



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

**CITY COUNCIL AGENDA -
October 13, 2025**

A regular meeting of the Farmington City Council will be held on
Monday, October 13, 2025, 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 –September 8, 2025, City Council Meeting
6. Financial Reports
7. Entertain a motion to read all ordinances and resolutions by title only.
8. Proclamations, special announcements, committee/commission appointments.
 - a. Appoint Ryan Crawford to Planning Commission
9. Committee Reports
10. Items to be removed from City of Farmington Inventory – SEE MEMO

NEW BUSINESS

11. Ord. No. 2025-07 an ordinance levying a tax on the real and personal property within the City of Farmington, Arkansas, for the year 2025, fixing the rate thereof at 4.5 MILS and certifying the same to the County Clerk of Washington County, Arkansas.
12. Resolution No. 2025-12 a resolution in support of an application for the Mini Step grant.
13. Resolution No. 2025-13 a resolution in support of an application for the Blue and You mini grant.
14. Request approval of Inter-Local agreement for 2025 Ambulance Service with Central EMS.
15. Request approval to purchase 2.25 acres of land for \$135,000.

MINUTES



Mayor Ernie Penn

City Attorney Jay Moore

City Clerk Kelly Penn

City Council Member Sherry Mathews
Ward 1 Position 1

Council Member Keith Lipford
Ward 2 Position 1

Council Member Brenda Cunningham
Ward 3 Position 1

Council Member Diane Bryant
Ward 4 Position 1

Council Member Hunter Carnahan
Ward 1 Position 2

Council Member Bobby Morgan
Ward 2 Position 2

Council Member Linda Bell
Ward 3 Position 2

Council Member Kara Gardenhire
Ward 4 Position 2

A meeting of the Farmington City Council was held on August 11th, 2025 at 6:00 p.m. in the Council Chambers at Farmington City Hall, located at 354 West Main Street, Farmington Arkansas. Mayor Penn called the meeting to order.

PRESENT: Council Members Diane Bryant Keith Lipford, Brenda Cunningham, Hunter Carnahan, Bobby Morgan, Kara Gardenhire, Mayor Ernie Penn, City Attorney Jay Moore, Clerk Kelly Penn, City Business Manager Melissa McCarville, Press and Audience Members. City Council Members Sherry Mathews and Linda Bell were absent.

Pledge of Allegiance

Comments from Citizens – Lisa Bell Henson asked why the city does not have a community center.

Approval of the August 11th, 2025, City Council Meeting Minutes

On the motion of Council Member Bryant and a second by Council Member Carnahan and by the consent of all Council Members present after a roll call vote, the minutes were approved as presented by a vote of 6-0.

Financial Reports

Mayor Penn presented the financial reports to the City Council. Monthly city sales tax increased 6.28% , compared to 2024. Monthly state/county sales tax increased 5.62% compared to 2024.

Entertain a motion to read all Ordinances and Resolutions by title only.

On the motion of Council Member Morgan and a second by Council Member Carnahan, and by the consent of all Council Members present after a roll call vote, the motion to read all Ordinances and Resolutions by title only was approved 6-0.

Proclamations, Special Announcements, Committee/Commission Appointments

Fire Chief Hellard presented the Lifesaving Award to the members of the A shift, Alex Jones, John Jones, Aaron Spahn and Peter Oxford, for their heroic acts during a call in July 2025.

Committee Reports – No committee reports were submitted.

Items to be removed from the City of Farmington – None

Old Business – None

New Business

Presentation and Acknowledgement of the 2024 Legislative Audit

City Clerk Penn presented the 2024 Legislative Audit to the city council. The city was in compliance financially and procedurally and had no violations. On the motion of Council Member Carnahan and a second by Council Member Morgan and by the consent of all Council Members present after a roll call vote, the motion to acknowledge the presentation of the 2024 Legislative Audit was approved 6-0.

Request Approval for a change order for additional milling, overlay and striping to Main Street for Angus Lane.

Mayor Penn acknowledged that this would be Public Works Director Floyd Shelley's last council meeting before his retirement later this month. He praised his years of service, great work ethic and he did an excellent job representing the city.

Public Works Director Floyd Shelly informed the council that there had been an adjustment to the price of the change order to \$31,929.19, so we would not need council action to approve the change order, so the request was removed from the agenda.

Ordinance No. 2025-05 an ordinance ordering razing and removal of certain structures within the City of Farmington, Arkansas, specifically structures located at 11520 Club House Parkway: To declare an emergency and for other purposes.

City Attorney Jay Moore addressed the council and gave them the update timeline of the Valley View Clubhouse.

March 3rd, 2025 – He reached out to the attorney representing the property owners and asked for a show of goodwill.

April 2nd, 2025 – Search Warrant was signed by Judge Nations. April 7th Search warrant was executed by Code Enforcement officers Rick Brammell and Chris McCarville. They returned with pictures from the site.

April 18th, 2025 – Certified letters with return receipts were issued to the property owners and their legal counsel with pictures and listed violations asking for the property to be brought to code and cleaned up within thirty business days.

August 21st, 2025 - A letter was sent to the property owners attorney letting them know they would be on the September Farmington City Council meeting agenda.

A motion was made by Council Member Carnahan and seconded by Council Member Morgan to suspend the rule requiring an ordinance to be read three times on different dates and be read one time by title only. After a roll call vote, the motion was approved 6-0. City Attorney Moore read Ordinance No. 2025-05 by title only.

Mayor Penn asked shall the ordinance pass? After a roll call vote and the consent of all council members present, the motion passed 6-0.

On the motion of Council Member Carnahan and a second by Council Member Morgan and by the consent of all Council Members present after a roll call vote, the motion to approve Ordinance no. 2025-05 with an emergency clause was approved 6-0.

Motion to Adjourn

There being no further business to come before the council, the meeting adjourned at 6:33pm until the next regularly scheduled meeting to be held Monday, October 13th, 2025, in the City Council Chambers at City Hall, located at 354 West Main Street, Farmington, Arkansas.

Ernie Penn, Mayor _____

Kelly Penn, City Clerk _____

Financial



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

TO: Farmington City Council
Kelly Penn, City Clerk

FROM: Mayor Ernie Penn

RE: Summary of City Financial Report September 2025

- 2025 City Sales Tax – **Increased by 5.25% in September**, compared to September of 2024.
- 2025 State/County Sales Tax – **Increased by 10.96% in September**, compared to September 2024.
- 2025 City Sales Tax - **Year to date has increased by 1.19% compared** to 2024.
- 2025 State/County Sales Tax—**Year to date has increased by 6.57%** compared to 2024.
- 2007 Sewer Bond (\$4,500,000), Loan Balance \$1,111,276.04, Bond Payoff Date 10/15/2029.
- 2017 Sales and Use Bonds (5,090,000), Loan Balance \$3,670,000, Bond payoff date 10/1/2037.
- **Deposits:** We have deposits on file totaling \$14,519,365 based on statement balances as of 9-30-25.

MONTH	CITY SALES TAX 2024	CITY SALES TAX 2025	STATE SALES TAX 2024	STATE SALES TAX 2025
JANUARY	\$ 337,292.85	\$ 276,136.00	\$ 171,687.96	\$ 181,694.58
FEBRUARY	\$ 310,466.86	\$ 331,826.36	\$ 178,249.76	\$ 197,766.35
MARCH	\$ 252,525.24	\$ 235,802.15	\$ 147,819.38	\$ 159,540.12
APRIL	\$ 246,451.53	\$ 246,672.24	\$ 156,626.25	\$ 160,925.89
MAY	\$ 270,601.00	\$ 289,298.42	\$ 172,760.93	\$ 185,588.64
JUNE	\$ 268,610.36	\$ 283,877.13	\$ 167,622.46	\$ 177,107.39
JULY	\$ 272,671.05	\$ 292,689.84	\$ 169,833.39	\$ 178,708.20
AUGUST	\$ 277,447.79	\$ 294,858.77	\$ 173,797.40	\$ 183,563.88
SEPTEMBER	\$ 284,298.71	\$ 299,221.18	\$ 169,883.98	\$ 182,963.04
OCTOBER	\$ 280,939.87		\$ 173,833.59	
NOVEMBER	\$ 285,966.39		\$ 175,703.18	
DECEMBER	\$ 297,210.90		\$ 175,506.91	
		City Sales Tax	State Sales Tax	
Monthly Comparison - August 2024/August 2025		\$ 14,922.47	\$ 13,079.06	
YTD comparison				
		Increase/Decrease for 2025 over 2024 YTD - City Sales Tax	Increase for 2025 over 2024 YTD - State Sales Tax	\$ 99,576.58
Total Actual 2025 Income vs 2025 Budgeted Income	County Wide Sales Tax	City Sales Tax	Total Sales Tax Increase/(Decrease) YTD 2025	\$ 129,593.28
Total Budget 2025	\$ 1,900,000.00	\$ 3,000,000.00		
Actual 2025 (thru August)	\$ 1,607,858.09	\$ 2,550,382.09		

GENERAL FUND
Statement of Revenue and Expenditures

Revenue & Expenditures			
GENERAL REVENUES			
Revenue			
Year-To-Date	Annual Budget	Jan 2025	Dec 2025
Actual	Jan 2025	Dec 2025	Percent of
Revenue			
ACCIDENT REPORT REVENUES	1,251.50	1,500.00	83.43%
ACT 833	29,616.75	30,000.00	98.72%
ALCOHOL SALES TAX	10,547.14	5,000.00	210.94%
ANIMAL CONTROL REVENUES	4,390.50	2,000.00	219.53%
BUILDING INSPECTION FEES	380,067.80	230,000.00	165.25%
BUSINESS LICENSES	7,529.60	4,000.00	188.24%
CITY COURT FINES	90,193.39	120,000.00	75.16%
CITY SALES TAX REVENUES	2,544,960.80	3,000,000.00	84.83%
COUNTY TURNBACK	662,927.55	660,000.00	100.44%
DEVELOPMENT FEES	40,292.25	20,000.00	201.46%
FRANCHISE FEES	441,696.02	500,000.00	88.34%
GARAGE SALE PERMITS	1,290.90	1,500.00	86.06%
GRANTS	535,623.04	0.00	0.00%
INTEREST REVENUES	196,868.31	250,000.00	78.75%
MISCELLANEOUS REVENUES	59,588.76	0.00	0.00%
Off Duty Police Reimbursement	43,050.23	6,000.00	717.50%
PARK RENTAL	6,616.75	7,000.00	94.53%
PAYMENT IN LIEU OF IMPROVEMENT	12,700.00	0.00	0.00%
SALES TAX - OTHER	1,607,858.09	1,900,000.00	84.62%
SPORTS COMPLEX FEES	52,287.47	50,000.00	104.57%
SRO REIMBURSEMENT REVENUES	56,044.29	100,000.00	56.04%
STATE TURNBACK	89,393.06	100,000.00	89.39%
Revenue			
\$6,874,794.20	\$6,987,000.00		

GENERAL FUND
Statement of Revenue and Expenditures

ADMINISTRATIVE DEPT				
Expenses	Year-To-Date		Annual Budget	
	Jan 2025	Sep 2025	Jan 2025	Dec 2025
Actual				
Percent of				
Budget				
ADDITIONAL SERVICES EXPENSE	157,059.96		190,000.00	82.66%
ADVERTISING EXPENSE	7,391.86		7,200.00	102.66%
Bank Charges	5,765.13		6,000.00	96.09%
BUILDING MAINT & CLEANING	71,352.42		50,000.00	142.70%
CAPITAL IMPROVEMENT	4,795,962.30		0.00	0.00%
ELECTION EXPENSES	10,799.54		5,000.00	215.99%
ENGINEERING FEES	106,238.93		170,000.00	62.49%
INSURANCES EXPENSE	41,742.22		90,000.00	46.38%
LEGAL FEES	0.00		10,000.00	0.00%
MATERIALS & SUPPLIES EXPENSE	21,335.45		30,000.00	71.12%
MISCELLANEOUS EXPENSE	1,865.10		2,000.00	93.26%
NEW EQUIPMENT PURCHASE	0.00		10,000.00	0.00%
PAYROLL EXP - CITY ATTRNY	58,853.69		70,000.00	84.08%
PAYROLL EXP - ELECTED OFFICIAL	107,739.95		132,000.00	81.62%
PAYROLL EXP - REGULAR	237,572.94		403,561.52	58.87%
PLANNING COMMISSION	13,868.18		22,000.00	63.04%
POSTAGE EXPENSE	1,588.64		2,000.00	79.43%
PROFESSIONAL SERVICES	60,874.35		40,000.00	152.19%
REPAIR & MAINT - EQUIPMENT	8,942.56		0.00	0.00%
REPAIR & MAINT - OFFICE EQUIP	5,033.54		6,500.00	77.44%
TECHNICAL SUPPORT	85,664.96		75,000.00	114.22%
TELECOMMUNICATION EXPENSES	0.00		2,000.00	0.00%
TRAVEL, TRAINING & MEETINGS	18,348.92		20,000.00	91.74%
UTILITIES EXPENSES	86,141.07		100,000.00	86.14%
Expenses		\$5,904,141.71	\$1,443,261.52	

GENERAL FUND
Statement of Revenue and Expenditures

ANIMAL CONTROL DEPT			
Expenses			
Year-To-Date	Annual Budget	Jan 2025	Dec 2025
Actual	Percent of	Dec 2025	Budget
FUEL EXPENSES	1,385.33	2,200.00	62.97%
MATERIALS & SUPPLIES EXPENSE	406.42	1,100.00	36.95%
PAYROLL EXP - REGULAR	64,467.19	80,936.00	79.65%
PROFESSIONAL SERVICES	7,110.00	15,000.00	47.40%
REPAIR & MAINT - AUTOMOBILES	2,836.76	1,500.00	189.12%
REPAIR & MAINT - EQUIPMENT	0.00	500.00	0.00%
TRAVEL, TRAINING & MEETINGS	0.00	500.00	0.00%
UNIFORMS/GEAR EXPENSE	0.00	500.00	0.00%
Expenses	\$76,205.70	\$102,236.00	

GENERAL FUND
Statement of Revenue and Expenditures

BUILDING PERMIT DEPT			
Year-To-Date	Annual Budget	Jan 2025	Dec 2025
Actual	Jan 2025	Dec 2025	Percent of
Expenditures			
FUEL EXPENSES	3,206.94	6,000.00	53.45%
PAYROLL EXP - REGULAR	138,354.15	193,910.17	71.35%
REPAIR & MAINT - AUTOMOBILES	6,157.91	2,000.00	307.90%
TRAVEL, TRAINING & MEETINGS	2,711.61	5,000.00	54.23%
UNIFORMS/GEAR EXPENSE	480.94	1,000.00	48.09%
Expenses	<u>\$150,911.55</u>	<u>\$207,910.17</u>	

GENERAL FUND
Statement of Revenue and Expenditures

FIRE DEPT			
Expenses	Year-To-Date	Annual Budget	Percent of
	Jan 2025	Jan 2025	Dec 2025
	Sep 2025	Dec 2025	Percent of
	Actual	Budget	
ADDITIONAL SERVICES EXPENSE	8,128.22	0.00	0.00%
FUEL EXPENSES	11,081.13	18,000.00	61.56%
GRANT EXPENSE	20,005.77	0.00	0.00%
HAZMAT EXPENSES	2,881.92	3,400.00	84.76%
MATERIALS & SUPPLIES EXPENSE	26,516.47	32,119.00	82.56%
MISCELLANEOUS EXPENSE	0.00	500.00	0.00%
NEW EQUIPMENT PURCHASE	69,448.60	127,000.00	54.68%
PAYROLL EXP - REGULAR	967,546.82	1,360,362.64	71.12%
PROFESSIONAL SERVICES	500.00	10,000.00	5.00%
REPAIR & MAINT - BUILDING	36,195.17	50,000.00	72.39%
REPAIR & MAINT - EQUIPMENT	5,656.73	12,150.00	46.56%
REPAIR & MAINT - TRUCK	18,056.98	22,000.00	82.08%
TRAVEL, TRAINING & MEETINGS	12,668.57	18,000.00	70.38%
UNIFORMS/GEAR EXPENSE	18,289.17	35,000.00	52.25%
	<u>\$1,196,975.54</u>	<u>\$1,690,531.64</u>	

GENERAL FUND
Statement of Revenue and Expenditures

LAW ENFORCE - COURT			
Year-To-Date	Annual Budget	Jan 2025	Budget
Actual	Dec 2025	Percent of	
Sep 2025	Dec 2025		
Expenses			
MATERIALS & SUPPLIES EXPENSE	1,409.39	3,000.00	46.98%
MISCELLANEOUS EXPENSE	0.00	400.00	0.00%
NEW EQUIPMENT PURCHASE	0.00	9,600.00	0.00%
PAYROLL EXP - REGULAR	71,225.35	105,000.00	67.83%
POSTAGE EXPENSE	6.08	500.00	1.22%
SPECIAL COURT COSTS	0.00	11,000.00	0.00%
TRAVEL, TRAINING & MEETINGS	814.26	5,000.00	16.29%
Expenses	\$73,455.08	\$134,500.00	

GENERAL FUND
Statement of Revenue and Expenditures

LAW ENFORCE - POLICE				Expenses	
Year-To-Date	Jan 2025	Sep 2025	Actual		
Annual Budget	Jan 2025	Dec 2025	Percent of	Dec 2025	Budget
ADVERTISING EXPENSE	0.00	456.27	0.00%	100.00	0.00%
BREATHALYZER EXPENSES	1,500.00	2,000.00	75.00%	0.00	0.00%
DRUG TASK FORCE	40,502.61	81,000.00	50.00%	0.00	0.00%
FUEL EXPENSES	3,350.00	57,373.55	0.00%	150,000.00	38.25%
GRANT EXPENSE	0.00	0.00	0.00%	500.00	0.00%
MISCELLANEOUS EXPENSE	294,471.38	320,000.00	92.02%	185,500.00	63.64%
NEW EQUIPMENT PURCHASE	7,970.30	15,000.00	53.14%	2,071,616.12	65.60%
Off Duty Police Pay	1,358,894.41	2,071,616.12	65.60%	185,500.00	63.64%
PAYROLL EXP - REGULAR	118,047.87	35,000.00	87.75%	3,000.00	41.00%
PAYROLL EXP - SRO	30,712.73	3,283.40	21.89%	15,000.00	25,000.00
REPAIR & MAINT - AUTOMOBILES	1,230.00	14,523.30	58.09%	25,000.00	58.09%
REPAIR & MAINT - EQUIPMENT	3,283.40	1,932,315.82			
TRAVEL, TRAINING & MEETINGS	14,523.30	\$2,903,716.12			
UNIFORMS/GEAR EXPENSE					

GENERAL FUND
Statement of Revenue and Expenditures

LIBRARY			
Expenses			
LIBRARY TRANSFER			
Year-To-Date	Jan 2025	Sep 2025	Actual
Annual Budget	Jan 2025	Dec 2025	Percent of
Jan 2025	Dec 2025	Percent of	Budget
70,000.00	70,000.00	70,000.00	100.00%
Expenses	\$70,000.00	\$70,000.00	

GENERAL FUND
Statement of Revenue and Expenditures

PARKS DEPT				Expenses	
Year-To-Date	Jan 2025	Sep 2025	Actual		
Annual Budget	Jan 2025	Dec 2025	Percent of	Dec 2025	Budget
CAPITAL IMPROVEMENT	121,177.22	500,000.00	24.24%		
ENGINEERING FEES	16,005.00	30,000.00	53.35%		
MATERIALS & SUPPLIES EXPENSE	5,987.46	10,000.00	59.87%		
NEW EQUIPMENT PURCHASE	23,823.51	15,000.00	158.82%		
PAYROLL EXP - REGULAR	235,085.02	278,964.52	84.27%		
PROFESSIONAL SERVICES	17,035.00	30,000.00	56.78%		
REPAIR & MAINT - EQUIPMENT	50,666.89	5,000.00	1,013.34%		
SPORTS PARK MATERIALS	22,660.75	25,000.00	90.64%		
SPORTS PARK MISC	65.00	0.00	0.00%		
SPORTS PARK NEW EQUIP	1,118.35	10,000.00	11.18%		
SPORTS PARK PROF SERV	36,831.43	45,000.00	81.85%		
SPORTS PARK REPAIR/MAINT	13,785.02	3,000.00	459.50%		
SPORTS PARK UTILITIES	14,017.84	15,000.00	93.45%		
TRAVEL, TRAINING & MEETINGS	450.00	1,000.00	45.00%		
UNIFORMS/GEAR EXPENSE	162.27	1,400.00	11.59%		
UTILITIES EXPENSES	13,854.27	8,000.00	173.18%		
		\$572,725.03		\$977,364.52	

GENERAL FUND
Statement of Revenue and Expenditures

Revenue		Revenue	
Year-To-Date	Annual Budget	Jan 2025	Dec 2025
Jan 2025	Dec 2025	Percent of	Budget
Actual			
Sep 2025	Dec 2025		
4,774,925.87	0.00		
\$4,774,925.87	\$0.00		
Highway 170 Grant Revenue		0.00	0.00%

LIBRARY FUND

Statement of Revenue and Expenditures

	Current Period	Annual Budget	Jan 2025	Dec 2025	Percent of Budget
Revenue & Expenditures					
Revenue					
Donations	5,220.00	3,600.00			145.00%
FINES/LOST ITEMS	4,234.68	0.00			0.00%
GRANTS	56,000.00	0.00			0.00%
INTEREST REVENUES	2,892.17	0.00			0.00%
TRANS FROM GENERAL FUND	70,000.00	70,000.00			100.00%
WASHINGTON CO LIBRARY REVENUES	240,660.00	314,879.00			76.43%
Revenue	\$379,006.85	\$388,479.00			
Expenses					
ADVERTISING EXPENSE	1,071.76	2,000.00			53.59%
BOOKS AND MEDIA	25,364.44	40,500.00			62.63%
BUILDING MAINT & CLEANING		13,000.00			0.00%
MATERIALS & SUPPLIES EXPENSE	9,337.18	19,679.00			47.45%
MISCELLANEOUS EXPENSE		500.00			0.00%
NEW EQUIPMENT PURCHASE		3,000.00			0.00%
PAYROLL EXP - REGULAR	169,971.81	281,500.00			60.38%
POSTAGE EXPENSE		300.00			0.00%
PROGRAMS EXPENSE	3,700.04	6,000.00			61.67%
REPAIR & MAINT - BUILDING	7,866.04	0.00			0.00%
TECHNICAL SUPPORT	10,832.74	15,000.00			72.22%
TRAVEL, TRAINING & MEETINGS	250.00	2,000.00			12.50%
UTILITIES EXPENSES	3,750.82	5,000.00			75.02%
Expenses	\$232,144.83	\$388,479.00			

STREET FUND
Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2025	Dec 2025	Percent of Budget
Revenue & Expenditures					
Revenue					
COUNTY TURNBACK	0.00	75,000.00	0.00%		
GRANTS	156,998.14	0.00	0.00%		
INTEREST REVENUES	7,057.77	5,500.00	128.32%		
MISCELLANEOUS REVENUES	290.00	0.00	0.00%		
STREET COUNTY TURNBACK	73,480.20	75,000.00	97.97%		
STREET STATE TURNBACK	484,785.81	550,000.00	88.14%		
TRANS FROM GENERAL FUND	0.00	517,006.17	0.00%		
Revenue	\$722,611.92	\$1,222,506.17			
Expenses					
ADDITIONAL SERVICES EXPENSE	78,247.00	0.00	0.00%		
ADVERTISING EXPENSE	0.00	1,000.00	0.00%		
ENGINEERING FEES	216,024.73	30,000.00	720.08%		
FUEL EXPENSES	8,194.89	12,500.00	65.56%		
MATERIALS & SUPPLIES EXPENSE	11,379.20	20,000.00	56.90%		
MISCELLANEOUS EXPENSE	0.00	500.00	0.00%		
NEW EQUIPMENT PURCHASE	56,768.94	100,000.00	56.77%		
PAYROLL EXP - REGULAR	201,048.96	278,806.17	72.11%		
PROFESSIONAL SERVICES	18,471.73	20,000.00	92.36%		
REPAIR & MAINT - BUILDING	947.94	2,000.00	47.40%		
REPAIR & MAINT - EQUIPMENT	11,195.07	10,000.00	111.95%		
STREET LIGHTS	74,307.17	150,000.00	49.54%		
STREET/ROAD REPAIRS	162,264.92	500,000.00	32.45%		
TRAVEL, TRAINING & MEETINGS	0.00	5,000.00	0.00%		
UNIFORMS/GEAR EXPENSE	162.08	2,200.00	7.37%		
UTILITIES EXPENSES	14,104.98	20,000.00	70.52%		
Expenses	\$853,117.61	\$1,152,006.17			

Agenda Item 10

(remove from inventory)



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

To: Farmington City Council
Ernie Penn, Mayor
Kelly Penn, City Clerk

From: JIMMY BROTHERTON
Re: REMOVAL OF EQUIPMENT
Date: OCTOBER 13, 2025

Recommendation

Requesting the removal of an Electrical Box Hidden Camera (City Tag: 0638, Grant Award: 13-865-12L).

Background

This Electrical Box Hidden Camera was purchased in 2013 with funds from a Justice Assistance Grant (JAG).

Discussion

The camera portion of this item is no longer operational.

Budget Impact

\$0

Agenda Item 11

ORDINANCE NO. 2025-07

AN ORDINANCE LEVYING A TAX ON THE REAL AND PERSONAL PROPERTY WITHIN THE CITY OF FARMINGTON, ARKANSAS, FOR THE YEAR 2025 FIXING THE RATE THEREOF AT 4.5 MILS AND CERTIFYING THE SAME TO THE COUNTY CLERK OF WASHINGTON COUNTY, ARKANSAS.

WHEREAS, it is necessary to collect taxes on both real and personal property in order to provide service to the citizens of the City of Farmington, and the State law of the City of Farmington is allowed to do so:

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

Section 1: That a tax is hereby levied on the real and personal property within the City of Farmington, Arkansas for the year 2025, to be collected in 2026, for the following purposes at the following rates:

REAL AND PERSONAL PROPERTY

<u>Purpose</u>	<u>Levy</u>
General Fund	4.5 Mils

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

Section 3: That the City Clerk is authorized and directed to file certified copies of the Ordinance in the Office of the County Recorder, County Clerk, County Assessor and the County Tax Collector for Washington County, Arkansas.

Section 4: Repealing Clause. All other Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 5: Severability Clause. In the event any portion of the Ordinance is declared inoperative or invalid as a result of a statue or judicial decision, then only that portion expressly so declared to be inoperative or invalid shall be affected thereby and all other provisions hereof shall remain in full force and effect.

Section 6: Emergency Clause. That the City Council of the City of Farmington, Arkansas, further determines that this Ordinance is necessary to adequately and properly protect the inhabitants of the City; therefore, an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 13th day of October 2025.

APPROVED:

Ernie Penn, Mayor

ATTEST:

Kelly Penn, City Clerk



WASHINGTON COUNTY

STATE OF ARKANSAS

Washington County Courthouse
280 North College Avenue, Suite 300

Fayetteville, Arkansas 72701

Telephone: (479) 444-1711

Fax: (479) 444-1094

BECKY LEWALLEN

County And Probate Clerk

City Clerk

Farmington

Dear Clerk:

Please submit the tax levy figures for your City for the year 2025. The Quorum Court meets on November 20th. I need this information by the end of October. Please give us the total levy figure and complete breakdown of tax in the space provided below. This information must be provided on this form.

Sincerely yours,

Becky Lewallen

Washington County Clerk

Becky Lewallen

TOTAL 4.5 MILLS

BREAKDOWN _____

SIGNATURE AND TITLE OF PERSON AUTHORIZED TO SUBMIT TAX

Agenda Item 12



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

To: Farmington City Council
Ernie Penn, Mayor
Kelly Penn, City Clerk

From: JIMMY BROTHERTON
Re: Mini Step Grant
Date: October 13, 2025

Recommendation

Acceptance of the Mini Step Grant for selective traffic enforcement.

Background

The Mini Selective Traffic Enforcement Project (M-STEP) has campaigns throughout their physical year of OCT 2025 thru SEPT 2026 geared towards DWI, Seat Belt, Distracted Driving, etc.

Discussion

This grant has been awarded to the police department in the amount of up to \$23,000 allowing our officers to work overtime during these campaigns. The overtime pay from these campaigns are reimbursed to the City of Farmington. Included in the packet is a list of the campaigns the police department will take part in for this grant.

Budget Impact

\$0

RESOLUTION NO. 2025-12

A RESOLUTION IN SUPPORT OF AN APPLICATION FOR THE MINI-STEP GRANT

WHEREAS, the City of Farmington, Arkansas, has a desire to support the Farmington Police Department; and

WHEREAS, the MINI-STEP Grant Program is making funds available in the form of grant funding; and

WHEREAS, the Chief of Police for the City of Farmington has received funding for the Mini Step grant for selective traffic enforcement.

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

That the City Council and Mayor hereby support the application of grant funding from the MINI-STEP Grant Program for the Farmington Police Department and if the grant is awarded, the Farmington City Council understands and acknowledges that the City of Farmington will need to appropriate any funds necessary to match the funds appropriated for the grant.

PASSED AND APPROVED on this 13th day of October 2025.

APPROVED:

ERNIE PENN, MAYOR

ATTEST:

KELLY PENN
CITY CLERK



State of Arkansas



ARKANSAS STATE POLICE

1 State Police Plaza Drive

Little Rock, Arkansas 72209-4822

www.asp.arkansas.gov

"SERVING WITH PRIDE AND DISTINCTION SINCE 1935"

FY 2026 HIGHWAY SAFETY SUBGRANT AGREEMENT

This project is not for the purpose of Research and Development.

RECIPIENT

Farmington Police Department

Telephone: (479) 267-3411

Fax: (479) 267-5897

TAX ID NO:

71 - 0439608

TYPE OF APPLICATION

Initial

Revision

X Continuation

INITIAL PROJECT STARTING DATE

05/18/2020

<u>COST CATEGORY</u>	<u>AMOUNT</u>	
	<u>FEDERAL</u>	<u>STATE</u>
Personal Services	\$23,000.00	
Equipment	\$0.00	
Maintenance & Operation		
Other Direct Costs		
Indirect Cost		
Administrative Costs		
Total	\$23,000.00	

GOVERNMENTAL UNIT

354 W Main St.

Farmington

Arkansas

72730

PROJECT NO:

OP-2026-04-04-29

SC-2026-03-03-29

M5HVE-2026-08-08-29

B8DDLE-2026-04-04-29

FAIN:

(See Invoice Form)

402 CFDA:

20.600 - State and Community Highway Safety

405 CFDA:

20.616 - National Priority Safety Program

UEI:

ZCCJVEMQ2ZE6

PROJECT TITLE:

Mini-Selective Traffic Enforcement Project (M-STEP)

OPERATIONAL AREA OF PROJECT

Washington County

PROJECT PERIOD

From: 10/01/2025

To: 09/30/2026

FUNDING PERIOD

From: 10/01/2025

To: 09/30/2026

FUNDING

SOURCE

AMOUNT

Federal

\$23,000.00

State

Local

Total

\$23,000.00

ARKANSAS STATE POLICE
HIGHWAY SAFETY SUBGRANT AGREEMENT

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BUDGET REQUEST AND LOCAL MATCH	Appendix iii

Agreement Prepared By: Holly Terry

Title: Program Manager

Arkansas State Police
Arkansas Highway Safety Office
1 State Police Plaza Drive
Little Rock, AR 72209
(501) 618-8000
(501) 618-8124 fax

ARKANSAS STATE POLICE
HIGHWAY SAFETY SUBGRANT AGREEMENT

SCOPE OF WORK

SUMMARY OF PROJECT OBJECTIVES:

This project's primary objective is to conduct highly visible overtime selective traffic enforcement during the national, regional and state mobilizations. Public information and education activities that alert the public about the mobilizations will support this objective.

METHOD OF EVALUATION BY ASP/HSO

ADMINISTRATIVE: X

IMPACT EVALUATION: X By achievement of project objectives.

REIMBURSEMENT - ACTUAL COST ONLY

 ASP/AHSO will reimburse the recipient an amount equal to % of all eligible cost.

 X ASP/AHSO will reimburse the recipient an amount equal to all eligible costs as identified in work statement.

REIMBURSEMENT LIMITS

1. Maximum amount eligible for reimbursement:

Federal Funds: \$23,000.00

State Funds:

2. Only those orders placed and costs incurred during the following time period shall be eligible for reimbursement:

(Date) 10/01/2025 to (Date) 09/30/2026

3. The recipient must bear all costs not eligible for Federal reimbursement.

Federal and State regulations shall be the basis for determining eligibility of costs, as detailed in the General Provisions and Subgrant Agreement/Contract Terms.

This agreement may be amended only by written notice in advance and in accordance with ASP/AHSO policy. (See Subgrant Agreement/Contract Terms).

ARKANSAS STATE POLICE
HIGHWAY SAFETY SUBGRANT AGREEMENT

WORK STATEMENT

A. The recipient, Farmington Police Department, in exchange for consideration offered by the Arkansas State Police, Highway Safety Office, hereafter referred to as the Arkansas Highway Safety Office (AHSO), and in the interest of improving highway safety, hereby agrees to pursue the achievement of the following objectives:

1. Appoint a Project Coordinator to be a liaison between the recipient and the (AHSO) and to be responsible for coordinating selective enforcement activities and financial transactions associated with this subgrant agreement. Herein, give signature authorization for the Project Coordinator to request reimbursement and agreement change orders when applicable. Compensation for the Project Coordinator will be from local funds.

2. Project Coordinator, or designee, will work with their designated AHSO Program Manager to ensure they understand State, Federal and Highway Safety Office policies and procedures.

3. Ensure that agency maintains an enforced seat belt policy and provides the AHSO a copy of any revisions to the policy.

4. Participate in two (2) Seat Belt, five (5) DWI/DUI, one (1) Speed and two (2) Distracted Driving mobilization(s) during the project period. Must participate in the public information and education (PI&E) activities (press conferences/news releases) in conjunction with the mobilization activities. An informal seat belt survey conducted by the agency will also precede and follow each seat belt mobilization for evaluation purposes. Mobilization dates are as follows, but are subject to change.

1. State Distracted Driving Mobilization - October 19-25, 2025
2. State Seat Belt Mobilization - November 24 – November 30, 2025
3. National Winter DWI Mobilization - December 12, 2025 - January 1, 2026*
4. State St. Patrick's Day DWI Mobilization - March 13 – 17, 2026
5. National Distracted Driving Mobilization - April 6 – 13, 2026
6. National 420 Campaign April 17 – 20, 2026
7. National Memorial Day Seat Belt Mobilization - May 18 - May 31, 2026
8. State July 4th Holiday DWI Mobilization – July 1 – 5, 2026
9. National Speed Mobilization - July 10 – 31, 2026
10. National Labor Day DWI Mobilization - August 21 - September 7, 2026*

*Conduct checkpoints and/or saturation patrols on at least four days/nights during the National DWI mobilizations.

**Agencies are encouraged to conduct night time seat belt enforcement during Thanksgiving and Memorial day seat belt enforcement mobilizations.

5. Conduct Public Information and Education (PI&E) activities to support the objectives of this project. These activities will include, but are not limited to, issuing a news release at the beginning of the project period to notify the community of the project activities, conducting a minimum of two (2) media exposures for each mobilization e.g., news conferences, news releases, social media posts, interviews, reporter ride-along and participation in other community activities e.g., community engagement, health fairs, booths, civic/school/employer presentations during the year. Please click on www.trafficsafetymarketing.gov for materials to assist you in conducting these activities.

Agenda Item 13



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

To: Farmington City Council
Ernie Penn, Mayor
Kelly Penn, City Clerk

From: JIMMY BROTHERTON
Re: Blue & You Foundation – Mini Grant
Date: October 13, 2025

Recommendation

The police department has applied for the Blue & You Foundation Mini Grant. If awarded the grant, Stop the Bleed stations will be purchased.

Background

The Blue & You Foundation is awarding up to \$5,000 for this Mini Grant. If the requested amount of \$3,433.23 is awarded, the police department will order these stations so they can be installed at select city properties.

Discussion

If awarded this grant, the police department will purchase these Stop the Bleed stations from North American Rescue. With the purchase of these 6 stations, we will be able to install these stations at the City Ball Park, Library, City Hall, City Gym, City Shop, and Police Department. These kits will provide potentially lifesaving equipment in our community that will be available to both civilians and city employees.

Budget Impact

None

RESOLUTION NO. 2025-13

A RESOLUTION IN SUPPORT OF AN APPLICATION FOR THE BLUE AND YOU MINI GRANT.

WHEREAS, the City of Farmington, Arkansas, has a desire to support the Farmington Police Department; and

WHEREAS, the Blue & You Mini Grant Program is making funds available in the form of grant funding; and

WHEREAS, if awarded this grant, the police department will purchase six (6) Stop the Bleed stations. These kits will provide potentially lifesaving equipment in our community that will be available to both civilians and city employees; and

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

That the City Council and Mayor hereby support the application of grant funding from the Blue & You Grant Program for the Farmington Police Department and if the grant is awarded, will purchase six (6) Stop the Bleed stations.

PASSED AND APPROVED on this 13th day of October 2025.

APPROVED:

ERNIE PENN, MAYOR

ATTEST:

KELLY PENN
CITY CLERK

Jimmy Brotherton

From: blueandyoufoundation@smartsimplemailer.com
Sent: Wednesday, October 1, 2025 9:35 AM
To: jimmybrotherton@cityoffarmington-ar.gov
Cc: erhale@arkbluecross.com
Subject: Application Received
Attachments: Application_Preview.pdf

Dear James,

Thank you for submitting a grant application to the Blue & You Foundation from Farmington Police Department. A copy of your application is attached. Your application on behalf of the Stop the Bleed Kits for the City of Farmington program for \$3,433.23 will be reviewed and, unless we contact you, is considered eligible and complete.

The Foundation will communicate with all applicants once applications have been selected by the review committee for funding.

Thank you for your interest in improving the health of Arkansans.

Rebecca Pittillo

Executive Director

Blue & You Foundation for a Healthier Arkansas

For any questions, please call the Blue & You Foundation office at 501-378-3300.



Grant Application

Cycle: 2025 Mini Grants

Application ID

2025-6937 Farmington Police Department

Application Type

Mini Grant

Contact Information

Organization Information

Farmington Police Department
354 W Main St
Farmington, AR, 72730-2615
Phone: 479-267-3411

Primary Contact

James Brotherton
Title: Captain
Phone: 479-267-3411
Email: jimmybrotherton@cityoffarmington-ar.gov

Project Overview

Project Name

Stop the Bleed Kits for the City of Farmington

Amount Requested

Amount must be between \$1,000 and \$5,000.

\$3,433.23



Grant Application

Project Start Date

Must be January 01, 2026

01/01/2026

Project End Date

Must be July 31, 2026

07/31/2026

My organization is a

Government Entity

Is your project an existing program or a new, start up program?

New

Executive Summary

Grant Application

What is the mission of your organization?

To change your mission statement, click on your initial on the top right of the screen and select "Organization Profile." Mission statements and other details can be updated there.

The mission of the Farmington Police Department is to work in a true partnership with our fellow citizens of Farmington to enhance the quality of life in our city.

By raising the level of public safety through law enforcement, we reduce the fear and incidence of crime.

We strive to enhance our tradition of excellent service to all. We continue to seek support and cooperation from the community we serve and from those of us who serve the community. Our organizational culture is responsive to new ideas and is one in which all employees are given the opportunity to develop to their highest potential and see themselves as agents of change. We base all our relationships on the premise that the public and police are one.

In accomplishing these goals: service will be our commitment, honor and integrity our mandate

What is the need that has driven your organization to apply for this project?

With the continuous rise of violence in our communities and the risk of accidents, we feel it is vital for the City of Farmington to have Stop the Bleed stations located within our city buildings and community ball park. In recent events, suspects target government buildings and events with large numbers of potential innocent victims. Furthermore, in these buildings or parks, civilians and employees may be involved in an accident or injury which requires Stop the Bleed functions to be performed. These kits will provide the public and city employees with potentially life Stop the Bleed tools until Emergency Services can arrive or the victim can be taken to a hospital or clinic for further treatment.

What is the condition or health topic targeted by your project?

If, and only if, you are a school, select "School Health Initiative." You may apply for any of the categories under the health initiatives list. For example, schools should apply under a school health initiative. However, schools should NOT apply for emergency medical equipment under a school health initiative. Please make those requests under emergency medical equipment. If you do not select the right category, this will affect your score.

Emergency Medical Equipment

Grant Application

Emergency Medical Equipment

Please select the items you will purchase. Ensure these are individually listed with the cost per item in your budget. If your selected items are missing from your budget or there are items in your budget that do not fit into these categories, your score will be affected.

Stop the Bleed Kits

What are the principal activities or methods your organization will implement to successfully achieve the objectives of the project?

With the award of this grant, our department will immediately purchase 6 Stop the Bleed stations from North American Rescue. Once these stations arrive, they will be installed at our City Ball Park, Library, City Gym, Public Works, City Hall, and Police Department. This will provide numerous Stop the Bleed kits across the City of Farmington to be available for use if needed by a civilian or employee.

Other than participation, how do you plan to measure the success of this program? What quantifiable data points will measure the progress, impact and outcomes of this project?

The City of Farmington will have knowledge of if and when one of the kits are used from one of the six stations. Most generally in an instance where these kits have been used, emergency services will be notified and a log or report will have been generated.

How many people will you directly impact with this funding?

Hundreds of civilians attend our City Ball Park and City Library being just a part of where these stations will be located.

Details

Primary Target Demographics



Grant Application

Age Demographic

What is the primary target demographic to be served by your project?

All Ages

Race/Ethnicity Demographic

What is the primary target demographic to be served by your project?

All

Gender/Sex Demographic

What is the primary target demographic to be served by your project?

General Population

Select your target demographic area or areas.

Please choose Statewide if your project will impact every county.

- ☐ Statewide
- ☒ Specific County/Counties

Select your target demographic area or areas.

Washington

Budget Information



Grant Application

Identify how you will spend the money.

Please provide specific quotes for your purchase, including details on where you are buying the items from and their exact cost. Break down items by category in the narrative section and list costs per item. Please list by item in the budget tool.

With the award of this grant, the City of Farmington will order six of the Stop the Bleed stations from North American Rescue. The total for this purchase is \$3,433.23 including shipping costs. The City of Farmington will install these stations at no costs.

Budget Narrative

Please explain the above requested expenses.

The City of Farmington will use the funds provided by this grant to purchase six Stop the Bleed work stations. This will allow the City of Farmington to provide potentially life saving equipment to our community and employees.

Attestation

Please proceed to Submit Page after completing the Attestation section of the application.

This organization does not discriminate on the basis of race, color, religion, age, gender, national origin, or disability (in accordance with applicable federal laws).

Agree

Any funds received for this proposal will be used for the stated charitable purpose and in accordance with the grant terms and conditions enclosed in the award letter, including completion of required reports by their deadlines.

Agree



Grant Application

We will acknowledge any grant received in accordance with the terms outlined in the grant award letter, and the Blue & You Foundation may publicize this project or program in all publications, including web-based communications, should the proposal be funded.

Agree

Should this proposal not be funded by Blue & You Foundation grants program, the organization authorizes Blue & You Foundation to share this proposal in its entirety with other potential funding sources at its discretion.

Yes

By typing my name in the following space, I certify that I am an authorized representative of the charitable organization named in this application. I further certify that this application is submitted with the full knowledge and consent of the organization's Board of Directors or other governing body.

Captain James Brotherton

**NORTH AMERICAN RESCUE®****www.NARescue.com • 888.689.6277****QUOTE****Q08758**

Quote Date: 09/19/2025

35 Tedwall Court Greer SC 29650

Phone: (864) 675-9800

Fax: (864) 675-9880

QUOTE**BILL TO:** PROSPECT

Farmington Police Department

SHIP TO:**PO #:** BROTHERTON2Farmington Police Department
354 West Main Street
Farmington, AR 72730
P: (479) 267-3411

Entered By: Shavonte Wade

swade@narescue.com

Date/Time Printed: 09/22/25 08:18

Contact Name	Contact Phone	Contact Email		
James Brotherton	479-267-3411	jimmybrotherton@cityoffarmington-ar.gov		
Shipping Method	FOB Type	Payment Terms	Master #	Exp. Date
970-BESTWAY	ORIGIN	CREDIT CARD	965059	10/19/2025

Quantity	UOM	Item Number	Item Description	Item Weight	Ext. Weight	Unit Price	Extended Price
6	EA	80-0577	STATION, PABC - 6 PACK - SEMI-RECESSED 1" LIP - BASIC (vac)	20.00	120.00	\$523.98	\$3,143.88

Payment Remittance:			Subtotal	\$3,143.88
North American Rescue, LLC PO Box 360320 Pittsburgh, PA 15251-6320	North American Rescue, LLC Routing #: 043000261 Account #: 9089953 SWIFT #: IRVTUS3N	NAR TAX ID: 27-1024029	Discount	\$0.00
		NAR DUNS: 832426782	Freight	\$85.00
		CAGE CODE: 06ST7	Tax	\$204.35
		Please visit us at www.narescue.com	Total	\$3,433.23

Subject to NAR's Terms & Conditions. For details, please visit: <https://www.narescue.com/legal/terms-and-conditions>.

The ARMOR product is controlled by the Export Administration Regulations (EAR). It may not be exported, sold, transferred, transported, or shipped outside of the U.S., either in its original form or after being incorporated into other items, without first obtaining approval from the U.S. government or as authorized by U.S. law and regulations.

The sale or export, whether directly or indirectly, to the Russian Federation or Belarus, or for use by either, is strictly prohibited.

PUBLIC ACCESS BLEEDING CONTROL STATIONS - 6-PACK VACUUM SEALED
BASIC PABC SEMI-RECESSED STATION - 6-PACK VACUUM SEALED



1/3

ADD TO CART

EMAIL  ADD TO WISH LIST  SHARE   

- Designed to provide bystanders and initial first responders in public buildings and populated public areas with quick, easy access to essential medical equipment for stopping life-threatening bleeding.
- Includes easy-to-open nylon zippered tote bag containing six (6) Individual Bleeding Control Kits packaged in ruggedized vacuum sealed pouches and one (1) NAR QuikLitter™ Lite for moving injured casualties
- Each Basic Individual Bleeding Control Kit contains intuitive and easy-to-use tools proven to help to save lives such as the most effective, easiest to use, fastest to apply C-A-T® Tourniquet
- The rugged wall mounted clear storage case provides high visibility access as well as physical and environmental protection of medical supplies
- Stations are available in Basic, Intermediate, Advanced, Advanced BCD, and Advanced Celox™ care configurations
- Alarm available upon special request. Contact Customer Service for details
- Compliant with California Assembly Bill AB2260

DESCRIPTION

Save lives! Stop life-threatening bleeding in the first critical minutes!

The first minutes following a traumatic injury are crucial in saving a life. Uncontrolled bleeding can result in death within minutes—even before emergency medical services or other emergency responders can arrive. North American Rescue® (NAR) Public Access Bleeding Control (PABC) Stations provide bystanders and initial first responders with quick and easy access to essential medical equipment to stop life-threatening bleeding in public buildings and populated public areas. This PABC Station includes a clear wall mounted storage case equipped with six (6) Basic Vacuum Sealed Individual Bleeding Control Kits contained in an easy-to-open nylon zippered tote bag. Also included is one (1) NAR Responder QuikLitter™ for moving injured casualties. Designed to be mounted on a wall at a designated location or to be co-located with Automatic External Defibrillators (AEDs), the NAR Public Access Bleeding Control Station provides publicly accessible medical supplies to control major bleeding.

The rugged storage case provides both physical and environmental protection. It also contains an eyelet that allows for a secondary safety seal to easily identify if the station has been opened or tampered with. The clear design of the storage case allows visibility at any angle and the external mounting tabs enable the case to be easily installed on any wall. The internal design includes a wire shelf that supports the Public Access Bleeding Control Pack and the exterior has rounded corners to help prevent injury if bumped into and comes complete with the mounting hardware. Alarm is available upon special request. Contact Customer Service for details

NAR Public Access Bleeding Control (PABC) Stations are available in 5 configurations: Basic, Intermediate, Advanced, Advanced BCD, and Advanced Celox™.

BASIC:

The Basic version of the NAR PABC Station provides 6 complete ruggedized vacuum sealed pouches containing life saving bleeding control equipment such as tourniquets, pressure dressings and gauze bandages to put into the hands of the public to help control bleeding and save lives. It also includes the NAR Responder QuikLitter™ for moving injured casualties.

INTERMEDIATE:

Includes all equipment found in the Basic PABC Station with each of the 6 complete ruggedized vacuum sealed pouches also containing the added capability of treating penetrating chest wounds with the HyFin® Vent Compact Chest Seal Twin Pack (for entrance and exit wounds).

ADVANCED / ADVANCED BCD / ADVANCED CELOX™:

Includes all equipment found in the Intermediate PABC Station with each of the 6 complete ruggedized vacuum sealed pouches also containing the added capability of a hemostatic dressing to enhance blood clotting abilities for faster bleeding control.

SPECS

Agenda Item 14



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

Memo

To: Farmington City Council
Kelly Penn, City Clerk

From: Mayor Ernie L Penn

Re: Interlocal Agreement for Continuation of Ambulance Services through the Washington County
Regional Ambulance Authority

Date: October 13, 2025

Recommendation

City staff recommends approval of this request

Background

This is an agreement that the Cities and County have to Continue Ambulance Services with CEMS. Each year a financial analysis is completed to determine the operating costs vs income which determines the subsidy needed to operate the service and the Per Capita Rate from the Cities and County.
(See Attached Chart)

Discussion

The 2025 Subsidy paid by Farmington was \$84,546.00. The 2026 Subsidy will be \$88,364.00 based upon population estimate of 10,938. This is a valued medical service to provide to our City residents for their health and well being.

Budget Impact

This cost was included in our 2025 Budget that was approved by the City Council on December 9, 2024.

AGREEMENT
FOR CONTINUATION OF AMBULANCE SERVICES THROUGH THE WASHINGTON
COUNTY REGIONAL AMBULANCE AUTHORITY

THIS INTERLOCAL AGREEMENT FOR CONTINUATION OF AMBULANCE SERVICES THROUGH THE WASHINGTON COUNTY REGIONAL AMBULANCE AUTHORITY (“Agreement”) is made and entered into by and between the WASHINGTON COUNTY REGIONAL AMBULANCE AUTHORITY (“Authority” or “WCRAA”), WASHINGTON COUNTY, ARKANSAS, (“County”) and the cities of ELKINS, ELM SPRINGS, FARMINGTON, FAYETTEVILLE, GOSHEN, GREENLAND, JOHNSON LINCOLN, PRAIRIE GROVE, TONTITOWN, WEST FORK, and WINSLOW (“Cities”).

WHEREAS, A.C.A. §14-14-910, A.C.A. §25-20-101, and A.C.A. §14-266-102 authorize cities and counties to enter into contracts to co-operate or join with each other to provide emergency and non-emergency medical services and to specify the responsibilities of all parties; and,

WHEREAS, all parties acknowledge that the continued provision of ambulance service is crucial for the continued health and safety of the residents of the named Cities and the County; and,

WHEREAS, said Authority should consist of representatives of all of the above-named Cities and the County; and,

WHEREAS, all parties agree that subsidies will be based on the Northwest Arkansas Regional Planning Commission annual population estimates, the geographic area of each named City and the County unincorporated area, and the most recent full year’s call time data for each participating entity.

WHEREAS, the Agreement for Continuation of Ambulance Services and Membership in the WCRAA is set to renew on its own terms on December 31, 2030 unless a party to that Original Agreement notifies the other parties of its intent to withdraw by September 1, 2030; and

WHEREAS, all parties agree to review population accuracy and financial position of the WCRAA on an annual basis at the end of the second quarter each year to maintain appropriate funding for the ambulance service to serve the residents of the named Cities and the County; and,

WHEREAS, all parties intend for the WCRAA to continue in operation and administration beyond said December 31, 2030 renewal, with the WCRAA continuing to exist as it does today; and

WHEREAS, the parties acknowledge that their financial contributions to the WCRAA as set forth in this Agreement and previous Agreements funding the WCRAA is for and in consideration of (a) ambulance service coverage within each of their respective cities, for the cities, and in the unincorporated areas of Washington County for the County, and (b) continued participation in the WCRAA; and

WHEREAS, all parties acknowledge that the continuation of the WCRAA will demand close and continued cooperation of all parties.

NOW, THEREFORE, IT IS AGREED:

ARTICLE 1. AUTHORITY ORGANIZATION.

(a) The chief executive officer of each entity shall represent said entity on the Board of Directors of the Authority to be known as the Washington County Regional Ambulance Authority.

(b) The Board shall meet no less than annually to transact all business associated with the powers and responsibilities conferred upon it. However, the Board shall reserve to itself the right to meet on whatever basis it determines is appropriate.

(c) The Board shall employ an executive director/chief to manage a regional ambulance system.

(d) In order to ensure maximum efficiency and effectiveness of the operation, an executive committee shall be formed to be charged with the oversight of the day-to-day operation of the system. The members of said executive committee shall be as follows:

- (1) Two County appointees who shall reside in the service area and who shall be appointed by the County Judge and affirmed by the Quorum Court;
- (2) The Fayetteville City appointee who shall be appointed by the Mayor and confirmed by the City Council;
- (3) A second Fayetteville appointee (Both City appointees shall serve at the pleasure of the City Council and can be removed and replaced by different representatives by City Council Resolution;
- (4) A small City appointee who shall be chosen by the board members of the aforesaid cities, excluding the City of Fayetteville;
- (5) A hospital representative who shall reside in the service area to be chosen by the County appointees, the Fayetteville appointees, and the small city appointee.
- (6) A representative of the financial community residing in the service area to be chosen by the County appointees, the Fayetteville appointees, and the small city appointee.

ARTICLE 2. PURPOSES, POWERS, RIGHTS, OBLIGATIONS AND RESPONSIBILITIES OF THE CREATED ENTITY.

- (a) All parties acknowledge that the need to create an entity to own, operate and manage an ambulance service is necessary and appropriate.
- (b) The Authority created herein will have the powers:
 - (1) To provide advanced and basic life support emergency ambulance service, medical standbys and Mobile Integrated Health-Community Paramedicine (MIH-CP) in the designated area;
 - (2) To provide emergency medical dispatch including pre-arrival instructions in accordance with approved dispatch protocols;
 - (3) To set ambulance user fees;
 - (4) To own system revenues;
 - (5) To provide exclusive emergency (county-wide) and non-emergency (within the cities only) ambulance service;
 - (6) To enter into mutual aid and automatic aid Agreements with neighboring ambulance services for emergency and or non-emergency services;
 - (7) Comprehensive regulatory powers over the ambulance system performance;
 - (8) Ownership of or access to key components of the system infrastructure;
 - (9) Centralize medical direction and clinical oversight of the ambulance system to the extent deemed necessary;
 - (10) To promulgate rules and regulations to further effectuate the purposes of this Agreement;
 - (11) To purchase, own and dispose of real and personal property;
 - (12) To adopt and oversee comprehensive system performance on an annual basis to include periodic revisions to comply with emerging technologies and changes in clinical and operational standards.

(c) Washington County Regional Ambulance Authority's Specific Duties.

The Authority created herein shall have the following specific duties and responsibilities **in addition to** the statutory and administrative requirements of §14-266-109, the Arkansas Medical Practices Act, and any other government or professional standards.

(1) Response time metrics shall be analyzed no less than monthly to determine the need for additional ambulances and staff to maintain agreed upon service levels.

(2) Reporting Requirements.

(A) Fayetteville. On the third Tuesday of July each year, the Washington County Regional Ambulance Authority by the two Fayetteville representatives on the Executive Committee shall appear before the Fayetteville City Council to present:

(i) The written annual, audited report of the previous year's financial and response data reports;

(ii) A written report of the financial and response data for the first half of the current year;

(iii) Plans and projections to replace or enlarge capital property and equipment within the next 18 months;

(iv) Plans and justifications for any personnel increases within the next 18 months; and

(v) Revenue/expense projections for the next 18 months.

(B) Any Other Member of This Authority. Upon written request by any other member of this authority, the Board Member representing that entity shall provide the full written and oral report referred to in (A) to that City or to the County during its regular July or August meeting.

ARTICLE 3. FINANCING; TRAINING; COMPLIANCE WITH A.C.A. §20-13-301
ET. SEQ.

- (a) All parties acknowledge that the need for a guaranteed revenue source independent of and in addition to fees for service is necessary in order to ensure the continued viability of said service.
- (b) The annual regional ambulance service-funding source for all parties of this Agreement shall be based on three equally weighted factors:
 - (1) The current year's population projection by NWA Regional Planning Commission beginning January 1, 2026.
 - (2) The most recent full year's call-times for each City and the County unincorporated area.
 - (3) The coverage area in total square miles for each City and the County unincorporated area.

Washington County Regional Ambulance Authority-Interlocal Agreement 2026-2030								
City	NWAPC Population Estimates					Sq Mile	Call Times	Subsidy
	2026	2027	2028	2029	2030		2024	2026
Elkins	4,202	4,294	4,388	4,483	4,581	3.91	411	\$ 38,359
Elm Springs	2,787	2,859	2,933	3,009	3,086	5.99	60	\$ 21,667
Farmington	10,938	11,178	11,424	11,674	11,931	9.88	742	\$ 88,364
Fayetteville	106,330	107,965	109,625	111,311	113,022	55.80	18,906	\$1,216,622
Goshen	2,492	2,549	2,607	2,666	2,726	11.52	101	\$ 27,325
Greenland	1,381	1,457	1,538	1,623	1,713	4.05	172	\$ 16,699
Johnson	3,876	3,965	4,056	4,149	4,244	3.65	215	\$ 29,850
Lincoln	2,522	2,601	2,683	2,767	2,854	2.89	512	\$ 32,642
Prairie Grove	8,994	9,203	9,418	9,637	9,862	9.33	968	\$ 86,121
Tontitown	8,271	8,441	8,614	8,791	8,972	18.05	353	\$ 70,604
West Fork	2,525	2,615	2,707	2,803	2,902	3.73	279	\$ 25,583
Winslow	372	377	381	385	390	1.83	87	\$ 6,636
County Rural	36,933	37,158	37,373	37,578	37,771	771.39	4,368	\$1,120,355
Total	191,624	194,662	197,745	200,875	204,053	902.02	27,173	\$ 2,780,828
<i>*Subsidy Based on Population, Sq Miles, & Call Time and will be updated six months prior to the beginning of the next calendar year</i>								
Total Subsidy								
	2026	2027	2028	2029	2030			
Total:	\$2,780,828	\$2,895,307	\$3,014,499	\$3,138,597	\$3,267,804			

- (c) Except as stated above, no party to this Agreement may be financially obligated without the approval of its governing body.
- (d) All governing bodies who are parties to this Agreement must approve any increases in subsidy.
- (e) A percentage of these funds shall be set aside for replacement of capital items.
- (f) The ambulance service owned by or under contract with the Authority shall be required to provide, at no additional charge, (an) the Arkansas Department of Health 24 hour approved basic refresher course to all EMT certified firefighters that act as first responders with said ambulance service.
- (g) The financing provided by the parties hereto shall be from general revenues; furthermore, the financing and this Agreement are contingent upon compliance with A.C.A. §20-13-301 et. seq. by the County and all the parties will cooperate to the extent necessary in complying with such.

ARTICLE 4. TERM.

This initial term of this Agreement shall be from January 1, 2026 at 12:00 a.m. (midnight) through December 31, 2030 at 11:59 p.m. This Agreement shall be automatically renewed with possible changes to **Article 3 Financing** for an additional five-year term unless any party notifies the Authority in writing of its refusal to participate in the Authority and this Agreement by September 1, 2030. A second automatic renewal shall occur on December 31, 2030 unless any party notifies the Authority in writing of its refusal to participate in the Authority and this Agreement by September 1, 2035.

Notwithstanding the above terms, all parties to this Agreement may withdraw from this Agreement upon six months' written notice to the Authority and shall only be responsible to pay its subsidy for that pro-rata portion of the year.

ARTICLE 5. CONTINUATION OF OWNERSHIP OF EQUIPMENT BELONGING TO AND OPERATION OF WASHINGTON COUNTY REGIONAL AMBULANCE AUTHORITY.

Property currently owned by WCRAA and all other property and resources of the Authority purchased during its existence or owned by it on July 2, 2011, or thereafter shall remain the Authority's exclusive property throughout the Authority's existence. It is the intent of all parties that WCRAA's current operations, administration, policies, practices and procedures as they now exist shall continue for the length of this Agreement. Furthermore, it is the intent of all parties that all legal obligations of and rights now belonging to the WCRAA shall continue to bind or inure to the benefit of, as the case may be, the WCRAA during the length of this Agreement. The WCRAA shall continue to exist as a corporate body as it has since the first Interlocal Agreement forming the WCRAA, with the sole exception that the

Cities of Elm Springs and Tontitown became full members of the WCRAA upon execution of THE AGREEMENT FOR CONTINUATION AND EXPANDED MEMBERSHIP IN THE WASHINGTON CNTY REGIONAL AMBULANCE AUTHORITY on November 19, 2015 this Agreement and while they honor their obligations hereunder, as any other participating entity. This Agreement shall be construed to effectuate this intent.

ARTICLE 6. SEVERABILITY.

The provisions of this Agreement are declared to be severable. If any provision hereof shall be held to be invalid or to be inapplicable to any person or circumstance, such holdings shall not affect the ability or the applicability of the remainder hereof.

ARTICLE 7. EFFECTIVE DATE.

This Agreement shall not be effective until approved and signed by all parties in accordance with the law.

APPENDIX TO AGREEMENT

APPENDIX DEFINITION OF TERMS WHEN AND IF USED.

Ambulance Authority: Quasi-governmental entity created to oversee and deliver ambulance service in a specified geographical service area.

Ambulance Service: Means emergency and non-emergency response and transport services offered by the Authority, including management, supervision, mass gatherings, community events and Mobile Integrated Health-Community Paramedic (MIH-CP).

Exclusivity: Sole provider of emergency ambulance rights granted by ordinance or resolution by each party to the extent allowed by State Law.

Subsidy: Government funds requested by the Authority to provide ambulance service with funding structure set forth by this Agreement based on geographic size, population, and call time generated within each respective area.

User Fees: Fees charged to patients treated or transported by the ambulance service, or fees charged to an individual or an organization for ambulance standby coverage.

(Signatures will be obtained via DocuSign)

Agenda Item 15



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

MEMO

To: Farmington City Council
Kelly Penn, City Clerk
Jay Moore, City Attorney

From: Ernie L Penn Mayor

Re: Purchase of 2.25 acres of land from Farmington School for the Public Works /Street Department

Date: October 13, 2025

Recommendation

Approval to purchase 2.25 Acres of land for \$135,000

Background

This property adjoins our current public works property to the south. (See Survey/Appraisal

Our City has been mowing this property since we built our public works building and would be a good addition to our existing property.

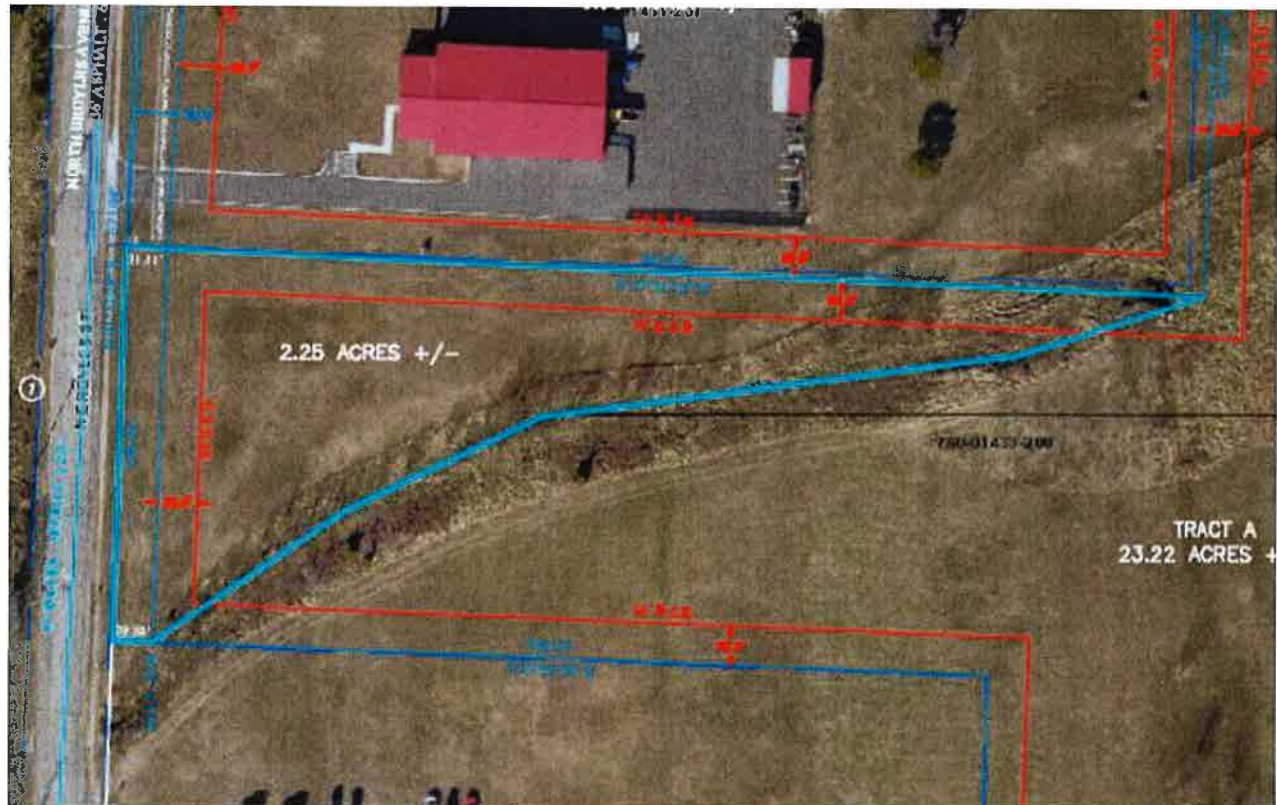
Discussion

The price for the land is reasonable and will allow us to expand if necessary in the future. (see appraisal)

Budget Impact

\$135,000 + associated closing costs

HCA
HOLLAND
COMMERCIAL
APPRAISALS
AND VALUATION SERVICES



RESTRICTED REPORT – LAND VALUATION - 2.25 ACRES
322 N. BROYLES AVENUE | FARMINGTON, ARKANSAS 72730
EFFECTIVE DATE 'AS IS' | AUGUST 27, 2025

Prepared For:
Jon Laffoon, Superintendent | Farmington School District
42 S. Double Springs Road, Farmington, AR 72730



September 2, 2025

Jon Laffoon, Superintendent
Farmington School District
42 S. Double Springs Road
Farmington, AR 72730

RE: Restricted Report
 322 N. Broyles Avenue
 Farmington, Arkansas 72730

As you requested, we have appraised the property above for the purpose of rendering an opinion of the "market value" of the Fee Simple interest. We have not appraised this property within the last three years.

The property was inspected and photographed August 27, 2025. The following report contains our research, findings, analysis, and resulting conclusions. This appraisal report conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation. This appraisal assignment was not based on a requested minimum valuation or specific valuation.

The subject property has no known significant natural, cultural, recreational, or scientific value. The appraisers signing this report have no knowledge concerning the presence or absence of toxic materials, asbestos, and/or urea formaldehyde foam insulation in existing improvements; if such is present, the value of the property may be adversely affected, and a reanalysis at additional cost necessary to estimate the effects of such.

Our opinion of the market value of the **Fee Simple** interest in the subject property as of:

August 27, 2025 is: \$135,000

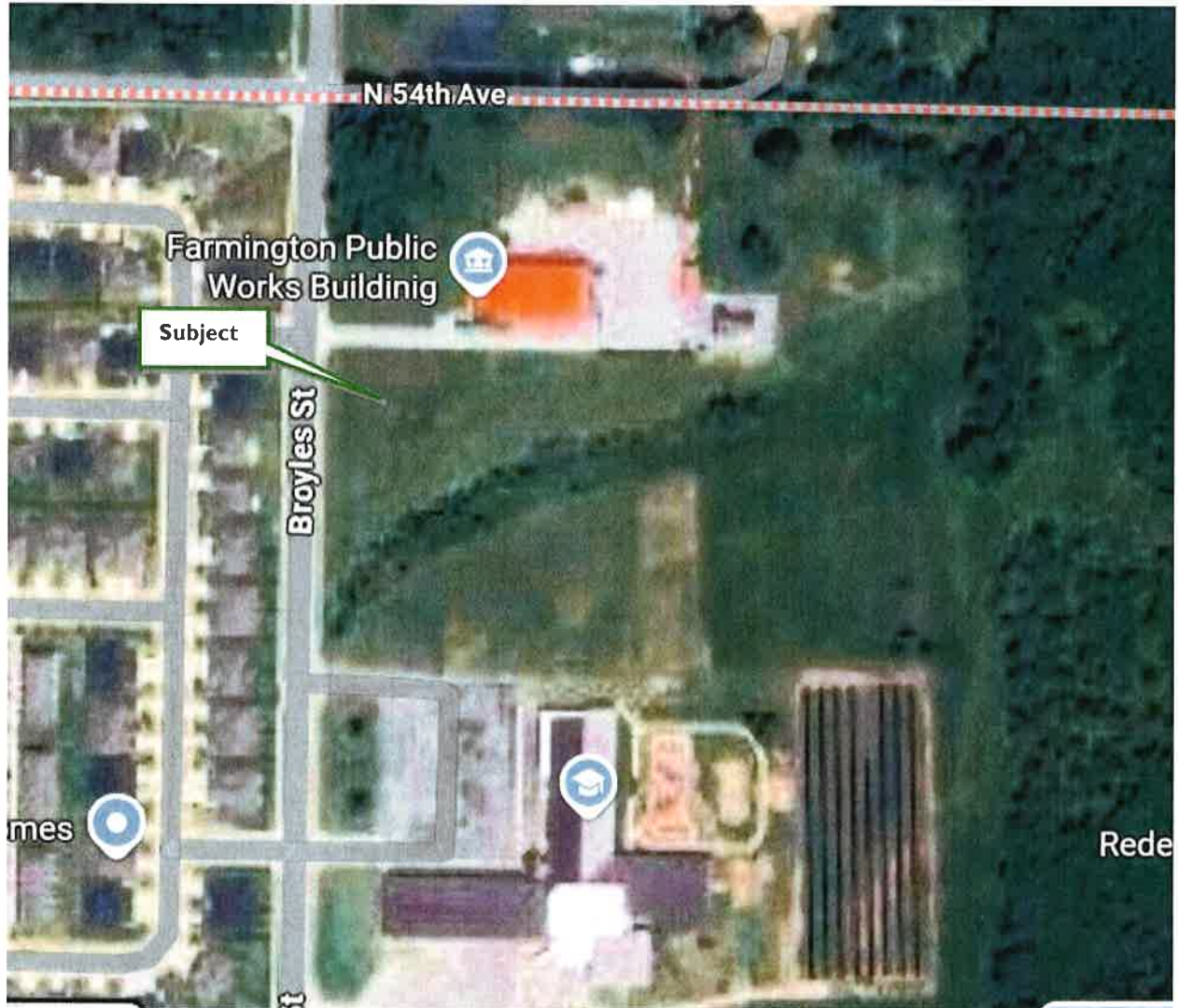
Respectfully submitted,

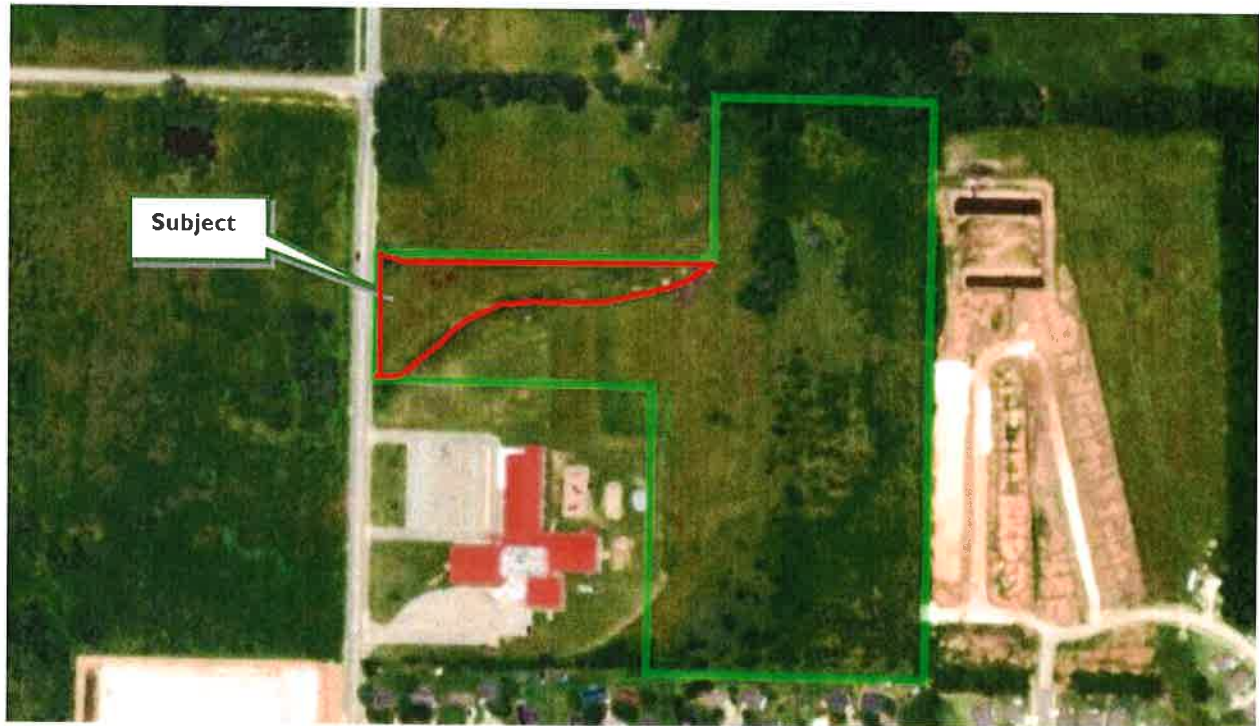

Zach J. Holland
AR CG 2911



This appraisal report is contingent upon the results of a current and accurate ALTA survey/site plan by a certified, registered engineer that are not in conflict with the information discovered in the available research sources.

SUBJECT PROPERTY SATELLITE IMAGERY





**ALL PROPERTY LINES ARE ESTIMATED FOR LOCATION PURPOSES.
ACTUAL PROPERTY LINES ARE UNKNOWN AND SUBJECT TO FINAL
SURVEY AND LOT SPLIT.**

**WE ASSUME THE PROPERTY LINES AND LAND SIZE AND LOCATION ARE
ACCURATE BASED ON THE ONE MAP PROVIDED BY THE CLIENT:**



PERSONAL INSPECTION PHOTOGRAPHS



SURROUNDING USES



 AI Reports® Form 120.05*	Client File #:		Appraisal File #:		1657
	Appraisal Report • Land				
	Appraisal Company: Holland Commercial Appraisals				
	Address: PO Box 701 Gentry, AR 72734				
Phone: 479-276-2149		Fax:		Website:	
Appraiser: Zach J. Holland			Co-Appraiser:		
AI Membership (if any): ☐ SRA ☐ MAI ☐ SRPA ☐ AI-GRS ☐ AI-RRS			AI Membership (if any): ☐ SRA ☐ MAI ☐ SRPA ☐ AI-GRS ☐ AI-RRS		
AI Affiliation (if any): ☒ Candidate for Designation ☐ Practicing Affiliate			AI Affiliation (if any): ☐ Candidate for Designation ☐ Practicing Affiliate		
Other Professional Affiliation:			Other Professional Affiliation:		
E-mail: holland@hollandcommercialappraisals.com			E-mail:		
Client: Farmington Public Schools			Contact: Jon Laffoon		
Address: 42 S. Double Springs Road Farmington, AR 72730					
Phone:		Fax:		E-mail: jlaffoon@farmcards.org	
SUBJECT PROPERTY IDENTIFICATION					
Address: # TBD N. Broyles Avenue					
City: Farmington		County: Washington		State: AR ZIP: 72730	
Legal Description: New legal TBD. We utilized the map provided by the client for property identification. We assume it is accurate.					
Tax Parcel #: New Parcel ID TBD. Parent parcel ID: 760-01433-200 RE Taxes: \$63 Tax Year: 2024					
Use of the Real Estate As of the Date of Value: vacant land					
Use of the Real Estate Reflected in the Appraisal: vacant land					
Opinion of highest and best use (if required): public use, future commercial or multifamily development as allowed by the city.					
SUBJECT PROPERTY HISTORY					
Owner of Record: Farmington School District					
Description and analysis of sales within 3 years (minimum) prior to effective date of value: There are no sales within the last three years.					
Description and analysis of agreements of sale (contracts), listings, and options: We are aware of a potential sale to the City of Farmington but no details were available.					
RECONCILIATIONS AND CONCLUSIONS					
Indication of Value by Sales Comparison Approach			\$ 135,000		
Indication of Value by Cost Approach			\$		
Indication of Value by Income Approach			\$		
Final Reconciliation of the Methods and Approaches to Value: Only the Sales Comparison Approach was necessary in this land valuation. It is the most commonly used and widely accepted method of vacant land valuation.					
Opinion of Value as of: 8/27/2025			\$ 135,000		
Exposure Time: 12 months					
The above opinion is subject to: ☐ Hypothetical Conditions and/or ☒ Extraordinary Assumptions cited on the following page.					

Client:	Farmington School District	Client File #:	
Subject Property:	2.25 acres of the 23.22 parent tract	Appraisal File #:	1657

ASSIGNMENT PARAMETERS

Intended User(s): Farmington Public School District

Intended Use: To consider a sale decision. This is a restricted report not intended or sufficient for any other uses.

This report is not intended by the appraiser for any other use or by any other user.

Type of Value: Market Value

Effective Date of Value: 08/27/2025

Interest Appraised: ☒ Fee Simple ☐ Leasehold ☐ Other

Hypothetical Conditions: (A hypothetical condition is that which is contrary to what exists, but is asserted by the appraiser for the purpose of analysis. Any hypothetical condition may affect the assignment results.)

Extraordinary Assumptions: (An extraordinary assumption is directly related to a specific assignment and presumes uncertain information to be factual. If found to be false this assumption could alter the appraiser's opinions or conclusions. Any extraordinary assumption may affect the assignment results.)

We were provided with an aerial photo with the boundaries intended for the future parcel to be split off of the current, larger parent parcel and sold. This was what was used to identify the property. We assume the aerial photo is accurate and the land can be split off and sold separately. We assume that the subject could be used for office or residential uses commensurate with the surroundings.

This is an Appraisal Report in accordance with Standard Rule 2-2(a) of the Uniform Standard of Professional Appraisal Practice (USPAP).

SCOPE OF WORK

Definition: The scope of work is the type and extent of research and analysis in an assignment. Scope of work includes the extent to which the property is identified, the extent to which tangible property is inspected, the type and extent of data research, and the type and extent of analysis applied to arrive at credible opinions or conclusions. The specific scope of work for this assignment is identified below and throughout this report.

Scope of Subject Property Inspection / Data Sources Utilized

Appraiser

Property Inspection: ☒ Yes ☐ No

Date of Inspection: 08/27/2025

Describe Scope of Property Inspection, Source of Area Calculations and Data Sources Consulted:

Data collected from inspection, provided map, GIS mapping, county records, and MLS

Co-Appraiser

Property Inspection: ☐ Yes ☐ No

Date of Inspection:

Describe Scope of Property Inspection, Source of Area Calculations and Data Sources Consulted:

Approaches to Value Developed

Cost Approach:

☐ Is necessary for credible results and is developed in this analysis

☒ Is not necessary for credible results; not developed in this analysis

☐ Is not necessary for credible results but is developed in this analysis

Sales Comparison Approach:

☒ Is necessary for credible results and is developed in this analysis

☐ Is not necessary for credible results; not developed in this analysis

☐ Is not necessary for credible results but is developed in this analysis

Income Approach:

☐ Is necessary for credible results and is developed in this analysis

☒ Is not necessary for credible results; not developed in this analysis

☐ Is not necessary for credible results but is developed in this analysis

Additional Scope of Work Comments:

The subject is a suburban property located on Broyles Avenue in Farmington, AR north of East Pheasant Drive and south of South 54th Avenue. It consists of the 2.25 acres in the shape of a triangle in the northwestern corner of the 23.22 acre parent tract bordering Broyles Avenue to the west.

We focused our comp search in close proximity within Farmington, especially similar A1 lots suitable for development like that in the subject area.

Significant Real Property Appraisal Assistance: ☒ None ☐ Disclose Name(s) and contribution:

Client:	Farmington School District	Client File #:	
Subject Property:	2.25 acres of the 23.22 parent tract	Appraisal File #:	1657

MARKET AREA ANALYSIS

Location ☐ Urban ☒ Suburban ☐ Rural	Built Up ☐ Under 25% ☒ 25%-75% ☐ Over 75%	Growth ☐ Rapid ☒ Stable ☐ Slow	Supply & Demand ☒ Shortage ☐ In Balance ☐ Over Supply	Value Trend ☒ Increasing ☐ Stable ☐ Decreasing	Typical Marketing Time ☒ Under 3 Months ☐ 3-6 Months ☐ Over 6 Months																									
Neighborhood Single Family Profile <table border="1"> <tr> <th>Price</th> <th></th> <th>Age</th> </tr> <tr> <td>199,500</td> <td>Low</td> <td>1 years</td> </tr> <tr> <td>499,900</td> <td>High</td> <td>30 years</td> </tr> <tr> <td>320,000</td> <td>Predominant</td> <td>5-10</td> </tr> </table>			Price		Age	199,500	Low	1 years	499,900	High	30 years	320,000	Predominant	5-10	Neighborhood Land Use <table border="1"> <tr> <td>1 Family</td> <td>70 %</td> <td>Commercial</td> <td>10 %</td> </tr> <tr> <td>Condo</td> <td>%</td> <td>Vacant</td> <td>10 %</td> </tr> <tr> <td>Multifamily</td> <td>10 %</td> <td></td> <td>%</td> </tr> </table>		1 Family	70 %	Commercial	10 %	Condo	%	Vacant	10 %	Multifamily	10 %		%	Neighborhood Name: PUD ☐ Condo ☐ HOA: \$ / Amenities:	
Price		Age																												
199,500	Low	1 years																												
499,900	High	30 years																												
320,000	Predominant	5-10																												
1 Family	70 %	Commercial	10 %																											
Condo	%	Vacant	10 %																											
Multifamily	10 %		%																											

Market area description and characteristics:
 Farmington-see addenda

SITE ANALYSIS

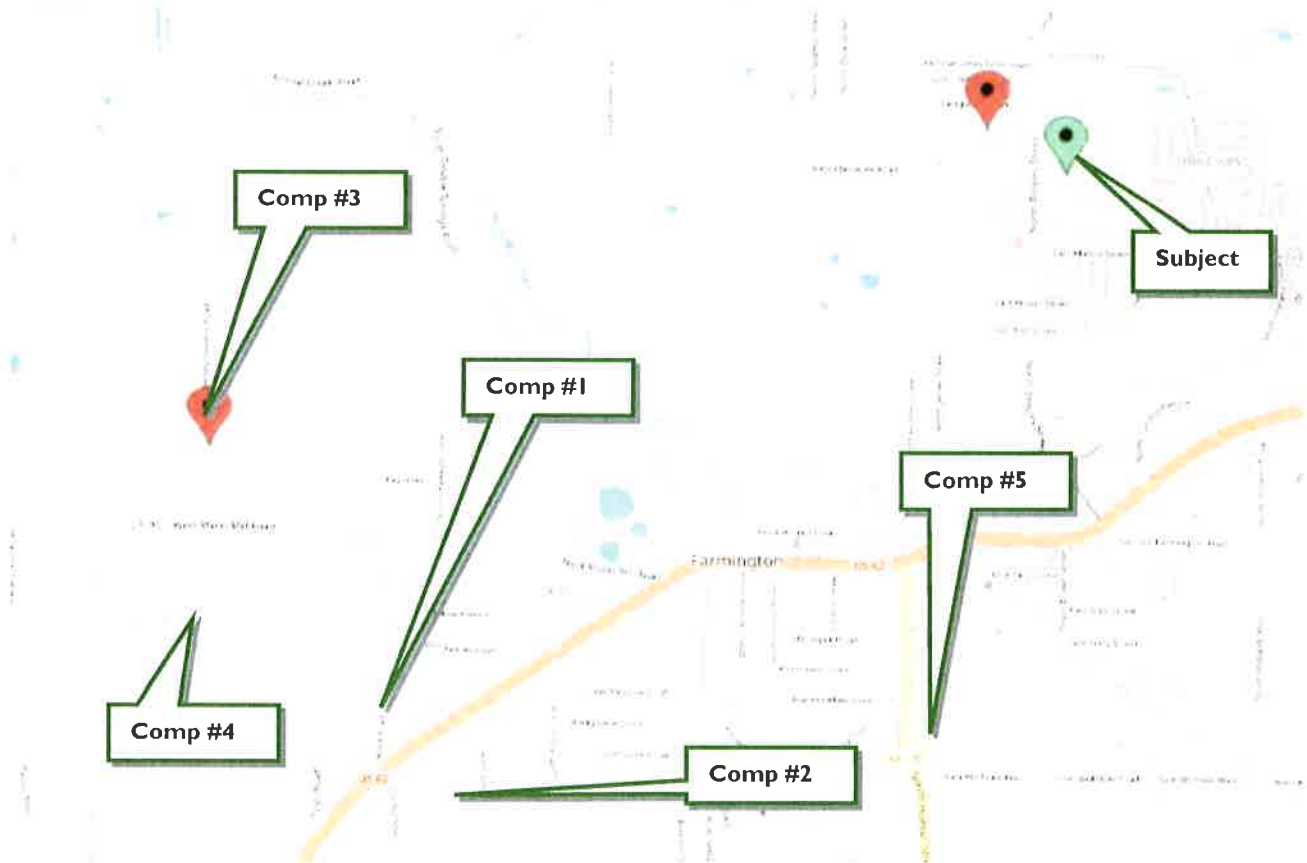
Dimensions:		Area: +/-98,010 sq ft.	
View: north, south and west are developed. East TBD		Shape: irregular triangle	
Drainage: typical		Utility: water and electric on site	
Site Similarity/Conformity To Neighborhood		Zoning/Deed Restriction	
Size: ☐ Smaller than Typical ☒ Typical ☐ Larger than Typical	View: ☐ Favorable ☒ Typical ☐ Less than Favorable	Zoning: A1 Agricultural ☒ Legal ☐ No zoning ☐ Legal, non-conforming ☐ Illegal	Covenants, Condition & Restrictions ☐ Yes ☐ No ☒ Unknown Documents Reviewed ☐ Yes ☒ No Ground Rent \$ /
Utilities		Off Site Improvements	
Electric	☒ Public ☐ Other	Street	☒ Public ☐ Private
Gas	☒ Public ☐ Other	Alley	☒ Public ☐ Private
Water	☒ Public ☐ Other	Sidewalk	☒ Public ☐ Private
Sewer	☒ Public ☐ Other	Street Lights	☒ Public ☐ Private
Force main; no access			

Site description and characteristics:
 see addenda

HIGHEST AND BEST USE ANALYSIS

☐ Present Use ☒ Proposed Use ☐ Other:
Summary of highest and best use analysis: The reasonably probable and legal use of the subject property that is physically possible, legal, appropriately supported, financially feasible, and results in the highest value is quiet office use or civil development.

COMPARABLE SALES MAP



	Comp #1	Comp #2	Comp #3	Comp #4	Comp #5
Parcel	760-01916-200	760-03126-000	760-01846-002	001-12508-000	
Address	12841 Ruby Rd	12315 Jim Brooks	Wesley Stevens	12144 Little Elm	12650 N Hwy 170
City	Farmington	Farmington	Farmington	Farmington	Farmington

We selected the most similar, recent sales of vacant land available. Due to the location and zoning, there were few sales available for comparison. Most recent land sales under 3 acres were commercial highway sites, but we do not consider commercial highway frontage sales to be comparable. Most sales in the immediate area were larger sites or older sales than we might typically use. In the final selection, we picked similar-sized tracts from other, similar parts of Farmington, some with A-I zoning, some with zoning commensurate with likely final uses. (A-I zoning is primarily a place holder zoning awaiting future planned uses to be applied for. Most immediate area final uses are public use, residential, and multifamily.)

Adjustments to Comparable Sales are: *Mathematical changes made to market data to facilitate comparison or understanding. When dollar adjustments are used, individual differences between comparable properties and the subject property are expressed in terms of plus or minus dollar amounts. With percentage adjustments, individual differences are reflected in plus or minus percentage differentials.*

²

Adjustment Hierarchy:

Despite all efforts to extract quantitative adjustments, some elements of value offer no quantitative basis but still warrant adjustment. In these cases, we use **qualitative adjustment**. We judge the properties on a scale of poor; fair; average; good; excellent, and we apply a **10%** difference to each level of disparity, based on the range displayed by the comparable set. It is a method of relative adjustment used by our peers and approved by the Appraisal Institute. This method has proven, over time, to reach reasonable market-guided results, given proper selection and verification of the comps and using the appraisers' experience in the local market.

When performing qualitative adjustments, we are mindful of the importance of using comps that frame the subject in superior and inferior adjustments. **In the case of the subject property,** we were able to bracket the subject size and include sales that frame most characteristics.

COMPARABLE SALES ADJUSTMENT TABLE

Element of Comparison	Subject	Comp #1	Comp #2	Comp #3	Comp #4	Comp #5
Sale Price		\$ 325,000	\$ 225,000	\$ 110,000	\$ 125,000	\$ 230,000
Real Property Rights Conveyed		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjustment		\$ -	\$ -	\$ -	\$ -	\$ -
Adjusted Sales Price		\$ 325,000	\$ 225,000	\$ 110,000	\$ 125,000	\$ 230,000
Conditions		Typical	Typical	Typical	Typical	Typical
Adjustment		\$ -	\$ -	\$ -	\$ -	\$ -
Adjusted Sale Price		\$ 325,000	\$ 225,000	\$ 110,000	\$ 125,000	\$ 230,000
Financing		Typical	Typical	Typical	Typical	Typical
Adjustment		\$ -	\$ -	\$ -	\$ -	\$ -
Adjusted Price		\$ 325,000	\$ 225,000	\$ 110,000	\$ 125,000	\$ 230,000
Size (Acres)	2.25	2.48	3.00	2.00	1.48	5.65
Adjusted Price	\$/Acre	\$ 131,048	\$ 75,000	\$ 55,000	\$ 84,459	\$ 40,708
Market Conditions (Time)		6/4/2025	7/16/2025	4/5/2022	5/20/2024	5/25/2021
Elapsed time	(Years)	-	-	3.40	1.27	4.26
Adjustment	5%	\$ -	\$ -	\$ 9,342	\$ 5,368	\$ 8,671
Adjusted Price	\$/Acre	\$ 131,048	\$ 75,000	\$ 64,342	\$ 89,826	\$ 49,379
Location	Average	Similar	Similar	Similar	Landlocked	Similar
Adjustment					+	
Utilities	No Sewer	Similar	Similar	Similar	Similar	Similar
Adjustment						
Zoning	Agricultural AI	RI	RI	AI	None	AI
Adjustment	Public Use	-	-			
Shape	Triangular	Similar	Superior	Superior	Superior	Superior
Adjustment			-	-	-	-
Topography / Flood	Level, Clear	Similar	Similar	Similar	Similar	Similar
Adjustment	No Flood					
Size	2.25	2.48	3.00	2.00	1.48	5.65
Difference in Size to Subject		0.23	0.75	(0.25)	(0.77)	3.40
Adjustment			10%		-10%	50%
Net Adjustments		-10%	-10%	-10%	-10%	40%
Final Adjusted Price per Acre		\$ 117,944	\$ 67,500	\$ 57,908	\$ 80,845	\$ 69,131
Mean: \$	81,049					
Median: \$	74,173					
Range: \$	57,908	TO	\$ 117,944			

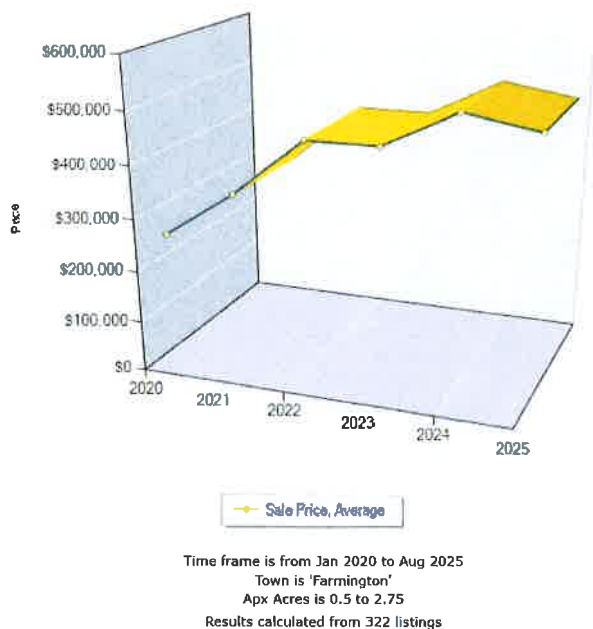
Explanation of Adjustments:

Property Rights: In all cases, an estate equivalent to the fee simple estate was conveyed. In this portion of the analysis, the value indication sought is the market value of the fee simple estate of the land. Thus, no adjustments are required.

Conditions of Sale: In the closed sales, conditions were considered similar, therefore no adjustment was required.

Financing: All sale prices are considered to represent cash or cash equivalent sale prices and no adjustments are typically required.

Market Conditions (Time) Adjustment: Market statistics drawn from MLS indicate consistent market appreciation. We apply an adjustment of 5% per year.



Year	Sale Price, Average	Annual Change
2022	\$447,241	
2023	\$447,592	0%
2024	\$519,244	16%
2025	\$497,340	-4%
	Average Change	4%

Location: The subject and comps are in similar locations on secondary streets.

Shape / Topography / Flood: The subject is level and mostly clear. It is outside the flood plain. The comps are similar. The subject shape relegates some of the rear of the site as unbuildable and with minimal utility. We adjust the rectangular comps qualitatively for their larger % of buildable area.

Utilities: The subject has no sewer access. We selected comps with similar access to sewer or lack there of.

Zoning: The subject shared similar zoning with Comps #3 and #5 which had A1 zoning at the time of sale. The R-1 zonings allow higher density building. We adjusted qualitatively.

Size Adjustment: Typically, a larger piece of land will sell for less per SqFt than a smaller piece of land, all other factors being equal. We base adjustments on graphing the sale price points per acre and measuring the slope of the trendline.

CONCLUSION:

Comp #1 is an outlier based on the grouping of the other sales all around \$60,000 to \$80,000 per acre. The mean and median below are calculated without Comp #1. Despite being an outlier, we keep Comp #1 in the valuation, because it is one of the most recent sales in an appreciating market and it is a good indicator of the upper range of value. Ultimately, we reconcile to a price per acre toward the lower middle of the range in consideration for the subject shape and zoning.

Mean:	\$	68,846		
Median:	\$	68,316		
Range:	\$	57,908	TO	\$ 117,944

Size	Price/Acre	Value
2.25	\$60,000	\$ 135,000
Land Value	Rounded	\$ 135,000

Client:	Farmington School District	Client File #:	
Subject Property:	TBD Broyles, Farmington, AR	Appraisal File #:	1657

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

- This report is prepared using forms developed and copyrighted by the Appraisal Institute. However, the content, analyses, and opinions set forth in this report are the sole product of the appraiser. The Appraisal Institute is not liable for any of the content, analyses, or opinions set forth herein.
- No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, having responsible ownership and competent management.
- I have examined the property described herein exclusively for the purposes of identification and description of the real property. The objective of my data collection is to develop an opinion of the highest and best use of the subject property and make meaningful comparisons in the valuation of the property. The appraiser's observations and reporting of the subject improvements are for the appraisal process and valuation purposes only and should not be considered as a warranty of any component of the property. This appraisal assumes (unless otherwise specifically stated) that the subject is structurally sound and all components are in working condition.
- I will not be required to give testimony or appear in court because of having made an appraisal of the property in question, unless specific arrangements to do so have been made in advance, or as otherwise required by law.
- I have noted in this appraisal report any significant adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) discovered during the data collection process in performing the appraisal. Unless otherwise stated in this appraisal report, I have no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and have assumed that there are no such conditions and make no guarantees or warranties, express or implied. I will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because I am not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable public and/or private sources that I believe to be true and correct.
- I will not disclose the contents of this appraisal report except as provided for in the Standards and Ethical Rules under which this appraisal was developed and reported and/or applicable federal, state or local laws.
- The Client is the party or parties who engage an appraiser (by employment contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment. The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
- If this valuation conclusion is subject to satisfactory completion, repairs, or alterations, it is assumed that the improvements will be completed competently and without significant deviation.

VALUE DEFINITION

☒ **Market Value Definition (below)**

☐ **Alternate Value Definition (attached)**

MARKET VALUE is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: *The Dictionary of Real Estate Appraisal*, 6th ed., Appraisal Institute

Client:	Farmington School District	Client File #:	
Subject Property:	TBD N Broyles St, Farmington, AR	Appraisal File #:	1657

APPRAISER'S CERTIFICATION Type text here

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analysis, opinions, and conclusions are limited only by the report assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions.
- I have no present (unless specified below) or prospective interest in the property that is the subject of this report, and I have no (unless specified below) personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Individuals who have provided significant real property appraisal assistance are named below. The specific tasks performed by those named are outlined in the Scope of Work section of this report.
 - ☒ None ☐ Name(s)

As previously identified in the Scope of Work section of this report, the signer(s) of this report certify to the inspection of the property that is the subject of this report as follows:

Property Inspected by Appraiser ☒ Yes ☐ No

Property Inspected by Co-Appraiser ☐ Yes ☐ No

- Services provided, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment: ☒ None ☐ Specify services provided:

ADDITIONAL CERTIFICATION FOR APPRAISAL INSTITUTE MEMBERS, CANDIDATES AND PRACTICING AFFILIATES

Appraisal Institute Designated Member, Candidate, or Practicing Affiliate Certify:

- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Correct AI Continuing Education Program or Standards and Ethics Education Requirements language will populate based on selection of AI membership or status on Form 100

Correct AI Continuing Education Program or Standards and Ethics Education Requirements language will populate based on selection of AI membership or status on Form 100

APPRAISERS SIGNATURES

APPRAISER:

Signature

Name Zach J. Holland

Report Date 9/1/2025

Trainee ☐ Licensed ☐ Certified Residential ☐ Certified General ☒

License # 2911 State AR

Expiration Date 6/30/2026



CO-APPRAISER:

Signature

Name

Report Date

Trainee ☐ Licensed ☐ Certified Residential ☐ Certified General ☐

License # State

Expiration Date

*NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute makes no representations, warranties or guarantees as to, and assumes no responsibility for, the data, analysis or work product, or third party certifications, verifications, data specifications, scores, indexes, or valuation tools, used or provided by the individual appraiser(s) or others in the specific contents of the AI Reports®. AI Reports® AI-900.05 Certification, Assumptions and Limiting Conditions© Appraisal Institute 2017, All Rights Reserved

June 2017

Addenda

Ownership and Marketing History

Research of MLS and Washington County Public Records indicates that the subject property is owned by **Farmington School District**. There are no sales on record in the past three years. We found no evidence of current listings. We are aware of a potential sale to the City of Farmington, but no other details were provided. The screen capture below is the warranty deed from the last transfer in 2003:

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That we, L. Carl Yates and Doris Ann Yates, co-trustees of the Yates Family Charitable Remainder Unitrust U/T/A dated December 31, 2000, hereinafter referred to as Grantors, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration in hand paid by The Board of Education of Farmington School District No. 6, hereinafter referred to as Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain and sell unto said Grantee, and unto its successor or assigns, forever, the following lands lying in Washington County, Arkansas, to-wit:

The Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-three (23), Township Sixteen (16) North, Range Thirty-one (31) West, containing 40 acres, more or less

TO HAVE AND TO HOLD the same unto the said Grantee and unto its successor or assigns, forever. And the said Grantors hereby covenants that they are lawfully seized of said land and premises, that the same is unencumbered, and that they will forever warrant and defend the title to said lands against all legal claims.

WITNESS our hands and seals this 3rd day of March 2003

YATES FAMILY CHARITABLE
REMAINDER UNITRUST U/T/A
dated December 31, 2000

by:

L. Carl Yates TRUSTEE

by:

Doris Ann Yates TRUSTEE

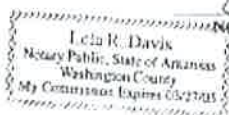
Doc ID: 024844700001 Type: REL
Recorded: 03/04/2003 at 09:40:38 AM
Fee Amt: \$0.00 Page 1 of 1
Washington County, AR
Bette Stewie Circuit Clerk
#110-2003-00015163

ACKNOWLEDGMENT

STATE OF ARKANSAS |
COUNTY OF WASHINGTON | ss

On this 3rd day of March 2003, before me a notary public duly commissioned and acting in and for the county and state aforesaid, personally appeared L. Carl Yates and Doris Ann Yates, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they had executed the same in the capacity therein stated and for the purposes therein contained.

My commission expires



Mail tax statements to: 275 Rheas Mill Rd., Farmington, AR 72730

Prepared by Brunson Abstract Co., Inc., 3810 Front Street, Ste #5, Fayetteville, AR 72701

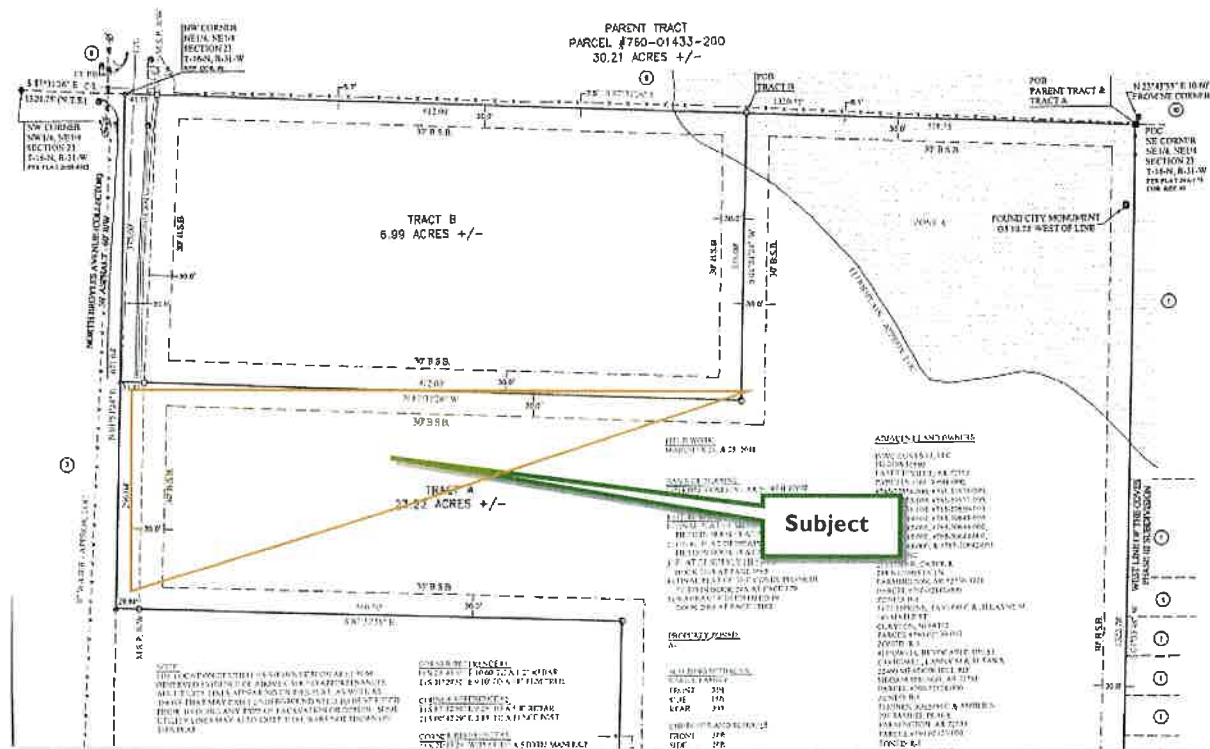
Additional Site Description and Mapping

Location:

The property is located on Broyles Avenue, north of East Pheasant Drive and south of South 54th Avenue. It consists of the 2.25 acres in the shape of a triangle in the northwestern corner of the 23.22 acre parent tract bordered by Broyles Avenue to the west.

Legal Description:

New legal description to be determined. The subject property consists of 2.25 acres in the northwestern corner of tract A shown on the survey below. The parcel ID of the parent tract is: 760-01433-200.



COUNTY PARCEL MAP



ASSESSOR'S VALUES AND TAX AMOUNT OF PARENT PARCEL

Market and Assessed Values

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	6,200	1,240	1,240
Building	0	0	0
Totals	6,200	1,240	1,240

Taxes

Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Homestead Credit:	0	Note: The Estimated Tax amount shown includes the Homestead Credit amount listed.
Estimated Taxes:	63	

[illegible]

SURVEY



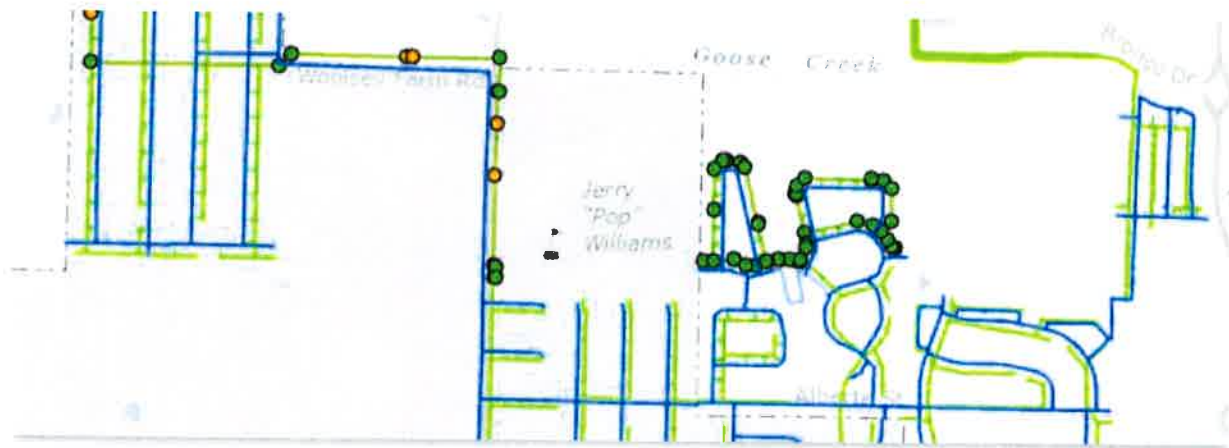
FLOOD MAP

Streets (Ingress/Egress): Broyles Street is a two lane city street with a middle turning lane in front of the subject property. The street is a typical city street with concrete curbs and gutters.

Traffic counts: The GIS map traffic count layer shows 6,700 vehicles per day at the subject location.

Soils: No soil test or analysis was available to the appraisers and no responsibility is taken for the soil conditions. The soil appears to be stable for the improvements.

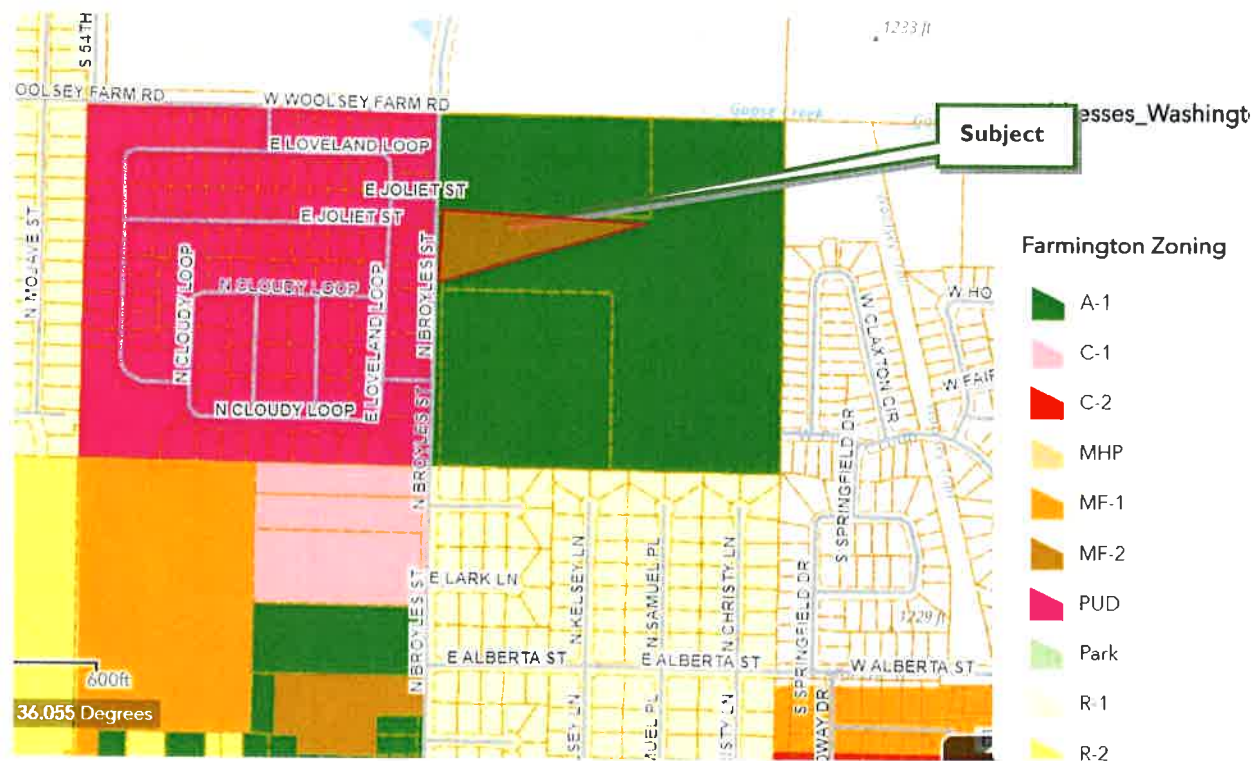
Topography / Flood: The site is mostly level and clear, with a drainage ditch covered with shrubs and small trees on the southern boundary of the acreage. The site is not within the 100-year flood zone according to FEMA maps.



UTILITY MAP

Utilities: The property has access to typical city utilities; however, this specific site is the location of a force main sewer line which does not allow for typical tie-in and use. One plumber indicated he had performed similar tie-in along with septic services needed to make it possible to tie in to a force main for approximately \$12,000. This does not mean the city would allow it, in fact, the client reports that it is unlikely. Most buyers requiring city sewer would opt for another lot rather than deal with the added expense and difficulties. **The subject is relegated to using a septic system.**

Easements/Encroachments: The property appears to be subject to typical utility easements and road right-of-ways. There are no adverse easements or encroachments on the subject property, as shown on the survey on the county records.

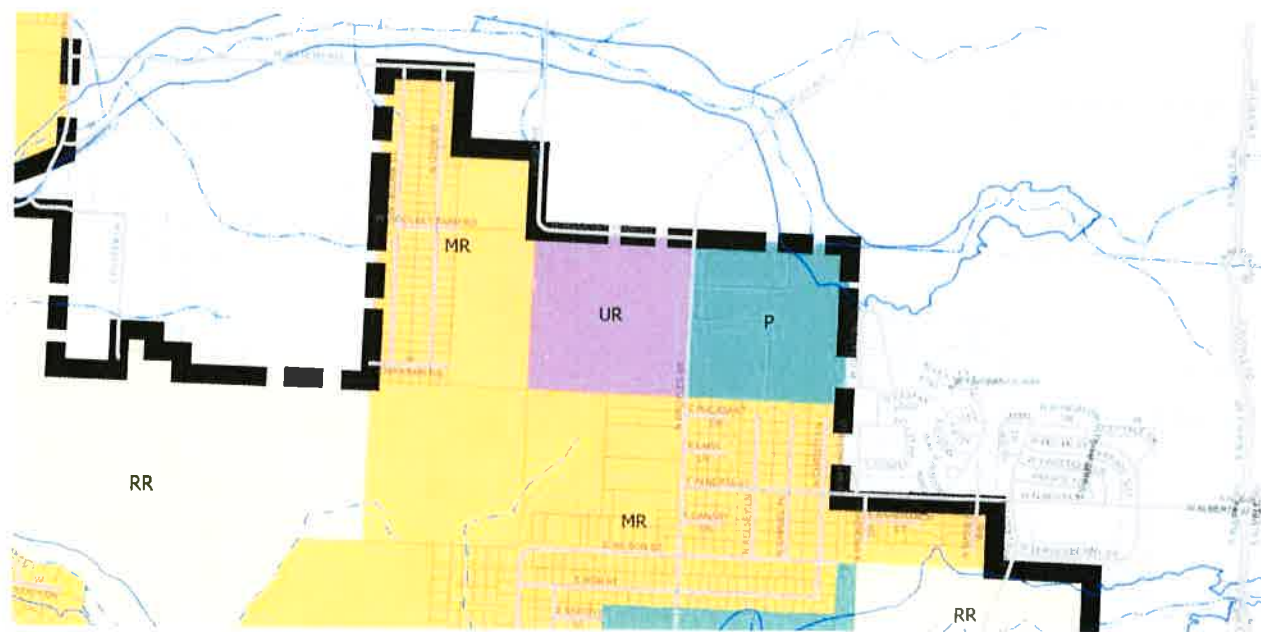


ZONING MAP

Excerpt from the city of Farmington Zoning Ordinances:

A-1 Agriculture District. The purpose of this district is to provide for a very low density single-family district, while helping to preserve existing agricultural resources, and to guide the conversion of these lands to higher density residential development by application of the zoning standards set forth in this chapter.

Permitted uses include single-family dwellings, churches and cemeteries; field and truck crops, orchards, vineyards, greenhouses, nurseries, landscape gardening; pasture land, livestock and kennels; essential governmental facilities and services, utility facilities such as electric regulating stations or pressure control stations and uses customarily accessory to permitted uses.



Legend

TRANSPORTATION

- RAILROAD
- Roads-NWARPC ones that update
- BALLPARK TRAIL

HYDROLOGICAL

- FLOODPLAIN
- USGS STREAM

GREEN SPACE

- FARMINGTON PARKS
- Parcels - Washington County

PLANNING AREAS

- Farmington
- Fayetteville
- Greenland
- Prairie Grove

CITY LIMITS

- Farmington
- Fayetteville
- Greenland
- Prairie Grove

FUTURE LAND USE CATEGORIES

- AGRICULTURAL - A
- PUBLIC - P
- RURAL RESIDENTIAL - RR
- MEDIUM RESIDENTIAL - MR
- URBAN RESIDENTIAL- UR
- NEIGHBORHOOD SERVICES - NS
- HWY COMMERCIAL - HC
- LIGHT INDUSTRIAL - LI

FUTURE LAND USE MAP

The immediate area is intended for “public use”. Future land use is not legally limiting, but it explains the general intentions of the city. Some cities adhere more stringently to plans than others. We assume that some public office or residential uses that are commensurate with the surroundings are possible, although the city is likely to be pickier about their approval.

	A-1
Single-Family	2 acres
Min. land area per dwelling unit	2 acres
Front setback	35
Side setback	15
Rear setback	30
Lot frontage	200 feet
Duplex	NP
Triplex	NP
4 Plex and larger	NP
Churches and schools	3 acres
Front setback	50
Side setback	30
Rear setback	50
Lot frontage	200 feet
All other uses	5 acres
Front setback	30 *
Side setback	30 *
Rear setback	30 *
Lot frontage	

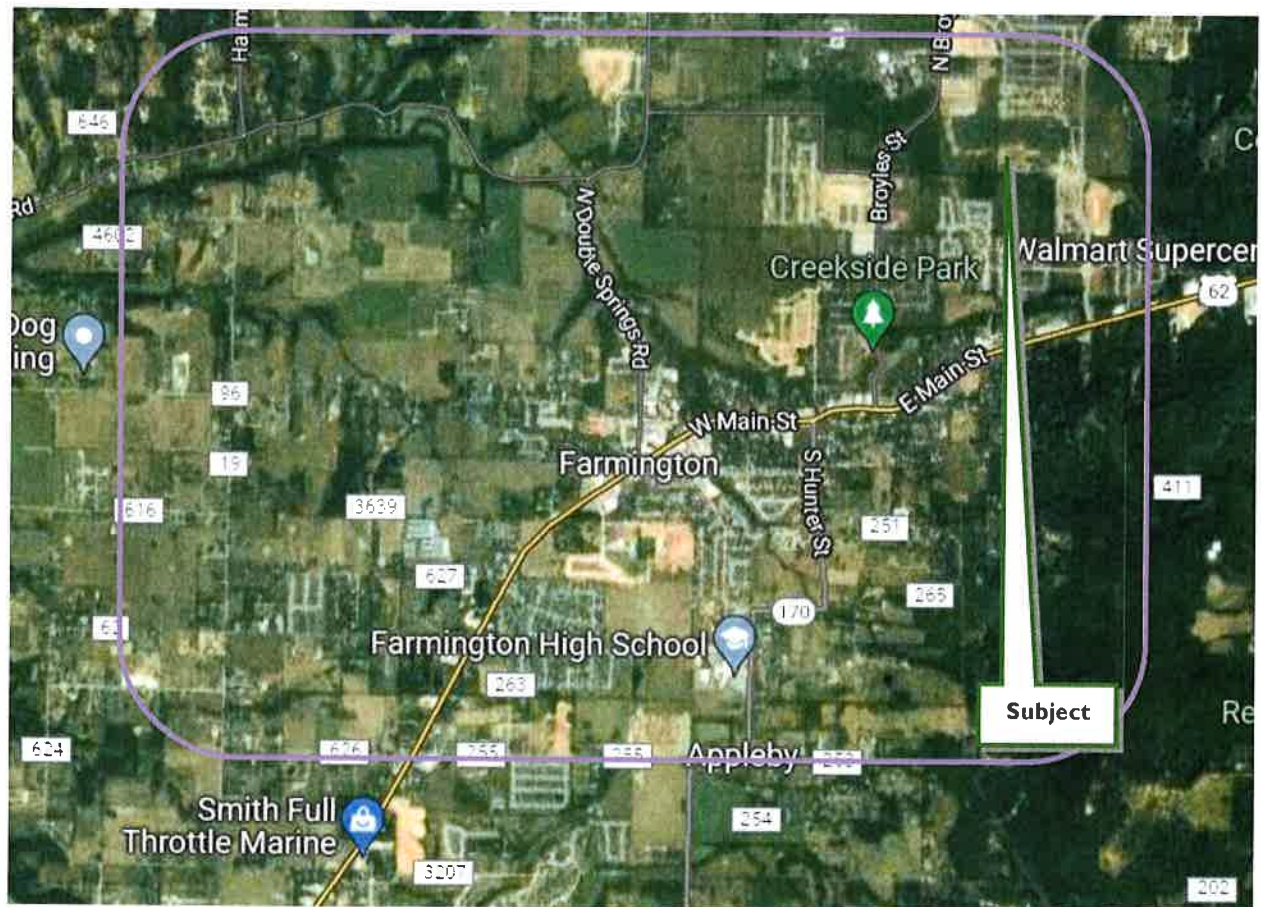
NP - Not Permitted

* all structures involved in agriculture uses shall provide a 50' front side and rear yard.

Market Area

Market area is defined as: *The geographic region from which a majority of demand comes and which the majority of competition is located. Depending on the market, a market area may be further subdivided into components such as primary, secondary, and tertiary market areas, or **the competitive market area may be distinguished from the general market area.***¹

We define the subject market area as the city of Farmington.



MARKET AREA MAP

(Neighborhood in Purple)

Market Outlook: Current prices are stable to increasing. We project continuing as a stable to increasing commercial area, due to new developments, infrastructure and roads and due to the central location within the greater market area and proximity to I-49.

¹ Appraisal Institute. (2015). The Dictionary of Real Estate Appraisal (6th ed.). Chicago, IL: Author. 139.

Qualifications

SARAH HUCKABEE SANDERS



DARYL E. BASSETT

Secretary of Labor
and Licensing

State of Arkansas

Arkansas Dept of Labor and Licensing

Arkansas State Board of Appraisers,

Abstractors, and Home Inspectors

900 W Capitol Ave, Suite 400

Little Rock, AR 72201

PH (501)-296-1843

<https://www.arkansas.gov/alcb/>

ZACHARY HOLLAND

PO BOX 701

GENTRY, ARKANSAS 72734

LICENSE #:

CG2911

THIS CERTIFIES THAT

ZACHARY HOLLAND

IS LICENSED AS A

Certified General Appraiser

Given under our hand and seal this **1st** day of **Jul, 2025**.

This license expires: **06/30/2026**.

SECRETARY OF LABOR AND LICENSING

ZACH J. HOLLAND

Certified General Appraiser

HCA Principal Commercial Appraiser

PO Box 701

Gentry, AR 72734

479-276-2149 Direct/Mobile

holland@hollandcommercialappraisals.com



EDUCATION

University of Arkansas - Walton College of Business Fayetteville, AR

BSBA International Economics and Business - Graduated 2001

Study Abroad - Benemerita Universidad Autonoma de Puebla Puebla, Mexico - Summer 2001

Advanced Appraisal Education: AI Advanced Market Analysis and Highest & Best Use; AI Quantitative Analysis; AI Adv Income Capitalization; AI Appraisal Mathematics, Finance, & Statistics; AI Analyzing Tenant Credit Risk - Commercial Lease Analysis; AI Adv Spreadsheet Modeling; AI Adv Concepts and Case Studies; AI Income Capitalization; AI Report Writing and Case Studies; AI Practical Regression for MS Excel; AI Specialized Experience Full Credit; AI Case Studies in Complex Valuation; AI Examining Prop Rights and Implications in Valuation; AI General Review Theory; IRWA Course 403 Easement Valuation; National Highway Institute Foundations of Federal-Aid Highway Program Appraisals (ROW appraisals in federal projects); AI Guide to Expert Witnessing

RELATED EXPERIENCE

CERTIFIED GENERAL APPRAISER (AR CG 2911, OK 13094CGA)

Current

HOLLAND COMMERCIAL APPRAISALS Fayetteville, AR

February 2006 to December 2017

FERSTL VALUATION SERVICES Little Rock and Fayetteville, AR

Trained and performed appraisals throughout central US multi-state region including office buildings, light-industrial facilities, hotels, medical facilities, retail centers, specialty properties, subdivisions, vacant land, residential properties, etc.

OFFICE MANAGER

April 2004 to June 2005

CROMWELL ARCHITECTS/ENGINEERS Fayetteville, AR

Generated and logged client correspondence, payment applications, Statement of Qualifications letters, hardware submittals, etc. Measured buildings for feasibility studies.

ADMINISTRATIVE ASSISTANT

June 1999 to June 2000

LINDSEY & ASSOCIATES REALTY Fayetteville, AR

OTHER

Zach Holland, Appraisal Institute, Candidate for Designation

Appraisal Institute, Arkansas Chapter Board of Directors, Member since 2024

REALTOR, Northwest AR Board of Realtors

Provided EXPERT TESTIMONY in federal court.

LeAnn Tolleson

From: Sadie Garcia <actspay@hillark.com>
Sent: Thursday, September 4, 2025 11:59 AM
To: LeAnn Tolleson
Subject: Proof of Payment

Hi Leann,

Here is your proof of payment for invoice 24028.

Hill Electric Inc.

Customer Activity Details Report

Customer: 00657 City of Farmington, AR
Address: PO Box 150
Farmington, AR 72730
Primary contact: Floyd Shelley - AR
Phone: (479) 267-3865
Balance:
Retention:
Last Bill Date: 08/14/25 **Last Pay Date:** 09/04/25 **Current Due:**
Email: floydshelley@cityoffarmington-ar.gov

Payment History

Invoice Number	Type	Date	Check Number	Date	Payment Number	grp1Remarks	Amount
24028	1	08/14/25	CC090425	09/04/25	001	Senior Activity Center GM WO# 3725	204.40
Total Payments:							204.40

Thank you,
Sadie Garcia
Accounts Payable
Hill Electric, Inc.
PO Box 987
Farmington AR 72730
(479) 267-2403