



City of Farmington  
354 W. Main Street  
P.O. Box 150  
Farmington, AR 72730  
479-267-3865  
479-267-3805 (fax)

**CITY COUNCIL AGENDA**  
**August 10, 2015**

A regular meeting of the Farmington City Council will be held on  
Monday, August 10, 2015 at 6:00 p.m.  
City Hall  
354 W. Main Street, Farmington, Arkansas.

1. Call to Order – Mayor Ernie Penn
2. Roll Call – City Clerk Kelly Penn
3. Pledge of Allegiance
4. Comments from Citizens – the Council will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
5. Approval of the minutes - July 13, 2015 City Council Minutes
6. Financial Reports
7. Entertain a motion to read all ordinances and resolutions by title only.
8. Proclamations, special announcements, committee/commission appointments.
9. Committee Reports
  - a. Street Committee
  - b. City Beautification Committee
  - c. Economic Development Committee
  - d. Park & Recreation Committee
  - e. Finance Committee
  - f. Historic Preservation Committee
10. Items to be removed from City of Farmington Inventory - none

## **NEW BUSINESS**

11. Request consideration of Resolution 2015-05 – A resolution pursuant to Arkansas code annotated § 14-56-306(b to acknowledge that rezoning petition RZN 15-4965 and Ordinance No. 5775 being proposed in Fayetteville, Arkansas to rezone certain properties which adjoin the City Farmington will not adversely impact the adjoined land within the City of Farmington.
12. Resolution 2015-06 – A resolution setting a public hearing to discuss the vacation of as easement at 10835 Blue Sky Rd.
13. Resolution 2015-07 – A resolution expressing the willingness of the City of Farmington to utilize federal-aid transportation alternatives program funds administered by the Northwest Arkansas Regional Planning Commission.
14. Request by Rausch Coleman for signal at Main St. and Holland
15. Consider amendment to the zoning ordinance
16. Report regarding Creekside Park plan.

## **INFORMATIONAL ITEMS:**

- A. City Business Manager Report
- B. Fire Department Report
- C. Police Department Report
- D. Building/Public Works Report
- E. Library Report
- F. Planning Commission Minutes

## **Minutes of the Regular Farmington City Council Meeting July 13, 2015**

The regular meeting of the Farmington City Council scheduled for Monday July 13, 2015 was called to order at 6:00 pm by Mayor Ernie Penn. City Clerk Kelly Penn called the roll and the following Aldermen answered to their names: Patsy Pike, Linda Bell, Brenda Cunningham, Bobby Morgan, Diane Bryant and Shelly Parsley. Also present were City Attorney Tennant and City Business Manager McCarville. Aldermen Mathews and Lipford were absent.

Mayor Penn led the Pledge of Allegiance.

**Comments from Citizens – None.**

**Approval of the minutes for the June 8, 2015 Regular meeting and June 23, 2015 Special meeting of the city council.** – On the motion of Alderman Bell and seconded by Alderman Cunningham and by the consent of all members present, the minutes for both meetings were approved as presented.

**Financial Reports** –City Clerk Penn advised that city sales tax was up \$6,022.46, county sales tax was up \$7,266.32 for a total increase of \$13,288.78.

**Entertain a motion to read all Ordinances and Resolutions by title only** - On the motion of Alderman Cunningham and seconded by Alderman Bryant and by the consent of all members present, the motion was approved.

**Proclamations, Special Announcements, Committee/Commission Appointments.** Mayor Penn advised that Rausch Coleman will make a presentation to the city council at the August meeting with regards to cost sharing a stop light at Holland Drive.

**Committee Reports – None**

**Items to remove from City of Farmington Inventory –**

A motion to remove and scrap the 2011 Hustler Super Z mower from Parks Inventory, Serial Number 11072093 and 2005 Hustler Super Z mower from Public Works inventory, SN 4041294, tag #830 was made by Alderman Bryant and seconded by Alderman Bell, it was approved by all those present.

**Old Business -**

**Ordinance 2015-05 An ordinance regulating on-street parking on roadways within the City of Farmington, Arkansas; providing for the repeal of prior ordinances for other purposes.**

A motion was made by Alderman Bryant and seconded by Alderman Cunningham to place Ordinance 2015-05 on its third and final reading by title only. It was approved by all members present. City Attorney Tennant read the Ordinance by title only. Mayor Penn asked "Shall the Ordinance Pass?" It was approved by all members present.

There being no further business to come before the council and on the motion of Alderman Morgan and seconded by Alderman Lipford and by the consent of all members present, the meeting adjourned at 6:21 pm until the next regularly scheduled meeting to be held Monday August 10, 2015 at 6:00 pm, in the City Council Chambers in City Hall, located at 354 West Main Street, Farmington, Arkansas.

Approved;

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Mayor Ernie Penn

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City Clerk Kelly Penn

**GENERAL FUND**  
**Balance Sheet**  
**07/31/15**

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Book Value  
Jul 2015  
Actual

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**Assets**

**Current Assets**

**Cash**

CATASTROPHIC MONEY MARKET	136,343.83
GENERAL FUND CHECKING ACCT	818,980.11
GENERAL FUND MONEY MARKET	2,401,575.65
<b>Total Current Assets</b>	<b>\$3,356,899.59</b>
<b>Total Assets</b>	<b>\$3,356,899.59</b>

**Fund Balance**

**Suplus Carryover**

CY SURPLUS (DEFICIT)	1,437,513.25
FUND BALANCE	1,919,386.34
<b>Total Fund Balance</b>	<b>\$3,356,899.59</b>
<b>Total Liabilities and Equity</b>	<b>\$3,356,899.59</b>

**GENERAL FUND**  
**SALES TAX REPORT**  
**07/01/15 to 07/31/15**

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	Jul 2015	Jul 2014
	Jul 2015	Jul 2014
	Actual	Actual
<b>Revenue</b>		
ALCOHOL SALES TAX	227.40	169.10
CITY SALES TAX REVENUES	40,309.60	41,772.63
SALES TAX - OTHER	89,922.86	86,178.08
STREET CITY SALES TAX	13,436.53	13,924.21
<b>Total Revenue</b>	<b>\$143,896.39</b>	<b>\$142,044.02</b>
<b>Total Gross Profit</b>	<b>\$143,896.39</b>	<b>\$142,044.02</b>
<b>Total Net Income (Loss) From Operations</b>	<b>\$143,896.39</b>	<b>\$142,044.02</b>
<b>Total Net Income (Loss)</b>	<b>\$143,896.39</b>	<b>\$142,044.02</b>

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GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date	Year-To-Date	Year-To-Date	Annual Budget	Annual Budget
	Jan 2015	Jan 2015	Jan 2015	Jan 2015	Jan 2015
	Actual	Budget	Variance	Dec 2015	Dec 2015
<b>Revenue &amp; Expenditures</b>					
<b>GENERAL REVENUES</b>					
<b>Revenue</b>					
ACCIDENT REPORT REVENUES	680.00	350.00	330.00	600.00	80.00
ACT 833	8,475.95	9,916.69	(1,440.74)	17,000.00	(8,524.05)
ALCOHOL SALES TAX	2,011.90	1,050.00	961.90	1,800.00	211.90
ANIMAL CONTROL REVENUES	1,375.00	1,750.00	(375.00)	3,000.00	(1,625.00)
BUILDING INSPECTION FEES	69,064.50	23,333.31	45,731.19	40,000.00	29,064.50
BUSINESS LICENSES	5,050.00	2,916.69	2,133.31	5,000.00	50.00
CITY COURT FINES	28,782.75	32,200.00	(3,417.25)	55,200.00	(26,417.25)
CITY SALES TAX REVENUES	281,246.21	231,229.25	50,016.96	396,393.00	(115,146.79)
COUNTY TURNBACK	244,591.06	220,791.65	23,799.41	378,500.00	(133,908.94)
DEVELOPMENT FEES	18,811.00	583.31	18,227.69	1,000.00	17,811.00
FRANCHISE FEES	224,126.25	192,500.00	31,626.25	330,000.00	(105,873.75)
GARAGE SALE PERMITS	1,600.00	1,750.00	(150.00)	3,000.00	(1,400.00)
GRANTS	4,200.00	0.00	4,200.00	0.00	4,200.00
INTEREST REVENUES	1,279.65	1,166.69	112.96	2,000.00	(720.35)
MISCELLANEOUS REVENUES	144,663.59	700.00	143,963.59	1,200.00	143,463.59
PARK RENTAL	880.00	700.00	180.00	1,200.00	(320.00)
SALES TAX - OTHER	601,548.78	560,641.65	40,907.13	961,100.00	(359,551.22)
SPORTS COMPLEX FEES	46,191.37	32,666.69	13,524.68	56,000.00	(9,808.63)
SRO REIMBURSEMENT REVENUES	22,992.86	18,958.31	4,034.55	32,500.00	(9,507.14)
STATE TURNBACK	62,958.51	58,333.31	4,625.20	100,000.00	(37,041.49)
<b>Revenue</b>	<b>\$1,770,529.38</b>	<b>\$1,391,537.55</b>	<b>\$378,991.83</b>	<b>\$2,385,493.00</b>	<b>(\$614,963.62)</b>
<b>Revenue Less Expenditures</b>	<b>\$1,770,529.38</b>	<b>\$1,391,537.55</b>	<b>\$0.00</b>	<b>\$2,385,493.00</b>	<b>\$0.00</b>
<b>Net Change in Fund Balance</b>	<b>\$1,770,529.38</b>	<b>\$1,391,537.55</b>	<b>\$0.00</b>	<b>\$2,385,493.00</b>	<b>\$0.00</b>

GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date	Year-To-Date	Year-To-Date	Annual Budget	Annual Budget
	Jan 2015	Jan 2015	Jan 2015	Jan 2015	Jan 2015
	Actual	Budget	Variance	Dec 2015	Dec 2015
<b>ADMINISTRATIVE DEPT</b>					
<b>Expenses</b>					
ADDITIONAL SERVICES EXPENSE	56,309.19	96,250.00	(39,940.81)	165,000.00	(108,690.81)
ADVERTISING EXPENSE	1,655.46	2,916.69	(1,261.23)	5,000.00	(3,344.54)
BUILDING MAINT & CLEANING	10,709.97	23,333.31	(12,623.34)	40,000.00	(29,290.03)
INSURANCES EXPENSE	805.63	15,166.69	(14,361.06)	26,000.00	(25,194.37)
LEGAL FEES	0.00	5,833.31	(5,833.31)	10,000.00	(10,000.00)
MATERIALS & SUPPLIES EXPENSE	5,902.16	12,833.31	(6,931.15)	22,000.00	(16,097.84)
MISCELLANEOUS EXPENSE	42,297.18	1,166.69	41,130.49	2,000.00	40,297.18
NEW EQUIPMENT PURCHASE	3,393.98	9,333.31	(5,939.33)	16,000.00	(12,606.02)
PAYROLL EXP - CITY ATTRNY	4,485.42	18,083.31	(13,597.89)	31,000.00	(26,514.58)
PAYROLL EXP - ELECTED OFFICIA	44,354.02	48,708.35	(4,354.33)	83,500.00	(39,145.98)
PAYROLL EXP - REGULAR	100,484.26	126,291.65	(25,807.39)	216,500.00	(116,015.74)
PLANNING COMMISSION	6,782.16	11,316.69	(4,534.53)	19,400.00	(12,617.84)
POSTAGE EXPENSE	346.64	2,333.31	(1,986.67)	4,000.00	(3,653.36)
PROFESSIONAL SERVICES	13,912.00	24,208.31	(10,296.31)	41,500.00	(27,588.00)
REPAIR & MAINT - OFFICE EQUIP	652.20	2,916.69	(2,264.49)	5,000.00	(4,347.80)
TECHNICAL SUPPORT	3,533.91	6,416.69	(2,882.78)	11,000.00	(7,466.09)
TRAVEL, TRAINING & MEETINGS	2,769.46	8,750.00	(5,980.54)	15,000.00	(12,230.54)
UTILITIES EXPENSES	24,727.47	29,166.69	(4,439.22)	50,000.00	(25,272.53)
<b>Expenses</b>	<b>\$323,121.11</b>	<b>\$445,025.00</b>	<b>(\$121,903.89)</b>	<b>\$762,900.00</b>	<b>(\$439,778.89)</b>
Revenue Less Expenditures	(\$323,121.11)	(\$445,025.00)	\$0.00	(\$762,900.00)	\$0.00
Net Change in Fund Balance	(\$323,121.11)	(\$445,025.00)	\$0.00	(\$762,900.00)	\$0.00



GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date		Year-To-Date		Year-To-Date		Annual Budget		
	Jan 2015	Jul 2015	Jan 2015	Jul 2015	Jan 2015	Jul 2015	Jan 2015	Dec 2015	
	Actual	Budget	Variance		Variance		Variance		
<b>ANIMAL CONTROL DEPT</b>									
<b>Expenses</b>									
FUEL EXPENSES	564.17	1,429.19	(865.02)		2,450.00	(1,885.83)			
MATERIALS & SUPPLIES EXPENSE	80.40	350.00	(269.60)		600.00	(519.60)			
NEW EQUIPMENT PURCHASE	0.00	466.69	(466.69)		800.00	(800.00)			
PAYROLL EXP - REGULAR	28,154.54	30,625.00	(2,470.46)		52,500.00	(24,345.46)			
PROFESSIONAL SERVICES	6,957.00	9,391.69	(2,434.69)		16,100.00	(9,143.00)			
REPAIR & MAINT - EQUIPMENT	114.83	911.75	(796.92)		1,563.00	(1,448.17)			
TRAVEL, TRAINING & MEETINGS	0.00	291.69	(291.69)		500.00	(500.00)			
UNIFORMS/GEAR EXPENSE	566.08	424.69	141.39		728.00	(161.92)			
	<b>\$36,437.02</b>	<b>\$43,890.70</b>	<b>(\$7,453.68)</b>		<b>\$75,241.00</b>	<b>(\$38,803.98)</b>			
Revenue Less Expenditures	(\$36,437.02)	(\$43,890.70)	\$0.00		(\$75,241.00)	\$0.00			
Net Change in Fund Balance	(\$36,437.02)	(\$43,890.70)	\$0.00		(\$75,241.00)	\$0.00			

Statement of Revenue and Expenditures

	Year-To-Date Jan 2015 Jul 2015 Actual	Year-To-Date Jan 2015 Jul 2015 Budget	Year-To-Date Jan 2015 Jul 2015 Variance	Annual Budget Jan 2015 Dec 2015	Annual Budget Jan 2015 Dec 2015 Variance
<b>BUILDING PERMIT DEPT</b>					
<b>Expenses</b>					
FUEL EXPENSES	1,013.31	1,750.00	(736.69)	3,000.00	(1,986.69)
MATERIALS & SUPPLIES EXPENSE	341.68	583.31	(241.63)	1,000.00	(658.32)
PAYROLL EXP - REGULAR	40,154.20	43,516.65	(3,362.45)	74,600.00	(34,445.80)
REPAIR & MAINT - EQUIPMENT	53.15	583.31	(530.16)	1,000.00	(946.85)
TRAVEL, TRAINING & MEETINGS	1,145.31	1,852.06	(706.75)	3,175.00	(2,029.69)
UNIFORMS/GEAR EXPENSE	549.56	437.50	112.06	750.00	(200.44)
<b>Expenses</b>	<b>\$43,257.21</b>	<b>\$48,722.83</b>	<b>(\$5,465.62)</b>	<b>\$83,525.00</b>	<b>(\$40,267.79)</b>
Revenue Less Expenditures	(\$43,257.21)	(\$48,722.83)	\$0.00	(\$83,525.00)	\$0.00
Net Change in Fund Balance	(\$43,257.21)	(\$48,722.83)	\$0.00	(\$83,525.00)	\$0.00

GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date	Year-To-Date	Year-To-Date	Annual Budget	Annual Budget
	Jan 2015	Jan 2015	Jan 2015	Jan 2015	Jan 2015
	Actual	Budget	Variance	Dec 2015	Dec 2015
<b>FIRE DEPT</b>					
<b>Expenses</b>					
FUEL EXPENSES	3,023.09	4,666.65	(1,643.56)	8,000.00	(4,976.91)
HAZMAT EXPENSES	2,270.12	1,400.00	870.12	2,400.00	(129.88)
MATERIALS & SUPPLIES EXPENSE	3,548.62	4,375.00	(826.38)	7,500.00	(3,951.38)
MISCELLANEOUS EXPENSE	0.00	291.69	(291.69)	500.00	(500.00)
NEW EQUIPMENT PURCHASE	0.00	3,049.69	(3,049.69)	5,228.00	(5,228.00)
PAYROLL EXP - REGULAR	133,321.27	125,562.50	7,758.77	215,250.00	(81,928.73)
REPAIR & MAINT - EQUIPMENT	351.63	1,750.00	(1,398.37)	3,000.00	(2,648.37)
REPAIR & MAINT - TRUCK	1,092.20	2,916.69	(1,824.49)	5,000.00	(3,907.80)
TRAVEL, TRAINING & MEETINGS	564.00	2,333.31	(1,769.31)	4,000.00	(3,436.00)
UNIFORMS/GEAR EXPENSE	1,813.51	6,511.19	(4,697.68)	11,162.00	(9,348.49)
<b>Expenses</b>	<b>\$145,984.44</b>	<b>\$152,856.72</b>	<b>(\$6,872.28)</b>	<b>\$262,040.00</b>	<b>(\$116,055.56)</b>
Revenue Less Expenditures	(\$145,984.44)	(\$152,856.72)	\$0.00	(\$262,040.00)	\$0.00
Net Change in Fund Balance	(\$145,984.44)	(\$152,856.72)	\$0.00	(\$262,040.00)	\$0.00

GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date	Year-To-Date	Year-To-Date	Annual Budget	Annual Budget
	Jan 2015 Jul 2015 Actual	Jan 2015 Jul 2015 Budget	Jan 2015 Jul 2015 Variance	Jan 2015 Dec 2015	Jan 2015 Dec 2015 Variance
<b>LAW ENFORCE - COURT</b>					
<b>Expenses</b>					
MATERIALS & SUPPLIES EXPENSE	383.41	1,225.00	(841.59)	2,100.00	(1,716.59)
MISCELLANEOUS EXPENSE	0.00	233.31	(233.31)	400.00	(400.00)
NEW EQUIPMENT PURCHASE	699.99	1,750.00	(1,050.01)	3,000.00	(2,300.01)
PAYROLL EXP - REGULAR	84,752.86	55,708.31	29,044.55	95,500.00	(10,747.14)
SPECIAL COURT COSTS	0.00	3,892.00	(3,892.00)	6,672.00	(6,672.00)
TRAVEL, TRAINING & MEETINGS	941.20	1,137.50	(196.30)	1,950.00	(1,008.80)
	<b>\$86,777.46</b>	<b>\$63,946.12</b>	<b>\$22,831.34</b>	<b>\$109,622.00</b>	<b>(\$22,844.54)</b>
Revenue Less Expenditures	(\$86,777.46)	(\$63,946.12)	\$0.00	(\$109,622.00)	\$0.00
Net Change in Fund Balance	(\$86,777.46)	(\$63,946.12)	\$0.00	(\$109,622.00)	\$0.00

**GENERAL FUND**  
**Statement of Revenue and Expenditures**

	Year-To-Date	Year-To-Date	Year-To-Date	Annual Budget	Annual Budget
	Jan 2015	Jan 2015	Jan 2015	Jan 2015	Jan 2015
	Actual	Budget	Variance	Dec 2015	Dec 2015
<b>LAW ENFORCE - POLICE</b>					
<b>Expenses</b>					
BREATHALYZER EXPENSES	606.37	466.69	139.68	800.00	(193.63)
DRUG TASK FORCE	0.00	1,166.69	(1,166.69)	2,000.00	(2,000.00)
FUEL EXPENSES	12,863.23	21,875.00	(9,011.77)	37,500.00	(24,636.77)
MATERIALS & SUPPLIES EXPENSE	17,955.32	18,604.81	(649.49)	31,894.00	(13,938.68)
MISCELLANEOUS EXPENSE	12.25	583.31	(571.06)	1,000.00	(987.75)
NEW EQUIPMENT PURCHASE	23,462.00	15,750.00	7,712.00	27,000.00	(3,538.00)
PAYROLL EXP - REGULAR	352,801.64	370,562.50	(17,760.86)	635,250.00	(282,448.36)
PAYROLL EXP - SRO	35,513.14	39,200.00	(3,686.86)	67,200.00	(31,686.86)
REPAIR & MAINT - AUTOMOBILES	10,095.88	9,333.31	762.57	16,000.00	(5,904.12)
REPAIR & MAINT - EQUIPMENT	706.09	1,750.00	(1,043.91)	3,000.00	(2,293.91)
TRAVEL, TRAINING & MEETINGS	742.75	5,541.69	(4,798.94)	9,500.00	(8,757.25)
UNIFORMS/GEAR EXPENSE	2,744.53	5,541.69	(2,797.16)	9,500.00	(6,755.47)
<b>Expenses</b>	<b>\$457,503.20</b>	<b>\$490,375.69</b>	<b>(\$32,872.49)</b>	<b>\$840,644.00</b>	<b>(\$383,140.80)</b>
<b>Revenue Less Expenditures</b>	<b>(\$457,503.20)</b>	<b>(\$490,375.69)</b>	<b>\$0.00</b>	<b>(\$840,644.00)</b>	<b>\$0.00</b>
<b>Net Change in Fund Balance</b>	<b>(\$457,503.20)</b>	<b>(\$490,375.69)</b>	<b>\$0.00</b>	<b>(\$840,644.00)</b>	<b>\$0.00</b>

GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date Jan 2015 Jul 2015 Actual	Year-To-Date Jan 2015 Jul 2015 Budget	Year-To-Date Jan 2015 Jul 2015 Variance	Annual Budget Jan 2015 Dec 2015	Annual Budget Jan 2015 Dec 2015 Variance
<b>LIBRARY</b>					
<b>Expenses</b>					
LIBRARY TRANSFER	24,695.00	14,405.44	10,289.56	24,695.00	0.00
Expenses	<u>\$24,695.00</u>	<u>\$14,405.44</u>	<u>\$10,289.56</u>	<u>\$24,695.00</u>	<u>\$0.00</u>
Revenue Less Expenditures	<u>(\$24,695.00)</u>	<u>(\$14,405.44)</u>	<u>\$0.00</u>	<u>(\$24,695.00)</u>	<u>\$0.00</u>
Net Change in Fund Balance	<u>(\$24,695.00)</u>	<u>(\$14,405.44)</u>	<u>\$0.00</u>	<u>(\$24,695.00)</u>	<u>\$0.00</u>

GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date	Year-To-Date	Year-To-Date	Annual Budget	Annual Budget
	Jan 2015	Jan 2015	Jan 2015	Jan 2015	Jan 2015
	Actual	Budget	Variance	Dec 2015	Dec 2015
<b>PARKS DEPT</b>					
<b>Expenses</b>					
FUEL EXPENSES	941.06	1,283.31	(342.25)	2,200.00	(1,258.94)
MATERIALS & SUPPLIES EXPENSE	2,290.91	2,916.65	(625.74)	5,000.00	(2,709.09)
MISCELLANEOUS EXPENSE	12.25	875.00	(862.75)	1,500.00	(1,487.75)
NEW EQUIPMENT PURCHASE	23,339.92	7,000.00	16,339.92	12,000.00	11,339.92
PAYROLL EXP - REGULAR	24,339.28	28,437.50	(4,098.22)	48,750.00	(24,410.72)
PAYROLL EXP - SPORTS COMPLEX	31,251.61	33,687.50	(2,435.89)	57,750.00	(26,498.39)
PROFESSIONAL SERVICES	0.00	583.31	(583.31)	1,000.00	(1,000.00)
REPAIR & MAINT - EQUIPMENT	1,093.72	1,166.69	(72.97)	2,000.00	(906.28)
SPORTS PARK FUEL	679.91	1,166.69	(486.78)	2,000.00	(1,320.09)
SPORTS PARK MATERIALS	17,410.66	7,000.00	10,410.66	12,000.00	5,410.66
SPORTS PARK NEW EQUIP	29,161.66	9,175.25	19,986.41	15,729.00	13,432.66
SPORTS PARK PROF SERV	23,101.30	18,666.69	4,434.61	32,000.00	(8,898.70)
SPORTS PARK REPAIR/MAINT	2,611.80	698.25	1,913.55	1,197.00	1,414.80
SPORTS PARK UNIFORMS	747.80	437.50	310.30	750.00	(2.20)
SPORTS PARK UTILITIES	5,963.84	17,500.00	(11,536.16)	30,000.00	(24,036.16)
UNIFORMS/GEAR EXPENSE	599.16	437.50	161.66	750.00	(150.84)
UTILITIES EXPENSES	1,849.39	1,283.31	566.08	2,200.00	(350.61)
<b>Expenses</b>	<b>\$165,394.27</b>	<b>\$132,315.15</b>	<b>\$33,079.12</b>	<b>\$226,826.00</b>	<b>(\$61,431.73)</b>
<b>Revenue Less Expenditures</b>	<b>(\$165,394.27)</b>	<b>(\$132,315.15)</b>	<b>\$0.00</b>	<b>(\$226,826.00)</b>	<b>\$0.00</b>
<b>Net Change in Fund Balance</b>	<b>(\$165,394.27)</b>	<b>(\$132,315.15)</b>	<b>\$0.00</b>	<b>(\$226,826.00)</b>	<b>\$0.00</b>

GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date Jan 2015 Jul 2015 Actual	Year-To-Date Jan 2015 Jul 2015 Budget	Year-To-Date Jan 2015 Jul 2015 Variance	Annual Budget Jan 2015 Dec 2015	Annual Budget Jan 2015 Dec 2015 Variance
<b>TRANSFERS BETWEEN FUNDS</b>					
<b>Revenue</b>					
STREET CITY SALES TAX	93,748.74	0.00	93,748.74	0.00	93,748.74
STREET COUNTY TURNBACK	26,782.98	0.00	26,782.98	0.00	26,782.98
	<b>Revenue</b>	<b>\$0.00</b>	<b>\$120,531.72</b>	<b>\$0.00</b>	<b>\$120,531.72</b>
<b>Expenses</b>					
STREET CITY SALE TAX	93,748.74	0.00	93,748.74	0.00	93,748.74
STREET COUNTY TURNBACK	26,782.98	0.00	26,782.98	0.00	26,782.98
	<b>Expenses</b>	<b>\$0.00</b>	<b>\$120,531.72</b>	<b>\$0.00</b>	<b>\$120,531.72</b>



GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date Jan 2015 Jul 2015 Actual	Year-To-Date Jan 2015 Jul 2015 Budget	Year-To-Date Jan 2015 Jul 2015 Variance	Annual Budget Jan 2015 Dec 2015	Annual Budget Jan 2015 Dec 2015 Variance
<b>Fund Balances</b>					
Beginning Fund Balance	2,869,539.92	0.00	0.00	0.00	0.00
Net Change in Fund Balance	480,509.67	(0.10)	0.00	0.00	0.00
Ending Fund Balance	3,350,049.59	0.00	0.00	0.00	0.00

**GENERAL FUND**

**Statement of Revenue and Expenditures**

*Report Options*

Fund: GENERAL FUND  
Period: 07/01/15 to 07/31/15  
Detail Level: Level 1 Accounts  
Display Account Categories: No  
Display Subtotals: No  
Revenue Reporting Method: Actual - Budget  
Expense Reporting Method: Actual - Budget

**STREET FUND**  
**Balance Sheet**  
**07/31/15**

---

Book Value  
Jul 2015  
Actual

---

**Assets**

**Current Assets**

**Cash**

STREET FUND CHECKING ACCT	596,581.28
<b>Total Current Assets</b>	<b>\$596,581.28</b>
<b>Total Assets</b>	<b>\$596,581.28</b>

**Fund Balance**

**Suplus Carryover**

CY SURPLUS (DEFICIT)	(90,069.26)
FUND BALANCE	686,650.54
<b>Total Fund Balance</b>	<b>\$596,581.28</b>
<b>Total Liabilities and Equity</b>	<b>\$596,581.28</b>

**STREET FUND**  
**Statement of Revenue and Expenditures**

	Year-To-Date Jan 2015 Jul 2015 Actual	Year-To-Date Jan 2015 Jul 2015 Budget	Year-To-Date Jan 2015 Jul 2015 Variance	Annual Budget Jan 2015 Dec 2015	Annual Budget Jan 2015 Dec 2015 Variance
<b>Revenue &amp; Expenditures</b>					
<b>Revenue</b>					
INTEREST REVENUES	53.53	58.31	(4.78)	100.00	(46.47)
MISCELLANEOUS REVENUES	635.72	58.31	577.41	100.00	535.72
STREET CITY SALES TAX	93,748.74	70,000.00	23,748.74	120,000.00	(26,251.26)
STREET COUNTY TURNBACK	26,782.98	23,333.31	3,449.67	40,000.00	(13,217.02)
STREET STATE TURNBACK	231,452.27	225,535.94	5,916.33	386,633.00	(155,180.73)
<b>Revenue</b>	<b>\$352,673.24</b>	<b>\$318,985.87</b>	<b>\$33,687.37</b>	<b>\$546,833.00</b>	<b>(\$194,159.76)</b>
<b>Expenses</b>					
FUEL EXPENSES	2,893.56	5,250.00	(2,356.44)	9,000.00	(6,106.44)
INSURANCES EXPENSE	142.21	1,341.69	(1,199.48)	2,300.00	(2,157.79)
MATERIALS & SUPPLIES EXPENSE	6,818.66	7,583.31	(764.65)	13,000.00	(6,181.34)
MISCELLANEOUS EXPENSE	90.54	291.69	(201.15)	500.00	(409.46)
NEW EQUIPMENT PURCHASE	51,581.64	29,166.69	22,414.95	50,000.00	1,581.64
PAYROLL EXP - REGULAR	88,910.58	100,450.00	(11,539.42)	172,200.00	(83,289.42)
PROFESSIONAL SERVICES	8,782.80	7,000.00	1,782.80	12,000.00	(3,217.20)
REPAIR & MAINT - EQUIPMENT	1,098.14	5,833.31	(4,735.17)	10,000.00	(8,901.86)
STREET LIGHTS	26,304.81	28,000.00	(1,695.19)	48,000.00	(21,695.19)
STREET/ROAD REPAIRS	67,443.26	129,402.56	(61,959.30)	221,833.00	(154,389.74)
TRAVEL, TRAINING & MEETINGS	0.00	583.31	(583.31)	1,000.00	(1,000.00)
UNIFORMS/GEAR EXPENSE	1,803.56	1,166.65	636.91	2,000.00	(196.44)
UTILITIES EXPENSES	2,677.51	2,916.69	(239.18)	5,000.00	(2,322.49)
<b>Expenses</b>	<b>\$258,547.27</b>	<b>\$318,985.90</b>	<b>(\$60,438.63)</b>	<b>\$546,833.00</b>	<b>(\$288,285.73)</b>
<b>Revenue Less Expenditures</b>	<b>\$94,125.97</b>	<b>(\$0.03)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Net Change in Fund Balance</b>	<b>\$94,125.97</b>	<b>(\$0.03)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Fund Balances</b>					
Beginning Fund Balance	502,455.31	0.00	0.00	0.00	0.00
Net Change in Fund Balance	94,125.97	(0.03)	0.00	0.00	0.00
Ending Fund Balance	596,581.28	0.00	0.00	0.00	0.00

**LIBRARY FUND**  
**Balance Sheet**  
**07/31/15**

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Book Value  
Jul 2015  
Actual

---

**Assets**

**Current Assets**

**Cash**

LIBRARY CHECKING ACCT	98,889.49
<b>Total Current Assets</b>	<b>\$98,889.49</b>
<b>Total Assets</b>	<b>\$98,889.49</b>

**Fund Balance**

**Suplus Carryover**

CY SURPLUS (DEFICIT)	54,328.77
FUND BALANCE	44,560.72
<b>Total Fund Balance</b>	<b>\$98,889.49</b>
<b>Total Liabilities and Equity</b>	<b>\$98,889.49</b>

**LIBRARY FUND**  
**Statement of Revenue and Expenditures**

	Year-To-Date Jan 2015 Jul 2015 Actual	Year-To-Date Jan 2015 Jul 2015 Budget	Year-To-Date Jan 2015 Jul 2015 Variance	Annual Budget Jan 2015 Dec 2015	Annual Budget Jan 2015 Dec 2015 Variance
<b>Revenue &amp; Expenditures</b>					
<b>Revenue</b>					
FINES/LOST ITEMS	3,203.85	1,750.00	1,453.85	3,000.00	203.85
INTEREST REVENUES	9.19	0.00	9.19	0.00	9.19
MISCELLANEOUS REVENUES	499.41	0.00	499.41	0.00	499.41
TRANS FROM GENERAL FUND	24,695.00	14,405.44	10,289.56	24,695.00	0.00
WASHINGTON CO LIBRARY REVE	82,019.98	82,581.31	(561.33)	141,568.00	(59,548.02)
<b>Revenue</b>	<b>\$110,427.43</b>	<b>\$98,736.75</b>	<b>\$11,690.68</b>	<b>\$169,263.00</b>	<b>(\$58,835.57)</b>
<b>Expenses</b>					
BOOKS AND MEDIA	13,794.36	18,666.69	(4,872.33)	32,000.00	(18,205.64)
INSURANCES EXPENSE	0.00	875.00	(875.00)	1,500.00	(1,500.00)
MATERIALS & SUPPLIES EXPENSE	6,098.11	3,500.00	2,598.11	6,000.00	98.11
MISCELLANEOUS EXPENSE	109.39	175.00	(65.61)	300.00	(190.61)
NEW EQUIPMENT PURCHASE	0.00	875.00	(875.00)	1,500.00	(1,500.00)
PAYROLL EXP - REGULAR	53,087.72	65,916.69	(12,828.97)	113,000.00	(59,912.28)
POSTAGE EXPENSE	103.75	233.31	(129.56)	400.00	(296.25)
PROGRAMS EXPENSE	481.29	291.69	189.60	500.00	(18.71)
REPAIR & MAINT - BUILDING	2,454.01	3,500.00	(1,045.99)	6,000.00	(3,545.99)
TECHNICAL SUPPORT	0.00	153.44	(153.44)	263.00	(263.00)
TRAVEL, TRAINING & MEETINGS	91.50	175.00	(83.50)	300.00	(208.50)
UTILITIES EXPENSES	4,949.66	4,375.00	574.66	7,500.00	(2,550.34)
<b>Expenses</b>	<b>\$81,169.79</b>	<b>\$98,736.82</b>	<b>(\$17,567.03)</b>	<b>\$169,263.00</b>	<b>(\$88,093.21)</b>
<b>Revenue Less Expenditures</b>	<b>\$29,257.64</b>	<b>(\$0.07)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Net Change in Fund Balance</b>	<b>\$29,257.64</b>	<b>(\$0.07)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Fund Balances</b>					
Beginning Fund Balance	69,631.85	0.00	0.00	0.00	0.00
Net Change in Fund Balance	29,257.64	(0.07)	0.00	0.00	0.00
Ending Fund Balance	98,889.49	0.00	0.00	0.00	0.00



354 W. Main Street  
P.O. Box 150  
Farmington, AR 72730  
479-267-3865  
479-267-3805 (fax)

## **Memo**

To: Farmington City Council  
Ernie Penn, Mayor  
Kelly Penn, City Clerk  
From: Melissa McCarville  
Re: Request consideration of Resolution 2015-05  
Date: July 22, 2015

### **Recommendation**

City staff recommends approval of this resolution.

### **Background**

We approved a similar resolution in May of 2014 for another area in Fayetteville adjacent to Farmington. Fayetteville planning asked that we consider this rezoning. Because it is adjacent to the City of Farmington, but in Fayetteville city limits, state law requires that we must consider it.

### **Discussion**

Since the Farmington Planning Commission is our planning authority, they reviewed the request at their July meeting. Their vote was unanimously in favor of the rezoning.

### **Budget Impact**

This has no budget impact.

RESOLUTION NO. 2015-05

A RESOLUTION PURSUANT TO ARKANSAS CODE ANNOTATED § 14-56-306(b) TO ACKNOWLEDGE THAT REZONING PETITION RZN 15-4965 AND ORDINANCE NO. 5775 BEING PROPOSED IN FAYETTEVILLE, ARKANSAS TO REZONE CERTAIN PROPERTIES WHICH ADJOIN THE CITY OF FARMINGTON WILL NOT ADVERSELY IMPACT THE ADJOINED LAND WITHIN THE CITY OF FARMINGTON

WHEREAS, Ark. Code Ann. § 14-56-306(b) requires that when adjoining land within a boundary area between two cities is sought to be rezoned, the city council of the city in which the adjoining property is located must agree to any such rezoning; and

WHEREAS, the city council of the City of Farmington has determined that the rezoning from R-A, Residential Agricultural and RSF-1, Residential Single Family One Unit Per Acre to Community Services (CS) and Neighborhood Conservation (NC), as recommended by the City of Fayetteville Planning Commission will not adversely impact the adjoined land within the City of Farmington.

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

Section 1: That the city council of the City of Farmington, Arkansas hereby determines that the rezoning requested by the applicant, City of Fayetteville, as shown on the map attached as Exhibit "A", will not adversely impact the adjoined land within the City of Farmington and further hereby agrees to this proposed change in zoning of the applicant's lots.

PASSED AND APPROVED this 10<sup>th</sup> day of August, 2015.

Approved:

\_\_\_\_\_  
Mayor Ernie Penn

Attest:

\_\_\_\_\_  
Kelly Penn, City Clerk



**ORDINANCE NO. 5775**

AN ORDINANCE REZONING THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 15-4965, FOR APPROXIMATELY 642 ACRES, LOCATED AT THE SOUTHERN END OF RUPPLE ROAD FROM R-A, RESIDENTIAL-AGRICULTURE; RSF-1, RESIDENTIAL SINGLE FAMILY ONE UNIT PER ACRE; RSF-4, RESIDENTIAL SINGLE FAMILY FOUR UNITS PER ACRE; and RSF-8, RESIDENTIAL SINGLE FAMILY EIGHT UNITS PER ACRE TO NC, NEIGHBORHOOD CONSERVATION; CS, COMMUNITY SERVICES, UT, URBAN THOROUGHFARE; and R-A, RESIDENTIAL AGRICULTURAL.

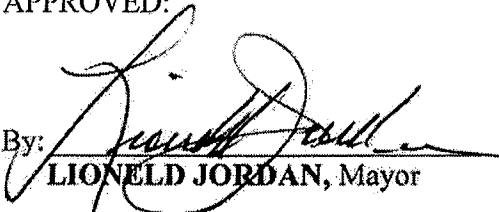
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:**

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby changes the zone classification of the following described property from R-A, Residential-Agriculture; RSF-1, Residential Single Family One Unit Per Acre; RSF-4, Residential Single Family Four Units Per Acre; and RSF-8, Residential Single Family Eight Units Per Acre to NC, Neighborhood Conservation; CS, Community Services; UT, Urban Thoroughfare; and R-A, Residential Agriculture, as shown on Exhibit "A" attached hereto and made a part hereof.

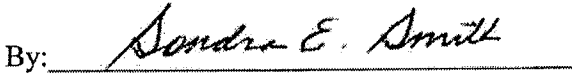
Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends the official zoning map of the City of Fayetteville to reflect the zoning change provided in Section 1.

**PASSED and APPROVED** this 2<sup>nd</sup> day of June, 2015.

APPROVED:

By:   
LIONELD JORDAN, Mayor

ATTEST:

By:   
SONDRA E. SMITH, City Clerk Treasurer



**181.26 Neighborhood Conservation**

(A) *Purpose.* The *Neighborhood Conservation* zone has the least activity and a lower density than the other zones. Although *Neighborhood Conservation* is the most purely residential zone, it can have some mix of uses, such as civic buildings. *Neighborhood Conservation* serves to promote and protect neighborhood character. For the purposes of Chapter 96: Noise Control, the *Neighborhood Conservation* district is a residential zone.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings

(2) *Conditional uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 9	Two-family dwellings
Unit 10	Three-family dwellings
Unit 12	Limited Business *
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communication facilities
Unit 44	Cottage Housing Development

(C) *Density.* 10 Units Per Acre.

(D) *Bulk and area regulations*

(1) *Lot width minimum.*

Single Family	40 ft.
Two Family	60 ft.
Three Family	90 ft.

(2) *Lot area minimum.* 4,000 Sq. Ft.

(E) *Setback regulations*

Front	A build-to zone that is located between the front property line and a line 25 ft. from the front property line.
Side	5 ft.
Rear	5 ft.
Rear, from center line of an alley	12 ft.

(F) *Building height regulations.*

Building Height Maximum	45 ft.
-------------------------	--------

(Ord. 5128, 4-15-08; Ord. 5312, 4-20-10; Ord. 5462, 12-6-11; Ord. 5592, 6-18-13; Ord. 5664, 2-18-14)

**161.19 Community Services**

(A) *Purpose.* The *Community Services* district is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas and is intended to provide for adaptable mixed use centers located along commercial corridors that connect denser development nodes. There is a mixture of residential and commercial uses in a traditional urban form with buildings addressing the street. For the purposes of Chapter 96: Noise Control, the Community Services district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three-family dwellings
Unit 13	Eating places
Unit 15	Neighborhood Shopping goods
Unit 18	Gasoline service stations and drive-in/drive through restaurants
Unit 24	Home occupations
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 44	Cottage Housing Development
Unit 45	Small scale production

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation, trades and services
Unit 19	Commercial recreation, small sites
Unit 28	Center for collecting recyclable materials
Unit 34	Liquor stores
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities*
Unit 40	Sidewalk Cafes
Unit 42	Clean technologies

(C) *Density.* None

(D) *Bulk and area regulations.*

(1) *Lot width minimum.*

Dwelling	18 ft.
All others	None

(2) *Lot area minimum.* None

(E) *Setback regulations.*

Front	A build-to zone that is located between 10 feet and a line 25 feet from the front property line.
Side and rear:	None
Side or rear, when contiguous to a single-family residential district:	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	56 ft.
-------------------------	--------

(G) *Minimum buildable street frontage.* 50% of the lot width.

(Ord. 5312, 4-20-10; Ord. 5339, 8-3-10; Ord. 5462, 12-6-11; Ord. 5592, 6-18-13; Ord. 5664, 2-18-14; Ord. 5735, 1-20-15)

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**A.C.A. § 14-56-306** (Copy w/ Cite)

Pages: 3

*A.C.A. § 14-56-306*

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\*\*\* Legislation is current through the 2012 Fiscal Session and updates \*\*\*  
\*\*\* received from the Arkansas Code Revision Commission through \*\*\*  
\*\*\* August 1, 2012. \*\*\*

Title 14 Local Government  
Subtitle 3. Municipal Government  
Chapter 56 Municipal Building And Zoning Regulations -- Planning  
Subchapter 3 -- Zoning Regulations

A.C.A. § 14-56-306 (2012)

**14-56-306. Land use in adjacent and contiguous cities to be compatible.**

**(a)** If municipalities become adjacent and contiguous to one another through annexation or other procedures, then lands or properties within the boundary area of each municipality shall be zoned only for land uses which are compatible with the zoned land uses of the adjoining lands or properties, even if the adjoining lands or properties are located outside the corporate limits or are located within the corporate limits of another municipality.

**(b)** Adjoining lands within the boundary area shall remain zoned with a compatible land use until the governing body of each municipality which is adjacent and contiguous to the boundary area adopts a resolution agreeing to a change in the zoning of the lands or properties that adjoin one another and stating that the rezoning to a land use which is not compatible will not adversely impact the adjoined land or property.

**(c)** As used in this section, unless the context otherwise requires:

**(1)** "Adjacent and contiguous" means any time the corporate limits of one municipality come in contact with the boundaries of the corporate limits of another municipality, or if the boundaries of one municipality extend to within one thousand feet (1000') of the corporate limits of another municipality;

**(2)** "Boundary area" means the area of land along the municipal boundary that is:

**(A)** Inside the municipality and within one thousand feet (1000') of the municipality's corporate boundary that is adjacent and contiguous to another municipality; and

**(B)** Outside the municipality, but within the planning and zoning jurisdiction of the municipality and also within one thousand feet (1000') of the municipality's corporate boundary that is adjacent and contiguous to another municipality;

**(3) (A)** "Compatible land use" means any use of lands, buildings, and structures which is harmonious to the uses and activities being conducted on the adjoining lands and properties and which does not adversely affect or unreasonably impact any use or enjoyment of the adjoined land.

**(B)** A compatible land use includes a land use authorized by the municipal zoning ordinance for the zone that is the equivalent to, or that is as nearly equivalent as possible to, a land use authorized by the municipal zoning ordinance; and

**(4)** "Municipality" means:

**(A)** A city of the first class;

**(B)** A city of the second class; or



**(C)** An incorporated town.

**(d)** This section shall apply to municipalities with planning commissions and zoning ordinances authorized under §§ 14-56-401 -- 14-56-425 and shall apply to any other municipal zoning regulations authorized by Arkansas law.

**(e)** Notwithstanding anything contained in subsections (a)-(d) of this section, this section shall not apply to any property if the owners of the property have sought to have services extended to the property pursuant to § 14-40-2002 prior to March 30, 2001.

**HISTORY:** Acts 2001, No. 1198, § 1.

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**A.C.A. § 14-56-306** (Copy w/ Cite)

Pages: 3

In

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www.accessfayetteville.org

THE CITY OF FAYETTEVILLE, ARKANSAS  
CITY PLANNING DIVISION  
125 West Mountain  
Fayetteville, AR 72701  
Phone (479) 444-3443

March 04, 2015

City of Fayetteville, City Planning Division  
Fayetteville, AR 72701

Tracy Hoskins, Chair  
Fayetteville Planning Commission  
City of Fayetteville, Arkansas  
113 W. Mountain St  
Fayetteville, AR 72701

**Re: Rezone Request of the South Ruppel Road Corridor**

Dear Planning Commission Chair:

Please accept this letter as a request to rezone property located along the South Ruppel Road corridor generally bounded by Persimmon Street to the north and Martin Luther King Boulevard to the south.

The City will be constructing a major new street connection by extending Ruppel Road approximately 1.5 miles south from the existing dead end of Ruppel Road adjacent to Owl Creek Elementary to Martin Luther King Boulevard. The new road will be built as a Principal Arterial with four lanes and a boulevard. Round-a-bouts will be installed approximately every half mile at the planned east-west Collector Street intersections. Construction is scheduled to begin in 2015 and be completed by the end of 2016.

The extension of Ruppel Road has been included on the Master Street Plan for at least 15 years dating back to the Master Street Plan adopted in 2000. Ruppel Road has long been planned as the major north-south transportation corridor in the city west of I-49. The completion of this major new infrastructure project will change traffic patterns and open up several hundred acres of farmland for development. Staff has been in consultation with several developers and property owners in the vicinity that are anticipating building new development in this area after the completion of the city's project. With multiple developers discussing potential rezonings and development of various pieces along this corridor, staff is bringing forward a comprehensive zoning proposal for the entire area to better enable staff, Planning Commission, and City Council to think through the rezoning of this property as a whole, rather than piecemeal applications from individual property owners.

This is a large undeveloped area of approximately 600 acres within the City limits in the vicinity of the Wedington Drive and Martin Luther King commercial corridors to the north and south, the wastewater treatment plant to the west, and the Mountain Ranch/I-49 corridor to the east. This rezoning may have the appearance of extending urban sprawl into undeveloped areas. However, because of surrounding development and need to accommodate long term planned growth, the rezoning is compatible with surrounding areas, been anticipated for a number of years, and is consistent with the primary goals of City Plan 2030. These goals include encouraging planned and orderly growth that is transit oriented, development patterns in traditional form creating great streets and allowing a diversity of uses and dwelling types for complete neighborhoods. Staff recommends that mixed use zoning be concentrated around the Ruppel Road corridor and Collector Street intersections, and that the periphery of the study area adjacent to existing single family dwellings be rezoned for single family dwellings to provide adequate transition and compatibility amongst existing uses.

The City Plan 2030 Future Land Use Plan map (FLUM) identifies this area primarily as a Residential Neighborhood Area, with Natural Area designations along isolated floodplains and riparian corridors. Almost the entire vicinity is on the Enduring Green Network map because it is largely undeveloped and contains high environmental quality including remnant prairie habitat.

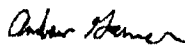
This area has been indicated on the FLUM to be developed at moderate to medium density for a number of years. Staff's proposal is to rezone the area to allow an overall residential density of approximately eight dwelling units per acre. This threshold is generally the critical mass needed to support transit and other non-residential services in the immediate neighborhood. The intent is for the build-out to be a self-sustaining neighborhood where residents can live, work, play and shop for a majority of their daily needs without having to drive long distances. The immediate corridor along Ruppel Road is proposed with a mixed use form-based zoning district that would allow a wide range of housing options and neighborhood-serving retail and services. This includes a variety of single family attached and detached units, multi-family dwellings, and non-residential goods and services. Outside the corridor would be zoned NC, Neighborhood Conservation. NC allows a maximum of 10 single family dwelling units per acre. It should be noted that gross density in a subdivision is typically much lower than the zoning allows because of the land required for utilities and streets.

The study area is identified as having a high level of natural resources by the Fayetteville Natural Heritage Association (FNHA), a local non-profit group. Habitat in the study area is classified by the FNHA as prairie remnant and seasonal wetlands<sup>1</sup>. In staff's assessment, it appears that much of upland prairie habitat has been removed or disturbed to accommodate farming and grazing. Remnant prairie in the study area appears to be located particularly along the riparian corridors that have less disturbance. The Woolsey Wet Prairie Sanctuary is a 30-acre wetland mitigation site located on the City's wastewater treatment plant to the west of the study area. Due to the environmental sensitivity of the study area, staff recommends that all of the land identified as Natural Area be zoned R-A, Residential Agricultural. This zoning should result in conservation along these riparian corridors in exchange for higher density in other areas.

A rezoning of this size will allow a large volume of development that will increase traffic on surrounding roads. However, as discussed above, the City's planned road project will be completed in the near future to accommodate this planned growth. As individual developments are reviewed, on and off-site street improvements will be reviewed and recommended. One such recommendation for this area may include an assessment for developments to contribute money to the Persimmon Street overpass. This is a planned east-west connection over I-49 which will alleviate congestion at I-49/Wedington Road interchange.

Thank you for time and consideration of this request.

Sincerely,



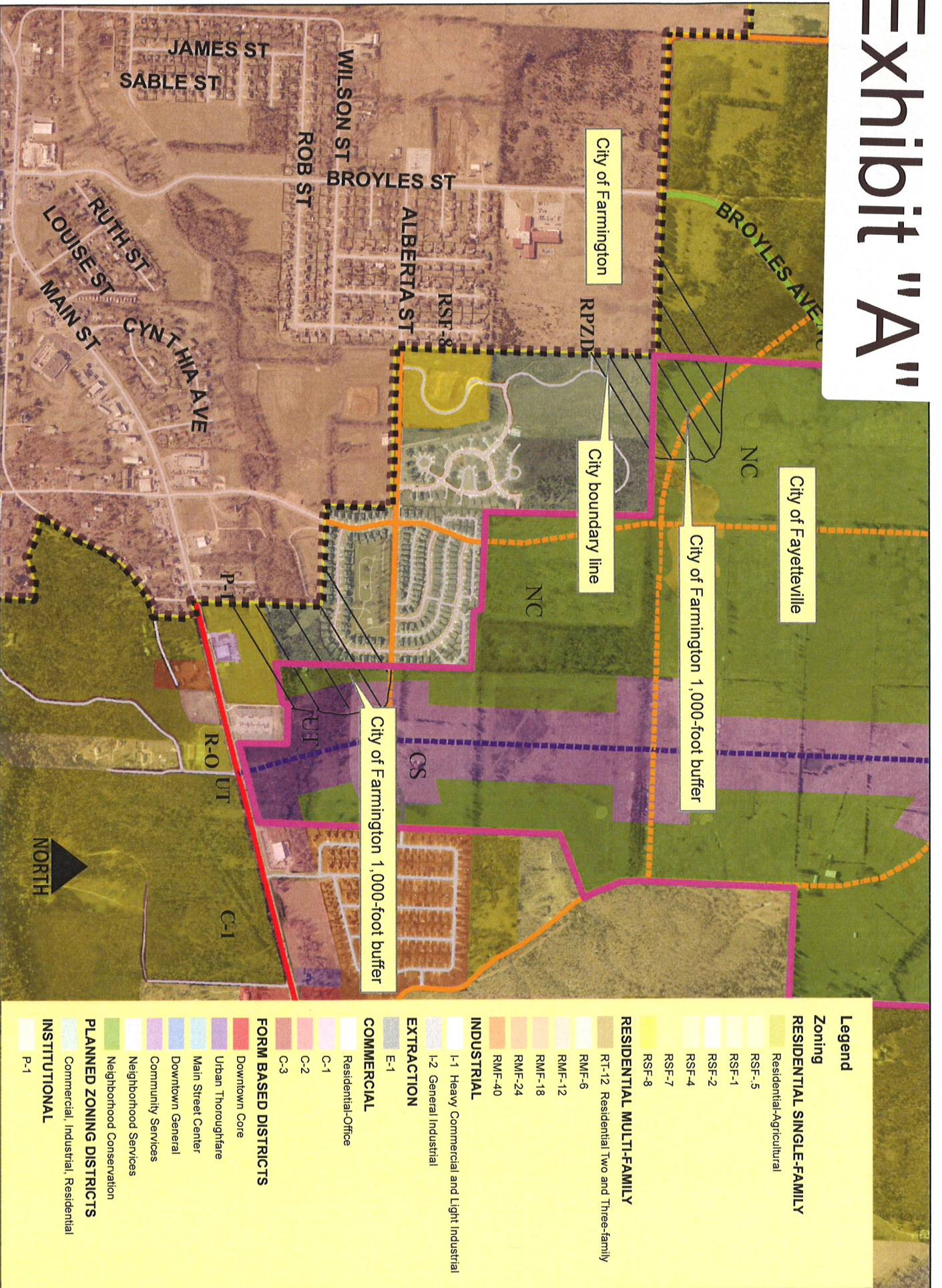
Andrew Garner, AICP  
City Planning Director  
City of Fayetteville Development Services  
[agarn@fayetteville-ar.gov](mailto:agarn@fayetteville-ar.gov)  
479.575.8262

Att: Rezoning exhibit  
Cc: Jeremy Pate, Development Services Director  
Chris Brown, City Engineer

<sup>1</sup> Fayetteville Natural Heritage Association Environmental Working Group Map 2008-2009



# Exhibit 'A'



## Legend

### Zoning

#### RESIDENTIAL SINGLE-FAMILY

- Residential-Agricultural
- RSF-.5
- RSF-1
- RSF-2
- RSF-4
- RSF-7
- RSF-8

#### RESIDENTIAL MULTI-FAMILY

- RT-12 Residential Two and Three-family

#### 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

Proposed rezoning area

City of Farmington 1,000-foot jurisdictional area

1 inch = 1,000 feet





**RESOLUTION NO. 2015-06**

**A RESOLUTION SETTING A PUBLIC HEARING TO DISCUSS THE VACATION OF  
AN EASEMENT AT 10835 BLUE SKY RD.**

**WHEREAS**, a petition has been filed with the City Council of the City of Farmington, Arkansas by Donny Edwards to abandon an easement located within the corporate city limits of the City of Farmington, Arkansas; and

**WHEREAS**, upon the filing of the petition with the City, the City shall set a date and time for a hearing before the City Council for consideration of the petition.

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

1. That the City Council shall hear said petition at its regular meeting to be held at 354 West Main Street, Farmington, Arkansas on the 14th day of September 2015 at 6:00 p.m.
2. That the City Clerk is hereby directed to publish notice of the filing of said petition and said hearing for the time and in the manner prescribed by law.

**PASSED AND APPROVED** on this 10<sup>th</sup> day of August, 2015.

**APPROVED:**

By: \_\_\_\_\_  
*Ernie Penn, Mayor*

**ATTEST:**

By: \_\_\_\_\_  
*Kelly Penn, City Clerk*







RESOLUTION NO. 2015-07

A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF FARMINGTON TO UTILIZE FEDERAL-AID TRANSPORTATION ALTERNATIVES PROGRAM FUNDS ADMINISTRED BY THE NORTHWEST ARKANSAS REGIONAL PLANNING COMMISSION.

WHEREAS, the City of Farmington understands Federal-aid Transportation Alternatives Program Funds are available at 80% federal participation and 20% local match to perform right-of-way acquisition for improvements on HWY 170, and

WHEREAS, the City of Farmington understands that Federal-aid Funds are available for this project on a reimbursable basis, requiring work to be accomplished and proof of payment prior to actual monetary reimbursement, and

WHEREAS, the City of Farmington understands that there will be no reimbursement for any work accomplished prior to the issuance by the Arkansas Highway and Transportation Department of an official Notice to Proceed, and

WHEREAS, this project, using federal funding, will be open and available for use by the general public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF FARMINGTON CITY COUNCIL THAT:

SECTION I: The City of Farmington will participate in accordance with its designated responsibility.

SECTION II: The City of Farmington Mayor is hereby authorized and directed to execute all appropriate agreements and contracts necessary for the above stated project.

SECTION III: The City of Farmington pledges its full support and hereby authorizes the City of Farmington staff to cooperate with the Northwest Arkansas Regional Planning Commission to initiate action to implement this project.

PASSED AND APPROVED this 10th day of August, 2015.

APPROVED:

By: \_\_\_\_\_  
Ernie Penn, Mayor

ATTEST:

\_\_\_\_\_  
Kelly Penn, City Clerk



July 23, 2015

The Honorable Mayor Ernie Penn  
Mayor of the City of Farmington  
354 W. Main Street  
Farmington, AR 72730

RE: Main Street and Holland Dr. Signalized Intersection Review

Dear Mayor Penn:

We have recently completed the platting process at the Intersection of Main Street and Holland Drive. There are now 5 commercial lots that we are actively marketing for commercial development. All the lots are within the City limits of Farmington and create opportunities for growth in the City.

To increase the marketability of the lot and higher potential for development, we would like to propose installing a traffic signal at the intersection. We understand the City to have requested an estimated cost from AHTD which resulted in an estimated cost of \$729,747. Detailed as follows:

**AHTD Estimate:**

- Preliminary Engineering = \$39,787
- Right of Way = \$20,000
- Utilities = \$460,000
- Construction = \$200,000
- Construction Engineering = \$30,000
- **Total = \$749,747**

We understand several of these items in AHTD's to be assumed values and not based on site specific information. To validate this cost, we have hired a traffic engineer to perform a warrant study, survey existing utilities, produce a preliminary design, and determine an estimated cost to install. The results are as follows:

1. The traffic signal could be considered warranted and would provide a more safe intersection for the public.
2. Preliminary design only involves minimal utility relocation and no right of way acquisition is needed.
3. Estimated Costs:
  - Preliminary Engineering = \$25,000
  - Right of Way = \$0.00
  - Utilities = \$25,000
  - Construction = \$153,108
  - Construction Engineering = \$0.00
  - **Total = \$203,108**



Based on information provided by our commercial broker, the following uses prefer signalized intersections:

- Top Tier Quick Service Restaurants – Such as Chick-fil-a; McDonald’s, What-a-burger; Wendy’s, Starbucks, etc. all prefer sites with access to traffic signals as they see increases to sales potential;
- Drug Store Chains – with CVS and Walgreens, traffic signals are usually a must with “suburban” sites;
- Financial Institutions – while maybe not helping the sales tax base, branch banks require a substantial amount of capital to building which can often encourage neighboring property values to increase;
- Convenience stores – operators like Casey’s, Kum & Go, White Oak, etc. often only consider sites with a traffic signal, or at least access to one.

In an effort to create a safer intersection for the traveling public and incentivize business to develop these lots that will in turn increase the tax base of the City, we are requesting the City of Farmington participate in 50% of the intersection expense.

We believe the traffic signal can be a ‘win-win’ for the traveling public, adjacent property owners, and the City of Farmington.

*Please find the following documents enclosed for your reference:*

1. *AHTD Letter to City – Dated October 6, 2014*
2. *AHTD Opinion of Cost – Dated March 23, 2015*
3. *Preliminary Intersection Layout by Peters and Associates*
4. *Unit Items Breakdown of Estimated Costs*
5. *Traffic Signal Warrant Study by Peters and Associates*

Thank you for your time and consideration.

Best Regards,

A handwritten signature in black ink, appearing to read "SLieux", written over a light blue horizontal line.

Stephen Lieux  
Director of Land Development  
Rausch Coleman Homes  
Cell: 479.249.7622

ARKANSAS STATE HIGHWAY  
AND  
TRANSPORTATION DEPARTMENT

Scott E. Bennett  
Director  
Telephone (501) 569-2000  
Voice/TTY 711



P.O. Box 2261  
Little Rock, Arkansas 72203-2261  
Telefax (501) 569-2400  
www.arkansashighways.com

October 6, 2014

The Honorable Ernie Penn  
Mayor of Farmington  
354 W. Main Street  
P.O. Box 150  
Farmington, Arkansas 72730

Dear Mayor Penn:

Reference is made to your letter to District Engineer Chad Adams requesting a traffic operations study at the intersection of Highway 62 (Main Street) and Holland Drive in the City of Farmington to determine if a traffic signal is warranted.

The Department has conducted a traffic operations study which included a 24-hour traffic count, a review of accident records, and an on-site investigation. The study indicates that this intersection meets Warrant 3 (Peak Hour) for a traffic signal as outlined in the Manual on Uniform Traffic Control Devices.

Our staff will be preparing an estimated cost to perform this work. You will be notified once this estimate (including right-of-way and utility adjustment costs, if any) has been completed. At that time, you will also be advised of any funding assistance available for installing a traffic signal at this location.

Sincerely,

Ralph J. Hall  
Deputy Director and  
Chief Engineer

c: Director  
Assistant Chief Engineers  
Maintenance Engineer  
Program Management Division  
District 4 Engineer



ARKANSAS STATE HIGHWAY  
AND TRANSPORTATION DEPARTMENT  
DISTRICT FOUR

808 FRONTIER RD. • BARLING, AR 72923 • P.O. BOX 11170 • FORT SMITH, AR 72917-1170

TELEPHONE (479) 484-5306 • FAX (479) 484-5300

WASHINGTON – CRAWFORD – FRANKLIN – SEBASTIAN – LOGAN – SCOTT – POLK

June 26, 2014

The Honorable Ernie Penn  
Mayor, City of Farmington  
PO Box 150  
Farmington, AR. 72917-1170

Re: Traffic Signal Study Request  
Hwy 62, Section 1  
Washington County  
Farmington

Mayor Penn:

Your request for a traffic signal study at Highway 62 (Main Street) and Holland Drive was received.

We are forwarding your request to the Department traffic investigators for review. We will advise you of their findings when the review is complete.

Sincerely,

Chad Adams  
District 4 Engineer

C: Assistant Chief Engineer-Operations  
State Maintenance Engineer





354 W. Main Street  
P.O. Box 150  
Farmington, AR 72730  
479-267-3865  
479-267-3805 (fax)

Mr. Chad Adams  
AHTD  
P.O. Box 11170  
Fort Smith, AR 72917-1170

June 20, 2014

RE: Warrant Study for a traffic signal at Hwy 62 (Main Street) and Holland Drive.

Dear Chad;

The City of Farmington is requesting that a warrant study be completed to see if a traffic signal would be viable at the intersection of Hwy 62 (Main Street) and Holland Drive in Farmington. We have had several citizen requests regarding safety at this intersection and the City Council and I are in agreement that a request be made for a warrant study.

Please let me know the timeline for our request. If there is anything further information I need to provide let me know that as well. You may contact me at [erniepenn@cityoffarmington-ar.gov](mailto:erniepenn@cityoffarmington-ar.gov) or Melissa McCarville at [melissamccarville@cityoffarmington-ar.gov](mailto:melissamccarville@cityoffarmington-ar.gov); or at the number listed above. Thanks you for your help with this.

Sincerely,

A handwritten signature in black ink, appearing to read "Ernie Penn", written in a cursive style.

Ernie Penn, Mayor

ARKANSAS STATE HIGHWAY  
AND  
TRANSPORTATION DEPARTMENT

Scott E. Bennett  
Director  
Telephone (501) 569-2000  
Voice/TTY 711



P.O. Box 2261  
Little Rock, Arkansas 72203-2261  
Telefax (501) 569-2400  
[www.arkansashighways.com](http://www.arkansashighways.com)

March 23, 2015

The Honorable Ernie Penn  
Mayor of Farmington  
P.O. Box 150  
Farmington, Arkansas 72730

Dear Mayor Penn:

Our staff has prepared an estimated cost for installing a traffic signal at the intersection of Highway 62 (Main Street) and Holland Drive in the City of Farmington.

Based on a preliminary review of the project area, the enclosed estimated total project cost would be \$749,747. Included in this amount is \$460,000 for relocation of underground and overhead utilities. For utilities within the existing right-of-way, the utility companies may be required to cover the relocation costs.

The requested intersection falls within the Adjusted Urbanized Area for the Northwest Arkansas Regional Transportation Study (NARTS) Transportation Management Area (TMA). You will need to contact the Northwest Arkansas Regional Planning Commission to determine if Federal-aid funds are available for this project.

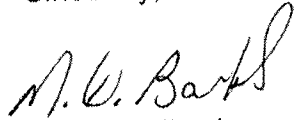
If the City desires to expedite this signal installation by utilizing City resources, the Department can issue a permit to the City to perform this work using 100% City funds. To proceed with this option, please submit a written request for a permit to District Engineer Chad Adams. A complete set of construction plans must be submitted with the permit request. Once the Department has reviewed and approved the plans, the permit will be issued.

The Honorable Ernie Penn  
March 23, 2015

Page Two

If you have any questions concerning this matter, please contact Daniel Siskowski or Carlos Meredith at (501) 569-2261.

Sincerely,



Emanuel Banks  
Deputy Director and  
Chief Engineer

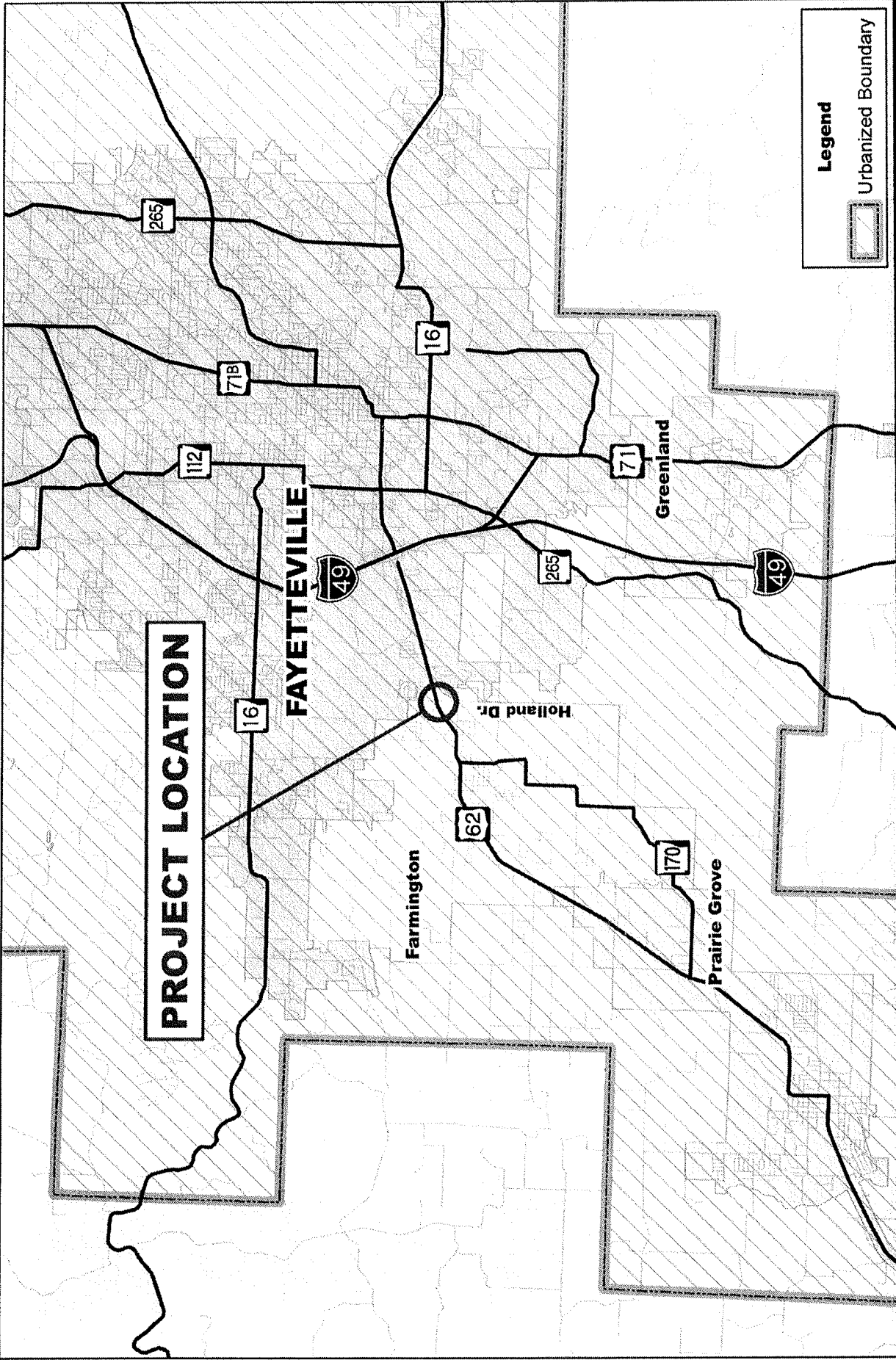
Enclosure

c: Director  
Deputy Director and Chief Operating Officer  
Assistant Chief Engineers  
Program Management  
Maintenance Engineer  
Roadway Design  
Right of Way  
Surveys  
Transportation Planning & Policy  
District 4 Engineer

Preliminary Cost Estimate  
Hwy. 62/Holland Dr. Signal (Farmington) (S)

		<u><b>Total Cost</b></u>
Preliminary Engineering	\$	39,747.00
Right-of-Way		20,000.00
Utilities		460,000.00
Construction		200,000.00
Construction Engineering (15% of Construction)		30,000.00
Totals	\$	<u><b>749,747.00</b></u>

Disclaimer: This is a planning estimate only, which is based on historical data for similar type projects. This estimate is not based on engineering data such as surveys, hydraulics, soils analysis, etc. This estimate is not based on actual Utility Company cost estimates. While additional Right-of-Way is anticipated, only a limited market study has been completed. Therefore, the amounts shown may change significantly as design of this project progresses.



**Proposed Signal Project Location Map**  
**Hwy. 62/Holland Dr. Signal (Farmington) (S)**  
 Washington County

NO. PS. 410 10-21-2014



6/3/2015

**PRELIMINARY COST ESTIMATE**  
**Highway 62 (Martin Luther King Jr. Blvd.) and Holland Crossing Drive**  
**Farmington, Arkansas**

ITEM NO.	ITEM	UNIT	QUANTITY	UNIT COST	TOTAL
601	MOBILIZATION	LUMP SUM	1	3,000.00	\$3,000.00
SP & 701	SYSTEM LOCAL CONTROLLER TS2-TYPE 2 (8-PHASE)	EACH	1	15,500.00	\$15,500.00
704	VEHICLE DETECTOR - RACK MOUNT	EACH	1	150.00	\$150.00
704	FEEDER WIRE	LIN. FT.	1,840	1.10	\$2,024.00
SP & 706	TRAFFIC SIGNAL HEAD LED (3-SECTION, 1-WAY)	EACH	8	770.00	\$6,160.00
SP & 706	TRAFFIC SIGNAL HEAD LED (4-SECTION, 1-WAY)	EACH	2	1,200.00	\$2,400.00
SP & 707	COUNTDOWN PEDESTRIAN SIGNAL HEAD, LED	EACH	4	700.00	\$2,800.00
708	TRAFFIC SIGNAL CABLE (5C/14 A.W.G.)	LIN. FT.	948	1.75	\$1,659.00
708	TRAFFIC SIGNAL CABLE (7C/14 A.W.G.)	LIN. FT.	120	2.00	\$240.00
710	NON-METALLIC CONDUIT (3")	LIN. FT.	340	3.50	\$1,190.00
710	NON-METALLIC CONDUIT (2")	LIN. FT.	370	20.00	\$7,400.00
710	NON-METALLIC CONDUIT (1.25")	LIN. FT.	920	14.00	\$12,880.00
711	CONCRETE PULL BOX (TYPE 2 HD)	EACH	45	12.00	\$540.00
711	CONCRETE PULL BOX (TYPE 1 HD)	EACH	5	660.00	\$3,300.00
714	TRAFFIC SIGNAL MAST ARM AND POLE WITH FOUNDATION (30')	EACH	4	600.00	\$2,400.00
714	TRAFFIC SIGNAL MAST ARM AND POLE WITH FOUNDATION (36')	EACH	1	10,000.00	\$10,000.00
714	TRAFFIC SIGNAL MAST ARM AND POLE WITH FOUNDATION (40')	EACH	1	12,500.00	\$12,500.00
715	TRAFFIC SIGNAL PEDESTAL POLE WITH FOUNDATION	EACH	2	14,000.00	\$28,000.00
SP & 733	VIDEO DETECTOR (CLR)	EACH	2	2,500.00	\$5,000.00
733	VIDEO MONITOR (CLR)	EACH	4	2,500.00	\$10,000.00
SP & 733	VIDEO PROCESSOR, EDGE CARD (2 CAMERA)	EACH	1	750.00	\$750.00
SP & 733	VEHICLE DETECTOR RACK (20 CHANNEL)	EACH	4	1,500.00	\$6,000.00
733	VIDEO CABLE	LIN. FT.	1	3,000.00	\$3,000.00
SP	ELECTRICAL CONDUCTORS-IN-CONDUIT (2C/6 A.W.G., EGC)	LIN. FT.	640	4.00	\$2,560.00
SP	ELECTRICAL CONDUCTORS-IN-CONDUIT (1C/8 A.W.G., EGC)	LIN. FT.	10	2.75	\$27.50
SP	ELECTRICAL CONDUCTORS-IN-CONDUIT (1C/8 A.W.G., EGC)	LIN. FT.	577	1.20	\$692.40
SP	ELECTRICAL CONDUCTORS-IN-CONDUIT (1C/12 A.W.G., EGC)	LIN. FT.	540	1.00	\$540.00
SP	ELECTRICAL CONDUCTORS FOR LUMINAIRES	LIN. FT.	540	1.50	\$810.00
SP	LUMINAIRE ASSEMBLY	EACH	4	500.00	\$2,000.00
SP	SERVICE POINT ASSEMBLY (2 CIRCUITS)	EACH	1	3,500.00	\$3,500.00
SP	18" STREET NAME SIGN	EACH	4	800.00	\$3,200.00
SP	LOCAL RADIO WITH ANTENNA	EACH	1	3,000.00	\$3,000.00
SP	ANTENNA CABLE (TYPE 6)	LIN. FT.	65	5.00	\$325.00
SP	LOOP WIRING CLASS III (1C/16 A.W.G.)	LIN. FT.	320	8.00	\$2,560.00
					<b>\$153,107.90</b>