings, parks, power plants, and treatment facilities. The Federal Energy Management Program (FEMP) worked with the EPA to develop 11 water efficiency best management practices (BMPs). While these BMPs are intended for federal facilities, much of the guidance applies to local governments as well.

Some examples of water conservation BMPs include:

- system audits, leak detection, and repair;
- using native and other climate-appropriate plant materials to reduce water needs;
- installing efficient irrigation systems that uniformly distribute water;
- recirculation of system water; and
- use of non-potable water from alternative water sources, such as harvested rainwater, onsite stormwater or wastewater, and graywater.

In addition, the EPA's WaterSense at Work manual offers guidance, case studies, and tools for water management planning.

For credit, applicants must assess the water use by local government-owned and/or managed public infrastructure and show progress resulting in 10% or greater reduction per type between a baseline year and current reporting year no more than 5 years apart. The current reporting year must be within 3 years of STAR application submission date (i.e. if submitted in 2017, then current reporting year must be 2014, 2015, or 2016).



Water use is not an intensity measure for this outcome. STAR has identified 9 types of public infrastructure that typically utilize the most water. These include:

- facilities with cooling towers;
- facilities with >50,000 SF conditioned space;
- facilities with steam boilers;
- facilities with single-pass cooling systems;
- irrigation systems (for roadways, parks, and/or recreation areas);
- ornamental water features;
- pools and spas;
- ice rinks and ski areas;
- vehicle maintenance facilities; and
- any infrastructure with annual water use of 100,000 gallons or more.

For full credit, demonstrate a 10% or greater reduction in all categories. Partial credit will be awarded for achievement in 1 or more categories. See the Points Appendix for information regarding points awarded for partial credit.

Use the STAR-provided Excel spreadsheet to summarize annual water use in each category. Some facilities may be counted more than once if they fall into more than 1 category. Applicants may supply the number of facilities or components for each public infrastructure category, but this is not required. Supply water use in gallons for each category for the Baseline Year and Most Recent Reporting Year.

For verification, report the number of categories achieving the threshold. Upload a completed STAR-provided Excel spreadsheet demonstrating achievement.

Local Actions

70% of points available through Actions

Action 1:

Inventory, Assessment or Survey

Conduct a local government Greenhouse Gas Inventory at least every 5 years

Local government GHG inventories are important tools for tracking internal progress towards reducing emissions from local government sources. Most local government inventories are conducted in 1-, 3-, or 5-year increments and include Scope 1 emissions and Scope 2 emissions. More advanced efforts also include Scope 3 emissions, such as waste-related sources and employee commuting, and are verified by a third-party to ensure data is complete, credible, and accurate.

For credit, the applicant must demonstrate that a local government GHG inventory has been conducted every 5 years and includes at least Scope 1 and 2 emissions. Note if inventory includes Scope 3 emissions and/or was verified by a third-party.

For verification, provide the title; year published; a link to or copy of the study; and a brief description of



how the intent of this action is met.

Action 2:

Inventory, Assessment or Survey

Benchmark local government building and infrastructure energy use annually

Energy benchmarking is a useful means for tracking a building's energy use and making comparisons to similar buildings nationwide. Not only can this process provide feedback on installed energy efficiency measures, it can allow facility managers to better manage resources and identify targeted strategies for poor energy performance. Such efforts involve gathering usage data from billing records or metered properties and tracking the use annually or in monthly increments which can then be aggregated to an annual usage per building.

ENERGY STAR Portfolio Manager is a popular, free tool that is easy to use and allows users to compare certain building types to the entire inventory of entries. It also allows for weather-related adjustments based on heating and cooling degree days (HDD and CDD).

For verification, provide the title; year published; a link to or copy of the study; and a brief description of how the intent of this action is met.

Action 3:

Inventory, Assessment or Survey

Establish a water use baseline for local government facilities and infrastructure and conduct a regular review of water use data against the baseline.

A water use baseline is a real or estimated measure of the water used by a facility based on the equipment present. Ideally, a baseline is conducted in monthly increments, to show seasonal fluctuations in use, and then aggregated annually for comparison over time. Once the baseline is established, water conservation and efficiency efforts can be managed and measured. Water savings generally fall into 3 categories: reducing leaks, installing water-conserving fixtures, and improving behavioral changes.

For credit, the applicant must provide a water use baseline for local government facilities and infrastructure accounting for over 50% of the water budget and provide the most recent annual review of water use data.

For verification, provide the title; year published; a link to or copy of the study; and a brief description of how the intent of this action is met.



Action 4:

Plan Development

Develop a local government sustainability action plan that includes strategies related to greenhouse gas emission mitigation, energy efficiency, and water conservation

Local government sustainability plans tend to be action oriented and focused on internal operations and practices that lead to reductions in greenhouse gas emissions, energy, and water. It may be a stand-alone plan or incorporated into a broader communitywide sustainability plan or the comprehensive plan, but it must indicate strategies specific to local government facilities and infrastructure.

For verification, provide the plan title; year adopted; a link to or copy of the plan; and a brief description of how the intent of this action is met.

Action 5:

Policy and Code Adjustment

Create a policy to ensure that the local government's energy supplies increasingly come from renewable sources

There are many benefits to purchasing energy supplies from renewable sources, including:

- reduced environmental impacts;
- as a hedge against electricity price volatility, fuel supply disruptions, and additional environmental regulations;
- meeting community environmental objectives;
- demonstrate civic leadership;
- generating positive publicity;
- improving employee morale;
- stimulating economies; and
- reducing infrastructure vulnerabilities.

For verification, provide the title; year adopted; a link to or copy of the policy or code; and a brief description of how the intent of this action is met.

Action 6:

Policy and Code Adjustment

Adopt alternative fuel guidelines and/or targets for locally owned facilities and vehicles

This action will most likely apply to a local government's fleet of vehicles, but may include fuel-based facilities, such as those that are operated with propane or natural gas. Establishing alternative fuel targets for powering facilities and vehicles may also address outdoor air quality issues. The policy may either be the setting of a fuel target, guidance included with environmentally preferred procurement, or steps to reduce fossil-fuel sources, such as replacement of fleet vehicles with non-motorized options. In all cases, the policy must be



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written as a practice change, not an incentive or encouragement.

For verification, provide the title; year adopted; a link to or copy of the policy or code; and a brief description of how the intent of this action is met.

Action 7:

Practice Improvements

Require that public infrastructure and facility managers consider energy and water consumption implications for new or upgraded infrastructure investments

The best time to consider conservation measures is before infrastructure is designed or upgraded. By incorporating sustainability practices from the beginning, many unintended consequences can be addressed, reducing the environmental impacts and costs of retrofitting.

The Institute for Sustainable Infrastructure's (ISI) [Envision](#) rating system helps public infrastructure managers and engineers understand how their systems integrate with the community's sustainability goals. This results in new and upgraded infrastructure that minimizes the use of energy and water. The rating system can be accessed for free by creating an account. Applicants should focus on the climate and energy section.

Applicants may also use local government LEED requirements or environmentally-preferred purchasing policies as long as they apply to both buildings and infrastructure, such as wastewater treatment facilities, and include both energy or water requirements.

For verification, provide the name of the practice improvement; a link to or copy of the annual report, if applicable; and a brief description of how the intent of this action is met.

Action 8:

Practice Improvements

Publish local government energy benchmarking reports at least every 3 years or maintain a web-based interface that provides local government energy data to the public

Whereas Action 2 of this objective calls for energy benchmarking to be conducted internally by a local government, this action requires that such information be released to the public on a regular basis. Data may either be released via a standard report that analyzes trends over time or through a web-based interface with dynamic features.

For example, Seattle, WA, produces [reports](#) for its 650 city-owned buildings, analyzing overall energy performance as well as detailed performance by building type. Washington, DC, benchmarks local government building energy use through real time, continuous reporting. They developed [BuildSmart DC](#), an interactive website, that provides details on energy use intensity, annual energy cost, and GHG emissions.

For verification, provide the name of the practice improvement; a link to or copy of the annual report, if applicable; and a brief description of how the intent of this action is met.



Action 9:

Practice Improvements

Develop or financially support infrastructure operators' participation in training programs on energy and water efficiency techniques

Facility managers and infrastructure operators include a wide field of public sector employees involved in the management of physical assets in a community, such as buildings, roads, street lights, and water and sewer facilities and lines. Their work can have a direct impact on the energy or water efficiency of an infrastructure system in the community. Training programs ensure that operators are current on new technologies, processes, products, and design standards.

The International Facility Management Association (IFMA) has developed a Sustainability Facility Professional Credential that provides specialized knowledge and practices related to facility management practices.

For verification, provide the name of the practice improvement; a link to or copy of the annual report, if applicable; and a brief description of how the intent of this action is met.

Action 10:

Facility and Infrastructure Improvements

Make retrofits and upgrades to local government buildings and/or infrastructure systems that will increase energy and water efficiency

Regular improvements and upgrades to public infrastructure should be a component of the capital improvements program or done via performance contracting.

Energy Performance Contracts provide an opportunity for local governments to conduct an industrial-grade energy audit of their building stock and infrastructure and develop strategies to finance energy conservation measures. Cost savings from actions with short returns on investment are used to fund larger efforts. Energy Service Companies (ESCOs) can help local governments perform an assessment, manage the work, conduct annual measurement and verification, and often guarantee the savings produced will be sufficient to maintain budget neutrality.

For verification, provide a list of investments made within the past 5 years and a brief description of how the intent of this action is met.

Action 11:

Facility and Infrastructure Improvements

Increase sub-metering from specific infrastructure systems to collect better information on energy and water use

Advanced metering technologies help building and facilities managers gather detailed energy and water use information for specific equipment within local government buildings and the public infrastructure system. This information can be used to detect problems, enhance retrofit strategies, and support implementation



of more efficient building and facility design.

For credit, specific equipment must be sub-metered, not the facility as a whole.

For verification, provide a list of investments made within the past 5 years and a brief description of how the intent of this action is met.

COMMUNITIES LEADING THE WAY

Cambridge, MA: Since adopting the [Green Fleet Vehicle Purchasing Policy](#) in 2006, the City of Cambridge has transformed a third of its fleet to hybrid or electric vehicles.

Northampton, MA: Significant [energy efficiency renovations](#) have been conducted on the City's municipal buildings and schools. A \$6.5 million bond, which will be paid back through energy savings, was used as part of an energy performance contract.

Raleigh, NC: The [Roadmap to Raleigh's Energy Future](#) serves as a guide for local government operations with a focus on minimizing carbon-related emissions, maximize the energy and operational efficiency of existing and new municipally-owned fleet, facilities and equipment. It also considers life-cycle costs and renewable energy opportunities.

ADDITIONAL RESOURCES

[C40](#) is a network of the world's megacities committed to addressing climate change. C40 supports cities to collaborate effectively, share knowledge, and drive meaningful, measurable, and sustainable action on climate change.

[CDP](#) is an annual survey to collect data on climate adaptation, greenhouse gases, and energy and water use from institutional investors, companies, and local governments. This data is can be searched by [individual reports](#) and via an [open data portal](#).

The American Public Works Association's [Curriculum Sustainability](#) provides training, case studies, and tools for local government managers.

The [American Water Works Association](#) has a number of tools and resources on sustainable water utilities, including access to purchase guidebooks like *Water Conservation for Small and Medium-Sized Utilities* and *Triple Bottom Line Reporting of Sustainable Water Utility Performance*.

University of Minnesota's [Technical Assistance Program](#) works with Publicly Owned Treatment Works (POTWs) and other operators to increase energy efficiency. The site provides information on reducing water loads to improve energy efficiency at POTW plants and save money.

Energy Action Plan – Open-ended Survey Questions Responses

Question 1. Please rate your level of agreement or disagreement with the following statements. The suggested targets below match the global goals set during the 1992 Kyoto agreements and the 2015 Paris Agreements.

Strongly Agree/Agree/Neither Agree or Disagree/Disagree/Strongly Disagree

Question 2. Provide any additional feedback on question 1 here:

1. Even if we don't meet these, reducing is essential.
2. Thank you for thinking of our planet
3. There should be discussion on how waste and recycling collection affects GHG emissions and identify priorities between reducing emissions and expanding the number of waste vehicles needed.
4. Any goals which are set should be attainable by reasonable means. No unrealistic goals
5. Enforce "no idling" policy for city vehicles.
6. Difficult to know if those are realistic expectations
7. I'm for good air but we could be spending a lot of money on something that scientists can't even agree with.
8. Poor use of municipal government tax money.
9. Trees should be considered part of the infrastructure as any other utility or stormwater features are considered.
10. The quicker the better!
11. Really tough to answer without understanding cost.
12. Reducing greenhouse gas emissions will provide a higher quality of life for the residents of Fayetteville. It will also help with the increasing efficiency of electricity use in the city by mitigating losses in the electric grid within the city. Using such examples and raising awareness will help the city achieve it's 2050 goal.
13. Ambitious goals but I like it.
14. I like the reduction numbers, maybe aim higher?
15. More public transportation needed.
16. "We need to reduce co2 as much as we possibly can.
17. We can use trees to sequester carbon. Let's reduce burning as much as possible and create low cost housing for families within walking distance of large employers."
18. Such an important issue for the future of our country and globe.
19. This is the most important issue of our time.
20. We need to catch up on the amount of carelessness and pollution that we've already caused and fix it.
21. Public private solar grid partnerships and alternative transportation (monorail).
22. Are the percentages really doable? Too ambitious?
23. We should do everything we can to reduce greenhouse emissions as quickly as possible.
24. This is why I love living in Fayetteville!
25. I believe that things are ok but if this town reduce its green house gases what is the impact it will have

26. What's the wait!?
27. Yes I am pro destroying small biz through over regulation keep pushing big biz good job
28. Please don't reduce standards in public housing/government housing. Some of the outlets don't even work to charge laptops in the public housing.
29. Answering this question depends on the realities of the time.
30. This can be done at little or no cost with global foundations and green tech start up who would do the installation and operation as a test of their services.
31. Having a purported noble goal is only a "feel good" gesture when practically as much benefit can be derived by educating the public to not waste resources, to further develop efficient/cost-effective public transportation with practical goals (not fanfare), to incorporate other "clean energy" sources incrementally AND cost-effectively over time, not simply idealistically, AND to encourage all citizens to support a worldwide equally shared responsibility for reducing harmful emissions instead of allowing China, India, and perhaps other nations to escape and continue to pollute much more than the USA while our economy bears an unfair burden subsidizing the bad actors.
32. Fayetteville should try to reduce greenhouse gas by as much as we possibly can. We are a great town that could help lead the rest of the country to making better, smarter choices.
33. It's hard to say I agree without cost of implementation.
34. Investing in clean energy positions our city for the future.
35. The City of Fayetteville could and should go even farther than these goals. The plummeting costs of rooftop solar, storage, and energy efficiency make this the smart thing to do.
36. Ambitious Goals!
37. This will not reverse global warming. Carbon emissions make up a fraction of percentage of correlation to temperature change. The earth heats & cools. Blaming capitalism, which lifts people out of poverty and provides opportunity, is a short-sided, nonfat-based approach.
38. I'm proud of our city!
39. Conduct talks w/ other area city's to follow our example regarding residential efficiency... 2009 IECC...
40. I would like Fayetteville to take the leadership role in the state of Arkansas.
41. Keep goals cost effective for tax dollar outlays. Electric cars are cost effective alternative now. Solar panels still expensive. One small wind farm might be cost effective. Recycling a good proposal but you need to bend on the recycling at curbside with two small containers. Single stream more cost effective.
42. I fully support hard reductions in greenhouse emissions.
43. The questions are very broad. More should come into account with determining answers: economical impact, cost, how reductions are made, etc.
44. Fayetteville should try to reduce emissions much faster; why not imitate Aspen?
45. The City should create its own municipal utility to control energy generation sources and retain those dollars in our community.
46. This needs to be done without spending more money than we spend now.
47. Purchase electric vehicles. Especially for parking meter readers. Plant street trees. Why no trees in the new work on College Ave? Stop allowing city vehicles to sit and idle endlessly. Install more plug-in stations for electric cars. Do the simple stuff.

48. The questions are phrased to get a pre-determined answer to support the Energy Action Plan. Something this complex can't be reduced to such a simple question.
49. 80% greenhouse gas reduction is deep decarbonization. This will only be possible if nuclear power substantially replaces fossil fuels for electricity, as well as generating carbon-neutral liquid fuels for the transportation sector. It has been shown that "renewables" of wind and solar cannot provide more than 20-30% of grid electricity without massive grid integration costs and problems. Plus, solar and wind cannot address other energy sectors of transportation and industrial process. Direct investment in solar/wind by the City would be, I believe, a misallocation of resources that would be better applied elsewhere. The City should in the meantime support a public education campaign about the positive climate-mitigation properties of zero-emission nuclear power. See the Nuclear Energy Institute www.nei.org for sample public service announcement content.
50. Economic development and sustainability are quite compatible.
51. These are ambitious but worthwhile goals. The need for reduction of greenhouse gasses (and consequences for failing to do so) has been very clearly articulated by the scientific community.
52. I don't think the reduction will be linear. Hopefully technologies will drive reduction over time, but 40% by 2030 is a pretty high bar
53. Intelligence trumps ignorance
54. "The more the better but not sure what percent makes sense"
55. Nothing could be more important! We need leadership to preserve our species!

Question 3. Please rate your level of agreement or disagreement with the following statements:

- ***Fayetteville should strive to reduce overall energy use in our buildings.***
Strongly Agree/Agree/Neither Agree nor Disagree/Disagree/Strongly Disagree
- ***The City should periodically assess the feasibility of updating our building energy codes.***
Strongly Agree/Agree/Neither Agree nor Disagree/Disagree/Strongly Disagree
- ***The City should strive to maintain our urban tree canopy.***
Strongly Agree/Agree/Neither Agree nor Disagree/Disagree/Strongly Disagree

Question 4. Provide any additional feedback on question 3 here:

1. Please try to plant trees with less allergy causing pollen.
2. As long as it doesn't get ridiculous. Trees that are planted under power lines or blocking view for traffic doesn't make sense to me
3. Don't make energy codes so strict that they go other places to open their businesses.
4. Please provide more protection for the tree canopy from developments.
5. Nature and it's processes and features function to sustain itself. We should have as many public reminders of how we should adhere to similar patterns. Urban tree canopies are great on many levels.
6. The city allowed Brittenum to remove an entire grove of trees along Zion Road and replace them with saplings that will not be a canopy of any sort in my lifetime.
7. Too many trees are being cut down in the name of "progress". Surely this must be a better way!
8. All of the above will help maintain and reinforce the achievement of these goals.

9. Urban tree canopy is essential to maintaining the uniqueness and health of this city.
10. As possible, it would be good to help the general populace plant trees on their property. The tree preservation ordinance is a good step but it is very complicated to work with.
11. Would love to see more edible public gardens. Trees are great but is there a way to build the whole Ecosystem
12. Trees will help with the city heat reduction too.
13. Keeping our green space is vital!
14. Let's increase our canopy as much as possible. Urban air quality is important
15. We should use native trees as much as possible.
16. City should look at both sides of the equations. Meaning at what costs. Costs could come in terms of economic costs, costs to resources, etc. It should be balanced in terms of practicality, that any such action will not hurt businesses, economic development, and the other side of the equation.
17. Our tree canopy is a major reason why I bought my house. I fear it is in danger at being chipped away by new development, especially in older parts of town.
18. I really appreciate the tree give away in the fall.
19. I love our tree ordinance. Just saw a Casey's in Berryville. Not a tree or shrub on site. Same for Walgreens in MS-nothing but a little grass and pavement.
20. City facilities should make use of passive solar and energy efficiency,
21. Blurred vision?
22. And increase tree canopy.
23. Trees yes more trees
24. Seattle felt like a dead town because of a lack of tree canopy. Keep Fayetteville green!
25. It's a beautiful city, preserve the college town feel
26. "The City can do whatever it wants with ITS buildings and codes, but please don't try to tell citizens what to do with theirs, especially when some of us are already in a perpetual conserve/improve mode. In my experience and as currently with AR State government, more bureaucracy, code/ordinances/etc. only begets more personnel and other non-essential costs. Government is NOT a jobs plan, please.
27. I also recall the President Jimmy Carter era of zero-based budgeting AND cold federal offices because the temperature ""Nazis"" were enforcing arbitrary temperature limits in both heating and air-conditioning buildings. I personally supported the zero-based budgeting concept, but the temperature controls did not work, and only alienated practically everyone, plus it 'stirred up' the working populace and detracted from work efficiency by imposing a somewhat draconian temperature restriction when something more judicious would have been supported and helped almost as much. "
28. Sometimes updating the building energy can actually spend more energy, so we would have to look at realistically how much energy was being spent
29. Our leadership in these area will raise help maintain Fayetteville as a great place to live.
30. There is evidence that birth weight and percent canopy coverage are directly related and positively correlated
31. Reducing energy is a great way to gain efficiencies & lower costs
32. In the paper today, it was mentioned that PACE was available to homeowners, not just businesses...is this true? or is it true but you still have the problem with the FHA loan?

33. Update to 2012 IECC... enlist other area city's to adopt 2009 IECC or better
34. Mature trees offer additional benefits such as reduced vehicle speed's, less crime, increase property value, and overall individual happiness...
35. Mentioned storm water--need to look at development out Hwy 16. A lot of develop in white river basin. Dead Horse mountain floods at white river after any rain event now and the continuing development will worsen that area.
36. Going to the 2012 code is a false start, the 2015 has the same requirements but adds a provable performance option, allowing for alternate methods to get the same score
37. See above on street trees. Adopt the latest building code, not one from years ago.
38. Tree location should be considered if the purpose is stream bank erosion control or shading buildings.
39. The city does nothing to manage storm water right now. I would like to see the City manage existing regulations first. You can drive around Fayetteville during any rain event and see sediment laden storm water running of residential construction sites and residential developments into the storm sewer.
40. ????
41. All these things are important, and also obvious once you think about them.
42. Urban heat island effect is substantial, especially as temperature extremes will be increasing. Recommend vigorous implementation of policies to minimize heat island effect. This would be synergistic with building energy efficiency measures, and will increase livability in a warming climate.
43. Strongly agree that the City should strive to maintain our urban tree canopy. Including new ways of including 'green' in the urban environment: green roofs, green walls, bioswales, green streets.
44. Definitely maintain the tree canopy! It's one of the things that makes Fayetteville such a great place to live .
45. Update the building energy code!!!

Question 5. Please rate your level of agreement or disagreement with the following statements:

- ***Fayetteville should incorporate more clean energy (wind, solar, etc) into our energy portfolio.***
Strongly Agree/Agree/Neither Agree nor Disagree/Disagree/Strongly Disagree
- ***Fayetteville City government should work to transition to 100% clean energy by 2030.***
Strongly Agree/Agree/Neither Agree nor Disagree/Disagree/Strongly Disagree
- ***The Fayetteville community should work to transition to 100% clean energy by 2050.***
Strongly Agree/Agree/Neither Agree nor Disagree/Disagree/Strongly Disagree

Question 6. Provide any additional feedback on question 5 here:

1. "If this is a feasible goal, we should do this. If the community will get on board it will be life altering"
2. All city buildings should have solar panels. Start with the fire stations and go from there.
3. I don't see us getting rid of 100% of our current energy in this time frame.
4. Not sure what this entails, so unable to know if this is a realistic goal or not.
5. Provided it is cost effective.
6. Don't see how you can make stricter rules and not run businesses off.

7. Again - it's a good idea, but at what cost?
8. I believe that transition to a 100% clean energy will take more than 2030, however, that is a goal that can be achieved. Moreover incorporating more alternative clean energy options will help achieve the goal. But, the city should first make a survey on whether or not for ex. a wind energy plant, can be implemented in Fayetteville.
9. So many options . Wind, geothermal, solar. Even burning wood is sustainable.
10. The faster the better on this transition
11. I love this goal.
12. How?
13. The sooner the better!
14. Solar incentives
15. Clean energy resources ARENT CLEAN. Where do the solar panels go when theyre used up? Its all a big lie to take our money through taxes.
16. Doable in practical terms? Can the community support the costs associated with reaching these goals?
17. The sooner the better.
18. The Pack Rat Outdoor Center put up an amazing solar array. So should the city. It speaks volumes about the city.
19. Building regional, national and global competitions for ideas to be presented and implemented.
20. "Some fossil fuels, nuclear power, and even ""clean"" coal will be more reliable and cost-effective for centuries. To argue otherwise is simply faddish, ignores widely known compelling factual evidence, and succumbs to biased and fear-mongering rather than rational planning elements among us.
21. Although it may not be a viable portion of a middle American Fayetteville, AR energy plan, IF someone could demonstrate harnessing wave power (available 24 hours a day and available practically for millions of years into the future) and incorporate it into our national power grid, then THAT would be a real, substantive issue to publicly support. Why aren't we? Ans: Too much money influences in BOTH traditional energy sources as well as so-called clean ones."
22. I know that my family would switch to 100% clean energy if we could afford it, so having help from Fayetteville would make a big difference in many people's lives!
23. Fayetteville should develop staff and partners with this expertise.
24. The city government and community could and should achieve these goals even sooner. If the city, state, or country are still using petroleum, coal, or natural gas in any appreciable quantity in 2040 the implications for our environment, health, and therefore economy would be terrible.
25. "These new forms of energy will have high costs. Look at Germany, they did this and their citizens pay some of largest percentage of income to energy costs in the world.
26. The one "clean" energy that you are mentioned is natural gas. 0 emissions.
27. Fayetteville tax payers will be left holding the tab for the implementation of this nonpractical, idealistic approach."
28. Sure, 100% even better.
29. Make transition cost effective. Refer to first comment box.
30. Solar everything possible

31. The term "clean" energy might be a little inaccurate, since there's a lot of environmental and social issues related to mining, manufacturing, transport, and disposal of solar panels and other equipment for renewable energies.
32. 100% by 2020 would be preferable
33. Should strive for 100% clean energy sooner. Doubtful that AEP and Ozarks will get to 100% clean energy in the timeframe needed.
34. Reduce energy consumption through efficiency while working toward clean energy.
35. 100% is a big number (sarcasm). There is no room for any flexibility with that.
36. As long as the "clean" energy is market viable and economically make sense over the life of the energy producing mechanism. The government should not be subsidizing clean energy to make it viable.
37. City government should use tax dollars wisely - whatever is cheapest is best. Community should think more longterm stewardship
38. Solar and wind have an energy footprint also, and they will not provide energy enough to make a difference. If by "clean", you mean nuclear, then I definitely support that.
39. See comments for question #1. Include nuclear as zero-emission energy, along with solar and wind. Solar and wind by their intermittent and variable nature depend on fossil gas to balance loads. Investing in large amounts of solar/wind locks in an equivalent amount of fossil gas peakers, so one can never get anywhere close to 100% renewables. Some small amount of renewables can help, but we need to ask: 1) What is the cost per unit of avoided CO2-equivalent emitted? and 2) What is the actual amount of zero-emission electricity generated? and 3) Could that investment be better allocated to reduce carbon footprint even more in other areas, keeping the City out of the power generation business? An attempt should be made to quantify the effects of a public investment in solar/wind, otherwise it is little more than greenwashing. The City should actively lobby the State and the Public Service Commission for policies that support the goal of a diversified energy portfolio that is zero-emissions, efficient and highly reliable, to include nuclear power, which provides 60% of the zero-emissions electricity in the U.S. We need a price on carbon emissions, and we need to value baseload sources that provide dispatchable power, and provide ancillary grid services of voltage and frequency regulation, which solar and wind cannot provide.
40. What can we actually do to increase clean energy? I don't know what the city could do to make this happen. the market can do it.
41. Total renewable may not be able to handle base load.

Question 7. Please rate your level of agreement or disagreement with the following statements.

- ***Fayetteville should strive to reduce the number of miles traveled in vehicles.***
Strongly Agree/Agree/Neither Agree nor Disagree/Disagree/Strongly Disagree
- ***Fayetteville should make it easier to complete more trips by bike, by foot, or by public transit.***
Strongly Agree/Agree/Neither Agree nor Disagree/Disagree/Strongly Disagree
- ***Fayetteville should prioritize public transportation improvements.***
Strongly Agree/Agree/Neither Agree nor Disagree/Disagree/Strongly Disagree

Question 8. Provide any additional feedback on question 7 here:

1. Geography is too hilly and weather too unpredictable
2. Need to work on better East to West access rather than going through a business district. City has plenty of trails right now. Let's get the streets fixed. Lots more people use the streets rather than the trails.
3. I feel the trails would be used more, especially in south Fayetteville, if there was stronger sense of safety, especially for females. The homeless population does detour a lot of potential trail users.
4. More public transit infrastructure, routes to public infrastructure and better transit routing is needed to help people make the change from personal vehicles to alternative forms of transportation. Helping businesses incentive alternative transportation would also help.
5. Fayetteville has allowed 265 to become a race track for loud, speeding cars and trucks. The north side of town is a horrible place to live unless you are a young, noisy person.
6. If tech is going to help us reduce emissions substantially in cars, then why invest in more public transport?
7. The goal to reduce the number of miles traveled by car can and will be achieved by promoting public transportation and other modes of transportation. This will result with more federal funds that can be used to help build a stronger public transportation network.
8. Bike lanes need additional separation from vehicle traffic lanes to ensure rider safety, especially due to distracted driving.
9. Also ambitious, but would like to see options. It's interesting to see how this could reduce congestion. Would be awesome to connect Bentonville, Rogers, Springdale, Fayetteville.
10. Public transportation is a huge benefit both in environmental effects and in social justice. Please really focus on this.
11. We love to ride the bus and walk and would do it more if possible.
12. Use Springdale bike path as an example. Putting a picture of a bike on the road doesn't make it a bike lane
13. Inner city rail
14. More public transportation would be a plus!
15. More options for busses
16. What about starting metro/subway lines as means of public transportation?
17. Monorail
18. Need REGIONAL public transportation.
19. The trails in Fayetteville are mainly going North and South but lots of people live East and West. We need more trails that connect the neighborhoods to the main North/South trail system. West of 49 on Weddington is a prime example. thousands of people live over there and the Wedington bridge (which is not safe) is the only way to cross 49. There is a trail North of Wedington on Mt. Comfort but there is no trail that connects Wedington to Mt. Comfort and the one that is planned is not scheduled as a priority.
20. Should encourage residents to live close to where they work.
21. Better and smarter transportation options are a huge priority for our family.
22. The bike trail system has been transformative. keep it going!
23. 95% of my transportation in the city limits is by bicycle. Every mile you build will help push this toward the new norm. 10 years ago 98% of my mobility was by car.
24. Prioritize public transport.

25. I would like to bike to work from Fayetteville to Springdale but it seems really unsafe and inefficient.
26. Please prioritize bike share! With the trail network it seems a key thing for the city to have. Also a carpool lane on 49 would be a key way to incentivize carpooling.
27. These public initiatives are fine as long as they do NOT impinge upon the personal freedoms of those in our population who need personal transportation either for independent work, safety, or other chosen needs.
28. Not only would public transportation and trails help with the environment, but it also helps those who are homeless or impoverished. This definitely needs to be taken into account!
29. City and nwa in general needs upgrades to our mass transit system. Rush hour traffic is way too congested for this area. As quickly as we are growing we need feasibility studies done to make sure we can keep up with our population demands.
30. Our trails are an important component of our quality of life.
31. I'm particularly passionate about active transport, because I think it addresses so many problems: people are healthier, it's good for the environment, people take greater pride and pleasure in their communities and also meet others who live near them. I could go on! I'm also a huge supporter of good public transit, however: many people live far from work or can't otherwise get around without a vehicle. Time spent in public transit is, for me, better used than time spent driving. On the other hand, I don't know about the relative impacts of driving vs. the other areas discussed here.
32. Please don't sacrifice the Enduring Green Network with more arterial roads and high-density residential to justify public transportation improvements.
33. There are no bike trail extensions in SE Fayetteville.
34. I support public transit, however the lack of high density development negates the good of public transit
35. Figure out ways to invest in public transport; bike trails are great but working and poor people need cheap public transport
36. The upcoming bond package should place an emphasis on public transit options instead of completing the box around the City. The box will encourage suburban sprawl and dilute our resources.
37. Prioritize how?
38. If people don't live close to where they live sidewalks and bike trails will not reduce daily travel. This is common sense.
39. Commuter square-to-square rail in nwa + nwa to LR passenger train service.
40. Transportation represents about 25% of primary energy demand. Efforts in this area should give a large return on reducing carbon footprint.
41. Supplying our community with a solid bike trail system that spans the entire city is crucial to reducing greenhouse gas emissions.
42. Electric vehicles may change this equation some, were inherently a spread-out area. Maybe co-locating commercial with residential would reduce miles more? I live by Holcomb Elementary and there's nothing close enough to walk or really even bike to.
43. Bus arrival time info helps people make decisions.
44. 4 way stop and crosswalks at Huntsville and willow. I'd help!

Question 9. Please rate your level of agreement or disagreement with the following statements.

- ***The City of Fayetteville should work to expand recycling services to more residents.***
Strongly Agree/Agree/Neither Agree nor Disagree/Disagree/Strongly Disagree
- ***The City of Fayetteville should strive to divert at least 40% of waste out of the landfill and into recycling or composting programs.***
Strongly Agree/Agree/Neither Agree nor Disagree/Disagree/Strongly Disagree
- ***The City of Fayetteville should increase access to construction and demolition waste recycling.***
Strongly Agree/Agree/Neither Agree nor Disagree/Disagree/Strongly Disagree

Question 10. Provide any additional feedback on question 9 here:

1. I've noticed it's difficult to get recycling in apartment complexes, but there is a ton of trash flow there, if there was any access to recycling there it would be great.
2. C & D waste should be researched thoroughly, well-regulated but left open to private industry. The City should work on prioritizing recycling vs. GHG emissions as well as energy consumption. Explore more recycling options that fit both demands.
3. recycling services should be expanded to multi-family locations. Additionally, if we add construction and demolition waste recycling, it should pay for itself and not be subsidized by the individual residential rate payer.
4. Construction should be expanded.
5. Compost pickup would be awesome!
6. The number of items that can be recycled is small compared to other cities.
7. It would be great for the City of Fayetteville to partner with a non-profit benefiting the homeless community. The partners could seek funding to set up a C&D facility/operation in the industrial park- This could provide transitional employment for people trying to get on their feet. Walkable, set up to deal with turnover, much needed.
8. We need to start making developers preserve top soil they remove.
9. I would like to see more availability to our recycling programs for non-single family households. Also, the current C&D program provided by the City is not helping to reduce waste. Develop a more robust program that can incorporate demolition and deconstruction.
10. Since the city has no wheeled recycle bins and I can't lift mine at the curb, I no longer recycle.
11. I agree with all the above mentioned points.
12. Large collective compost bins would be helpful, love me Memphis has, for example.
13. Would like to see more streamlined recycling. They make it hard and don't accept everything. May be able to reach more people if it was easier
14. The bulky waste clean ups are helpful. More would help.
15. Any talk about reduction?
16. I would like to be able to recycle more plastics from my home #5 etc
17. Burning of downed trees on construction sits is a nuisance and a health hazard.
18. Take all recycling numbers!!!
19. I would like to see more options for recycling. We don't recycle enough of what we can in our city.
20. More recycling centers and more options

21. I previously lived in a small town outside of Lexington, Kentucky. Their recycling program was incredible. It may be worth it to see what they are doing? I could recycle nearly 90% of everything I used—and I loved it.
22. REDUCE, reuse, recycle. Recycling is a last attempt, not the best. I think recycling is over-rated.
23. Just be practical about the percentage of diversion.
24. Recycle all the things!
25. Many residents who live in apartment buildings are not provided with recycling options. Only Dumpsters. So essentially, homeowners make up the bulk of the recyclers, because they are compensated by trash bill reduction. No reward for the Apartment dweller. Thank you.
26. Please switch to single stream recycling so you can serve apartments and businesses.
27. I am not sure about single stream recycling. Work on restaurants and bar recycling. There are lots of opportunities there. Cherokee NC recycles all restaurant's food waste into compost and it sells.
28. Fayetteville should not pursue single stream as it is easy to recycle at the curbside. People who are unwilling to recycle at the curb just need to learn to do it. I think people who have to live in apartment buildings should just take items to a center.
29. Trades for leases, please? Most demolition turns to thievery.
30. We should collect compost in large bins for all houses. It would be great to expand plastic recycling. Also banning plastic bags. Incentives to bring your own bag and bring your own jars for bulk purchases.
31. But keep recycling sorted and therefore easy -- and profitable -- to sell. Educate the public; don't combine recyclables and end up with a mess that will end up in landfill.
32. I would rather see 9b them implement access for all citizens to have free recycling! Specifically, for any organization or apartments too - strive to give more people access first before striving for 40%
33. Gasification and methane capture seem like key ways to improve emissions reduction
34. Complying with market requirements for recycled products is as important as the recycling program itself. The Reduce, Reuse, Recycle mantra is the order in which we should attack the problem. Reduce first, then Reuse, and recycle what slips through.
35. I am very familiar (and trained) in recycling issues, but I am not familiar/conversant with the "access to construction and demolition waste recycling" question.
36. The city should also plant only native plants and gardens for food in our landscape.
37. Yes, keep trash out of the landfill by consuming and wasting less....don't do it by downgrading the system to single stream.
38. With lots and lots of public outreach & education; and business outreach & education; and industry outreach & education. Build community/regional pride and sense of ownership in our actions.
39. Use single stream.....
40. Far too much is sent to the landfill and not captured for recycling or compost
41. Single-stream recycling is not good. Don't send recycled material to landfill to save money.
42. Better recycling options for apartment dwellers.
43. Do we know what happens to our recyclables after we sell them?
44. Partner w Habitat Restore for re-usable c&d materials. ♻️

45. Recycling must be REAL, that is, do not collect things for which we have no source to actually re-use; that is deceptive. DO spend time in researching actual sources that re-use "waste" and publicize this so recycling gets a good name and is understood by all of us.
46. The EAP line item regarding construction and demo waste diversion seems to be missing the word "recycling". It currently says: "Incentivize construction & demolition waste".
47. Food waste is not trash-a commercial facility for composting this waste stream is so important in also reducing dangerous methane emissions from landfills.
48. Please figure out single stream recycling!!! People are lazy when it comes to trash, all recyclables should go to the curb in one bin or divided container.
49. 40% is an absurdly low number.

Agenda Session

12-12-17

City of Fayetteville, Arkansas

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



City Council Agenda Session Tentative Agenda

Tuesday, December 12, 2017

4:30 PM

City Hall Room 326

City Council Members

*Adella Gray Ward 1
Sarah Marsh Ward 1
Mark Kinion Ward 2
Matthew Petty Ward 2
Justin Tennant Ward 3
Sarah Bunch Ward 3
John S. La Tour Ward 4
Kyle Smith 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:**

- ✓ 2017-0726
NOMINATING COMMITTEE REPORT

Agenda Additions**A. Consent:**

- ✓ A. 1 2016-0589
APPROVAL OF THE DECEMBER 5, 2017 CITY COUNCIL MEETING MINUTES.

- ✓ A. 2 2017-0701
ANIMAL SERVICES DONATION REVENUE:

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$48,478.00 REPRESENTING DONATION REVENUE TO ANIMAL SERVICES FROM JANUARY THROUGH NOVEMBER OF 2017

Attachments: ANIMAL SERVICES DONATION REVENUE
BA ANIMAL SERVICES DONATION REVENUE

- ✓ A. 3 2017-0702
RANGER'S PANTRY AND SENIOR GIVING TREE DONATIONS:

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT IN THE TOTAL AMOUNT OF \$1,006.00 REPRESENTING DONATIONS TO RANGER'S PANTRY IN THE AMOUNT OF \$481.00 AND THE SENIOR GIVING TREE IN THE AMOUNT OF \$525.00

Attachments: RANGER'S PANTRY AND SENIOR GIVING TREE DONATIONS
BA RANGER'S PANTRY AND SENIOR GIVING TREE DONATIONS

~~A.4~~2017-0704

GARVER, LLC TASK ORDER NO. 10:

A RESOLUTION TO AUTHORIZE THE APPLICATION FOR ARKANSAS DEPARTMENT OF AERONAUTICS GRANT FUNDS IN THE AMOUNT OF \$117,000.00, AND TO APPROVE TASK ORDER NO. 10 WITH GARVER, LLC IN THE AMOUNT OF \$19,000.00 FOR BID PACKAGE DEVELOPMENT, BIDDING SERVICES, AND CONSTRUCTION PHASE SERVICES FOR AN AIRFIELD PAVEMENT MARKING REHABILITATION PROJECT AT DRAKE FIELD

Attachments: GARVER, LLC TASK ORDER NO. 10

~~A.5~~2017-0687

GARVER, LLC AGREEMENT NO. 2:

A RESOLUTION TO APPROVE SUPPLEMENTAL AGREEMENT NO. 2 TO THE CONTRACT WITH GARVER, LLC IN AN AMOUNT NOT TO EXCEED \$307,167.00 FOR CONSTRUCTION MANAGEMENT SERVICES, ADDITIONAL ARCHEOLOGICAL TESTING AND MITIGATION SERVICES, AND ADDITIONAL DESIGN SERVICES ASSOCIATED WITH THE DESIGN AND CONSTRUCTION OF A PORTION OF RUPPLE ROAD BETWEEN WEST STARRY NIGHT VIEW AND WEST MOUNT COMFORT ROAD, AND TO APPROVE A BUDGET ADJUSTMENT

Attachments: GARVER, LLC AGREEMENT NO. 2
BA GARVER, LLC AGREEMENT NO. 2

~~A.6~~2017-0697

TOWN CENTER ENTRY STAIRS AND LANDING:

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$170,000.00 TO PROVIDE FUNDS FOR ENGINEERING AND CONSTRUCTION COSTS ASSOCIATED WITH THE REMOVAL AND REPLACEMENT OF THE TOWN CENTER ENTRY STAIRS AND LANDING

Attachments: TOWN CENTER ENTRY STAIRS AND LANDING
BA TOWN CENTER ENTRY STAIRS AND LANDING

B. Unfinished Business:

B.1 2017-0661

AREA AGENCY ON AGING OF NORTHWEST ARKANSAS:

AN ORDINANCE TO WAIVE THE REQUIREMENTS OF FORMAL COMPETITIVE BIDDING AND APPROVE A CONTRACT BETWEEN THE CITY OF FAYETTEVILLE, ARKANSAS AND THE AREA AGENCY ON AGING OF NORTHWEST ARKANSAS IN THE AMOUNT OF \$98,887.00 TO PROVIDE PUBLIC RECREATION SERVICES FOR THE SENIOR CITIZENS OF FAYETTEVILLE FOR 2018

Attachments: AREA AGENCY ON AGING

This ordinance was left on the first reading at the December 5, 2017 City Council meeting.

C. Public Hearing:**C.1** 2017-0680

RAZE AND REMOVAL 265 WEST NONNAMAKER DRIVE:

A RESOLUTION CERTIFYING TO THE TAX COLLECTOR OF WASHINGTON COUNTY, ARKANSAS THE COSTS OF RAZING AND REMOVAL OF A DILAPIDATED AND UNSAFE STRUCTURE UPON THE PROPERTY OWNED BY HAROLD AND ROSETTA HARMON LOCATED AT 265 WEST NONNAMAKER DRIVE IN THE CITY OF FAYETTEVILLE, ARKANSAS

Attachments: RAZE AND REMOVAL 265 WEST NONNAMAKER DRIVE

D. New Business:**D.1** 2017-0688

BID #17-67 CROSSLAND HEAVY CONTRACTORS, INC.:

A RESOLUTION TO AWARD BID #17-67 AND AUTHORIZE A CONTRACT WITH CROSSLAND HEAVY CONTRACTORS, INC. IN THE AMOUNT \$5,574,726.35 FOR THE CONSTRUCTION OF A PORTION OF RUPPLE ROAD BETWEEN WEST STARRY NIGHT VIEW AND WEST MOUNT COMFORT ROAD, TO APPROVE A PROJECT CONTINGENCY IN THE AMOUNT OF \$418,104.00, AND TO APPROVE A BUDGET ADJUSTMENT

Attachments: BID #17-67 CROSSLAND HEAVY CONTRACTORS, INC.

BA BID #17-67 CROSSLAND HEAVY CONTRACTORS, INC.

~~D.2~~2017-0709

SEVEN HILLS HOMELESS CENTER:

AN ORDINANCE TO WAIVE THE REQUIREMENTS OF FORMAL COMPETITIVE BIDDING AND APPROVE A CONTRACT WITH SEVEN HILLS HOMELESS CENTER IN THE AMOUNT OF \$103,000.00 FOR SERVICES TO HOMELESS AND NEEDY RESIDENTS IN FAYETTEVILLE IN 2018

Attachments: SEVEN HILLS HOMELESS CENTER

~~B.3~~2017-0699

VAC 17-5995 (1100 W. 15TH ST./PINNACLE FOODS) STREET RIGHT-OF-WAY:

AN ORDINANCE TO APPROVE VAC 17-5995 FOR PROPERTY LOCATED AT 1100 WEST 15TH STREET TO VACATE A PORTION OF A STREET RIGHT-OF-WAY

Attachments: VAC 17-5995 (1100 W. 15TH ST./PINNACLE FOODS) STREET RIGHT-OF-WAY

~~D.4~~2017-0696

VAC 17-5994 (1100 W. 15TH ST./PINNACLE FOODS) UTILITY EASEMENT:

AN ORDINANCE TO APPROVE VAC 17-5994 FOR PROPERTY LOCATED AT 1100 WEST 15TH STREET TO VACATE A PORTION OF A UTILITY EASEMENT

Attachments: VAC 17-5994 (1100 W. 15TH ST./PINNACLE FOODS) UTILITY EASEMENT:

~~B.5~~2017-0692

ADM 17-6007 (DECATUR DRIVE BETWEEN 15TH STREET AND SHILOH DRIVE/BARRETT DEV. GROUP - MASTER STREET PLAN AMEND):

A RESOLUTION TO AMEND THE MASTER STREET PLAN BY DOWNGRADING 15TH STREET WEST OF RAZORBACK ROAD AND DECATUR DRIVE ALL THE WAY TO SHILOH DRIVE FROM PRINCIPAL ARTERIAL TO COLLECTOR STATUS

Attachments: ADM 17-6007 (DECATUR DRIVE BETWEEN 15TH STREET AND SHILOH DRIVE)

D.6 2017-0703

ENERGY ACTION PLAN:

A RESOLUTION TO ACCEPT AND ADOPT AN ENERGY ACTION PLAN
FOR THE CITY OF FAYETTEVILLE

Attachments: ENERGY ACTION PLAN

E. City Council Agenda Session Presentations:

F. City Council Tour:

F. Announcements:

G. Adjournment

Pre Agenda Meeting 12/6/17

City of Fayetteville, Arkansas

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



City Council Agenda Session Tentative Agenda

Tuesday, December 12, 2017

4:30 PM

City Hall Room 326

City Council Members

Adella Gray Ward 1

Sarah Marsh Ward 1

Mark Kinion Ward 2

Matthew Petty Ward 2

Justin Tennant Ward 3

Sarah Bunch Ward 3

John S. La Tour Ward 4

Kyle Smith 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:**

- ①. 2017-0708
OZARK REGIONAL TRANSIT END OF YEAR REPORT removed per Ben
- ✓ 2017-0726
NOMINATING COMMITTEE REPORT

Agenda Additions**A. Consent:**

- A✓1 2016-0589
APPROVAL OF THE DECEMBER 5, 2017 CITY COUNCIL MEETING MINUTES.
- A✓2 2017-0701
A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$48,478.00 REPRESENTING DONATION REVENUE TO ANIMAL SERVICES FROM JANUARY THROUGH NOVEMBER OF 2017
Attachments: ANIMAL SERVICES DONATION REVENUE
BA_ANIMAL SERVICES DONATION REVENUE
- A✓3 2017-0702
RANGER'S PANTRY AND SENIOR GIVING TREE DONATIONS:

Staff recommends approval of a budget adjustment to recognize and budget Ranger's Pantry and Senior Giving Tree donations received.
Attachments: RANGER'S PANTRY AND SENIOR GIVING TREE DONATIONS
BA_RANGER'S PANTRY AND SENIOR GIVING TREE DONATIONS

A.✓ 2017-0704

GARVER, LLC TASK ORDER NO. 10:

Staff requests approval of a Resolution: 1) authorizing the application for Arkansas Department of Aeronautics (ADA) grant funds; and 2) authorize Mayor Jordan to execute Task Order No. 10 in the amount of \$19,000.00 with Garver, LLC for bid package development, bidding services, and construction phase services for an airfield pavement marking rehabilitation project at Fayetteville – Drake Field contingent on approval of the grant application.

Attachments: GARVER, LLC TASK ORDER NO. 10

A.✓5 2017-0687

GARVER, LLC AGREEMENT NO. 2:

A RESOLUTION TO APPROVE SUPPLEMENTAL AGREEMENT NO. 2 TO THE CONTRACT WITH GARVER, LLC IN AN AMOUNT NOT TO EXCEED \$307,167.00 FOR CONSTRUCTION MANAGEMENT SERVICES, ADDITIONAL ARCHEOLOGICAL TESTING AND MITIGATION SERVICES, AND ADDITIONAL DESIGN SERVICES ASSOCIATED WITH THE DESIGN AND CONSTRUCTION OF A PORTION OF RUPPLE ROAD BETWEEN WEST STARRY NIGHT VIEW AND WEST MOUNT COMFORT ROAD, AND TO APPROVE A BUDGET ADJUSTMENT

Attachments: 171201 SA 02 Ruppel Rd Agenda Packet.pdf

171201 BA for Ruppel Rd prof srvcs.xlsm

A.✓6 2017-0697

TOWN CENTER ENTRY STAIRS AND LANDING:

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$170,000.00 TO PROVIDE FUNDS FOR ENGINEERING AND CONSTRUCTION COSTS ASSOCIATED WITH THE REMOVAL AND REPLACEMENT OF THE TOWN CENTER ENTRY STAIRS AND LANDING

Attachments: TOWN CENTER ENTRY STAIRS AND LANDING

BA_TOWN CENTER ENTRY STAIRS AND LANDING

B. Unfinished Business:

B/V1 2017-0661

AREA AGENCY ON AGING OF NORTHWEST ARKANSAS:

AN ORDINANCE TO WAIVE THE REQUIREMENTS OF FORMAL COMPETITIVE BIDDING AND APPROVE A CONTRACT BETWEEN THE CITY OF FAYETTEVILLE, ARKANSAS AND THE AREA AGENCY ON AGING OF NORTHWEST ARKANSAS IN THE AMOUNT OF \$98,887.00 TO PROVIDE PUBLIC RECREATION SERVICES FOR THE SENIOR CITIZENS OF FAYETTEVILLE FOR 2018

Attachments: AREA AGENCY ON AGING OF NORTHWEST ARKANSAS

This ordinance was left on the first reading at the December 5, 2017 City Council meeting.

C. Public Hearing:**C/V1** 2017-0680

RAZE AND REMOVAL 265 WEST NONNAMAKER DRIVE:

A RESOLUTION CERTIFYING TO THE TAX COLLECTOR OF WASHINGTON COUNTY, ARKANSAS THE COSTS OF RAZING AND REMOVAL OF A DILAPIDATED AND UNSAFE STRUCTURE UPON THE PROPERTY OWNED BY HAROLD AND ROSETTA HARMON LOCATED AT 265 WEST NONNAMAKER DRIVE IN THE CITY OF FAYETTEVILLE, ARKANSAS

Attachments: 265 Nonnamaker

D. New Business:**D/V1** 2017-0688

BID #17-67 CROSSLAND HEAVY CONTRACTORS, INC.:

A RESOLUTION TO AWARD BID #17-67 AND AUTHORIZE A CONTRACT WITH CROSSLAND HEAVY CONTRACTORS, INC. IN THE AMOUNT \$5,574,726.35 FOR THE CONSTRUCTION OF A PORTION OF RUPPLE ROAD BETWEEN WEST STARRY NIGHT VIEW AND WEST MOUNT COMFORT ROAD, TO APPROVE A PROJECT CONTINGENCY IN THE AMOUNT OF \$418,104.00, AND TO APPROVE A BUDGET ADJUSTMENT

Attachments: 171201 Const Award Ruppel Rd Agenda Packet

171201 BA for Ruppel Rd Construction

D.2

2017-0699

VAC 17-5995 (1100 W. 15TH ST./PINNACLE FOODS):

AN ORDINANCE TO APPROVE VAC 17-5995 FOR PROPERTY LOCATED AT 1100 WEST 15TH STREET TO VACATE A PORTION OF A STREET RIGHT-OF-WAY

Attachments:VAC 17-5995 (1100 W. 15TH ST./PINNACLE FOODS)

D.3

2017-0696

VAC 17-5994 (1100 W. 15TH ST./PINNACLE FOODS):

AN ORDINANCE TO APPROVE VAC 17-5994 FOR PROPERTY LOCATED AT 1100 WEST 15TH STREET TO VACATE A PORTION OF A UTILITY EASEMENT

Attachments:VAC 17-5994 (1100 W. 15TH ST./PINNACLE FOODS):

D.4

2017-0692

ADM 17-6007 (DECATUR DRIVE BETWEEN 15TH STREET AND SHILOH DRIVE/BARRETT DEV. GROUP - MASTER STREET PLAN AMEND):

A RESOLUTION TO AMEND THE MASTER STREET PLAN BY DOWNGRADING 15TH STREET WEST OF RAZORBACK ROAD AND DECATUR DRIVE ALL THE WAY TO SHILOH DRIVE FROM PRINCIPAL ARTERIAL TO COLLECTOR STATUS

Attachments:ADM 17-6007 (DECATUR DRIVE BETWEEN 15TH STREET AND SHILOH DRIVE)2017-0717

AMEND UDC CHAPTERS 151 & 167:

Staff recommends approval of the changes to Unified Development Code Chapter 151 and 167 to amend and clarify regulations concerning clear-cutting of trees.

Attachments:AMEND UDC CHAPTERS 151 & 167

D.5

2017-0703

ENERGY ACTION PLAN:

A RESOLUTION TO ACCEPT AND ADOPT AN ENERGY ACTION PLAN FOR THE CITY OF FAYETTEVILLE

Attachments:ENERGY ACTION PLAN

 D. 7

2017-0709

An ordinance to waive competitive bidding, to approve a monthly funding agreement with Seven Hills Homeless Center contingent on satisfactory contractual performance for the period of January 1, 2018 through December 2018.

Attachments:

Legistar Packet 2018 Seven Hills Funding

E. City Council Agenda Session Presentations:

F. City Council Tour:

F. Announcements:

G. Adjournment