



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

**CITY COUNCIL AGENDA -
May 11, 2026**

A regular meeting of the Farmington City Council will be held on
Monday, May 11, 2026, at 6:00 p.m.
City Hall
354 W. Main Street, Farmington, Arkansas.

1. Call to Order – Vice Mayor Bobby Morgan
2. Roll Call – City Administrative Assistant LeAnn Tolleson
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 –April 13, 2026, 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 Tim Yopp & Marianne Choy to Library Board.
9. Committee Reports
10. Items to be removed from City of Farmington Inventory –

NEW BUSINESS

11. Ordinance No. 2026-10 an ordinance rezoning property at 46 E. Wilson St., from R-2 to MF-2, Multi-family, as requested by Jason Appel, P.E.
12. Resolution No. 2026-08 a resolution authorizing the grant of a water/sewer easement to the City of Fayetteville, Arkansas on a parcel of land owned by the City of Farmington, Arkansas for the purpose of installing a sewer line.
13. Resolution No. 2026-09 a resolution to authorize the city attorney to seek condemnation and possession of certain lands owned by Jon-Zoe Properties, LLC, and J-Z Farmington, LLC, needed for the Farmington Sewer Project.
14. Request approval to remove from inventory with new purchase of new backhoe.
15. Award Bid for Lossing Street repairs; additional documents to follow.

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 April 13, 2026, 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, Sherry Mathews, 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. Council Member Linda Bell was absent.

Pledge of Allegiance

Comments from Citizens

Approval of the March 9th, 2026, City Council Meeting Minutes

On the motion of Council Member Carnahan and a second by Council Member Cunningham and by the consent of all Council Members present after a roll call vote, the minutes were approved as presented by a vote of 7-0.

Financial Reports

Mayor Penn presented the financial reports to the City Council. Monthly city sales tax increased by 19.43% compared to 2025. Monthly state/county sales tax increased 2.10% compared to 2025.

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 7-0.

Proclamations, Special Announcements, Committee/Commission Appointments –

Mayor Penn announced there will be a joint City Council and Planning Commission work session April 20th at City Hall at 6:00pm.

Appoint Ken Goff to the Planning Commission. 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 appoint Ken Goff to the Planning Commission was approved 7-0.

New Police officer Gentry Hunt was introduced to the City Council.

Committee Reports – There were no reports submitted for the meeting.

Items to be removed from the City of Farmington – Police Department

On the motion of Council Member Carnahan and a second by Council Member Cunningham and by the consent of all Council Members present, the motion to remove a Genesis III, serial number G3-03131, City Tag 1139 radar from inventory was approved 7-0.

Old Business – None

New Business

Request approval of the School Resource Officer contract with the Farmington School District.

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 the School Resource Officer contract with Farmington School District was approved 7-0.

Request approval to accept the bid for Creekside Trail.

On the motion of Council Member Lipford and a second by Council Member Gardenhire and by the consent of all Council Members present after a roll call vote, the motion to award the bid to First Star Construction, LLC, in the amount of \$1,297,556.00 was approved 7-0.

Request approval for contract for Impact Study Fee.

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 award the contract to Freese and Nichols, in the amount of \$85,000.00 approved 7-0.

Resolution 2026-07 A Resolution authorizing the Mayor of the city of Farmington, Arkansas to execute a real estate contract for the purchase of 2.37 acres of land from the Farmington School District.

On the motion of Council Member Carnahan and a second by Council Member Bryant and by the consent of all Council Members present after a roll call vote, the motion to approve Resolution 2026-07 was approved 7-0. City Attorney Moore read Resolution 2026-07 by title only.

Motion to Adjourn

There being no further business coming before the council, the meeting adjourned at 6:28pm by a motion from Council Member Carnahan and a second by Council Member Lipford until the next regularly scheduled meeting to be held Monday, May 11th, 2026, in the City Council Chambers at City Hall, located at 354 West Main Street, Farmington, Arkansas.

Approved: Ernie Penn, Mayor _____

Attest: 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

A handwritten signature in blue ink, appearing to read "Ernie Penn", is written over the "FROM:" line.

RE: Summary of City Financial Report April 2026

- 2026 City Sales Tax – **Increased by 19.63% in April**, compared to April of 2025.
- 2026 State/County Sales Tax – **Increased by 4.47% in April**, compared to April 2025.
- 2026 City Sales Tax - **Year to date has increased by 10.07%**, compared to 2025.
- 2026 State/County Sales Tax—**Year to date has increased by 1.13%** compared to 2025.
- 2007 Sewer Bond (\$4,500,000), Loan Balance \$856,521, Bond Payoff Date 10/15/2029.
- 2017 Sales and Use Bonds (5,090,000), Loan Balance \$3,435,000, Bond payoff date 10/1/2037.
- **Deposits:** We have deposits on file totaling \$14,796,792 based on statement balances as of 04/30/2026.

MONTH	CITY SALES TAX			STATE SALES TAX	
	2025	2026		2025	2026
JANUARY	\$ 276,136.00	\$ 289,178.84		\$ 181,694.58	\$ 177,587.65
FEBRUARY	\$ 331,826.36	\$ 334,407.27		\$ 197,766.35	\$ 200,496.57
MARCH	\$ 235,802.15	\$ 281,612.63		\$ 159,540.12	\$ 162,894.19
APRIL	\$ 246,672.24	\$ 295,091.24		\$ 160,925.89	\$ 168,112.09
MAY	\$ 289,298.42			\$ 185,588.64	
JUNE	\$ 278,455.84			\$ 177,107.39	
JULY	\$ 292,689.84			\$ 178,708.20	
AUGUST	\$ 294,858.77			\$ 183,563.88	
SEPTEMBER	\$ 299,221.18			\$ 182,963.04	
OCTOBER	\$ 305,045.26			\$ 187,271.81	
NOVEMBER	\$ 319,190.89			\$ 179,302.35	
DECEMBER	\$ 280,381.95			\$ 181,362.88	
		City Sales Tax		State Sales Tax	
Monthly Comparison -January 2025/January 2026		\$ 48,419.00		\$ 7,186.20	
YTD comparison	Increase/Decrease for 2026 over 2025 YTD - City Sales Tax	\$ 109,853.23		Increase for 2025 over 2024 YTD - State Sales Tax	\$ 9,163.56
Total Actual 2026 Income vs 2026 Budgeted Income	County Wide Sales Tax	City Sales Tax		Total Sales Tax Increase/(Decrease) YTD 2025	\$ 119,016.79
Total Budget 2026	\$ 2,000,000.00	\$ 3,100,000.00			
Actual 2026 (thru January)	\$ 709,090.50	\$ 1,200,289.98			

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GENERAL FUND
Statement of Revenue and Expenditures

	Year-To-Date Jan 2026 Apr 2026 Actual	Annual Budget Jan 2026 Dec 2026	Jan 2026 Dec 2026 Percent of Budget
Revenue & Expenditures			
GENERAL REVENUES			
Revenue			
ACCIDENT REPORT REVENUES	540.30	1,500.00	36.02%
ACT 833	0.00	30,000.00	0.00%
ALCOHOL SALES TAX	2,927.17	8,000.00	36.59%
ANIMAL CONTROL REVENUES	300.00	2,000.00	15.00%
BUILDING INSPECTION FEES	139,584.87	300,000.00	46.53%
BUSINESS LICENSES	5,596.75	6,000.00	93.28%
CITY COURT FINES	58,013.50	120,000.00	48.34%
CITY SALES TAX REVENUES	1,200,289.98	3,100,000.00	38.72%
COUNTY TURNBACK	256,802.97	800,000.00	32.10%
DEVELOPMENT FEES	13,149.00	30,000.00	43.83%
FRANCHISE FEES	321,227.55	500,000.00	64.25%
GARAGE SALE PERMITS	280.00	1,500.00	18.67%
INTEREST REVENUES	76,831.85	260,000.00	29.55%
MISCELLANEOUS REVENUES	203,467.72	0.00	0.00%
Off Duty Police Reimbursement	4,517.53	25,000.00	18.07%
PARK RENTAL	2,827.00	7,000.00	40.39%
PAYMENT IN LIEU OF IMPROVEMENT	0.00	10,000.00	0.00%
SALES TAX - OTHER	709,090.50	2,000,000.00	35.45%
SPORTS COMPLEX FEES	33,169.14	50,000.00	66.34%
SRO REIMBURSEMENT REVENUES	41,669.89	100,000.00	41.67%
STATE TURNBACK	38,594.87	105,000.00	36.76%
TRANS FROM GENERAL FUND	0.00	346,608.86	0.00%
Revenue	\$3,108,880.59	\$7,802,608.86	

GENERAL FUND
Statement of Revenue and Expenditures

	Year-To-Date Jan 2026 Apr 2026 Actual	Annual Budget Jan 2026 Dec 2026	Jan 2026 Dec 2026 Percent of Budget
ADMINISTRATIVE DEPT			
Expenses			
ADDITIONAL SERVICES EXPENSE	80,384.56	190,000.00	42.31%
ADVERTISING EXPENSE	4,944.44	7,200.00	68.67%
Bank Charges	2,884.23	8,000.00	36.05%
BUILDING MAINT & CLEANING	26,151.71	60,000.00	43.59%
CAPITAL IMPROVEMENT	12,975.56	0.00	0.00%
ELECTION EXPENSES	0.00	5,000.00	0.00%
ENGINEERING FEES	42,554.14	140,000.00	30.40%
INSURANCES EXPENSE	1,994.46	130,000.00	1.53%
LEGAL FEES	0.00	10,000.00	0.00%
MATERIALS & SUPPLIES EXPENSE	6,806.30	30,000.00	22.69%
MISCELLANEOUS EXPENSE	0.00	2,000.00	0.00%
NEW EQUIPMENT PURCHASE	2,549.54	10,000.00	25.50%
PAYROLL EXP - CITY ATTRNY	28,306.26	87,019.00	32.53%
PAYROLL EXP - ELECTED OFFICIAL	49,531.39	132,000.00	37.52%
PAYROLL EXP - REGULAR	124,670.96	342,077.68	36.45%
PLANNING COMMISSION	4,568.30	22,000.00	20.77%
POSTAGE EXPENSE	500.00	2,200.00	22.73%
PROFESSIONAL SERVICES	164,051.67	50,000.00	328.10%
REPAIR & MAINT - BUILDING	9,626.00	0.00	0.00%
REPAIR & MAINT - EQUIPMENT	2,142.71	2,000.00	107.14%
REPAIR & MAINT - OFFICE EQUIP	2,065.64	6,500.00	31.78%
TECHNICAL SUPPORT	42,233.89	100,000.00	42.23%
TELECOMMUNICATION EXPENSES	0.00	2,000.00	0.00%
TRAVEL, TRAINING & MEETINGS	12,962.98	20,000.00	64.81%
UTILITIES EXPENSES	44,528.60	100,000.00	44.53%
Expenses	\$666,433.34	\$1,457,996.68	

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GENERAL FUND
Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2026
	Jan 2026	Jan 2026	Dec 2026
	Apr 2026	Dec 2026	Percent of
	Actual		Budget
ANIMAL CONTROL DEPT			
Expenses			
FUEL EXPENSES	557.76	2,000.00	27.89%
MATERIALS & SUPPLIES EXPENSE	115.30	500.00	23.06%
PAYROLL EXP - REGULAR	31,087.06	91,277.79	34.06%
PROFESSIONAL SERVICES	1,200.00	12,000.00	10.00%
REPAIR & MAINT - AUTOMOBILES	40.36	1,500.00	2.69%
REPAIR & MAINT - EQUIPMENT	0.00	500.00	0.00%
TRAVEL, TRAINING & MEETINGS	0.00	500.00	0.00%
UNIFORMS/GEAR EXPENSE	49.95	500.00	9.99%
Expenses	\$33,050.43	\$108,777.79	

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GENERAL FUND
Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2026
	Jan 2026	Jan 2026	Dec 2026
	Apr 2026	Dec 2026	Percent of
	Actual		Budget
BUILDING PERMIT DEPT			
Expenses			
FUEL EXPENSES	1,323.94	5,000.00	26.48%
PAYROLL EXP - REGULAR	67,862.29	212,202.50	31.98%
REPAIR & MAINT - AUTOMOBILES	226.48	2,000.00	11.32%
TRAVEL, TRAINING & MEETINGS	2,232.38	5,000.00	44.65%
UNIFORMS/GEAR EXPENSE	0.00	1,000.00	0.00%
Expenses	\$71,645.09	\$225,202.50	

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GENERAL FUND
Statement of Revenue and Expenditures

	Year-to-Date Jan 2026 Apr 2026 Actual	Annual Budget Jan 2026 Dec 2026	Jan 2026 Dec 2026 Percent of Budget
FIRE DEPT			
Expenses			
ADVERTISING EXPENSE	0.00	2,000.00	0.00%
FUEL EXPENSES	7,914.31	25,000.00	31.66%
HAZMAT EXPENSES	2,881.92	4,000.00	72.05%
MATERIALS & SUPPLIES EXPENSE	13,392.30	50,000.00	26.78%
MISCELLANEOUS EXPENSE	0.00	500.00	0.00%
NEW EQUIPMENT PURCHASE	70,749.67	73,600.00	96.13%
PAYROLL EXP - REGULAR	586,597.62	1,626,180.11	36.07%
PROFESSIONAL SERVICES	0.00	10,000.00	0.00%
REPAIR & MAINT - BUILDING	11,015.51	50,000.00	22.03%
REPAIR & MAINT - EQUIPMENT	5,263.58	12,150.00	43.32%
REPAIR & MAINT - TRUCK	7,723.04	30,000.00	25.74%
TRAVEL, TRAINING & MEETINGS	8,258.46	25,000.00	33.03%
UNIFORMS/GEAR EXPENSE	4,776.09	35,000.00	13.65%
Expenses	\$718,572.50	\$1,943,430.11	

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GENERAL FUND
Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2026
	Jan 2026	Jan 2026	Dec 2026
	Apr 2026	Dec 2026	Percent of
	Actual		Budget
LAW ENFORCE - COURT			
Expenses			
MATERIALS & SUPPLIES EXPENSE	2,196.64	3,000.00	73.22%
MISCELLANEOUS EXPENSE	0.00	400.00	0.00%
NEW EQUIPMENT PURCHASE	0.00	9,600.00	0.00%
PAYROLL EXP - REGULAR	57,272.12	195,671.05	29.27%
POSTAGE EXPENSE	10.48	500.00	2.10%
SPECIAL COURT COSTS	0.00	11,000.00	0.00%
TRAVEL, TRAINING & MEETINGS	150.00	5,000.00	3.00%
Expenses	\$59,629.24	\$225,171.05	

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GENERAL FUND
Statement of Revenue and Expenditures

	Year-To-Date Jan 2026 Apr 2026 Actual	Annual Budget Jan 2026 Dec 2026	Jan 2026 Dec 2026 Percent of Budget
LAW ENFORCE - POLICE			
Expenses			
ADVERTISING EXPENSE	0.00	100.00	0.00%
DRUG TASK FORCE	1,500.00	2,000.00	75.00%
FUEL EXPENSES	21,695.35	81,000.00	26.78%
MATERIALS & SUPPLIES EXPENSE	56,091.72	150,000.00	37.39%
MISCELLANEOUS EXPENSE	0.00	500.00	0.00%
NEW EQUIPMENT PURCHASE	107,334.00	240,000.00	44.72%
Off Duty Police Pay	9,235.60	20,000.00	46.18%
PAYROLL EXP - REGULAR	759,827.81	2,175,113.42	34.93%
PAYROLL EXP - SRO	81,340.73	219,606.77	37.04%
REPAIR & MAINT - AUTOMOBILES	16,658.45	35,000.00	47.60%
REPAIR & MAINT - EQUIPMENT	1,578.50	3,000.00	52.62%
TRAVEL, TRAINING & MEETINGS	6,437.60	15,000.00	42.92%
UNIFORMS/GEAR EXPENSE	11,324.02	25,000.00	45.30%
Expenses	\$1,073,023.78	\$2,966,320.19	

GENERAL FUND

Statement of Revenue and Expenditures

	Year-to-Date	Annual Budget	Jan 2026
	Jan 2026	Jan 2026	Dec 2026
	Apr 2026	Dec 2026	Percent of
	Actual		Budget
PARKS DEPT			
Expenses			
CAPITAL IMPROVEMENT	0.00	250,000.00	0.00%
ENGINEERING FEES	0.00	30,000.00	0.00%
MATERIALS & SUPPLIES EXPENSE	2,284.14	15,000.00	15.23%
NEW EQUIPMENT PURCHASE	4,430.00	15,000.00	29.53%
PAYROLL EXP - REGULAR	116,433.83	340,310.54	34.21%
PAYROLL EXP - SPORTS COMPLEX	1,180.91	0.00	0.00%
PROFESSIONAL SERVICES	6,000.00	30,000.00	20.00%
REPAIR & MAINT - BUILDING	149.00	0.00	0.00%
REPAIR & MAINT - EQUIPMENT	4,513.53	10,000.00	45.14%
SPORTS PARK MATERIALS	12,461.81	25,000.00	49.85%
SPORTS PARK NEW EQUIP	0.00	10,000.00	0.00%
SPORTS PARK PROF SERV	24,997.54	45,000.00	55.55%
SPORTS PARK REPAIR/MAINT	2,816.85	5,000.00	56.34%
SPORTS PARK UTILITIES	6,178.98	20,000.00	30.89%
TRAVEL, TRAINING & MEETINGS	330.00	1,000.00	33.00%
UNIFORMS/GEAR EXPENSE	119.87	1,400.00	8.56%
UTILITIES EXPENSES	6,578.24	8,000.00	82.23%
Expenses	\$188,474.70	\$805,710.54	

STREET FUND
Statement of Revenue and Expenditures

	Year-To-Date Jan 2026 Apr 2026 Actual	Annual Budget Jan 2026 Dec 2026	Jan 2026 Dec 2026 Percent of Budget
Revenue & Expenditures			
Revenue			
COUNTY TURNBACK	28,501.74	75,000.00	38.00%
GRANTS	56,602.23	0.00	0.00%
INTEREST REVENUES	959.51	5,500.00	17.45%
MISCELLANEOUS REVENUES	20,492.64	0.00	0.00%
STREET STATE TURNBACK	199,705.57	550,000.00	36.31%
TRANS FROM GENERAL FUND	0.00	461,348.41	0.00%
Revenue	\$306,261.69	\$1,091,848.41	
Expenses			
ADDITIONAL SERVICES EXPENSE	8,515.00	0.00	0.00%
ADVERTISING EXPENSE	0.00	1,000.00	0.00%
BUILDING MAINT & CLEANING	2,128.62	0.00	0.00%
ENGINEERING FEES	56,602.23	30,000.00	188.67%
FUEL EXPENSES	2,788.10	12,500.00	22.30%
MATERIALS & SUPPLIES EXPENSE	11,827.82	20,000.00	59.14%
MISCELLANEOUS EXPENSE	0.00	500.00	0.00%
NEW EQUIPMENT PURCHASE	0.00	100,000.00	0.00%
PAYROLL EXP - REGULAR	81,280.33	223,148.41	36.42%
PROFESSIONAL SERVICES	8,257.03	20,000.00	41.29%
REPAIR & MAINT - BUILDING	4,823.75	2,000.00	241.19%
REPAIR & MAINT - EQUIPMENT	1,851.51	10,000.00	18.52%
STREET LIGHTS	59,139.30	150,000.00	39.43%
STREET/ROAD REPAIRS	12,749.60	500,000.00	2.55%
TRAVEL, TRAINING & MEETINGS	0.00	500.00	0.00%
UNIFORMS/GEAR EXPENSE	233.67	2,200.00	10.62%
UTILITIES EXPENSES	7,578.52	20,000.00	37.89%
Expenses	\$257,775.48	\$1,091,848.41	

LIBRARY FUND
Statement of Revenue and Expenditures

	Current Period Jan 2026 Apr 2026 Actual	Annual Budget Jan 2026 Dec 2026	Jan 2026 Dec 2026 Percent of Budget
Revenue & Expenditures			
Revenue			
Donations	180.00	4,000.00	4.50%
FINES/LOST ITEMS	1,788.23	4,000.00	44.71%
INTEREST REVENUES	999.72	0.00	0.00%
MISCELLANEOUS REVENUES	10,603.86	0.00	0.00%
TRANS FROM GENERAL FUND		70,000.00	0.00%
WASHINGTON CO LIBRARY REVENUES	109,802.00	316,879.00	34.65%
Revenue	\$123,373.81	\$394,879.00	
Expenses			
ADVERTISING EXPENSE	762.30	1,500.00	50.82%
BOOKS AND MEDIA	19,543.75	40,500.00	48.26%
BUILDING MAINT & CLEANING	746.79	6,375.00	11.71%
GRANT EXPENSE	54,775.17	0.00	0.00%
MATERIALS & SUPPLIES EXPENSE	6,920.49	16,370.00	42.28%
MISCELLANEOUS EXPENSE		500.00	0.00%
NEW EQUIPMENT PURCHASE		2,000.00	0.00%
PAYROLL EXP - REGULAR	88,716.34	296,992.00	29.87%
POSTAGE EXPENSE	78.00	300.00	26.00%
PROGRAMS EXPENSE	890.00	6,000.00	14.83%
TECHNICAL SUPPORT	7,464.28	13,842.00	53.92%
TRAVEL, TRAINING & MEETINGS	349.00	1,500.00	23.27%
UTILITIES EXPENSES	1,858.46	5,000.00	37.17%
Expenses	\$182,104.58	\$390,879.00	

Agenda Item 10

NO ITEMS

Agenda Item 11

ORDINANCE NO. 2026-10

AN ORDINANCE REZONING PROPERTY AT 46 E. WILSON ST., FROM R-2 TO MF-2, MULTI-FAMILY, AS REQUESTED BY JASON APPEL, P.E.

WHEREAS, the City of Farmington, Arkansas amended its official zoning and zoning map by Ordinance 2015-06 on September 14, 2015, which was filed for record in the Office of the Circuit Clerk and Ex-Officio Recorder for Washington County, Arkansas in File 2015- 00034769; and

WHEREAS, certain real property owned by MRS Enterprises, LLC is zoned R-2, Residential; and

WHEREAS, after a public hearing on April 27, 2026, the Farmington Planning Commission voted during a regular scheduled meeting to rezone the real property owned by MRS Enterprises, LLC from R-2, Residential to MF-2 Multi-Family.

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

SECTION 1. That the zone classification of the following described property is hereby changed as follows:

From R-2, Residential to MF-2 Multi-Family, for the real property described in Exhibit "A" which is attached hereto and made a part hereof.

SECTION 2. That the official zoning map of the City of Farmington, Arkansas, is hereby amended to reflect the zoning change provided in Section 1 above.

SECTION 3. EMERGENCY CLAUSE: That the City Council of the City of Farmington, Arkansas further determines that this ordinance is necessary to adequately promote the of 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, APPROVED AND IN EFFECT this 11th day of May 2026.

APPROVED:

By: _____
Ernie Penn, Mayor

ATTEST:

Kelly Penn, City Clerk

EXHIBIT

A

Warranty Deed Description (2021-00036021):

Tract 1: A part of the SW1/4 of the NE1/4 of Section 23, T-16-N, R-31-W, Washington County, Arkansas, described as follows: Beginning at a point which is N 89°57'07" W, 689.5 feet from the SE corner of said 40 acre tract, and running thence N 00°52'03" E, 300 feet; thence N 89°57'11" W, 145.24 feet; thence S 01°04'10" W, 300 feet; thence S 89°57'07" E, 146.19 feet to the point of beginning, containing 1 acre, more or less. LESS & EXCEPT FROM 2018-22831: Part of the Southwest Quarter of the Northeast Quarter of Section 23, in Township 16 North, of Range 31 West, Washington County, Arkansas, described as follows: Commencing at the Southeast Corner of said forty acre tract; thence North 87°28'16" West a distance of 835.80 feet to a point; thence North 03°22'44" East a distance of 30.00 feet to a found iron pin for the POINT OF BEGINNING; thence continue North 03°22'44" East along said line, a distance of 270.95 feet to a found iron pin; thence South 87°42'56" East a distance of 59.14 feet to a set iron pin; thence South 02°31'44" West a distance of 190.05 feet to a set iron pin; thence South 04°27'19" East a distance of 81.73 feet to a set iron pin on the North right of way of East Wilson Street; thence along the North right of way line of East Wilson Street running North 87°28'16" West a distance of 73.09 feet to the POINT OF BEGINNING containing in all 16,976 square feet or 0.39 acres, more or less and being further subject to any rights-of-ways, easements, liens, or encumbrances which may or may not be of record.

Tract 2: Part of the Southwest Quarter of the Northeast Quarter of Section 23, in Township 16 North, of Range 31 West, Washington County, Arkansas, described as follows: Commencing at the Southeast Corner of said forty acre tract; thence North 87°28'16" West a distance of 835.80 feet to a point; thence North 03°22'44" East a distance of 30.00 feet to a found iron pin for the POINT OF BEGINNING; thence continue North 03°22'44" East along said line, a distance of 270.95 feet to a found iron pin; thence South 87°42'56" East a distance of 59.14 feet to a set iron pin; thence South 02°31'44" West a distance of 190.05 feet to a set iron pin; thence South 04°27'19" East a distance of 81.73 feet to a set iron pin on the North right of way of East Wilson Street; thence along the North right of way line of East Wilson Street running North 87°28'16" West a distance of 73.09 feet to the POINT OF BEGINNING containing in all 16,976 square feet or 0.39 acres, more or less and being further subject to any rights-of-ways, easements, liens, or encumbrances which may or may not be of record.

City of Farmington Application for Rezoning

Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Planning Commission until all information is furnished.

Applicant: MRS Enterprises, LLC Day Phone: 479-409-2300
Address: PO Box 1496, Farmington, AR 72730 Fax: N/A, email: byoung@hmailnwa.com
Representative: Jason Appel, P.E. Day Phone: 479-841-5397
Address: 284 Oak Hills Dr., Tontitown, AR Fax: N/A, email: jasonappel44@gmail.com
Property Owner: MRS Enterprises, LLC Day Phone: 479-409-2300
Address: PO Box 1496, Farmington, AR 72730 Fax: N/A, email: byoung@hmailnwa.com

Indicate where correspondence should be sent (circle one): Applicant Representative Owner

Describe Proposed Property In Detail (Attach additional pages if necessary)

Property Description
Site Address -- 46 E. Wilson St.
Current Zoning -- R-2 Proposed Zoning -- MF-2

Attach legal description and site plan (a scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.)

Type of zoning requested and reason for request:

The property owner is wanting to pursue a multi-family zoning request so that a townhome project can be started on this property.

Responsibilities of the Applicant:

1. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit (see attached), that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the City of Farmington has accepted the application and the date of the public hearing has been confirmed. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy

of notice) shall be filed with the City of Farmington no later than seven (7) days prior to the meeting date. A sample notice is attached.

- ✓2. Pay a \$25.00 application fee
- ✓3. Provide a copy of the deed of the property.
- ✓4. Written authorization from the property owner if someone other than the owner will be representing the request.
- 5. Publish the following notice of public hearing in a newspaper serving the City (*Northwest Times, the Morning News, Arkansas Democrat-Gazette or The Farmington Post*). **THE NOTICE MUST APPEAR IN THE PAPER A MINIMUM OF 15 DAYS BEFORE THE PUBLIC HEARING DATE.**

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the _____ day of _____, 20_____.

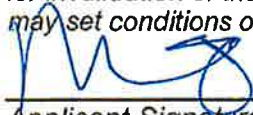
PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from _____ to _____ will be held on the _____ day of _____, 20_____, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

A copy of the proof of publication from the newspaper must be provided to the City 10 days before the meeting.

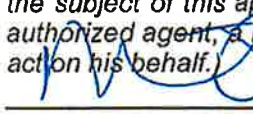
The City will post a sign on the property at a location visible to the public, notifying the public of the intent to rezone the property.

Applicant/Representative: I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval.



Applicant Signature Date 3.17.26

Property Owner/Authorized Agent: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his behalf.)

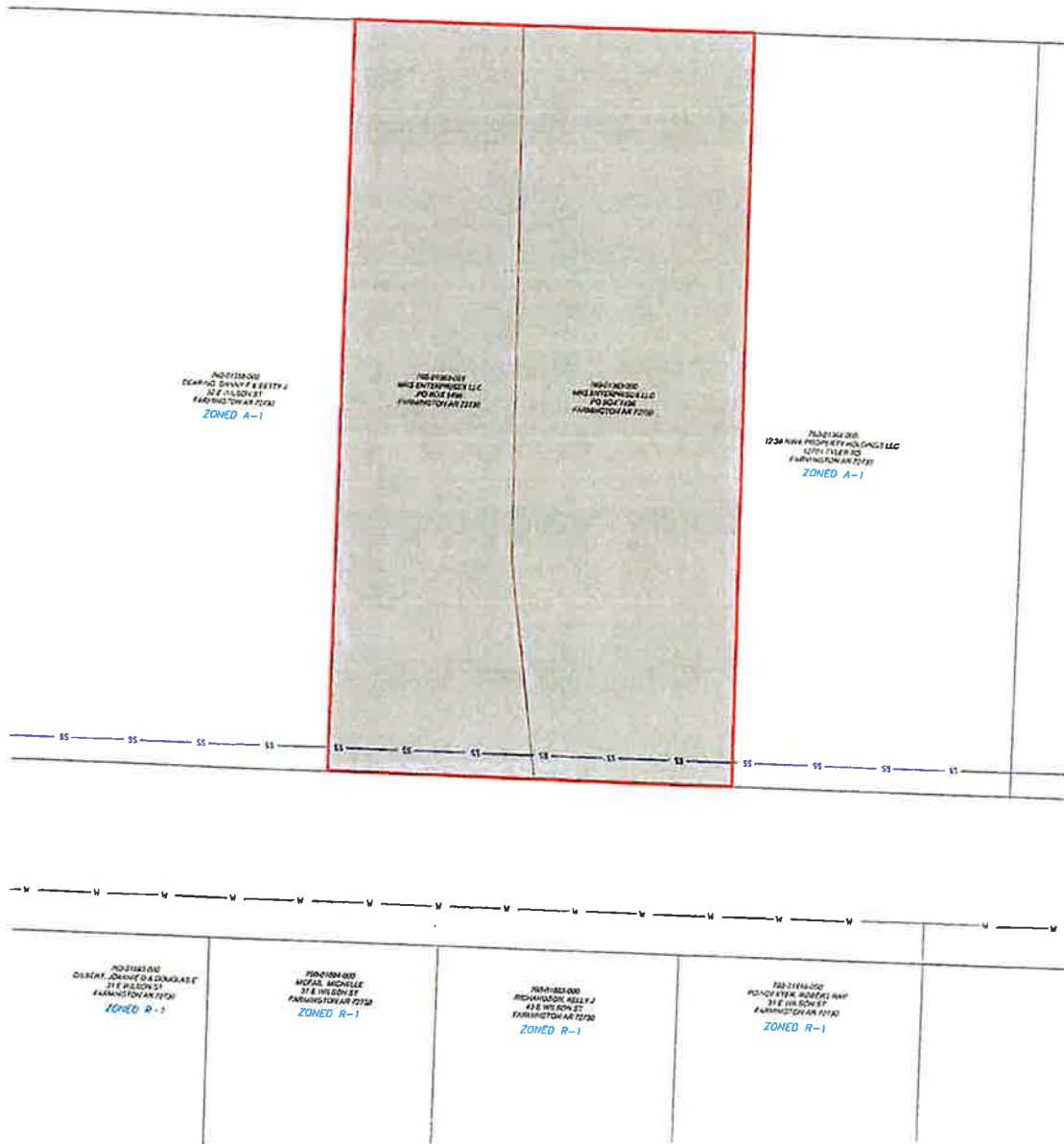


Owner/Agent Signature Date 3.17.26

760-5444-666
FARMINGTON HILLS LLC
1810 FOGELING AVE
COWLEY MO 65205
ZONED MF-1



GRAPHIC SCALE



**NOTICE OF PUBLIC HEARING BEFORE
THE FARMINGTON PLANNING COMMISSION
ON AN APPLICATION TO REZONE PROPERTY**

To All Owners of land lying adjacent to the property at:

46 E. Wilson St., Farmington, AR

Location

MRS Enterprises, LLC

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from R-2 to MF-2.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on April 27th, 2026 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place; or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main, 479-267-3865.

AGENT AUTHORIZATION

I (We), MRS Enterprises, LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Jason Appel & Ben Young, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Farmington considering this application and to act in all respects as our agent in matters pertaining to the attached application.



Property Owner – Signature

MELISSA SIMS

Property Owner - Print

Property Owner – Signature

Property Owner - Print

Type: REAL ESTATE
Kind: WARRANTY DEED
Recorded: 9/17/2021 2:01:53 PM
Fee Amt: \$30.00 Page 1 of 4
Washington County, AR
Kyle Sylvester Circuit Clerk

File# 2021-00036021

After recording please return to:
Waco Title Company
2592 S. 48th St.
Springdale, AR 72762

**WARRANTY DEED
(UNMARRIED)**

File #: 2116848-131

KNOW ALL MEN BY THESE PRESENTS:

That I, **Diane Huffman, an unmarried person**, hereinafter called GRANTOR, for and in consideration of the sum of ---ONE AND 00/100--- DOLLARS---(\$1.00)---and other good and valuable consideration in hand paid by **MRS Enterprises LLC**, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said **MRS Enterprises LLC**, hereinafter called GRANTEE(S) and unto its successors and assigns forever, the following lands lying in **Washington County, Arkansas** to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the same unto the said Grantee(s) and unto its successors and assigns forever, with all appurtenances thereunto belonging. And I hereby covenant with said Grantee(s) that I will forever warrant and defend the title to the said lands against all claims whatsoever.

Prepared under the supervision of
Buckley Bridges, Attorney
: 2592 S. 48th St.
Springdale, A.R. 72762

EXHIBIT "A"

Tract 1: Part of the Southwest Quarter of the Northeast Quarter of Section 23, in Township 16 North, of Range 31 West, Washington County, Arkansas, described as follows: Commencing at the Southeast Corner of said forty acre tract; thence North 87°28'16" West a distance of 689.50 feet to a point; thence North 03°09'01" East a distance of 30.00 feet to a found 60d nail in a tree root on the North right of way line of East Wilson Street for the POINT OF BEGINNING; thence along the North right of way line of East Wilson Street running North 87°28'16" West a distance of 73.09 feet to a set iron pin; thence leaving said right of way line and running North 04°27'19" West a distance of 81.73 feet to a set iron pin; thence North 02°31'44" East a distance of 190.05 feet to a set iron pin; thence South 87°42'56" East a distance of 85.98 feet to a found iron pin; thence South 03°09'01" West a distance of 271.56 feet to the POINT OF BEGINNING containing in all 0.52 acres, more or less.

Tract 2: Part of the Southwest Quarter of the Northeast Quarter of Section 23, in Township 16 North, of Range 31 West, Washington County, Arkansas, described as follows: Commencing at the Southeast Corner of said forty acre tract; thence North 87°28'16" West a distance of 835.80 feet to a point; thence North 03°22'44" East a distance of 30.00 feet to a found iron pin for the POINT OF BEGINNING; thence continue North 03°22'44" East along said line, a distance of 270.95 feet to a found iron pin; thence South 87°42'56" East a distance of 59.14 feet to a set iron pin; thence South 02°31'44" West a distance of 190.05 feet to a set iron pin; thence South 04°27'19" East a distance of 81.73 feet to a set iron pin on the North right of way of East Wilson Street; thence along the North right of way line of East Wilson Street running North 87°28'16" West a distance of 73.09 feet to the POINT OF BEGINNING containing in all 0.39 acres, more or less.

Subject to easements, rights-of-way, and protective covenants of record, if any.
Subject to all prior mineral reservations and oil and gas leases.



STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 2116848-131

Grantee: MRS ENTERPRISES LLC
Mailing Address: PO BOX 1496
FARMINGTON, AR 727300000

Grantor: DIANE HUFFMAN
Mailing Address: 2711 CYPRESS POINT DR
BENTON AR 720190000

Property Purchase Price: \$181,500.00
Tax Amount: \$600.60

County: WASHINGTON
Date Issued: 09/17/2021
Stamp ID: 1927178240

Washington County, AR
I certify this instrument was filed on
9/17/2021 2:01:53 PM
and recorded in REAL ESTATE

File# 2021-00036021
Kvle Sylvester - Circuit Clerk

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): MRS Enterprises LLC

Grantee or Agent Name (signature): WACO Title as Agent Date: SEP 17 2021

Address: _____

City/State/Zip: _____

Agenda Item 12

RESOLUTION NO. 2026-08

A RESOLUTION AUTHORIZING THE GRANT OF A WATER / SEWER EASEMENT TO THE CITY OF FAYETTEVILLE, ARKANSAS ON A PARCEL OF LAND OWNED BY THE CITY OF FARMINGTON, ARKANSAS FOR THE PURPOSE OF INSTALLING A SEWER LINE.

WHEREAS, The City of Fayetteville, Arkansas has requested a water/sewer easement on City of Farmington Parcel 760-02242-004 & 760-02242-003; and

WHEREAS, the City Council has determined that granting the requested easement serves a valid public purpose by facilitating the construction and operation of public sewer infrastructure benefiting the city and its residents; and

WHEREAS, the City Council finds that the granting of said easement will not materially impair current or reasonably anticipated municipal use of the property.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Farmington, Arkansas:

Section 1: That the Mayor and City Clerk be, and they hereby are authorized to Farmington, Arkansas grant the City of Fayetteville, Arkansas, a water/sewer easement on the City of Farmington Parcel 760-02242-004 & 760-02242-003

PERMANENT WATER/SEWER LINE EASEMENT:

PART OF THE NORTHWEST QUARTER (NW/4) OF THE NW/4 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3/4" REBAR FOR THE NORTHWEST CORNER OF SAID NW/4 NW/4; THENCE SOUTH 17°53'21" EAST A DISTANCE OF 1018.98 FEET TO A POINT AT THE INTERSECTION OF THE NORTH BOUNDARY OF A TRACT OF LAND BEING A PART OF BLOCKS 3 & 4 AS DESCRIBED IN A DOCUMENT FILED FOR RECORD IN THE WASHINGTON COUNTY CIRCUIT CLERK'S OFFICE AT FILE #2013-00018269 AND THE EAST LINE OF A 20' WATER & SEWER EASEMENT AS SHOWN A PLAT FILED FOR RECORD IN THE WASHINGTON COUNTY CIRCUIT CLERK'S OFFICE AT PLAT BOOK 14 PAGE 109, BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT;

THENCE CONTINUING ALONG SAID NORTH BOUNDARY SOUTH 87°53'20" EAST A DISTANCE OF 9.82 FEET; THENCE SOUTH 07°45'04" WEST A DISTANCE OF 342.39 FEET; THENCE SOUTH 18°17'24" WEST A DISTANCE OF 35.47 FEET TO THE EAST LINE OF SAID 20' EASEMENT; THENCE ALONG SAID 20' EASEMENT NORTH 07°15'03" EAST A DISTANCE OF 376.31 FEET TO THE POINT OF BEGINNING, CONTAINING 2,951 SQUARE FEET, OR 0.07 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

ALSO

VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT

PART OF THE NORTHWEST QUARTER (NW/4) OF THE NW/4 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE CONTINUING ALONG SAID NORTH BOUNDARY SOUTH 87°53'20" EAST A DISTANCE OF 15.07 FEET; THENCE SOUTH 07°45'04" WEST A DISTANCE OF 345.26 FEET; THENCE SOUTH 18°17'24" WEST A DISTANCE OF 48.85 FEET; THENCE NORTH 82°44'57" WEST A DISTANCE OF 12.43 FEET; THENCE ALONG SAID EAST LINE OF SAID 20' EASEMENT NORTH 07°15'03" EAST A DISTANCE OF 14.65 FEET; THENCE NORTH 18°17'24" EAST A DISTANCE OF 35.47 FEET; THENCE NORTH 07°45'04" EAST A DISTANCE OF 342.39 FEET TO THE POINT OF BEGINNING, CONTAINING 5,881 SQUARE FEET, OR 0.14 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

Section 2: The Mayor and City Clerk are authorized to execute and deliver to The City of Fayetteville, Arkansas a water/sewer easement in substantially the form as presented to the Council and to take other action as deemed necessary and appropriate to consummate the granting of the easement on behalf of the city.

PASSED AND APPROVED this 11th day of March 2026.

Ernie Penn, Mayor

Kelly Penn, City Clerk

This Instrument Prepared By:
Land Agent's Office of the
City of Fayetteville, Arkansas
113 W Mountain St
Fayetteville, AR 72701

Parcel No. 760-02242-004

WATER/SEWER EASEMENT

BE IT KNOWN BY THESE PRESENTS:

THAT **CITY OF FARMINGTON, ARKANSAS, a municipal corporation**, hereinafter called GRANTOR, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby GRANT, SELL and CONVEY unto the **City of Fayetteville, Arkansas, a municipal corporation**, hereinafter called GRANTEE, and unto Grantee's successors and assigns, a permanent easement to construct, lay, remove, relay, inspect, enlarge and/or operate a water and/or sanitary sewer pipe line or lines, manholes, grantee owned fiber optic equipment and appurtenances thereto, grantee on, over, across, and under the following described land situated in the County of Washington, State of Arkansas, to-wit:

PROPERTY DESCRIPTION:

SEE PERSUANT REAL ESTATE DEED FILE NUMBER 2013-18269

PERMANENT EASEMENT DESCRIPTION:

SEE ATTACHED EXHIBIT A & B

TEMPORARY CONSTRUCTION AND GRADING EASEMENT DESCRIPTION:

SEE ATTACHED EXHIBIT A & B

Together with the rights, easements, and privileges in or to said lands which may be required for the full enjoyment of the rights herein granted.

This temporary construction and grading easement as conditioned above, shall terminate when the hereinabove referenced project has been completed by the contractor and accepted by the City of Fayetteville, Arkansas.

It is expressly understood that the above temporary construction and grading easement shall exclude any permanent structure presently located within said temporary construction and grading easement area.

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, so long as such pipe line or lines, manholes and/or appurtenances thereto shall be maintained, together with free ingress to and egress from the real estate first hereinabove described for the uses and purposes hereinabove set forth.

The said Grantor is to fully use and enjoy the said premises except for the purposes hereinbefore granted to the said Grantee, which hereby agrees to bury all pipes, where feasible, to a sufficient depth so as not to interfere with cultivation of soil, and that manholes will be constructed flush with the surface of the ground except in bottom lands where they shall be at a height above high water.

The Grantor agrees not to erect any buildings or structures in said permanent easement.

The Grantee shall have the right to construct additional pipelines upon the above described easement at any time in the future and agrees to pay any damages as a result of such future construction as set out in this easement.

The consideration first above recited as being paid to Grantor by Grantee is in full satisfaction of every right hereby granted. All covenants and agreements herein contained shall extend to and be binding upon the respective heirs, legal representatives, successors and assigns of the parties hereto.

It is hereby understood and agreed that the party securing this document on behalf of the Grantee is without authority to make any covenant or agreement not herein expressed.

WITNESS the execution hereof on this _____ day of _____, 2025.

corporation

CITY OF FARMINGTON, ARKANSAS, a municipal

By: _____

[Please print or type Name and Title]

ATTEST:

[SEAL]

[Please print or type Name and Title]

ACKNOWLEDGMENT

STATE OF ARKANSAS

)
)
)

ss.

COUNTY OF WASHINGTON

BE IT REMEMBERED, that on this date, before the undersigned, a duly commissioned and acting Notary Public within and for said County and State, personally appeared _____ and _____, to me well known as the persons who executed the foregoing document, and who stated and acknowledged that they are the _____ and _____, respectively, of **CITY OF FARMINGTON, ARKANSAS, a municipal corporation**, and are duly authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that they had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

WITNESS my hand and seal on this _____ day of _____, 2025.

MY COMMISSION EXPIRES:

Notary Public

EXHIBIT A

760-02242-003 & 760-02242-004 CITY OF FARMINGTON

VARIABLE WIDTH WATER & SEWER EASEMENT

PART OF THE NORTHWEST QUARTER (NW/4) OF THE NW/4 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3/4" REBAR FOR THE NORTHWEST CORNER OF SAID NW/4 NW/4; THENCE SOUTH 17°53'21" EAST A DISTANCE OF 1018.98 FEET TO A POINT AT THE INTERSECTION OF THE NORTH BOUNDARY OF A TRACT OF LAND BEING A PART OF BLOCKS 3 & 4 AS DESCRIBED IN A DOCUMENT FILED FOR RECORD IN THE WASHINGTON COUNTY CIRCUIT CLERK'S OFFICE AT FILE #2013-00018269 AND THE EAST LINE OF A 20' WATER & SEWER EASEMENT AS SHOWN A PLAT FILED FOR RECORD IN THE WASHINGTON COUNTY CIRCUIT CLERK'S OFFICE AT PLAT BOOK 14 PAGE 109, BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT;

THENCE CONTINUING ALONG SAID NORTH BOUNDARY SOUTH 87°53'20" EAST A DISTANCE OF 9.82 FEET; THENCE SOUTH 07°45'04" WEST A DISTANCE OF 342.39 FEET; THENCE SOUTH 18°17'24" WEST A DISTANCE OF 35.47 FEET TO THE EAST LINE OF SAID 20' EASEMENT; THENCE ALONG SAID 20' EASEMENT NORTH 07°15'03" EAST A DISTANCE OF 376.31 FEET TO THE POINT OF BEGINNING, CONTAINING 2,951 SQUARE FEET, OR 0.07 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

ALSO

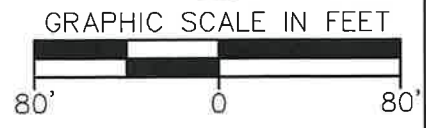
VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT

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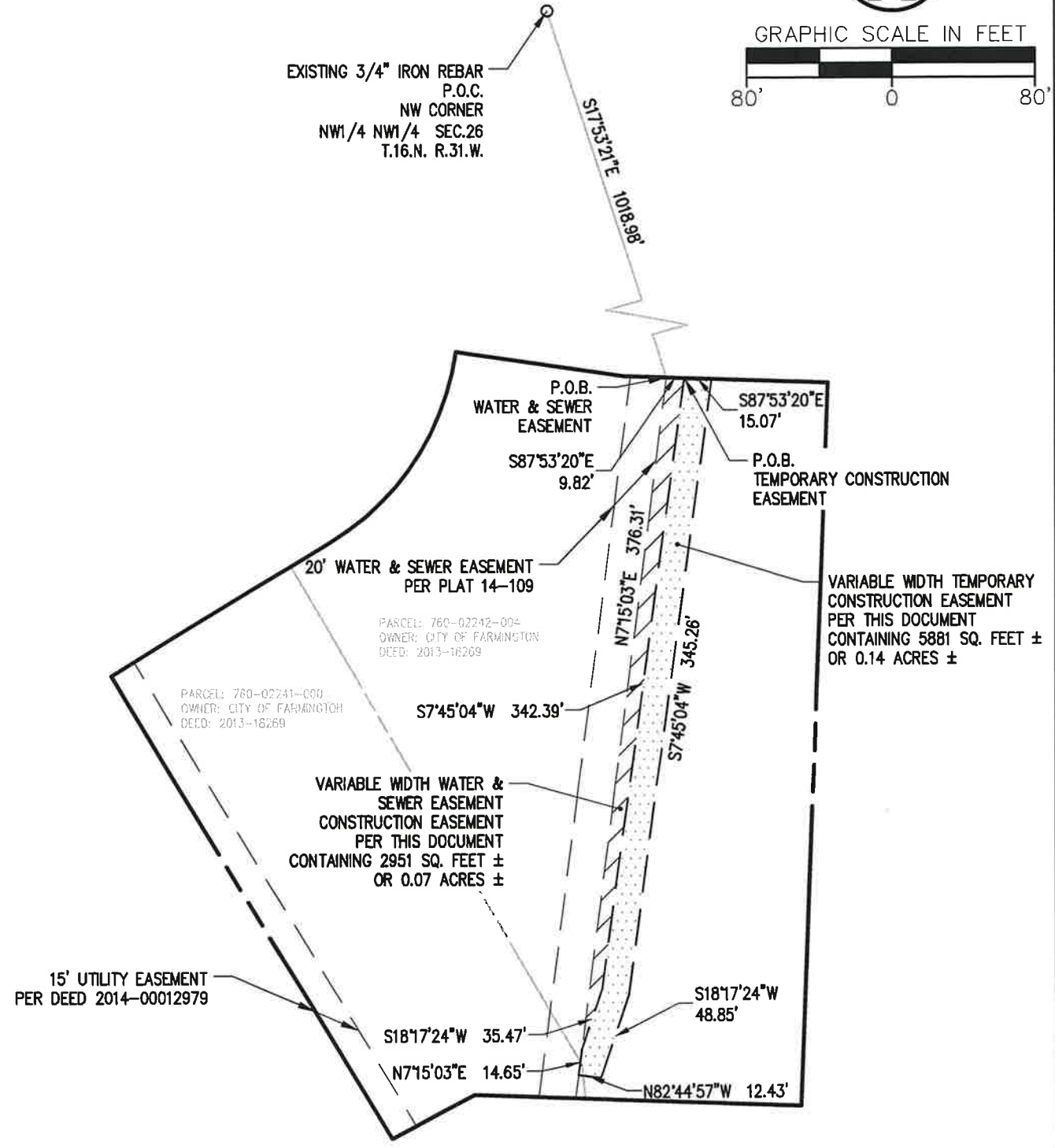
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THENCE CONTINUING ALONG SAID NORTH BOUNDARY SOUTH 87°53'20" EAST A DISTANCE OF 15.07 FEET; THENCE SOUTH 07°45'04" WEST A DISTANCE OF 345.26 FEET; THENCE SOUTH 18°17'24" WEST A DISTANCE OF 48.85 FEET; THENCE NORTH 82°44'57" WEST A DISTANCE OF 12.43 FEET; THENCE ALONG SAID EAST LINE OF SAID 20' EASEMENT NORTH 07°15'03" EAST A DISTANCE OF 14.65 FEET; THENCE NORTH 18°17'24" EAST A DISTANCE OF 35.47 FEET; THENCE NORTH 07°45'04" EAST A DISTANCE OF 342.39 FEET TO THE POINT OF BEGINNING, CONTAINING 5,881 SQUARE FEET, OR 0.14 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

EXHIBIT B



EXISTING 3/4" IRON REBAR
P.O.C.
NW CORNER
NW1/4 NW1/4 SEC.26
T.16.N. R.31.W.



DRAWING: C:\22111003_ENGLESPHUS\INFRASTRUCTURE\SURVEY\DWG\OFFSITE PARALLELE EXHIBITS\760-02242-004 CITY OF FARMINGTON.DWG
LAYOUT: ---, LAST SAVED: JS3348, 8/20/2025 8:21:17 AM
LAST PLOTTED BY: JADE SULLIVAN, 8/20/2025 8:21:27 AM PLOTTED BY: --- VALID ON HARD COPY ONLY

THIS EASEMENT SKETCH IS A REPRESENTATION OF THE SIZE, SHAPE, AND LOCATION OF THE EASEMENT TO WHICH IT IS ATTACHED. THIS DRAWING IS NOT A PLAT OF SURVEY

PROJECT NO: 22111003	
DRAWN BY: J. SULLIVAN	DATE: 08/20/2025
SHEET: 1 OF 1	CHECKED: N. CAGLE

901 N. 47th St, Suite 400
Rogers, Arkansas 72756

Crafton Tull

479.636.4838 t
www.craftontull.com

© 2025 Crafton, Tull & Associates, Inc.

Agenda Item 13

RESOLUTINON NO. 2026- 09

A RESOLUTION TO AUTHORIZE THE CITY ATTORNEY TO SEEK CONDEMNATION AND POSSESSION OF CERTAIN LANDS OWNED BY JON-ZOE PROPERTIES, LLC, AND J-Z FARMINGTON, LLC, NEEDED FOR THE FARMINGTON SEWER PROJECT

WHEREAS, the City of Farmington and Jon-Zoe Properties LLC, and J-Z Properties LLC, have been unable to agree upon a fair price for land associated with a utility easement needed to complete the Farmington Sewer Project,

WHEREAS, the City of Farmington needs to gain possession of this property promptly to begin work on this public improvement and to not delay construction of the project.

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

Section 1: That the City Council of the City of Farmington, Arkansas hereby authorizes the City Attorney to file suit to seek court-ordered possession of property located at or near the Farmington Sewer Project and owned by Jon-Zoe Properties LLC, and J-Z Farmington LLC, that is needed for a utility easement and right-of-way for the Project, and to pay into the registry of the Circuit Court just compensation in the amount of twenty-nine thousand seven hundred dollars and zero cents (\$29,700.00) total, for both parcels of land.

PASSED AND APPROVED this 11th day of May 2026.

APPROVED:

BY: _____
Ernie Penn, Mayor

ATTEST:

BY: _____
Kelly Penn, City Clerk

APPRAISAL REPORT

PERMANENT UTILITY EASEMENT & TEMPORARY CONSTRUCTION EASEMENTS

LOCATED AT

214 RHEAS MILL ROAD
FARMINGTON, AR
WASHINGTON COUNTY, ARKANSAS

FOR

CASSIE ELLIOT
VISIONARY MILESTONES
C/O
CITY OF FARMINGTON, ARKANSAS

AS OF

DATE OF REPORT – DECEMBER 11, 2025
DATE OF INSPECTION – DECEMBER 1, 2025
DATE OF ESTIMATION – DECEMBER 1, 2025

BY

STUART SANDERS
ON TIME APPRAISALS INC.
16083 POUNCEY TRACT ROAD
ROCKVILLE, VA 23146

STATE CERTIFIED
GENERAL REAL ESTATE APPRAISER
CG 1738

Job: 25-052

County: Washington

Tracts
: 6,7,8

Location: 214 Rheas Mill Road, Farmington

Fee Owner(S): Jon-Zoe Properties LLC; J-Z Farmington LLC

Address: P.O. Box 258, Farmington, AR 72730

Phone: N/A

Tenant(S): N/A

Address:

Phone:

Area Of Whole:	435,165+/- sq. ft.	Permanent Easement(s):	16,411 +/- sq. ft
Area Of Remainder:	435,165+/- sq. ft.	Temporary Easement(s):	19,228+/- sq. ft.
Area Of Acquisition:	None		

ESTIMATED FAIR MARKET VALUE OF THE PROPERTY

Before

Land: 435,165+/- SF @ \$2.93 (Rounded)	\$	1,275,000
Site Improvements Within Acquisition:	\$	N/A
Total:	\$	1,275,000

After

Land: 435,165+/- SF @ \$ 2.88 (Rounded)	\$	1,251,000
Improvements:	\$	0
Total:	\$	1,251,000

DAMAGES \$ N/A

FAIR MARKET VALUE OF ACQUISITION: \$ 24,000

Temporary Construction Easement: Rental Value \$ 5,700

Total Compensation as of: December 1, 2025 \$ **29,700**

ALLOCATION OF COMPENSATION

Land:	\$	0
Permanent Easement:	\$	24,000
Temporary Easement: Rental Value	\$	5,700
Site Improvements within Acquisition:	\$	0
Damage to Remainder Land:	\$	0
Cost to Cure Items:	\$	0
Total Compensation:	<u>\$</u>	<u>29,700</u>

Stuart Sanders

Stuart Sanders, CG1738
Ontime Appraisals, Inc.



December 11, 2025

Cassie Elliot
Visionary Milestones,
C/O
CITY OF FAYETTEVILLE UTILITIES

RE: Appraisal Report regarding the Market Value of the subject site “before and after” taking of a Permanent Utility Easement and Temporary Construction Easements located at 214 Rheas Mill Road, Farmington, Washington County, Arkansas.

To whom it may concern:

Pursuant to your request, I have conducted an investigation of the subject site “before and after” taking of a Permanent Utility Easement and Temporary Construction Easements located at **214 Rheas Mill Road, Farmington, Washington County, Arkansas.**

The purpose of this Analysis Report is to estimate and assist the client in determining “Just Compensation” for the Permanent Utility Easement and Temporary Construction Easements. The effective date of the report is December 1, 2025.

PARENT TRACT DESCRIPTION

A part of the Southeast quarter of the Southeast quarter of Section twenty-two (22), a part of the Southwest quarter of the Southwest quarter of Section twenty-three (23), a part of the Northwest quarter of the Northwest quarter of Section twenty-six (26) and a part of the Northeast quarter of the Northeast quarter of Section twenty-seven (27), all in Township Sixteen (16) North of Range Thirty-one (31) West, being more particularly described as follows, to-wit: Beginning at a point which is three hundred forty-one (341) feet North of the Southeast corner of the Southeast Quarter of the Southeast quarter of said Section twenty-two (22), and running thence North 54 degrees 30 minutes West forty four and five-tenths (44.5) feet, thence North 19 degrees West four hundred ninety-eight (498) feet, thence West two hundred fifty-two and six-tenths (252.6) feet, thence South forty-two (42) rods and ten (10) links, thence South 84 degrees East ten (10) rods and eighteen (18) links, thence South 41½ degrees West thirty-seven (37) rods and ten (10) links, thence South 84 ¾° East twenty seven (27) rods and ten (10) links, thence North thirty-four (34) rods, thence East fortyfour and four-tenths (44.4) feet, thence North 23 degrees West three hundred thirty-three (333) feet, thence North 54 degrees 30 minutes West sixty-one and five-tenths (61.5) feet to the point of beginning, containing eleven and five-tenths (11.5) acres, more or less. LESS AND EXCEPT: A part of the SE4 of the SE4 of Section 22, Township 16 North, Range 31 West, described as follows: beginning at a point which is 285.87 feet North and 286.83 feet West of the Southeast corner of said forty acre tract, and running thence South 16 degrees 08 minutes 41 seconds East 150.09 feet to an iron pin, thence South 72 degrees 11 minutes 08 seconds West 15.0 feet to an iron pin, thence North 83 degrees 58 minutes 28 seconds West 57.60 feet to an iron pin, thence 83 degrees 58 minutes 28 seconds West 13.16 feet to an iron pin, thence North 86 degrees 49 minutes 21 seconds West 86.62 feet to an iron pin, thence North 0 degrees 44 minutes 31 seconds West 126.72 feet to an iron pin, thence South 86 degrees 26 minutes 52 seconds East 99.97 feet to an iron pin, thence North 62 degrees

56 minutes 46 seconds East 35.10 feet to the point of beginning. ALSO LESS AND EXCEPT: Part of the Northeast Quarter of the Northeast Quarter of Section 27 and part of the Northwest Quarter of the Northwest Quarter of Section 26, all in Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows: starting at an AGC monument being used as the section corner of Section 22, 23, 26 & 27; thence South 02 degrees 08 minutes 44 seconds West along the West line of the Northwest Quarter of the Northwest Quarter of Section 26 a distance of 443.66 feet to a point on the northerly right of way line of U.S. Highway 62 as established by AHTD Job R40082 for the point of beginning; thence North 56 degrees 23 minutes 09 seconds East along said right of way line a distance of 78.47 feet to a point on the northerly right of way line of U.S. Highway 62 as established by AHTD Job 4705-2; thence South 51 degrees 52 minutes 56 seconds West along said right of way line a distance of 127.53 feet to a point on the Northerly right of way line of Farmington Rheas Mill Road as established by the plat of Broyles Subdivision filed in Washington County, Arkansas, dated June 1, 1957; thence North 78 degrees 49 minutes 34 seconds West along said right of way line a distance of 88.46 feet to a point on the northerly right of way line of U.S. Highway 62 as established by AHTD Job R40082; thence North 05 degrees 12 minutes 37 seconds East along said right of way line a distance of 4.89 feet to a point; thence South 79 degrees 03 minutes 30 seconds East along said right of way line a distance of 79.98 feet to a point; thence North 56 degrees 23 minutes 09 seconds East along said right of way line a distance of 51.39 feet to the point of beginning and containing 0.02 acres, more or less.

CERTIFICATE

- I have personally inspected the exterior of the property herein appraised, on December 1, 2025.
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions, limiting conditions, and legal instructions, and are the personal, unbiased professional analysis, opinions, and conclusions of the appraiser.
- The appraiser has no present or prospective interest in the property appraised and no personal interest or bias with respect to the parties involved.
- The compensation received by the appraiser for the appraisal is not contingent on the analyses, opinions, or conclusions reached or reported.
- The appraisal was made and the appraisal report prepared in conformity with the *Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally Assisted Programs, Final Rule*.
- The appraisal was made and the appraisal report prepared in conformity with the Appraisal Foundation's *Uniform Standards for Professional Appraisal Practice*, except to the extent that the *Uniform Appraisal Standards for Federal Land Acquisitions* required invocation of USPAP's Jurisdictional Exception Rule, as described in Section D-1 of the *Uniform Appraisal Standards for Federal Land Acquisitions*.
- No one provided significant professional assistance to the appraiser.
- I have performed no services, 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.
- I have made a personal field inspection of the comparable sales relied upon in making said appraisal.
- That the existence of potentially hazardous material used in the construction or maintenance of any structures, and/or the existence of hazardous materials or hazardous waste, which may or may not be present on the property, was not observed by me; nor do I have any knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The existence of hazardous materials or potentially hazardous waste material may have an effect on the value of the property.
- That I understand that such appraisal may be used in connection with the acquisition of a permanent utility easement and a temporary construction easement for a project to be constructed by the City of Fayetteville.
- That such appraisal has been made in conformity with the appropriate State laws, regulations and policies and procedures applicable to appraisal of a permanent utility easement and temporary construction easements for such purposes; that in appraising the value before acquisition, no consideration has been given to increases or decreases in Fair Market Value caused by the public improvement; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are noncompensable under the established law of said State.
- That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the City of Fayetteville, and I will not do so until so authorized by said

City Officials, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

- Based upon analysis of relevant data and contingent upon the Assumptions and Limiting Conditions which follow and appear later in this report, it is my opinion the market value of the fee simple interest in the subject property, as of December 1, 2025, was:

WHOLE PROPERTY (LAND)	=	\$ 1,275,000
REMAINDER PROPERTY (LAND)	=	\$ 1,251,000
SUBTOTAL	=	\$ 24,000
DAMAGES	=	\$ N/A
PLUS: TCE	=	\$ 5,700
TOTAL JUST COMPENSATION	=	\$ 29,700

The following Extraordinary Assumptions are utilized in this report:

- 1.) The City of Fayetteville is doing utility expansion. The appraiser assumes no marketable timber or shrubbery that contributes substantially to value existed in the Permanent Utility Easement or Temporary Construction Easement prior to construction. Certain ground work, utility moving, fence moving and driveway alteration is necessary, the city will endeavor to return these functions to near original condition. The appraisal is based upon the extraordinary assumption that the sites will be returned to at least similar, to original or better condition, than when construction began.
- 2.) The survey contained in this report prepared by Crafton Tull Engineering (CTE) and furnished by Visionary Milestones is accurate and the utility relocation will occur as indicated on that survey.
- 3.) The subject improvements are not valued in this report as they are not considered adversely affected by the PUE or temporary construction easement acquisitions.
- 4.) Subject land size is approximately as indicated in this report.

If any, or all, of these Extraordinary Assumptions prove to be untrue, one or both of the preceding value estimates could be influenced.

The appraiser is invoking the Jurisdictional Exception Rule in this appraisal. The Uniform Standards of Professional Appraisal Practice requires, under Standards Rule 1-2 (c), that when exposure time is a component of the definition of the value opinion being developed, the appraiser must also develop an opinion of reasonable exposure time linked to that value opinion. However, the Uniform Appraisal Standards for Federal Land Acquisitions, under Section A-9, indicates that the appraiser's estimate of market value is not linked to a specific exposure time when conducting appraisals for federal acquisition purposes under these standards.

Sincerely,



Stuart Sanders
Ontime Appraisals, Inc.
State Certified General Appraiser
License #: CG1738



SCOPE OF WORK

- (1) **INSPECTION-** An exterior inspection of the subject property was conducted on December 1, 2025. No environmental impact studies were either requested or made in conjunction with this appraisal, and the Appraiser hereby reserves the right to alter, amend, revise or rescind any of the value opinions based upon any environmental impact studies, research or investigation. The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil or structures which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or for engineering which might require discovering such factors.
- (2) **PROPERTY CHARACTERISTICS-**The subject property is a commercial/residential site located near Farmington, Arkansas. I am familiar with the physical and economic trends in the subject's market area from past research and experience.
- (3) **CONDITIONS OF ASSIGNMENT-**This report is intended to assist in estimating the fair market value (per Uniform Appraisal Standards for Federal Land Acquisitions) of the subject property.
- (4) **EXTENT OF RESEARCH-** Based upon the requirements of the client and the intended use of the report, the Sales Comparison Approach has been analyzed and is deemed to be sufficient to solve the appraisal problem. Application of the Cost and Income Capitalization Approaches was not considered necessary to produce credible appraisal results for the subject property.
- (5) **EXTENT OF DATA RESEARCH -** I researched the sales data for this assignment using county records and sales information using the MLS. All sales were then verified. I have researched the sales of similar sites and improved properties which were considered similar and analyzed comparable sales data in the surrounding area. There was no personal property included in this valuation process. The appraiser was provided the size of the Permanent Utility Easement and Temporary Construction Easement acquisitions. The appraiser then estimated damages to land, building improvements, drives, fences, and trees/shrubbery (if any). The appraiser was provided sketches (TCE) that included the parent tract, PUE (Permanent Utility Easement), and TCE (Temporary Construction Easements) sizes, legal descriptions and locations.

REAL PROPERTY INTEREST APPRAISED

Fee Simple Interest; Partial Interest

INTENDED USE OF THE APPRAISAL

The intended use of this Analysis Report is to estimate and assist the client in establishing market value for possible litigation purposes (condemnation), as of December 1, 2025.

EFFECTIVE DATE OF THIS APPRAISAL

The effective date of the Appraisal is December 1, 2025. The property was inspected on December 1, 2025.

DATE OF REPORT

The date of the report is December 11, 2025.

TAX INFORMATION

The Subject property is located in the taxing jurisdictions of The City of Farmington, Farmington School District, Washington County and State of Arkansas. The taxes shown include improvements (If any) and the homestead tax credit (If applicable). The Parcel Numbers and Taxes are as follows:

Parcel Number	Acres	2024 Taxes
760-01329-000	5.24	\$ 187
760-01394-000	.8	\$ 185
760-01608-000	2.99	\$ 5,038
760-01593-000	1.99	\$ 451

OWNERSHIP HISTORY OF SUBJECT

The property is under the ownership of Jon-Zoe Properties LLC & J-Z Farmington LLC per Washington County Assessor's office records. Per the appraiser's knowledge, the subject property is not listed for sale, under contract or under option. Subject property has not transferred ownership in the three years preceding the December 1, 2025 effective date of this report.

FUNCTION OF APPRAISAL

The function of this Appraisal is to estimate the Market Value of the subject property, "As Is", for use in possible litigation (condemnation).

REPORT HISTORY

Previous services have not been performed.

HIGHEST AND BEST USE AS VACANT

The highest and best use for the subject property as vacant is for commercial/residential utilization/development.

NARRATIVE DESCRIPTION

Whole

Subject property is located at 214 Rheas Mill Road in Farmington, Arkansas.

Subject site contains an indicated (per county records) 435-165+/- square feet (SF) or 9.99+/- acres. Subject site is irregular in shape. The topography is undulating to steeply sloping. The subject property is indicated to lie partially (10%) within the Flood Way and (5%) within the 100-Year Flood Zone. The site is indicated to front Rheas Mill Road and W. Main Street. The site is approximately 50% wooded.

Utilities available to the subject site include electricity, water, sewer and telephone service. No adverse easements or encroachments were observed on the property inspection.

Subject property is indicated by public records to be located inside the city limits of Farmington, Arkansas. The subject site is currently subject to zoning. The front is C-2, Commercial and the rear is (R-2), Residential.

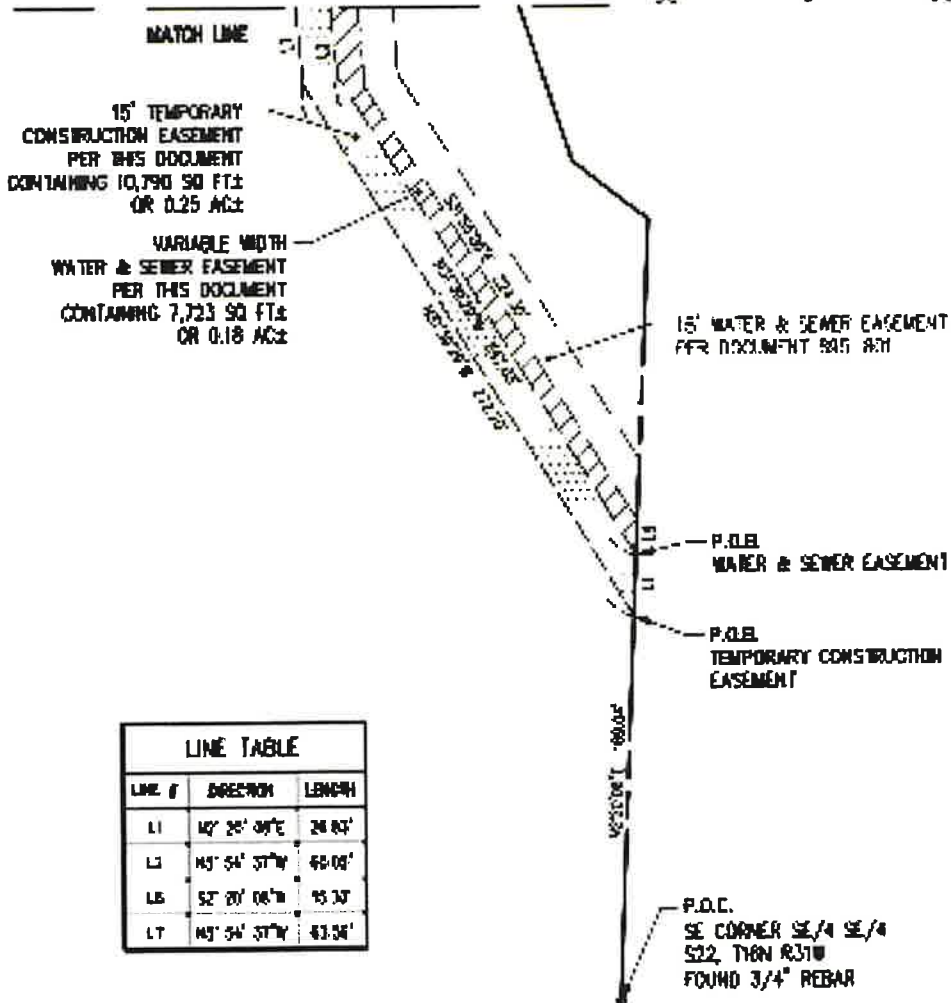
EASEMENT SKETCHES

EXHIBIT B-1



GRAPHIC SCALE IN FEET

60' 0 60'



LINE TABLE		
LINE #	BIRECTION	LENGTH
L1	N7° 26' 30"E	28.83'
L2	N3° 54' 37"W	68.06'
L6	S2° 20' 08"W	75.37'
L7	N3° 54' 37"W	63.94'

THIS EASEMENT SKETCH IS A REPRESENTATION OF THE SIZE, SHAPE, AND LOCATION OF THE EASEMENT TO WHICH IT IS ATTACHED. THIS DRAWING IS NOT A PLAT OF SURVEY.

THIS EASEMENT SKETCH IS A REPRESENTATION OF THE SIZE, SHAPE, AND LOCATION OF THE EASEMENT TO WHICH IT IS ATTACHED. THIS DRAWING IS NOT A PLAT OF SURVEY.

DATE	12/11
PROJECT	100' WIDE
TITLE	100' WIDE
SCALE	AS SHOWN

Crafton Tull
 ENGINEERS & SURVEYORS
 1000 W. 10th Street, Suite 100
 Oklahoma City, Oklahoma 73106
 Phone: (405) 241-1111
 Fax: (405) 241-1112
 Email: info@craftontull.com

SUBJECT AERIAL



Acquisition

The City of Fayetteville is proposing to acquire new Permanent Utility Easement (PUE) across the east part of the site. The PUE is indicated to contain approximately 16,411+/- SF, or .38+/- acres. The PUE encompasses cleared and wooded land (FZ/FW) area. This easement varies in width. In addition to the PUE, the City of Fayetteville is proposing to acquire a Temporary Construction Easement along both sides of the PUE. The Temporary Construction Easement is indicated to contain 19,288+/- SF. The Temporary Construction Easement also varies in depth.

Remainder

The Remainder Property will consist of approximately 435,165+/- SF, or 9.99+/- acres, of improved commercial/residential property that will be encumbered by the 16,411+/- SF PUEs and the 19,288+/- SF TCEs above. The Remainder Site will be irregular in shape and will have the same accessibility, topography, soils, and utility availability as the Whole Property. In addition, the Remainder Property will have the same improvements as the Whole Property. The dimensions of the Remainder Property will remain the same. The Remainder Property will still front Rheas Mill Road and W. Main Street.

The Subject property contains 9.99+/- acres of cleared and wooded, commercial and residential land located inside the city of Farmington Arkansas. The property is undulating to steeply sloping. The subject property is indicated to lie partially (10%) within the Flood Way and (5%) within the 100-Year Flood Zone. The site is indicated to front Rheas Mill Road and S. Main Street. The subject's site appeal is considered to be above average.

There were several recent, vacant, commercial land sales in the Farmington area, the best three have been utilized for comparison to the subject. The land sales below are considered the most similar to the subject, and have been used in the land section of the Cost Approach.

Summary Of Land Sales

Sale	3	4	5
Location	12430 Hwy 62 Farmington	3456 E. Heritage Parkway, Farmington	700 W. Main Hwy 62 Farmington
Date of Sale	06/25	01/25	11/23
Seller	Robert & Jimmy Cate	George Reed Trust	AVANCE Business Solutions
Buyer	Gold Star Construction	Fun Shirt Friday LLC	Brand New Church
Consideration	\$395,000	\$825,000	\$1,875,000
Consideration (Land Only)	\$395,000	\$825,000	\$1,875,000
Size (SF±)	158,994	312,325	346,737
Price/SF	\$2.48	\$2.64	\$5.41
Improvements	None	None of Value	None

Analysis Of Sales

The unit of comparison is price per SF. The elements of comparison are property rights, conditions of sale, market conditions, location, and physical characteristics.

The comparables indicate an unadjusted per SF price range (land only) of \$2.48 to \$5.41.

No adjustments are indicated for property rights. Each of the comparables appears to have involved the transfer of the fee simple interest.

Each of the sales appears to have been an arms-length transaction and no financing adjustments can be supported. No adjustments for conditions of sale are indicated.

Consider the following adjustment grid:

Sale	3	4	5
Price	\$395,000	\$825,000	\$1,875,000
Price Less Improve	\$395,000	\$825,000	\$1,875,000
SF	158,994	312,325	346,737
Price/SF	\$2.48	\$2.64	\$5.41
Property Rights	0	0	0
Conditions of Sale	0	0	0
Months Since Sale	6	11	25
Market Conditions	<u>\$0.01</u>	<u>\$0.03</u>	<u>\$0.14</u>
After Market Conditions	\$2.50	\$2.67	\$5.54
	0.1	0.15	0
Location	0.25	0.40	0.00
	(0.200)	(0.200)	(0.200)
Topography/Composition	(0.50)	(0.53)	(1.11)
	(0.125)	(0.050)	(0.050)
Size	(0.31)	(0.13)	(0.28)
	0.000	0	0.000
Shape/Road Frontage	0.00	0.00	0.00
	0.000	0	0.000
Utilities	0.00	0.00	0.00
	0.00	0	0.00
Other	0.00	0.00	0.00
Zoning	(0.125)	-0.134	(0.277)
Indicated Value/SF	1.81	2.27	3.88
% of Adjustment	-27%	-14%	-28%
Mean	\$2.65		
Median	\$2.27		
Best Sales	\$3.88		
Market Value	\$2.93		

As a result of investigation, studies and analyses of sales, offers of sales, and all factors in the marketplace which affect value, it is the opinion and judgment of the appraiser on December 1, 2025, that the analysis supports a **Market Value of:**

9.99 +/- Acres (435,165 +/- SF) X \$2.93/SF "Before" Value = \$1,275,000

Less:

16,411 +/- SF PUE (50% of Fee Simple (2 Utilities)) = \$ 24,000

19,288 +/- SF TCE (10% of Fee Simple for 1 year) = \$ 5,700

Total Estimated Damage to Subject = \$29,700

"Just Compensation" = \$ 29,700

"After Value" = \$ 1,245,300

Respectfully submitted,

Stuart Sanders
On Time Appraisals Inc.
State Certified General Appraiser
License #: CG1738



QUALIFICATIONS OF STUART H. SANDERS, ON TIME APPRAISALS

EDUCATION

July 1999: University of Texas at San Antonio
Bachelor of Business Administration; Finance, Building & Land Development Concentration

PROFESSIONAL COURSES COMPLETED

Real Estate Principles – UTSA—1997; Real Estate Investments – UTSA—1998; Real Estate Appraisal UTSA—1999; Real Estate Finance – UTSA—1999; Building Construction Estimating -- UTSA—1999

The following courses and exams given by The Appraisal Institute have been successfully completed:

Course 101– Uniform Standards Of Professional Appraisal Practice, Update -- 2016
Course 410 – Uniform Standards Of Professional Appraisal Practice, Part A -- 2014
Course 310 – Basic Income Capitalization -- 2001
Course 210 – Residential Case Study – 2000
Course 510 – Advanced Income Capitalization -- 2005
Course 520 – Highest and Best Use – 2003 (Course Only)
Course 530 – Advanced Sales Comparison and Cost Approaches – 2004
Course 540 – Report Writing – 2007
Course 550 – Advanced Applications -2007 (Course Only)
General Appraiser Market Analysis & Highest and Best Use - 2009
Condemnation Appraising Principals and Applications –2014
Uniform Appraisal Standards for Federal Land Acquisitions - 2014

WORK EXPERIENCE

August 99 – October 2005; Staff Appraiser for Reed & Associates, Inc.– Springdale, AR
June 06 – Present; Commercial Managing Appraiser for Parrish Appraisals, Inc. – Fayetteville, AR
Condemnation Work - Cities of Rogers, Springdale, Farmington, Prairie Grove, Fayetteville, Cave Springs & Bentonville;
Public Utilities including; Beaver and Two Ton Water Districts, Swepco, Ozark, and Carroll Electric Co's
Arkansas State Government including; Parks and Recreation, Natural Heritage Commission, Highway Department.
United States Government including; Headstart Program, Veterans Administration, HUD

RELEVANT COLLEGE COURSES

Accounting Principles I & II, Intro to Microeconomics, Intro to Macroeconomics, Principles of Finance, Information Systems Mgt., Organizational Theory, Strategic Management, Principles of Marketing, Principles of Real Estate, Real Estate Investment, Real Estate Mortgage and Banking, Real Estate Law, Construction I, Housing and Land Development, Arch. Documents, Building & Construction Estimating, Project Development, Construction Management, Urban Planning, Computer Applications in Design I & II.

REFERENCES

Sam Goade – City of Springdale, Arkansas (Phone) 479-750-8135 (Email) sgoade@springdalear.gov
Cassie Elliott – Visionary Milestones, Inc. – City of Cave Springs Right of Way Procurement (Phone) 479-531-8897 (Email) cassie.s.elliott@gmail.com
Steve Glass – City of Rogers, Arkansas (Phone) 479 621-1117 (Email) sglass@rogersark.org
Mike Blankenship – City of Siloam Springs, Arkansas (Phone) 479 427-0873 (Email) mblankenship@siloamsprings.com

Agenda Item 14



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: Tanner Denham
Re: Remove from inventory with new purchase
Date: April 29, 2026

Recommendation

Requesting the removal of a New Holland b95c backhoe (serial# NDHH02465).

Background

- The New Holland b95c backhoe has been giving us problems for several years, one of them being safety concerns for the operator and people around it due to slow or non-responsive hydraulics. We have also had increasing difficulties with the New Holland service department in regards to prompt service and lack of communication.

Discussion

The New Holland b95c backhoe will be traded in for the purchase of 420 Caterpillar backhoe

Budget Impact

\$101,574.99



Apr 24, 2026

City of Farmington
 354 W Main Street
 Farmington, Arkansas 72730

We are pleased to quote the following for your purchase consideration.
 One (1) New Caterpillar Model: 420 4AEM Backhoe Loaders with all standard equipment in addition to the additional specifications listed below:

STOCK NUMBER: H8T6629	SERIAL NUMBER: 0H8T06629	YEAR: 2025	SMU: 5
SELL PRICE			\$133,574.99
EXT WARRANTY			Included
CSA			Included
NET BALANCE DUE			\$133,574.99
LESS GROSS TRADE ALLOWANCE			(\$32,000.00)
AFTER TAX BALANCE			\$101,574.99

TRADE-INS

Model	Make	Serial Number	Year	Trade Allowance
B95C	NEW HOLLAND (NH)	DHH02465	2015	\$32,000.00

WARRANTY

Extended Warranty:	STANDARD WARRANTY, 24 MO / 2000 HR PREMIER - GOV
CSA	24 MO/1000 HR PARTS ONLY CVA

Thank you for your interest in Riggs CAT and Caterpillar products for your business needs. If there are any questions, please do not hesitate to contact me.

Sincerely,
 Draven Doss
 Machine Sales Representative Riggs CAT
 dossd@jariggs.com
 +1 (501) 353-9322

Accepted by _____ on _____

 Signature

One (1) New Caterpillar Model: 420 4AEM Backhoe Loaders with all standard equipment in addition to the additional specifications listed below:

MACHINE SPECIFICATIONS

420 07A BHL CFG2

ENGINE, 74.5KW, C3.6 DITA, T4F

BELT, SEAT, 2" SUSPENSION

TIRES, 12.5 80/19.5L-24, GY

STABILIZER PADS, FLIP-OVER

BUCKET-MP, 1.3 YD3. PO (CLAMSHELL)

LOADER BUCKET PINS

CUTTING EDGE, TWO PIECE

TRIM PACKAGE 3

PRODUCT LINK, CELLULAR, PLE643

420 LANE 3 ZCON

BUCKET-HD, 24", 6.2 FT3 - BHL24027

LIST – \$189,104

RIGGS & SOURCEWEL DISCOUNT- \$55,529

Description of Source Well

Source well is a self-funded government agency and cooperative purchasing organization created by the Minnesota legislature to help education, government, and nonprofit entities save time and money. It offers hundreds of competitively solicited contracts, allowing members to purchase equipment, technology, and services directly from vendors without running their own solicitation processes.


Loaner and Rental Equipment Consideration During Extended Repairs – City of Farmington

At Riggs CAT, we are committed to minimizing customer downtime and maintaining operational continuity whenever possible. In situations where repairs are expected to require extended time due to parts availability, service backlog, or other unforeseen delays, support options may be considered to assist the customer.

For repairs covered under warranty, the option to provide a loaner machine may be evaluated. Loaner equipment approvals are determined on a case-by-case basis, taking into consideration factors such as the nature of the repair, expected duration of downtime, machine application, customer impact, and equipment availability.

In situations where repairs are not covered under warranty, or where a loaner unit is not available or approved, rental equipment may be offered to support the customer during the downtime period at the customer's expense.

All loaner and rental equipment arrangements must be reviewed and approved through the appropriate internal channels prior to release. This ensures we continue to support our customers effectively while maintaining responsible asset and fleet management.

Signature: 



Cat[®] 420

BACKHOE LOADER

The Cat[®] 420 Backhoe Loader delivers exceptional performance, increased fuel efficiency, superior hydraulic system, versatility and an updated operator station. The 420 features the following:

- **Ergonomic Operator Station** – Ample legroom inside the cab makes rotating the seat simple. The air suspension seat provides comfort to the operator while roading. New backhoe control pods allow for unlimited adjustability.
- **Load Sensing Hydraulics** – The Cat Backhoe Loader's load sensing piston pump provides full hydraulic lifting and digging forces at any engine speed. Variable flow pump matches hydraulic power to work demands.
- **Machine Performance** – The Cat C3.6 engine delivers solid performance and meets U.S. EPA Tier 4 Final/EU Stage V emission standards by utilizing Selective Catalytic Reduction technology with a Diesel Oxidation Catalyst. The system allows the operator to disconnect the machine, even while the diesel exhaust fluid is being purged from the system.
- **Machine Versatility** – The all new Integrated Tool Carrier (IT Coupler) for Single Tilt Loader Arm configurations are available from the factory or for simple field installation. The Cat Backhoe Loader with Integrated Tool Carrier (IT Coupler) will be the most versatile machine on the job site providing quick connection to a variety of Cat Attachments.
- **Cat Attachments** – A large portfolio of Backhoe Loader Attachments, including but not limited to, Quick Couplers (QC), Thumbs, assorted Buckets, and Brooms are available from the factory or for field installation. Cat Backhoe Loaders will be "Dirt Ready" upon delivery.
- **Powershift Transmission** – A Four Speed Powershift Transmission is standard to make shifting gears smooth and as simple as twisting the Powershuttle Lever.
- **Spring Applied Hydraulically Released (SAHR) Parking Brake** – The SAHR Parking Brake is activated at the push of a button and automatically engages when the machine is powered down.
- **Lift Performance** – The redesigned boom cylinder increases lift performance by 15%.

Specifications

Engine

Engine	C3.6		C3.6	
Engine	74.5 kW (100 hp)		82 kW (110 hp)	
	Electronic Turbo Intercooled		Electronic Turbo Intercooled	
Ratings at 2,200 rpm				
Gross Power SAE J1995	76 kW	102 hp	84 kW	114 hp
Gross Power ISO 14396	74 kW	100 hp	82 kW	111 hp
Net Power Rating at 2,200 rpm				
SAE J1349	68 kW	92 hp	76 kW	103 hp
ISO 9249	68 kW	91 hp	75 kW	102 hp
Net Peak Power Rating @ 1,800 rpm				
SAE J1349	79 kW	105 hp	82 kW	109 hp
ISO 9249	78 kW	105 hp	82 kW	109 hp
Dimensions				
Bore	98 mm	3.86 in	98 mm	3.86 in
Stroke	120 mm	4.72 in	120 mm	4.72 in
Displacement	3.6 L	220 in ³	3.6 L	220 in ³
Torque Rise (net) at 1,400 rpm	47%		48%	
SAE J1349 Net	436 N-m	322 lb-ft	485 N-m	358 lb-ft
Power Rating Conditions				
No de-rating required up to	3048 m	10,000 ft	3048 m	10,000 ft
• Engine meets Tier 4 Final/Stage V emission standards.				

Weights*

	7834 kg	17,271 lb
Operating Weight (estimated)	7834 kg	17,271 lb
Operating Weight (maximum) (Rollover Protective Structure [ROPS] capacity)	11 000 kg	24,251 lb
Operating Weight (minimum)	7384 kg	16,279 lb
Cab, ROPS/Falling Object Protective Structure (FDPS)	145 kg	320 lb
Power-Shift Transmission	STD	STD
Ride Control	15 kg	33 lb
Air Conditioning	45 kg	99 lb
All-Wheel Drive	STD	STD
Multi Purpose (MP) bucket (0.96 m ³ /1.25 yd ³)		
with fold-over forks	915 kg	2,017 lb
without fold-over forks	745 kg	1,642 lb
Loader QC	245 kg	540 lb
Extendible Stick (excludes ft. counterweight)	270 kg	595 lb
Counterweights, base	115 kg	256 lb
Stackable, one	240 kg	529 lb
Maximum	460 kg	1,014 lb

*Machine configuration: standard stick hoe, Open Roll Over Protective Structure (OROPS) canopy, All Wheel Drive (AWD) power shift transmission, 0.96 m³ (1.25 yd³) General Purpose (GP) loader bucket, 610 mm (24 in) standard duty hoe bucket, 340/80-18 and rear 500/70-24 tires, 240 kg (530 lb) counterweight, 80 kg (176 lb) operator, full fuel tank.



420 Backhoe Loader

Transmission*

Power Shift Transmission – Standard

Forward – 1st	5.9 km/h	3.7 mph
2nd	9.4 km/h	5.8 mph
3rd	20 km/h	12 mph
4th	41 km/h	25 mph
Reverse – 1st	5.9 km/h	3.7 mph
2nd	12.4 km/h	7.7 mph
3rd	27 km/h	17 mph

	Power-Shift Transmission – Optional		Power-Shift Transmission with LTC – Optional	
Forward – 1st	5.9 km/h	3.7 mph	5.9 km/h	3.7 mph
2nd	9.4 km/h	5.8 mph	9.4 km/h	5.8 mph
3rd	12 km/h	8 mph	12 km/h	8 mph
4th	20 km/h	12 mph	20 km/h	12 mph
5th	27 km/h	17 mph	27 km/h	17 mph
5th LTC	—	—	29 km/h	18 mph
6th	41 km/h	25 mph	41 km/h	25 mph
6th LTC**	—	—	40 km/h	25 mph
Reverse – 1st	5.9 km/h	3.7 mph	5.9 km/h	3.7 mph
2nd	12 km/h	7.7 mph	12 km/h	7.7 mph
3rd	27 km/h	17 mph	27 km/h	17 mph

*Travel speeds of two wheel drive backhoe loader at full throttle, when equipped with 500/70-24 rear tires.

**Limited by engine speed to 40 km/h (25 mph).

Axle Ratings

Front Axle, All Wheel Drive (AWD)

Static	23 500 kg	51,808 lb
Dynamic	9000 kg	19,841 lb

Rear Axle

Static	26 500 kg	58,422 lb
Dynamic	10 000 kg	22,046 lb

Hydraulic System

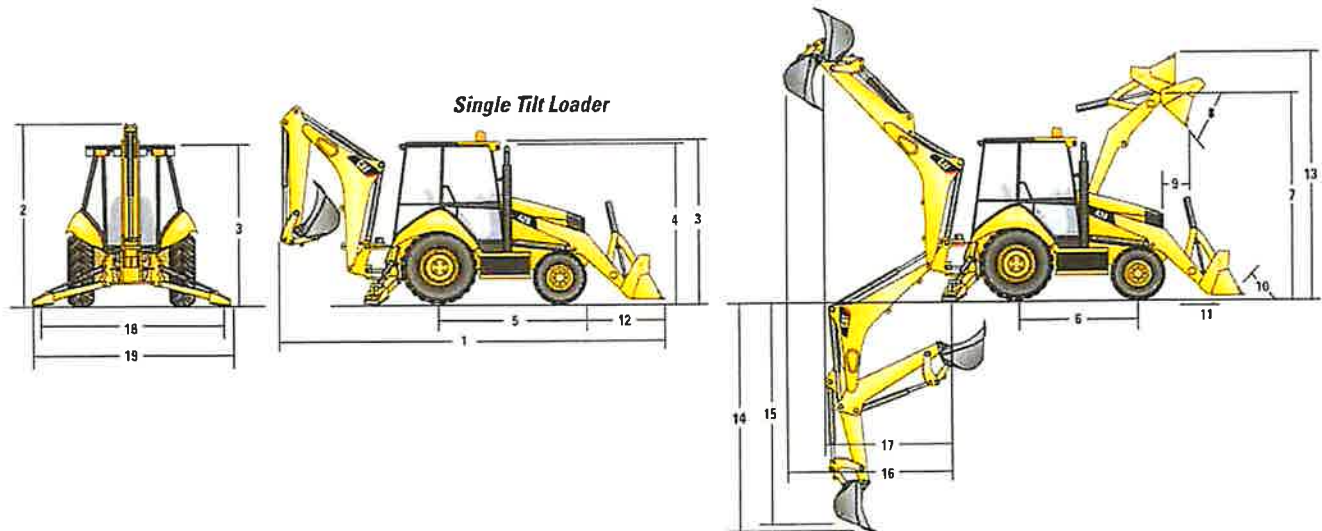
Type	Closed Center	
Pump Type	Variable-flow, Axial Piston	
Pump Capacity @ 2,200 rpm	187 L/min	49.4 gal/min
System Pressure		
Backhoe	25 000 kPa	3,626 psi
Loader	25 000 kPa	3,626 psi

Steering

Type	Front Wheel Hydrostatic	
Power Steering		
One Double-Acting Cylinder		
Bore	65 mm	2.6 in
Stroke	106 mm	4.2 in
Rod Diameter	40 mm	1.6 in
Axle Oscillation	11°	
Turning Circle – (inner wheel not braked)		
Outside front wheels	8.205 m	26'11"
Outside widest loader bucket	10.745 m	35'3"

Service Refill Capacities

Cooling System with Air Conditioning	18.0 L	4.8 gal
Fuel Tank	160.0 L	42.3 gal
Engine Oil with Filter	9.0 L	2.4 gal
Diesel Exhaust Fluid (DEF)	19.0 L	5.0 gal
Transmission – Power shuttle		
AWD	18.0 L	4.8 gal
Transmission – Power Shift		
AWD	19.0 L	5.0 gal
Rear Axle	16.0 L	4.2 gal
Planetaries	1.7 L	0.4 gal
Front Axle (AWD)	11.0 L	2.9 gal
Planetaries	0.7 L	0.2 gal
Hydraulic System	95.0 L	25.1 gal
Hydraulic Tank	42.0 L	11.1 gal



420 Backhoe Loader

Dimensions

Machine configuration: standard stick hoe, OROPS canopy, AWD power shift transmission, 0.96 m³ (1.25 yd³) GP loader bucket, 610 mm (24 in) standard duty hoe bucket, 340/80-18 and rear 500/70-24 tires, 240 kg (530 lb) counterweight, 80 kg (176 lb) operator, full fuel tank.

Single Tilt Loader with Pin-On Buckets

	0.96 m ³ (1.25 yd ³) GP	1.0 m ³ (1.31 yd ³) GP	1.07 m ³ (1.40 yd ³) GP	1.15 m ³ (1.50 yd ³) GP	1.0 m ³ (1.31 yd ³) MP	1.07 m ³ (1.40 yd ³) MP
1 Overall Length (loader on ground) – S-Stick – mm (ft/in)	7132 (23'5")	7087 (23'3")	7153 (23'6")	7153 (23'6")	7060 (23'2")	7060 (23'2")
Overall Length (loader on ground) – E-Stick – mm (ft/in)	7138 (23'5")	7093 (23'3")	7158 (23'6")	7158 (23'6")	7066 (23'2")	7066 (23'2")
Overall Transport Length – S-Stick – mm (ft/in)	7163 (23'6")	7130 (23'5")	7201 (23'7")	7201 (23'7")	7131 (23'5")	7131 (23'5")
Overall Transport Length – E-Stick – mm (ft/in)	7190 (23'7")	7135 (23'5")	7206 (23'8")	7206 (23'8")	7136 (23'5")	7136 (23'5")
2 Overall Transport Height – Standard Stick – mm (ft/in)	3645 (12'0")	3645 (12'0")	3645 (12'0")	3645 (12'0")	3645 (12'0")	3645 (12'0")
Overall Transport Height – Extendible Stick – mm (ft/in)	3665 (12'0")	3665 (12'0")	3665 (12'0")	3665 (12'0")	3665 (12'0")	3665 (12'0")
Overall Width – mm (ft/in)	2248 (7'5")	2248 (7'5")	2248 (7'5")	2248 (7'5")	2248 (7'5")	2248 (7'5")
3 Height to Top of Cab/Canopy – mm (ft/in)	2815 (9'3")	2815 (9'3")	2815 (9'3")	2815 (9'3")	2815 (9'3")	2815 (9'3")
4 Height to Top of Exhaust Stack – mm (ft/in)	2720 (8'11")	2720 (8'11")	2720 (8'11")	2720 (8'11")	2720 (8'11")	2720 (8'11")
Height to Loader Hinge Pin (transport) – mm (ft/in)	378 (1'3")	378 (1'3")	422 (1'5")	422 (1'5")	420 (1'5")	420 (1'5")
Ground Clearance (LH step) – mm (ft/in)	316 (1'0")	316 (1'0")	316 (1'0")	316 (1'0")	316 (1'0")	316 (1'0")
Ground Clearance (AWD guard) – mm (ft/in)	312 (1'0")	312 (1'0")	312 (1'0")	312 (1'0")	312 (1'0")	312 (1'0")
Ground Clearance (485 kg/1,070 lb counterweight) – mm (ft/in)	289 (0'11")	289 (0'11")	289 (0'11")	289 (0'11")	289 (0'11")	289 (0'11")
5 Rear Axle Centerline to Front Grill – mm (ft/in)	2706 (8'11")	2706 (8'11")	2706 (8'11")	2706 (8'11")	2706 (8'11")	2706 (8'11")
Front Wheel Tread Gauge – mm (ft/in)	1895 (6'3")	1895 (6'3")	1895 (6'3")	1895 (6'3")	1895 (6'3")	1895 (6'3")
Rear Wheel Tread Gauge – mm (ft/in)	1728 (5'8")	1728 (5'8")	1728 (5'8")	1728 (5'8")	1728 (5'8")	1728 (5'8")
6 Wheelbase – mm (ft/in)	2200 (7'3")	2200 (7'3")	2200 (7'3")	2200 (7'3")	2200 (7'3")	2200 (7'3")

Single Tilt Loader with Quick Coupler

	0.96 m ³ (1.25 yd ³) GP	1.0 m ³ (1.31 yd ³) GP	1.15 m ³ (1.50 yd ³) GP	1.0 m ³ (1.31 yd ³) MP	1.07 m ³ (1.40 yd ³) MP
1 Overall Length (loader on ground) – S-Stick – mm (ft/in)	7314 (24'0")	7269 (23'10")	7311 (24'0")	7221 (23'8")	7221 (23'8")
Overall Length (loader on ground) – E-Stick – mm (ft/in)	7319 (24'0")	7275 (23'10")	7316 (24'0")	7226 (23'9")	7226 (23'9")
Overall Transport Length – S-Stick – mm (ft/in)	7290 (23'11")	7257 (23'10")	7288 (23'11")	7219 (23'8")	7219 (23'8")
Overall Transport Length – E-Stick – mm (ft/in)	7296 (23'11")	7262 (23'10")	7294 (23'11")	7224 (23'8")	7224 (23'8")
2 Overall Transport Height – Standard Stick – mm (ft/in)	3645 (12'0")	3645 (12'0")	3645 (12'0")	3645 (12'0")	3645 (12'0")
Overall Transport Height – Extendible Stick – mm (ft/in)	3665 (12'0")	3665 (12'0")	3665 (12'0")	3665 (12'0")	3665 (12'0")
Overall Width – mm (ft/in)	2248 (7'5")	2248 (7'5")	2248 (7'5")	2248 (7'5")	2248 (7'5")
3 Height to Top of Cab/Canopy – mm (ft/in)	2815 (9'3")	2815 (9'3")	2815 (9'3")	2815 (9'3")	2815 (9'3")
4 Height to Top of Exhaust Stack – mm (ft/in)	2720 (8'11")	2720 (8'11")	2720 (8'11")	2720 (8'11")	2720 (8'11")
Height to Loader Hinge Pin (transport) – mm (ft/in)	345 (1'2")	346 (1'2")	346 (1'2")	344 (1'2")	344 (1'2")
Ground Clearance (LH step) – mm (ft/in)	316 (1'0")	316 (1'0")	316 (1'0")	316 (1'0")	316 (1'0")
Ground Clearance (AWD guard) – mm (ft/in)	312 (1'0")	312 (1'0")	312 (1'0")	312 (1'0")	312 (1'0")
Ground Clearance (485 kg/1,070 lb counterweight) – mm (ft/in)	289 (0'11")	289 (0'11")	289 (0'11")	289 (0'11")	289 (0'11")
5 Rear Axle Centerline to Front Grill – mm (ft/in)	2706 (8'11")	2706 (8'11")	2706 (8'11")	2706 (8'11")	2706 (8'11")
Front Wheel Tread Gauge – mm (ft/in)	1895 (6'3")	1895 (6'3")	1895 (6'3")	1895 (6'3")	1895 (6'3")
Rear Wheel Tread Gauge – mm (ft/in)	1728 (5'8")	1728 (5'8")	1728 (5'8")	1728 (5'8")	1728 (5'8")
6 Wheelbase – mm (ft/in)	2200 (7'3")	2200 (7'3")	2200 (7'3")	2200 (7'3")	2200 (7'3")

420 Backhoe Loader

Dimensions

Machine configuration: standard stick hoe, OROPS canopy, AWD power shift transmission, 0.96 m³ (1.25 yd³) GP loader bucket, 610 mm (24 in) standard duty hoe bucket, 340/80-18 and rear 500/70-24 tires, 240 kg (530 lb) counterweight, 80 kg (176 lb) operator, full fuel tank.

Loader Bucket Dimensions and Performance

	Single Tilt Loader with Pin-On Buckets											
	0.96 m ³ (1.25 yd ³) GP		1.0 m ³ (1.31 yd ³) GP		1.07 m ³ (1.40 yd ³) GP		1.15 m ³ (1.50 yd ³) GP		1.0 m ³ (1.31 yd ³) MP		1.07 m ³ (1.40 yd ³) MP	
Capacity (SAE rated) – m ³ (yd ³)	0.96	(1.26)	1.00	(1.31)	1.07	(1.40)	1.15	(1.50)	1.00	(1.31)	1.07	(1.40)
Overall Bucket Width – mm (in)	2262	(89)	2406	(95)	2262	(89)	2406	(95)	2279	(90)	2425	(95)
Lift Capacity at Maximum Height – kg (lb)	3280	(7,230)	3286	(7,245)	3213	(7,084)	3192	(7,038)	3059	(6,745)	3047	(6,717)
Lift Breakout Force – N (lbf)	50 179	(11,280)	50 941	(11,452)	49 644	(11,160)	49 467	(11,120)	49 114	(11,041)	49 017	(11,019)
Tilt Breakout Force – N (lbf)	49 891	(11,216)	53 037	(11,923)	50 945	(11,452)	50 834	(11,428)	56 242	(12,643)	56 166	(12,626)
Tipping Load at Breakout Point – kg (lb)	6663	(14,689)	6821	(15,038)	6562	(14,467)	6545	(14,430)	6699	(14,769)	6690	(14,748)
7 Maximum Hinge Pin Height – mm (ft/in)	3488	(11'5")	3488	(11'5")	3488	(11'5")	3488	(11'5")	3488	(11'5")	3488	(11'5")
8 Dump Angle at Full Height – degrees	44°		44°		44°		44°		44°		44°	
Dump Height at Maximum Angle – mm (ft/in)	2758	(9'1")	2790	(9'2")	2736	(9'0")	2736	(9'0")	2803	(9'2")	2803	(9'2")
9 Dump Reach at Maximum Angle – mm (ft/in)	807	(2'8")	774	(2'6")	773	(2'6")	773	(2'6")	722	(2'4")	722	(2'4")
10 Maximum Bucket Rollback at Ground Level – degrees	36°		36°		37°		37°		37°		37°	
11 Digging Depth – mm (ft/in)	70	(0'3")	70	(0'3")	110	(0'4")	110	(0'4")	97	(0'4")	97	(0'4")
Maximum Grading Angle – degrees	113°		114°		114°		114°		116°		116°	
Width of Dozer Cutting Edge – mm (ft/in)	N/A		N/A		N/A		N/A		2262	(7'5")	2406	(7'11")
12 Grill to Bucket Cutting Edge, Carry Position – mm (ft/in)	1480	(4'10")	1447	(4'9")	1518	(5'0")	1517	(5'0")	1447	(4'9")	1447	(4'9")
13 Maximum Operating Height – mm (ft/in)	4356	(14'3")	4354	(14'3")	4366	(14'4")	4397	(14'5")	4378	(14'4")	4407	(14'6")
Jaw Opening Maximum – mm (ft/in)	N/A		N/A		N/A		N/A		843	(2'9")	843	(2'9")
Bucket Jaw Clamping Force – N (lbf)	N/A		N/A		N/A		N/A		40 160	(9,028)	40 261	(9,051)
Weight (does not include teeth or forks) – kg (lb)	451	(994)	462	(1,019)	473	(1,043)	493	(1,087)	745	(1,642)	774	(1,706)

	Single Tilt Loader with Quick Coupler									
	0.96 m ³ (1.25 yd ³) GP		1.0 m ³ (1.31 yd ³) GP		1.15 m ³ (1.50 yd ³) GP		1.0 m ³ (1.31 yd ³) MP		1.07 m ³ (1.40 yd ³) MP	
Capacity (SAE rated) – m ³ (yd ³)	0.96	(1.26)	1.00	(1.31)	1.15	(1.50)	1.00	(1.31)	1.07	(1.40)
Overall Bucket Width – mm (in)	2262	(89)	2406	(95)	2406	(95)	2279	(90)	2425	(95)
Lift Capacity at Maximum Height – kg (lb)	3361	(7410)	3364	(7416)	3328	(7336)	3245	(7153)	3207	(7069)
Lift Breakout Force – N (lbf)	51 954	(11,679)	52 665	(11,839)	51 662	(11,614)	51 690	(11,620)	51 431	(11,562)
Tilt Breakout Force – N (lbf)	51 516	(11,581)	54 168	(12,177)	51 227	(11,516)	55 471	(12,470)	55 300	(12,431)
Tipping Load at Breakout Point – kg (lb)	5883	(12,971)	6007	(13,243)	5858	(12,915)	5982	(13,187)	5957	(13,132)
7 Maximum Hinge Pin Height – mm (ft/in)	3488	(11'5")	3488	(11'5")	3488	(11'5")	3488	(11'5")	3488	(11'5")
8 Dump Angle at Full Height – degrees	44°		44°		44°		44°		44°	
Dump Height at Maximum Angle – mm (ft/in)	2623	(8'7")	2654	(8'9")	2625	(8'7")	2690	(8'10")	2690	(8'10")
9 Dump Reach at Maximum Angle – mm (ft/in)	887	(2'11")	855	(2'10")	886	(2'11")	832	(2'9")	832	(2'9")
10 Maximum Bucket Rollback at Ground Level – degrees	37°		37°		37°		37°		37°	
11 Digging Depth – mm (ft/in)	111	(0'4")	111	(0'4")	110	(0'4")	101	(0'4")	101	(0'4")
Maximum Grading Angle – degrees	109°		110°		109°		111°		111°	
Width of Dozer Cutting Edge – mm (ft/in)	N/A		N/A		N/A		2262	(7'5")	2406	(7'11")
12 Grill to Bucket Cutting Edge, Carry Position – mm (ft/in)	1607	(5'3")	1573	(5'2")	1605	(5'3")	1535	(5'0")	1535	(5'0")
13 Maximum Operating Height – mm (ft/in)	4439	(14'7")	4406	(14'5")	4484	(14'9")	4476	(14'8")	4531	(14'10")
Jaw Opening Maximum – mm (ft/in)	N/A		N/A		N/A		843	(2'9")	843	(2'9")
Bucket Jaw Clamping Force – N (lbf)	N/A		N/A		N/A		40 185	(9,034)	40 286	(9,056)
Weight (does not include teeth or forks) – kg (lb)	447	(985)	457	(1,008)	481	(1,060)	724	(1,596)	753	(1,660)

420 Backhoe Loader

Dimensions

Machine configuration: standard stick hoe, DROPS canopy, AWD power shift transmission, 0.86 m³ (1.25 yd³) GP loader bucket, 610 mm (24 in) standard duty hoe bucket, 340/80-18 and rear 500/70-24 tires, 240 kg (530 lb) counterweight, 80 kg (176 lb) operator, full fuel tank.

Backhoe Dimensions and Performance

	Standard Stick		E-Stick Retracted		E-Stick Extended	
14 Digging Depth, SAE (maximum) – mm (ft/in)	4278	(14'0")	4319	(14'2")	5372	(17'7")
15 Digging Depth, 2440 mm (8 ft) Flat Bottom – mm (ft/in)	3900	(12'10")	3944	(12'11")	5074	(16'8")
Digging Depth, 610 mm (2 ft) Flat Bottom – mm (ft/in)	4240	(13'11")	4280	(14'1")	5335	(17'6")
Reach from Rear Axle Centerline at Ground Line – mm (ft/in)	6690	(21'11")	6726	(22'1")	7731	(25'4")
16 Reach from Swing Pivot at Ground Line – mm (ft/in)	5600	(18'4")	5636	(18'6")	6641	(21'9")
Maximum Operating Height – mm (ft/in)	5598	(18'4")	5622	(18'5")	6364	(20'11")
Loading Height – mm (ft/in)	3709	(12'2")	3666	(12'0")	4237	(13'11")
17 Loading Reach – mm (ft/in)	1845	(6'1")	1932	(6'4")	2850	(9'4")
Swing Arc	180°		180°		180°	
Bucket Rotation	205°		204°		204°	
18 Stabilizer Spread, Operating Position (center) – mm (ft/in)	3310	(10'10")	3310	(10'10")	3310	(10'10")
Stabilizer Spread, Operating Position (outside) – mm (ft/in)	3770	(12'4")	3770	(12'4")	3770	(12'4")
Stabilizer Spread, Transport Position – mm (ft/in)	2322	(7'7")	2322	(7'7")	2322	(7'7")
Bucket Dig Force – N (lbf)	64 193	(14,431)	63 292	(14,229)	63 292	(14,229)
Stick Dig Force – N (lbf)	43 529	(9,786)	43 395	(9,756)	31 684	(7,123)

Dimensions with Forks/Material Handling Arm

Fork Tine Length	1070 mm (3'6")		1220 mm (4'0")		1370 mm (4'10")	
Operating Load (SAE J1197) – kg (lb)	2295	(5,060)	2221	(4,897)	2135	(4,708)
SAE Load Center – mm (in)	535	(1'9")	610	(2'0")	685	(2'3")
Operating Load (CEN 474-4) – kg (lb)	2352	(5,186)	2337	(5,151)	2320	(5,115)
CEN Load Center – mm (ft/in)	500	(1'8")	500	(1'8")	500	(1'8")
Overall Length (A) (forks on ground) – mm (ft/in)	7648	(25'1")	7798	(25'7")	7948	(26'1")
Reach at Ground (from grill to heel of fork) – mm (ft/in)	939	(3'1")	939	(3'1")	938	(3'1")
Maximum Reach (from grill to heel of fork) – mm (ft/in)	1524	(5'0")	1524	(5'0")	1524	(5'0")
Fork Height at Maximum Reach – mm (ft/in)	1619	(5'4")	1619	(5'4")	1619	(5'4")
Reach at Maximum Height (from grill to heel of fork) – mm (ft/in)	749	(2'5")	749	(2'5")	749	(2'5")
Maximum Fork Height – mm (ft/in)	3418	(11'3")	3418	(11'3")	3418	(11'3")
Maximum Fork Depth (below ground level) – mm (ft/in)	-38	(-1'11")	-38	(-1'10")	-39	(-1'10")

Material Handling Arm Position	Retracted		Mid-Position		Extended	
Operating Load (SAE J1197 and CEN 474-4) – kg (lb)*	1524	(3,360)	1030	(2,271)	758	(1,671)
Overall Length, Maximum – mm (ft/in)	8904	(29'3")	9904	(32'6")	10 902	(35'9")
Reach at Maximum Depth (from machine nose) – mm (ft/in)	544	(1'9")	550	(1'10")	557	(1'10")
Maximum Depth – mm (ft/in)	2618	(8'7")	3618	(11'10")	4616	(15'2")
Maximum Reach (from machine nose) – mm (ft/in)	3221	(10'7")	4221	(13'10")	5219	(17'1")
Height at Maximum Reach – mm (ft/in)	1118	(3'8")	1124	(3'8")	1130	(3'8")
Reach at Maximum Height (from machine nose) – mm (ft/in)	1783	(5'10")	2473	(8'1")	3161	(10'4")
Maximum Height – mm (ft/in)	4445	(14'7")	5169	(16'11")	5891	(19'4")

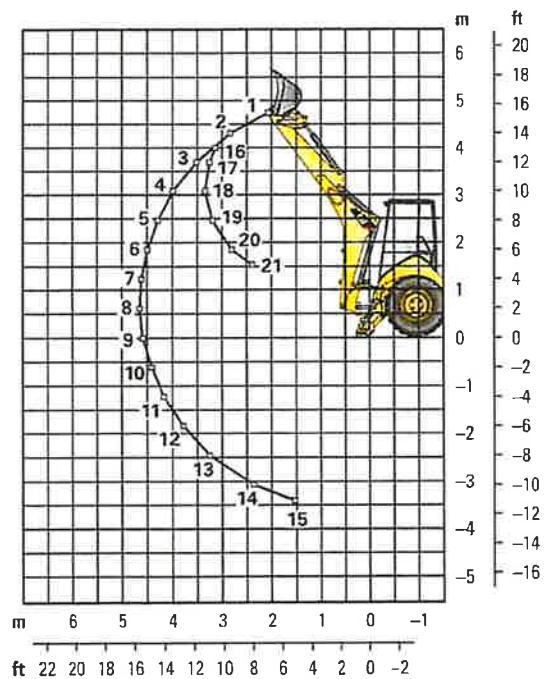
*These numbers are hydraulically limited.

420 Backhoe Loader

Backhoe Lift Capacity

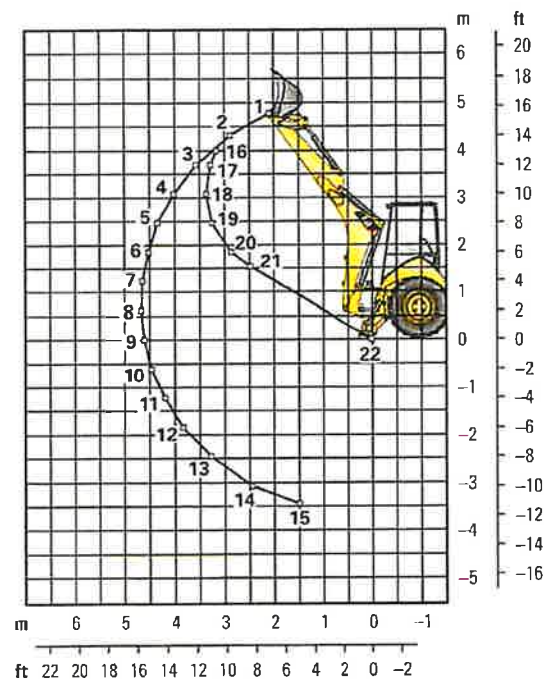
Cat 420 Standard Stick

Boom Lifting	kg	lb
1	1842	4,060
2	2009	4,429
3	2008	4,427
4	1951	4,301
5	1880	4,145
6	1808	3,986
7	1739	3,833
8	1673	3,689
9	1613	3,556
10	1558	3,435
11	1509	3,327
12	1468	3,237
13	1441	3,176
14	1455	3,208
15	1590	3,506
Stick Lifting		
16	2170	4,785
17	2642	5,823
18	2933	6,465
19	3069	6,767
20	3626	7,994
21	4441	9,790



Cat 420 Extendible Stick – Retracted

Boom Lifting	kg	lb
1	1658	3,656
2	1814	3,999
3	1806	3,982
4	1748	3,853
5	1677	3,696
6	1604	3,536
7	1534	3,382
8	1468	3,236
9	1407	3,101
10	1350	2,976
11	1299	2,864
12	1255	2,766
13	1221	2,692
14	1219	2,687
15	1333	2,938
Stick Lifting		
16	2019	4,451
17	2467	5,438
18	2729	6,016
19	2854	6,292
20	3359	7,405
21	4057	8,944
22	0	0



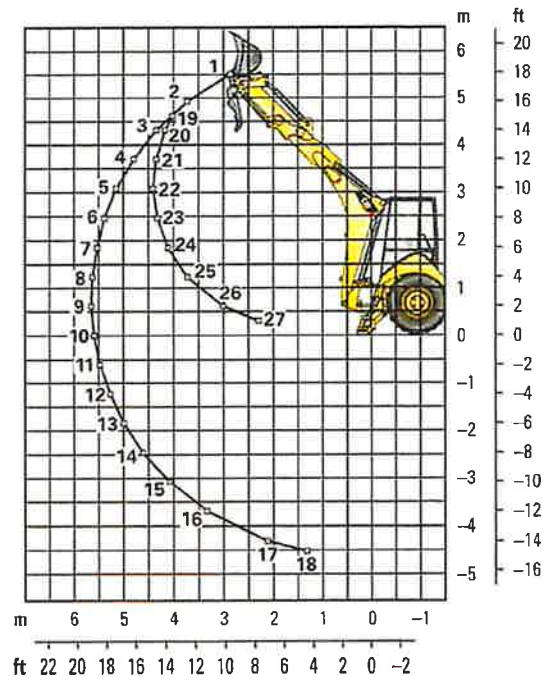
Lift capacities are over-end values calculated according to SAE J31. Values are 87% of the maximum lift force available. Machine equipped with AWD, ORDPS, 0.96 m³ (1.25 yd³) general purpose bucket and 240 kg (530 lb) counterweight. Extendible stick includes 460 kg (1,015 lb) counterweight.

420 Backhoe Loader

Backhoe Lift Capacity

Cat 420 Extendible Stick – Extended

Boom Lifting	kg	lb
1	984	2,169
2	1191	2,625
3	1216	2,681
4	1119	2,467
5	1065	2,347
6	1039	2,290
7	1036	2,283
8	1052	2,320
9	1090	2,403
10	1105	2,436
11	1079	2,379
12	1056	2,328
13	1037	2,287
14	1026	2,261
15	1027	2,263
16	1058	2,332
17	1243	2,740
18	1694	3,734
Stick Lifting		
19	928	2,046
20	1159	2,555
21	1485	3,273
22	1715	3,782
23	1912	4,216
24	2052	4,525
25	2343	5,165
26	3105	6,845
27	4455	9,821



Lift capacities are over-end values calculated according to SAE J31. Values are 87% of the maximum lift force available. Machine equipped with AWD, OROPS, 0.96 m³ (1.25 yd³) general purpose bucket and 240 kg (530 lb) counterweight. Extendible stick includes 460 kg (1,015 lb) counterweight.

420 Backhoe Loader

Counterweights (Minimum Counterweight Recommendations)

Standard Stick Loader Bucket	Pin-On Bucket		Loader QC	
	kg	lb	kg	lb
GP	240	530	0	0
MP	0	0	0	0
Forks	N/A	N/A	0	0
Material Handling Arm	N/A	N/A	0	0

Extendible Stick Loader Bucket	Pin-On Bucket		Loader QC	
	kg	lb	kg	lb
GP	460	1,015	240	530
MP	240	530	0	0
Forks	N/A	N/A	240	530
Material Handling Arm	N/A	N/A	240	530

Backhoe Buckets (With weld on adapters and pin-on teeth)

Standard Duty

Width		Rated Capacity		Weight		No. of Teeth
mm	in	L	ft ³	kg	lb	
305	12	80	2.8	111	245	3
457	18	120	4.2	122	268	4
610	24	180	6.4	141	311	5
762	30	230	8.1	157	345	5
914	36	290	10.2	176	388	6

Heavy Duty

Width		Rated Capacity		Weight		No. of Teeth
mm	in	L	ft ³	kg	lb	
305	12	80	2.8	121	266	3
406	16	110	3.9	128	282	3
457	18	120	4.2	135	299	4
610	24	180	6.4	160	353	5
762	30	230	8.1	177	391	5
914	36	290	10.2	201	443	6

Soil Excavation

Width		Rated Capacity		Weight		No. of Teeth
mm	in	L	ft ³	kg	lb	
457	18	180	6.4	155	341	4
610	24	240	8.5	182	402	5
762	30	320	11.3	206	454	5
914	36	380	13.4	233	513	6

Rock

Width		Rated Capacity		Weight		No. of Teeth
mm	in	L	ft ³	kg	lb	
305	12	70	2.5	127	279	3
457	18	130	4.6	146	322	4
610	24	200	7.1	174	384	5
762	30	270	9.5	197	434	5
914	36	330	11.7	224	493	6

Coral

Width		Rated Capacity		Weight		No. of Teeth
mm	in	L	ft ³	kg	lb	
305	12	60	2.1	134	295	4
457	18	100	3.5	155	341	6
610	24	140	4.9	182	402	8
762	30	190	6.7	210	463	10

420 Environmental Declaration

The following information applies to the machine at the time of final manufacture as configured for sale in the regions covered in this document. The content of this declaration is valid as of the date issued; however, content related to machine features and specifications are subject to change without notice. For additional information, please see the machine's Operation and Maintenance Manual.

For more information on sustainability in action and our progress, please visit <https://www.caterpillar.com/en/company/sustainability>.

Engine

- The Cat[®] C3.6 engine meets U.S. EPA Tier 4 Final and EU Stage V emission standards.
- Cat diesel engines are required to use ULSD (ultra-low sulfur diesel fuel with 15 ppm of sulfur or less) or ULSD blended with the following lower-carbon intensity fuels up to:
 - ✓ 20% biodiesel FAME (fatty acid methyl ester)
 - ✓ 100% renewable diesel, HVO (hydrotreated vegetable oil) and GTL (gas-to-liquid) fuelsRefer to guidelines for successful application. Please consult your Cat dealer or "Caterpillar Machine Fluids Recommendations" (SEBU6250) for details.

Air Conditioning System

- The air conditioning system on this machine contains the fluorinated greenhouse gas refrigerant R134a (Global Warming Potential = 1430). The system contains 1.6 kg (3.5 lb) of refrigerant which has a CO₂ equivalent of 2.3 metric tonnes (2.5 tons).

Paint

- Based on best available knowledge, the maximum allowable concentration, measured in parts per million (PPM), of the following heavy metals in paint are:
 - Barium < 0.01%
 - Cadmium < 0.01%
 - Chromium < 0.01%
 - Lead < 0.01%

Sound Performance

Operator Sound Pressure Level (ISO 6396:2008) 76 dB(A)*

Exterior Sound Power Level (ISO 6395:2008) 101 dB(A)

*Measurements were conducted with properly installed and maintained cab doors and windows closed.

Oils and Fluids

- Caterpillar factory fills with ethylene glycol coolants. Cat Diesel Engine Antifreeze/Coolant (DEAC) and Cat Extended Life Coolant (ELC) can be recycled. Consult your Cat dealer for more information.
- Cat Bio HYDO[™] Advanced is an EU Ecolabel approved biodegradable hydraulic oil.
- Additional fluids are likely to be present, please consult the Operations and Maintenance Manual or the Application and Installation guide for complete fluid recommendations and maintenance intervals.

Features and Technology

- The following features and technology may contribute to fuel savings and/or carbon reduction. Features may vary. Consult your Cat dealer for details.
 - Save fuel and reduce your greenhouse gas emissions with efficiency features such as operator control modes selectable through the display and with fuel management modes.
 - Extended maintenance intervals not only reduce downtime but decrease the amount of fluid and filters that are replaced over the life of the machine.
 - Auto Idle helps reduce unnecessary fuel burn and greenhouse gas emissions by allowing the engine to automatically go into idle mode when the machine is not working.

Recycling

- The materials included in machines are categorized as below with approximate weight percentage. Because of variations of product configurations, the following values in the table may vary.

Material Type	Weight Percentage
Steel	60.51%
Iron	16.77%
Nonferrous Metal	3.29%
Mixed Metal	0.63%
Mixed-Metal and Nonmetal	1.03%
Plastic	2.13%
Rubber	3.01%
Mixed Nonmetallic	0.03%
Fluid	4.17%
Other	6.33%
Uncategorized	2.10%
Total	100.00%

- A machine with higher recyclability rate will ensure more efficient usage of valuable natural resources and enhance End-of-Life value of the product. According to ISO 16714:2008 (Earthmoving machinery – Recyclability and recoverability – Terminology and calculation method), recyclability rate is defined as percentage by mass (mass fraction in percent) of the new machine potentially able to be recycled, reused, or both.

All parts in the bill of material are first evaluated by component type based on a list of components defined by the ISO 16714:2008 and Japan CEMA (Construction Equipment Manufacturers Association) standards. Remaining parts are further evaluated for recyclability based on material type.

Because of variations of product configurations, the following value in the table may vary.

Recyclability – 92%

420 Standard Equipment

STANDARD EQUIPMENT

- Adjustable auxiliary controls, backhoe loader
- Air cleaner
- Alarm, back-up
- Audible system fault alarm
- Automatic Engine Speed Control (AESC)
- Battery, maintenance-free, 850 CCA
- Battery disconnect switch
- Boom transport lock
- Brace, lift cylinder
- Brake, parking, Spring Applied Hydraulically Released (SAHR)
- Brakes, hydraulically boosted, oil disc, dual pedals, interlocking
- Bucket level indicator
- Canopy, ROPS/FDPS
- Cat cushion swing system
- Coat restraint
- Coolant/antifreeze, extended life
- Dome light (cab only)
- Diagnostic port for engine, machine and gauge cluster Electronic Control Modules
- Differential lock, loader joystick
- Drink holders, two
- Engine, Cat C3.6 (Direct Injection Turbocharged), meets Tier 4 Final/Stage V emission standards, Selective Catalytic Reduction, Diesel Oxidation Catalyst (DOC)
- Engine enclosure, sound suppression removal panels
- Face seals, O-ring
- Fan, suction and guard
- Fast reversing shuttle, all gears
- Fenders, rear
- Filters, spin-on: fuel, engine oil, transmission oil, water separator
- Filters, bowl and cartridge: hydraulic fluid
- Flashing hazards/signal lights
- Floor mat
- Four wheel drive
- Four wheel drive shaft guard
- Fuel tank, fully enclosed
- Fully hinged front grill for cooling package cleaning access
- Gauge cluster: coolant temperature, fuel level, torque converter temperature, DEF level
- Ground level fuel fill and DEF fill
- Halogen lights, working (2 front, 2 rear)
- High ambient cooling package
- Hood lock, inside cab
- Hydraulic hose, XT™
- Hydraulic oil cooler
- Hydraulic oil level sight gauge
- Hydraulic valves, loader 2 function
- Hydraulic valves, backhoe 4 function
- Hydraulics, load sensing with variable displacement piston pump
- Indicator lights: wait to start, water in fuel, engine warning, warning lamp, emissions module malfunction, low battery/charging system warning, high hydraulic oil temperature: LCD warnings: engine oil pressure, machine locked, service due, air filter blocked, high coolant temperature, auto idle shutdown, high torque converter temperature, hydraulic filter bypass
- Instrument panel lights
- Joystick controls: pilot operated, excavator-style with pattern changer
- Key start/stop system
- LCD operator display with soft key controls: engine speed, hour meter, gear/direction, battery voltage, hydraulic oil temperature, torque converter temperature, coolant temperature, trip totals (fuel and hours), lifetime totals (fuel and hours), operator settings (units, brightness, programmable hoe auxiliary flow), service mode diagnostics, maintenance intervals, ECM/system info
- Loader, self-leveling, return-to-dig and transmission disconnect switch
- Loader, single tilt
- Mirror, interior, rearview
- One-touch low idle
- Open circuit breather
- Pattern changer, in cab
- Power receptacle, 5 volt USB, 1 internal
- Power receptacle, 12 volt, 2 internal, 1 external
- Power steering, hydrostatic
- Product Link™, satellite, network manager
- Product Link, cellular, network manager
- Seat belt, retractable, 51 mm (2 in)
- Socket, two roof
- Stabilizer shoes, street
- Steering knob
- Seat, air suspension, vinyl cover, with armrest
- Stabilizers, EH Control, Auto-UP
- Starting system, glow plugs
- Steering column, tilting, telescopic
- Storage compartment, lockable
- Storage tray
- Stop and tail lights
- Swing transport lock
- Tires
- Toolbox, external, lockable
- Torque converter
- Throttle, hand and foot, electronic
- Transmission, 4 speed, powershift
- Transmission neutralizer switch
- Transport tie-downs
- Vandalism locks, four
- Warning horn, electric

OPTIONAL EQUIPMENT

- Auxiliary hydraulics, loader, adjustable flow
- Auxiliary hydraulics, rear, adjustable flow
- Battery, additional, 850 CCA
- Cab, deluxe
- Cold weather fuel (-30° C/-22° F)
- Cold weather package, including additional battery, engine block heater, radiator antifreeze, cold weather fuel (-30° C/-22° F) and mounting for an ether bottle
- Counterweights, 115 kg (255 lb), 240 kg (530 lb) or 460 kg (1,015 lb)
- Fenders, front with integral steps
- Guard, boom protection plate
- Guard, stabilizer, rock
- Hydraulic valves, loader with auxiliary roller thumb control (3rd valve for MP or Quick Coupler)
- Hydraulic valves, backhoe (5th and 6th function)
- Hydraulic lines, combined function auxiliary
- LED lights, working (2 front, 2 rear)
- Quick Coupler, hydraulic, dual lock
- Quick Coupler, manual, dual lock
- Quick Coupler, manual, pin lock
- Radio and CD player, Bluetooth®
- Ride Control
- Rotating beacon, magnetic mount
- Seat, air suspension, fabric with armrest
- Seat, air suspension, fabric with armrest, heated
- Seat belt, retractable, 75 mm (3 in)
- Security system, Bluetooth
- Security system, operator display
- Side mirrors, cab, external
- Single Tilt Loader Coupler, Integrated Tool Carrier (IT) Interface
- Stabilizer pads, reversible
- Stick, extendible
- Touch screen LCD Display : engine speed, hour meter, gear/direction, battery voltage, hydraulic oil temperature, torque converter temperature, coolant temperature, trip totals (fuel and hours), lifetime totals (fuel and hours), operator settings (units, brightness, programmable hoe auxiliary flow), service mode diagnostics, maintenance intervals, ECM/system info
- Transmission, AutoShift with lock-up torque converter, 6 speed
- Vandalism protection, gauge cover
- Work Tool Attachments such as buckets, forks, material handling arms, augers, hammers, brooms, cold planers and vibratory plate compactors. See your Cat dealer for more information.

420 Backhoe Loader

For more complete information on Cat products, dealer services, and industry solutions, visit us on the web at www.cat.com

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Materials and specifications are subject to change without notice. Featured machines in photos may include additional equipment. See your Cat dealer for available options.

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AEHQ8243-03 (03-2023)
Replaces AEHQ8243-02
Build Number: 07A
(North America)



Agenda Item 15



Plymouth Engineering, PLLC

5714 Walden Street · Lowell, AR 72745
(479) 595-5934 · www.plymoutheng.com

May 6, 2025

Melissa McCarville
City of Farmington
354 W. Main Street – P.O. Box 150
Farmington, AR 72730

Re: Lossing Street Intersection and Sidewalk
Recommendation of Bid Award

Dear Mrs. McCarville:

Yesterday afternoon, eight bids were received from general contractors for your project. The lowest bid, in the amount of \$56,454.50, was offered by N.E.C., Inc. of Rogers, Arkansas.

The owners of N.E.C. have a long family history of heavy construction in northwest Arkansas. N.E.C. is listed by the Arkansas Contractors' Licensing Board in the Highway, Railroad, Airport Construction, Municipal & Utility Construction categories, with no complaints or violations and an unlimited bid budget limit. We know the family and their work history in the area, and are confident in their abilities to successfully complete this project. Accordingly, Plymouth Engineering recommends that the City of Farmington award the construction contract to N.E.C., Inc. in the amount of \$56,454.50.

Please let me know how we can further assist you. We appreciate the opportunity to work with you on this project.

Sincerely,

David A. Gilbert, P.E.

c: File

Bid Tabulation

Project: Lossing Street Intersection and Sidewalk
Date: 05/05/26

Quantity	Unit	Item	NEC		Diamond C		Mahaffey Asphalt		Sandridge Construction	
			Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension
71	SY	Remove and dispose of existing HMAC pavement and base.	\$48.00	\$3,408.00	\$73.00	\$5,183.00	\$29.00	\$2,059.00	\$25.00	\$1,775.00
12	SY	Remove and dispose of existing concrete sidewalk.	\$194.00	\$2,328.00	\$115.00	\$1,380.00	\$58.00	\$696.00	\$25.00	\$300.00
18	LF	Remove and dispose of existing 18" RCP culvert.	\$129.50	\$2,331.00	\$52.00	\$936.00	\$44.00	\$792.00	\$40.00	\$720.00
1	EA	Remove and dispose of existing stop sign assembly, including sign panel, post, base, and associated hardware; and backfilling holes with appropriate material.	\$5,893.00	\$5,893.00	\$345.00	\$345.00	\$107.00	\$107.00	\$500.00	\$500.00
10	TON	Additional Undercut - Remove existing unsuitable subgrade where directed by Owner. Compact stable subgrade surface and replace additional undercut with geotextile and rolled Class 7 aggregate base per specifications.	\$486.50	\$4,865.00	\$115.00	\$1,150.00	\$214.00	\$2,140.00	\$100.00	\$1,000.00
18	TON	Furnish and install Class 7 aggregate base to backfill excavation where culvert is removed from the driveway on Double Springs Road indicated on the Drawings. Compact subgrade surface and backfill with compacted Class 7 aggregate base per specifications.	\$106.50	\$1,917.00	\$80.00	\$1,440.00	\$65.00	\$1,170.00	\$88.00	\$1,584.00
175	SY	Construct and install 4" thick concrete sidewalk as indicated on drawings and specifications, including base material, joint material, excavation, grading, and all appurtenances.	\$101.00	\$17,675.00	\$97.00	\$16,975.00	\$147.00	\$25,725.00	\$160.00	\$28,000.00
3	EA	Install accessible ramp including tactile warning device.	\$1,023.00	\$3,069.00	\$1,380.00	\$4,140.00	\$695.00	\$2,085.00	\$400.00	\$1,200.00
102	SY	Construct and install 8" thick concrete roadway pavement as indicated on drawings and specifications, including base material, reinforcement, joint sealers, and all appurtenances.	\$103.00	\$10,506.00	\$153.00	\$15,606.00	\$214.00	\$21,828.00	\$204.00	\$20,808.00
20	LF	8" white traffic striping for stop bar at Double Springs Road.	\$1.50	\$30.00	\$5.35	\$107.00	\$5.35	\$107.00	\$11.00	\$220.00
686	LF	4" double-yellow centerline traffic striping.	\$3.50	\$2,401.00	\$2.54	\$1,742.44	\$1.60	\$1,097.60	\$3.00	\$2,058.00
777	LF	4" single-white edge line traffic striping.	\$1.50	\$1,165.50	\$2.54	\$1,973.58	\$1.10	\$854.70	\$2.00	\$1,554.00
25	LF	6' wide traffic white pedestrian crossing markings (crosswalk) per detail.	\$17.00	\$425.00	\$12.88	\$322.00	\$10.70	\$267.50	\$70.00	\$1,750.00
1	EA	Install sign assembly, complete with signs, panels, posts, bases, hardware, and all appurtenances, complete. R1-1 STOP sign.	\$441.00	\$441.00	\$7,306.00	\$7,306.00	\$428.00	\$428.00	\$800.00	\$800.00
Subtotal			\$56,454.50		\$58,606.02		\$59,356.80		\$62,269.00	

This is a true and accurate tabulation of the bids received on this date.



Bid Tabulation

Project: Lossing Street Intersection and Sidewalk
Date: 05/05/26

Quantity	Unit	Item	Steelworx		Sweetser Construction		Rowan Construction		On Point Excavation	
			Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension
71	SY	Remove and dispose of existing HMAC pavement and base.	\$35.00	\$2,485.00	\$30.00	\$2,130.00	\$164.00	\$11,644.00	\$55.77	\$3,959.67
12	SY	Remove and dispose of existing concrete sidewalk.	\$105.00	\$1,260.00	\$50.00	\$600.00	\$275.00	\$3,300.00	\$267.50	\$3,210.00
18	LF	Remove and dispose of existing 18" RCP culvert.	\$83.50	\$1,503.00	\$75.00	\$1,350.00	\$140.00	\$2,520.00	\$118.33	\$2,129.94
1	EA	Remove and dispose of existing stop sign assembly, including sign panel, post, base, and associated hardware; and backfilling holes with appropriate material.	\$1,250.00	\$1,250.00	\$350.00	\$350.00	\$700.00	\$700.00	\$850.00	\$850.00
10	TON	Additional Undercut - Remove existing unsuitable subgrade where directed by Owner. Compact stable subgrade surface and replace additional undercut with geotextile and rolled Class 7 aggregate base per specifications.	\$57.50	\$575.00	\$125.00	\$1,250.00	\$225.00	\$2,250.00	\$318.00	\$3,180.00
18	TON	Furnish and install Class 7 aggregate base to backfill excavation where culvert is removed from the driveway on Double Springs Road indicated on the Drawings. Compact subgrade surface and backfill with compacted Class 7 aggregate base per specifications.	\$112.00	\$2,016.00	\$75.00	\$1,350.00	\$140.00	\$2,520.00	\$362.67	\$6,528.06
175	SY	Construct and install 4" thick concrete sidewalk as indicated on drawings and specifications, including base material, joint material, excavation, grading, and all appurtenances.	\$118.32	\$20,706.00	\$165.00	\$28,875.00	\$165.00	\$28,875.00	\$204.88	\$35,854.00
3	EA	Install accessible ramp including tactile warning device.	\$1,851.00	\$5,553.00	\$1,600.00	\$4,800.00	\$1,500.00	\$4,500.00	\$768.00	\$2,304.00
102	SY	Construct and install 8" thick concrete roadway pavement as indicated on drawings and specifications, including base material, reinforcement, joint sealers, and all appurtenances.	\$150.00	\$15,300.00	\$300.00	\$30,600.00	\$175.00	\$17,850.00	\$153.47	\$15,653.94
20	LF	8" white traffic striping for stop bar at Double Springs Road.	\$25.00	\$500.00	\$4.80	\$96.00	\$50.00	\$1,000.00	\$25.00	\$500.00
686	LF	4" double-yellow centerline traffic striping.	\$7.00	\$4,802.00	\$2.40	\$1,646.40	\$3.00	\$2,058.00	\$3.64	\$2,497.04
777	LF	4" single-white edge line traffic striping.	\$7.00	\$5,439.00	\$2.40	\$1,864.80	\$3.00	\$2,331.00	\$3.50	\$2,719.50
25	LF	6' wide traffic white pedestrian crossing markings (crosswalk) per detail.	\$60.00	\$1,500.00	\$12.00	\$300.00	\$62.00	\$1,550.00	\$72.00	\$1,800.00
1	EA	Install sign assembly, complete with signs, panels, posts, bases, hardware, and all appurtenances, complete. R-1 STOP sign.	\$1,500.00	\$1,500.00	\$474.00	\$474.00	\$900.00	\$900.00	\$1,200.00	\$1,200.00
Subtotal			\$64,389.00		\$75,686.20		\$81,998.00		\$82,386.15	

Items in bold italics are corrected from mathematical errors in the submitted bid form, and do not affect the outcome.

This is a true and accurate tabulation of the bids received on this date.

