



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

**CITY COUNCIL AGENDA -
September 14, 2026**

A regular meeting of the Farmington City Council will be held on
Monday, September 14, 2026, at 6:00 p.m.
City Hall
354 W. Main Street, Farmington, Arkansas.

1. Call to Order – Mayor Ernie Penn
2. Roll Call – City Clerk Kelly Penn
3. Pledge of Allegiance
4. Comments from Citizens – the Council will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
5. Approval of the minutes –August 10, 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.
9. Committee Reports
10. Items to be removed from City of Farmington Inventory – **SEE MEMO**

NEW BUSINESS

11. Resolution No. 2026-14 A resolution in support of an application for the Arvest Foundation Grant.
12. Appeal of the Planning Commission decision to deny rezoning 12094 N. Hwy 170 from RE-1 to R-1 and part of 12094 N. Hwy 170 from RE-1 to C-2.
13. Request for timeline extension for the Impact Fee Study.
14. Recommend purchase of a new aerial fire apparatus.

MINUTES



Mayor Ernie Penn

City Attorney Jay Moore

City Clerk Kelly Penn

City Council Member Sherry Mathews
Ward 1 Position 1

Council Member Keith Lipford
Ward 2 Position 1

Council Member Brenda Cunningham
Ward 3 Position 1

Council Member Diane Bryant
Ward 4 Position 1

Council Member Hunter Carnahan
Ward 1 Position 2

Council Member Bobby Morgan
Ward 2 Position 2

Council Member Linda Bell
Ward 3 Position 2

Council Member Kara Gardenhire
Ward 4 Position 2

A meeting of the Farmington City Council was held on August 10, 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, Linda Bell, Bobby Morgan, Mayor Ernie Penn, City Attorney Jay Moore, Clerk Kelly Penn, City Business Manager Melissa McCarville, Press and Audience Members. Council Member Kara Gardenhire was absent.

Pledge of Allegiance

Farmington Senior Center Community Block Grant Public Hearing – The hearing was called to order at 6:00 by Mayor Penn.

Chelsey Weaver with the Northwest Arkansas Economic Development Committee informed the council that they have completed the roof replacement, restroom upgrades, new HVAC units, new loading ramp, and electric ADA compliant doors. They still have a few projects to complete but should have the grant closed out by year end. The Public Hearing closed at 6:05.

Comments from Citizens – None

Approval of the July 13, 2026, City Council Meeting Minutes

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

Financial Reports

Mayor Penn presented the financial reports to the City Council. Monthly city sales increased 7.71 % compared to 2025. Monthly state/county sales tax increased .009% compared to 2025.

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

On the motion of Council Member Bryant and a second by Council Member Carnahan and by the consent of all Council Members present after a roll call vote, the motion to read all Ordinances and Resolutions by title only were approved by a vote of 7-0.

Proclamations, Special Announcements, Committee/Commission Appointments

City Clerk Penn – The election filing period for the November General Election has closed. The city will declare a vacancy at the January 2027 meeting to fill the Ward 2 Position 2 seat. The council will take applications, and the Mayor and Council Members will select a candidate to fill the open spot.

Committee Reports – No committee reports were submitted.

Items to be removed from the City of Farmington – Farmington Fire Department – Chief Hellard

Farmington Fire Department - Removal of 1991 GMC Brush Truck SL 3500, VIN 1GTHK34N4ME529562

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 remove 1991 GMC Brush Truck SL 3500, VIN 1GTHK34N4ME529562 and return to the Prairie Grove Rural Fire Association was approved 7-0.

Farmington Fire Department - Removal of 1995 Freightliner 18-Wheeler, VIN 1FUYDSEB4SP593829

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 remove 1995 Freightliner 18-Wheeler, VIN 1FUYDSEB4SP593829 and return to the Prairie Grove Rural Fire Association was approved 7-0.

Old Business – None

New Business

Resolution No. 2026-12 A resolution in support of an application for the ReviveAR Naloxone Community Project Funding Grant.

On the motion of Council Member Bell 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 No. 2026-12 was approved 7-0. City Attorney Moore read Resolution 2026-12 by title only.

Resolution No. 2026-13 A resolution by the City of Farmington to certify to the Tax Collector of Washington County the costs of clearing property owned by Steve Nations, located at 120 Alberta Street, Farmington Arkansas.

City Attorney Moore addressed the resolution; the cost of the clearing will be applied to Mr. Nations 2027 Property Tax rather than a traditional lien against the property. Mayor Penn asked for public comment:

Property Owner Steve Nations, 120 Alberta Street – Mr. Nations stated that when his property was cleaned , they took a wheelbarrow and tools that he used for work. They smashed a bunch of tools in the mud, they did not do a good job.

Lisa Bible, 128 Alberta Lane – She stated that the property has been a constant eye sore for years, they have a serious pest control problem. If she tried to sell her property she would not be able to get a fair market price because of Mr. Nations house. Its hoarding and a health problem and it will happen again and she has had it.

Police Chief Wilbanks – He stated he was there and personally witnessed the Public Works Director Tanner Denham, take great care of the property that was left and stacked up multiple tools that were left. They did not remove anything that Mr. Nations worked with.

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 Resolution No. 2026-13 was approved 7-0. City Attorney Moore read Resolution 2026-13 by title only.

Discussion of Ordinance No. 2023-14, Payment In Lieu of Green Space – Sponsored by Council Member Keith Lipford

After much discussion from Council Members and Planning Commissioners that attended the meeting, the council would like to look at increasing the fees for cash in lieu and asked for more information from the City Attorney and city staff about what other cities are doing to discuss at another meeting or joint work session.

Motion to Adjourn

There being no further business coming before the council, the meeting adjourned at 6:48pm by a motion from Council Member Carnahan and a second by Council Member Morgan until the next regularly scheduled meeting to be held Monday, September 14th, 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 _____

FINANCIALS



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

TO: Farmington City Council
Kelly Penn, City Clerk

FROM: Mayor Ernie Penn

RE: Summary of City Financial Report August 2026

- 2026 City Sales Tax – **Increased by 7.09% in August** , compared to August of 2025.
- 2026 State/County Sales Tax – **Increased by .0041% in August**, compared to August 2025.
- 2026 City Sales Tax - **Year to date has increased by 9.71%**, compared to 2025.
- 2026 State/County Sales Tax—**Year to date has increased by .0085%** 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 \$15,442,350 based on statement balances as of 08/31/2026.

MONTH	CITY SALES TAX	CITY SALES TAX		STATE 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	\$ 323,600.49		\$ 185,588.64	\$ 185,489.95
JUNE	\$ 278,455.84	\$ 308,945.35		\$ 177,107.39	\$ 177,933.83
JULY	\$ 292,689.84	\$ 315,252.06		\$ 178,708.20	\$ 180,218.89
AUGUST	\$ 294,858.77	\$ 315,771.10		\$ 183,563.88	\$ 184,311.13
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 -August 2025/August 2026		\$ 20,912.33			\$ 747.25
YTD comparison	Increase/Decrease for 2026 over 2025 YTD - City Sales Tax	\$ 218,119.36		Increase for 2026 over 2025 YTD - State Sales Tax	\$ 12,149.25
Total Actual 2026 Income vs 2026 Budgeted Income	County Wide Sales Tax	City Sales Tax		Total Sales Tax Increase/(Decrease) YTD 2026	\$ 230,268.61
Total Budget 2026	\$ 2,000,000.00	\$ 3,100,000.00			
Actual 2026 (thru August)	\$ 1,437,044.30	\$ 2,463,858.98			

9/3/2026
1:27 PM

GENERAL FUND
Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2026
	Jan 2026	Jan 2026	Dec 2026
	Aug 2026	Dec 2026	Percent of
	Actual		Budget
Revenue & Expenditures			
GENERAL REVENUES			
Revenue			
ACCIDENT REPORT REVENUES	1,120.30	1,500.00	74.69%
ACT 833	19,052.57	30,000.00	63.51%
ALCOHOL SALES TAX	7,899.22	8,000.00	98.74%
ANIMAL CONTROL REVENUES	904.50	2,000.00	45.23%
BUILDING INSPECTION FEES	242,286.69	300,000.00	80.76%
BUSINESS LICENSES	7,121.75	6,000.00	118.70%
CITY COURT FINES	116,423.00	120,000.00	97.02%
CITY SALES TAX REVENUES	2,320,960.66	3,100,000.00	74.87%
COUNTY TURNBACK	682,443.14	800,000.00	85.31%
DEVELOPMENT FEES	20,604.75	30,000.00	68.68%
FRANCHISE FEES	475,956.64	500,000.00	95.19%
GARAGE SALE PERMITS	1,357.60	1,500.00	90.51%
INTEREST REVENUES	186,985.79	260,000.00	71.92%
MISCELLANEOUS REVENUES	213,159.92	0.00	0.00%
Off Duty Police Reimbursement	22,240.14	25,000.00	88.96%
PARK RENTAL	4,648.00	7,000.00	66.40%
PAYMENT IN LIEU OF IMPROVEMENT	0.00	10,000.00	0.00%
SALES TAX - OTHER	1,437,044.30	2,000,000.00	71.85%
SPORTS COMPLEX FEES	42,037.77	50,000.00	84.08%
SRO REIMBURSEMENT REVENUES	93,100.27	100,000.00	93.10%
STATE TURNBACK	81,317.82	105,000.00	77.45%
TRANS FROM GENERAL FUND	0.00	346,608.86	0.00%
Revenue	\$5,976,664.83	\$7,802,608.86	

9/3/2026
1:27 PM

GENERAL FUND
Statement of Revenue and Expenditures

	Year-To-Date Jan 2026 Aug 2026 Actual	Annual Budget Jan 2026 Dec 2026	Jan 2026 Dec 2026 Percent of Budget
ADMINISTRATIVE DEPT			
Expenses			
ADDITIONAL SERVICES EXPENSE	170,584.82	190,000.00	89.78%
ADVERTISING EXPENSE	9,618.47	7,200.00	133.59%
Bank Charges	6,738.29	8,000.00	84.23%
BUILDING MAINT & CLEANING	75,163.27	60,000.00	125.27%
CAPITAL IMPROVEMENT	12,975.56	0.00	0.00%
ELECTION EXPENSES	0.00	5,000.00	0.00%
ENGINEERING FEES	88,252.33	140,000.00	63.04%
INSURANCES EXPENSE	1,994.46	130,000.00	1.53%
LEGAL FEES	3,000.00	10,000.00	30.00%
LIBRARY TRANSFER	70,000.00	70,000.00	0.00%
MATERIALS & SUPPLIES EXPENSE	14,532.20	30,000.00	48.44%
MISCELLANEOUS EXPENSE	0.00	2,000.00	0.00%
NEW EQUIPMENT PURCHASE	15,849.54	10,000.00	158.50%
PAYROLL EXP - CITY ATTRNY	56,841.03	87,019.00	65.32%
PAYROLL EXP - ELECTED OFFICIAL	99,062.50	132,000.00	75.05%
PAYROLL EXP - REGULAR	241,063.94	342,077.68	70.47%
PLANNING COMMISSION	12,534.00	22,000.00	56.97%
POSTAGE EXPENSE	1,383.85	2,200.00	62.90%
PROFESSIONAL SERVICES	252,668.50	50,000.00	505.34%
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	4,743.52	6,500.00	72.98%
TECHNICAL SUPPORT	65,221.05	100,000.00	65.22%
TELECOMMUNICATION EXPENSES	0.00	2,000.00	0.00%
TRAVEL, TRAINING & MEETINGS	19,797.54	20,000.00	98.99%
UTILITIES EXPENSES	83,346.31	100,000.00	83.35%
Expenses	\$1,317,139.89	\$1,527,996.68	

9/3/2026
1:27 PM

GENERAL FUND
Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2026
	Jan 2026	Jan 2026	Dec 2026
	Aug 2026	Dec 2026	Percent of
	Actual		Budget
ANIMAL CONTROL DEPT			
Expenses			
FUEL EXPENSES	1,627.03	2,000.00	81.35%
MATERIALS & SUPPLIES EXPENSE	188.47	500.00	37.69%
PAYROLL EXP - REGULAR	62,402.14	91,277.79	68.37%
PROFESSIONAL SERVICES	4,880.00	12,000.00	40.67%
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	\$69,187.95	\$108,777.79	

9/3/2026
1:27 PM

GENERAL FUND
Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2026
	Jan 2026	Jan 2026	Dec 2026
	Aug 2026	Dec 2026	Percent of
	Actual		Budget
BUILDING PERMIT DEPT			
Expenses			
FUEL EXPENSES	3,535.68	5,000.00	70.71%
PAYROLL EXP - REGULAR	134,519.38	212,202.50	63.39%
REPAIR & MAINT - AUTOMOBILES	381.82	2,000.00	19.09%
TRAVEL, TRAINING & MEETINGS	4,180.60	5,000.00	83.61%
UNIFORMS/GEAR EXPENSE	0.00	1,000.00	0.00%
Expenses	\$142,617.48	\$225,202.50	

9/3/2026
1:27 PM

GENERAL FUND
Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2026
	Jan 2026	Jan 2026	Dec 2026
	Aug 2026	Dec 2026	Percent of
	Actual		Budget
FIRE DEPT			
Expenses			
ADVERTISING EXPENSE	0.00	2,000.00	0.00%
FUEL EXPENSES	15,224.05	25,000.00	60.90%
HAZMAT EXPENSES	2,881.92	4,000.00	72.05%
MATERIALS & SUPPLIES EXPENSE	18,119.64	50,000.00	36.24%
MISCELLANEOUS EXPENSE	0.00	500.00	0.00%
NEW EQUIPMENT PURCHASE	62,776.39	73,600.00	85.29%
PAYROLL EXP - REGULAR	1,130,950.24	1,626,180.11	69.55%
PROFESSIONAL SERVICES	5,744.64	10,000.00	57.45%
REPAIR & MAINT - BUILDING	12,781.20	50,000.00	25.56%
REPAIR & MAINT - EQUIPMENT	11,626.93	12,150.00	95.69%
REPAIR & MAINT - TRUCK	13,857.88	30,000.00	46.19%
TRAVEL, TRAINING & MEETINGS	15,716.13	25,000.00	62.86%
UNIFORMS/GEAR EXPENSE	31,305.39	35,000.00	89.44%
Expenses	\$1,320,984.41	\$1,943,430.11	

9/3/2026
1:27 PM

GENERAL FUND
Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2026
	Jan 2026	Jan 2026	Dec 2026
	Aug 2026	Dec 2026	Percent of
	Actual		Budget
LAW ENFORCE - COURT			
Expenses			
MATERIALS & SUPPLIES EXPENSE	2,657.71	3,000.00	88.59%
MISCELLANEOUS EXPENSE	0.00	400.00	0.00%
NEW EQUIPMENT PURCHASE	0.00	9,600.00	0.00%
PAYROLL EXP - REGULAR	121,355.72	195,671.05	62.02%
POSTAGE EXPENSE	10.48	500.00	2.10%
SPECIAL COURT COSTS	0.00	11,000.00	0.00%
TRAVEL, TRAINING & MEETINGS	732.88	5,000.00	14.66%
Expenses	\$124,756.79	\$225,171.05	

9/3/2026
1:27 PM

GENERAL FUND
Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2026
	Jan 2026	Jan 2026	Dec 2026
	Aug 2026	Dec 2026	Percent of
	Actual		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	54,298.76	81,000.00	67.04%
MATERIALS & SUPPLIES EXPENSE	78,958.22	150,000.00	52.64%
MISCELLANEOUS EXPENSE	0.00	500.00	0.00%
NEW EQUIPMENT PURCHASE	107,334.00	240,000.00	44.72%
Off Duty Police Pay	21,563.79	20,000.00	107.82%
PAYROLL EXP - REGULAR	1,501,366.17	2,175,113.42	69.02%
PAYROLL EXP - SRO	157,152.96	219,606.77	71.56%
REPAIR & MAINT - AUTOMOBILES	33,484.91	35,000.00	95.67%
REPAIR & MAINT - EQUIPMENT	2,156.00	3,000.00	71.87%
TRAVEL, TRAINING & MEETINGS	11,241.45	15,000.00	74.94%
UNIFORMS/GEAR EXPENSE	13,636.64	25,000.00	54.55%
Expenses	\$1,982,692.90	\$2,966,320.19	

9/3/2026
1:27 PM

GENERAL FUND
Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2026
	Jan 2026	Jan 2026	Dec 2026
	Aug 2026	Dec 2026	Percent of
	Actual		Budget
PARKS DEPT			
Expenses			
CAPITAL IMPROVEMENT	41,458.00	250,000.00	16.58%
ENGINEERING FEES	10,000.00	30,000.00	33.33%
MATERIALS & SUPPLIES EXPENSE	2,796.49	15,000.00	18.64%
NEW EQUIPMENT PURCHASE	4,430.00	15,000.00	29.53%
PAYROLL EXP - REGULAR	235,362.52	340,310.54	69.16%
PAYROLL EXP - SPORTS COMPLEX	2,859.36	0.00	0.00%
PROFESSIONAL SERVICES	6,000.00	30,000.00	20.00%
REPAIR & MAINT - BUILDING	5,204.93	0.00	0.00%
REPAIR & MAINT - EQUIPMENT	13,969.35	10,000.00	139.69%
SPORTS PARK MATERIALS	15,262.13	25,000.00	61.05%
SPORTS PARK NEW EQUIP	11,499.00	10,000.00	114.99%
SPORTS PARK PROF SERV	48,497.43	45,000.00	107.77%
SPORTS PARK REPAIR/MAINT	4,508.40	5,000.00	90.17%
SPORTS PARK UTILITIES	13,270.62	20,000.00	66.35%
TRAVEL, TRAINING & MEETINGS	405.00	1,000.00	40.50%
UNIFORMS/GEAR EXPENSE	119.87	1,400.00	8.56%
UTILITIES EXPENSES	9,613.91	8,000.00	120.17%
Expenses	\$425,257.01	\$805,710.54	

STREET FUND
Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2026
	Jan 2026	Jan 2026	Dec 2026
	Aug 2026	Dec 2026	Percent of
	Actual		Budget
Revenue & Expenditures			
Revenue			
COUNTY TURNBACK	75,788.03	75,000.00	101.05%
GRANTS	56,602.23	0.00	0.00%
INTEREST REVENUES	4,414.86	5,500.00	80.27%
MISCELLANEOUS REVENUES	21,012.64	0.00	0.00%
STREET STATE TURNBACK	424,731.49	550,000.00	77.22%
TRANS FROM GENERAL FUND	461,348.41	461,348.41	100.00%
Revenue	\$1,043,897.66	\$1,091,848.41	
Expenses			
ADDITIONAL SERVICES EXPENSE	50,710.00	0.00	0.00%
ADVERTISING EXPENSE	0.00	1,000.00	0.00%
ENGINEERING FEES	65,942.33	30,000.00	219.81%
FUEL EXPENSES	11,816.94	12,500.00	94.54%
MATERIALS & SUPPLIES EXPENSE	17,632.87	20,000.00	88.16%
MISCELLANEOUS EXPENSE	0.00	500.00	0.00%
NEW EQUIPMENT PURCHASE	104,007.46	100,000.00	104.01%
PAYROLL EXP - REGULAR	157,982.95	223,148.41	70.80%
PROFESSIONAL SERVICES	8,257.03	20,000.00	41.29%
REPAIR & MAINT - BUILDING	6,962.21	2,000.00	348.11%
REPAIR & MAINT - EQUIPMENT	3,491.66	10,000.00	34.92%
STREET LIGHTS	116,343.42	150,000.00	77.56%
STREET/ROAD REPAIRS	81,507.60	500,000.00	16.30%
TRAVEL, TRAINING & MEETINGS	0.00	500.00	0.00%
UNIFORMS/GEAR EXPENSE	233.67	2,200.00	10.62%
UTILITIES EXPENSES	12,160.63	20,000.00	60.80%
Expenses	\$637,048.77	\$1,091,848.41	

LIBRARY FUND
Statement of Revenue and Expenditures

	Current Period	Annual Budget	Jan 2020
	Jan 2026	Jan 2026	Dec 2026
	Aug 2026	Dec 2026	Percent of
	Actual		Budget
Revenue & Expenditures			
Revenue			
Donations	549.68	4,000.00	13.74%
FINES/LOST ITEMS	3,991.83	4,000.00	99.80%
INTEREST REVENUES	4,088.79	0.00	0.00%
MISCELLANEOUS REVENUES	10,603.86	0.00	0.00%
TRANS FROM GENERAL FUND	70,000.00	70,000.00	100.00%
WASHINGTON CO LIBRARY REVENUES	259,472.00	316,879.00	81.88%
Revenue	\$348,706.16	\$394,879.00	
Expenses			
ADVERTISING EXPENSE	1,230.30	1,500.00	82.02%
BOOKS AND MEDIA	35,831.83	40,500.00	88.47%
BUILDING MAINT & CLEANING	2,282.24	6,375.00	35.80%
GRANT EXPENSE	60,333.57	0.00	0.00%
MATERIALS & SUPPLIES EXPENSE	12,739.08	16,370.00	77.82%
MISCELLANEOUS EXPENSE		500.00	0.00%
NEW EQUIPMENT PURCHASE		2,000.00	0.00%
PAYROLL EXP - REGULAR	188,264.89	296,992.00	63.39%
POSTAGE EXPENSE	78.00	300.00	26.00%
PROGRAMS EXPENSE	3,043.17	6,000.00	50.72%
TECHNICAL SUPPORT	9,760.78	13,842.00	70.52%
TRAVEL, TRAINING & MEETINGS	688.98	1,500.00	45.93%
UTILITIES EXPENSES	3,164.02	5,000.00	63.28%
Expenses	\$317,416.86	\$390,879.00	

Agenda Item 10



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
Date: August 28, 2026

Recommendation

Requesting the removal of a 16' Trailer vin# 1M9SL162X3M525608
Inventory# 522

Background

Needs new floor has a bent axle, and no gate to load mowers

Discussion

Trading in for new trailer we can use



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
Date: August 11, 2026

Recommendation

Requesting the removal of a hustler super Z 60" mower (model#934232 serial#15060062).

Background

This mower has 920 hour, the PTO is slow to engage

Discussion

We have at about 750-800 hours the electrical components start to breakdown and fail



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

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

From: Jimmy Brotherton
Re: Removal from Inventory
Date: September 14, 2026

Recommendation

Requesting the removal of a Genesis III, Serial# G3-03132, City Tag 1138 and Serial# G3-03133, City Tag 1137 radars from inventory.

Background

These radars was in vehicles that has been reassigned in our fleet and is no longer needed.

Discussion

These radars do not function as well as the other units we have purchased recently. Since is has been removed from a vehicle, the police department no longer has a need for this radar.

Budget Impact

\$0



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

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

From: JIMMY BROTHERTON
Re: REMOVAL OF UNIT FROM INVENTORY
Date: September 14, 2026

Recommendation

Removal of two 2019 Dodge Chargers (19-02) VIN# 2C3CDXAT3KH627491 and (19-03) VIN# 2C3CDXAT5KH627492 from inventory.

Background

These vehicles are no longer suitable for patrol. 19-02 has 89,658 miles on the odometer and 19-03 has 66,849 miles on the odometer. Both vehicles have numerous engine hours as well as some mechanical issues making it costly for us to keep.

Discussion

These vehicles have been used as a spare units. These vehicles have been decommissioned and will be placed up for bid with your approval.

Budget Impact

\$0

Agenda Item 11

RESOLUTION NO. 2026-14

A RESOLUTION IN SUPPORT OF AN APPLICATION FOR THE ARVEST FOUNDATION GRANT.

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

WHEREAS, the Arvest Foundation Grant is making funds available in the form of grant funding; and

WHEREAS, if awarded this grant, the police department will use this grant towards purchasing equipment for patrol vehicles; and

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

That the City Council and Mayor hereby support the application of grant funding for the Arvest Foundation Grant for the Farmington Police Department and if the grant is awarded, will purchase equipment for patrol vehicles.

PASSED AND APPROVED on this 14th day of September 2026.

APPROVED:

Ernie Penn, Mayor

ATTEST:

Kelly Penn, City Clerk



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

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

From: JIMMY BROTHERTON
Re: Grant – Arvest Foundation
Date: September 14, 2026

Recommendation

If awarded the Arvest Foundation Grant, the police department would like to use the funds to help purchase equipment.

Background

The police department was fortunate to apply for this grant with Arvest Bank in Farmington. At this time, we do not know the amount of this grant, but intend to use the funds to purchase equipment for patrol vehicles.

Discussion

With the rising costs in our equipment, this grant will allow us to put money towards purchasing equipment for our vehicles. After purchasing the vehicle, the police department spends another \$15,000 - \$20,000 for equipment and labor costs. For example, some of the items purchased are radios, consoles, prisoner partitions, radars, etc.

Budget Impact

\$0



FARMINGTON POLICE DEPARTMENT
P.O. BOX 150 / 354 WEST MAIN
FARMINGTON, AR 72730
TELEPHONE (479) 267-3411
FAX (479) 267-5897



August 6, 2026

Arvest Foundation Grant Request

City of Farmington – Police Department

EIN: 71-0439608

Contact: Captain Jimmy Brotherton jimmybrotherton@cityoffarmington-ar.gov 479-267-3411

Sergeant Joshua Howerton joshuahhowerton@cityoffarmington-ar.gov 479-267-3411

[Handwritten signatures]

Organization Mission Statement:

The mission of the Farmington Police Department is to work in a true partnership with our fellow citizens of Farmington to enhance the quality of life in our city. By raising the level of public safety through law enforcement, we reduce the fear and incidence of crime. We strive to enhance our tradition of excellent service to all. We continue to seek support and cooperation from the community we serve and from those of us who serve the community. Our organizational culture is responsive to new ideas and is one in which all employees are given the opportunity to develop to their highest potential and see themselves as agents of change. We base all our relationships on the premise that the public and police are one. In accomplishing these goals: service will be our commitment, honor and integrity our mandate.

Use of Funds:

The Farmington Police Department is in the process of purchasing equipment for two new patrol vehicles. The Farmington Police Department uses Chevrolet Tahoes for officers to patrol our community. With the continuous rising costs, it is very expensive to purchase all of the necessary equipment for our vehicles. The lights, sirens, prisoner partitions, radios, computer, graphics, and installation can costs upwards of \$20,000 per vehicle after purchasing the vehicle. Any funds received from the Arvest Grant Foundation would be used to purchase this equipment.

Thank you for your time and consideration in helping us achieve our goals.

Agenda Item 12

Melissa McCarville

From: Ben Salmonsens <ben@salmonsengroup.com>
Sent: Tuesday, August 11, 2026 10:46 AM
To: Melissa McCarville; Aaron Wirth
Subject: Appeal to City Council - 12094 HWY 170

Good morning, Melissa,

I am writing to inform you that we will be appealing the planning commission denial that was made on July 27th, 2026 regarding the 33.5 acres to R-1 and C-2.

Ben Salmonsens

Thank You,

Ben Salmonsens
EXECUTIVE BROKER
VICE PRESIDENT



479-330-1250 *mobile*



479-231-1355 *main sales*



201 SW 14th St. Suite 203
Bentonville, AR 72712



Salmonsens
Group

www.salmonsengroup.com



NWAS Real Estate Experts

kw MARKET PRO
REALTY
KELLERWILLIAMS



This email does not constitute a binding contract on the part of our client and is merely for discussion purposes only.
[AREC - Agency Disclosure](#)

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: Hillcrest Holdings LLC Day Phone: 479-330-1250

Address: PO Box 546 Johnson, AR Fax: _____

Representative: Ben Salmons Day Phone: 479-330-1250

Address: 201 SW 14th St, Bentonville, AR Fax: _____

Property Owner: Hillcrest Holdings LLC Day Phone: _____

Address: PO Box 546 Johnson, AR Fax: _____

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

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

Property Description	See Attached Description 10004 N LUMAY 170
----------------------	---

Site Address -- 12094 N HWY 170

Current Zoning -- RE-1 Proposed Zoning -- R-1

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:

Type of zoning requested and reason for request:
Requesting R-1 zoning for sale of land to potential developer. Bill of Assurance attached
for lot sizing.

Responsibilities of the Applicant:

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 22nd day of April, 2026.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from RE-1 to R-1 will be held on the 26th day of May, 2026, 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.

Gary Nichols Date 03/31/26 04:34 PM
Applicant Signature

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.)

Gary Nichols Date 03/31/26 04:34 PM
Owner/Agent Signature

AFFIDAVIT

I hereby certify that I Gary Nichols
Print name

acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copy of the notice, mailing receipts, list of property owners of record, return cards, and any notices that were undeliverable.

Signature: Gary Nichols

Date: 03/31/26 04:34 PM

**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:

12094 N HWY 170, Farmington, AR

Location

Hillcrest Holdings LLC

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from RE-1 to R-1.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on Tuesday May 26th, 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), Hillcrest Holdings LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Ben Salmonsén, 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.

Gary Nichols
Property Owner – Signature

Gary Nichols
Property Owner - Print

Property Owner – Signature

Property Owner - Print



PORTION OF PARCEL #760-03202-000 TO BE REZONED TO R-O:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N01°54'47"E 16.50', THENCE S88°03'53"E 190.00', THENCE N01°56'07"E 50.00', THENCE N88°03'53"W 190.00' TO THE EAST RIGHT-OF-WAY OF ARKANSAS HIGHWAY #170, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: N01°56'07"E 61.58', N29°48'33"E 62.85', N15°17'18"E 55.53', N05°29'55"E 154.49', N02°43'34"W 170.66', N06°53'25"E 250.80', N01°22'56"E 306.32', THENCE LEAVING SAID RIGHT-OF-WAY S37°51'39"E 151.36', THENCE S87°43'34"E 84.66', THENCE S02°16'26"W 1117.18', THENCE N88°02'53"W 286.06' TO THE POINT OF BEGINNING, CONTAINING 6.11 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN APPLEBY ROAD RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PORTION OF PARCEL #760-03202-000 TO BE REZONED TO R-1:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S88°02'53"E 286.06' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N02°16'26"E 1117.18', THENCE N87°43'34"W 84.66', THENCE N01°56'07"E 208.00', THENCE S87°51'23"E 1113.98', THENCE S02°24'12"W 874.88', THENCE N87°57'38"W 416.85', THENCE S01°51'11"W 417.32', THENCE S87°57'07"E 416.24', THENCE S02°15'10"W 29.68', THENCE N88°02'53"W 1028.59' TO THE POINT OF BEGINNING, CONTAINING 27.63 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN APPLEBY ROAD RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



Account #: STSG44

Company: SALMONSEN GROUP

201 SW 14th St

Bentonville, AR 72712-7449

Ad number #: 588498

PO #:

Matter of: PH Rezoning Meeting May 26

AFFIDAVIT • STATE OF ARKANSAS

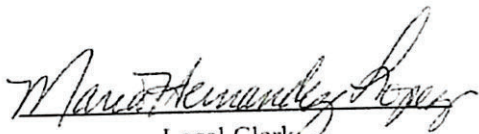
I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of:

PH Rezoning Meeting May 26

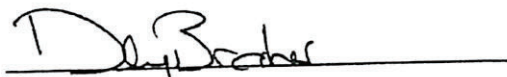
Pending in the court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County, that said newspaper had been regularly printed and published in said county, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$63.84.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 04/05/26; NWA nwaonline.com 04/05/26


Legal Clerk

State of ARKANSAS, County of Sebastian
Subscribed and sworn to before me on this 6th day of April, 2026


NOTARY PUBLIC



NOTICE OF PUBLIC HEARING
BEFORE THE FARMINGTON
PLANNING COMMISSION ON AN
APPLICATION TO REZONE PROP-
ERTY

To All Owners of land lying
adjacent to the property at:
12094 N HWY 170,
Farmington, AR

Location:
Hillcrest Holdings LLC

Owned by

NOTICE IS HEREBY GIVEN
THAT an application has been
filed for REZONING of the above
property from RE-1 to R-1

A public hearing on said ap-
plication will be held by the
Farmington Planning Commis-
sion at Farmington City Hall,
354 W. Main St. on Tuesday May
26th 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 Com-
mission of their views on this
matter by letter. All persons in-
terested in this request are in-
vited to call or visit the City
Business Manager at City Hall,
354 W. Main, 479-267-3865.
April 5, 2026 588498



Account #: STSG44

Company: SALMONSEN GROUP

201 SW 14th St

Bentonville, AR 72712-7449

Ad number #: 596057

PO #:

Matter of: PH R - O Zoning

AFFIDAVIT • STATE OF ARKANSAS

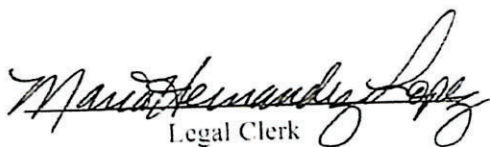
I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of:

PH R - O Zoning

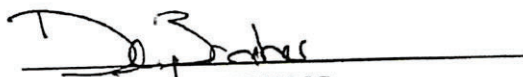
Pending in the court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County, that said newspaper had been regularly printed and published in said county, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$65.36.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 05/03/26; NWA nwaonline.com 05/03/26


Legal Clerk

State of ARKANSAS, County of Sebastian.
Subscribed and sworn to before me on this 4th day of May, 2026


NOTARY PUBLIC



NOTICE OF PUBLIC HEARING
BEFORE
THE FARMINGTON PLANNING
COMMISSION
ON AN APPLICATION TO RE-
ZONE PROPERTY

To All Owners of land lying
adjacent to the property at:
12094 N HWY 170, Farmington, AR

Location
Hillcrest Holdings LLC
Owned by

NOTICE IS HEREBY GIVEN
THAT an application has been
filed for REZONING of the above
property from RE-1 to R0.

A public hearing on said application will be held by the
Farmington Planning Commission at Farmington City Hall,
354 W. Main St. on Tuesday May
26th, 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,
May 3, 2026 596957

9589 0710 5270 3999 5319 89

U.S. Postal Service CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Farmington, AR 72730	
Certified Mail Fee \$5.30	0712 82
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ Return Receipt (hardcopy) \$	06/26/2026
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$0.78	
Total Postage and Fees \$10.48	
Sent To <u>Brandy Carr</u>	
Street and Apt. No., or PO Box No. <u>11262 Spring Mountain Dr</u>	
City, State, ZIP+4® <u>Farmington, AR 72730</u>	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 3999 5319 10

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Farmington, AR 72730	
Certified Mail Fee \$5.30	0712 82
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ Return Receipt (hardcopy) \$	06/26/2026
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$0.78	
Total Postage and Fees \$10.48	
Sent To <u>John Colby & Sarah Hodge Marshall</u>	
Street and Apt. No., or PO Box No. <u>11500 Spring Mountain Dr</u>	
City, State, ZIP+4® <u>Farmington, AR 72730</u>	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 3999 5324 67

U.S. Postal Service CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Farmington, AR 72730	
Certified Mail Fee \$5.30	0712 82
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ Return Receipt (hardcopy) \$	06/26/2026
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$0.78	
Total Postage and Fees \$10.48	
Sent To <u>Lynn Ioge Trust</u>	
Street and Apt. No., or PO Box No. <u>11342 Spring Mountain Dr</u>	
City, State, ZIP+4® <u>Farmington, AR 72730</u>	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 3999 5324 36

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Farmington, AR 72730	
Certified Mail Fee \$5.30	0712 82
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ Return Receipt (hardcopy) \$	06/26/2026
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$0.78	
Total Postage and Fees \$10.48	
Sent To <u>City of Farmington</u>	
Street and Apt. No., or PO Box No. <u>PO Box 150</u>	
City, State, ZIP+4® <u>Farmington, AR 72730</u>	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 3999 5324 43

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Farmington, AR 72730	
Certified Mail Fee \$5.30	0712 82
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ Return Receipt (hardcopy) \$	06/26/2026
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$0.78	
Total Postage and Fees \$10.48	
Sent To <u>Farmington School District</u>	
Street and Apt. No., or PO Box No. <u>42 S Double Tree Rd</u>	
City, State, ZIP+4® <u>Farmington, AR 72730</u>	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 3999 5324 50

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Fayetteville, AR 72701	
Certified Mail Fee \$5.30	0712 82
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ Return Receipt (hardcopy) \$	06/26/2026
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$0.78	
Total Postage and Fees \$10.48	
Sent To <u>Hale Family Revocable Trust</u>	
Street and Apt. No., or PO Box No. <u>285 W Alburn St</u>	
City, State, ZIP+4® <u>Fayetteville, AR 72701</u>	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 3999 5325 04

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Farmington, AR 72730	
Certified Mail Fee \$5.30	0712 82
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ Return Receipt (hardcopy) \$0.00	JUN 25 2026
☐ Return Receipt (electronic) \$0.00	
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
Postage \$0.78	06/26/2026
Total Postage and Fees \$10.48	
Sent To Dayne & Sharon Robbins	
Street and Apt. No., or PO Box No.	
1186 N Appleby Rd	
City, State, ZIP+4®	
Farmington, AR 72730	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 3999 5324 74

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Farmington, AR 72730	
Certified Mail Fee \$5.30	0712 82
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ Return Receipt (hardcopy) \$0.00	JUN 26 2026
☐ Return Receipt (electronic) \$0.00	
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
Postage \$0.78	06/26/2026
Total Postage and Fees \$10.48	
Sent To Marissa & Colin Savells	
Street and Apt. No., or PO Box No.	
11364 Spring Mountain Dr	
City, State, ZIP+4®	
Farmington, AR 72730	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 3921 5340 88

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Farmington, AR 72730	
Certified Mail Fee \$5.30	0712 82
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ Return Receipt (hardcopy) \$0.00	JUN 25 2026
☐ Return Receipt (electronic) \$0.00	
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
Postage \$0.78	06/26/2026
Total Postage and Fees \$10.48	
Sent To Brail Famly Trust	
Street and Apt. No., or PO Box No.	
PO Box 656	
City, State, ZIP+4®	
Farmington, AR 72730	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 3999 5324 81

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Farmington, AR 72730	
Certified Mail Fee \$5.30	0712 82
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ Return Receipt (hardcopy) \$0.00	JUN 25 2026
☐ Return Receipt (electronic) \$0.00	
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
Postage \$0.78	06/26/2026
Total Postage and Fees \$10.48	
Sent To James & Mary Jacobs	
Street and Apt. No., or PO Box No.	
11368 Spring Mountain Dr	
City, State, ZIP+4®	
Farmington, AR 72730	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 3921 5340 95

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Paradise Valley, AZ 85253	
Certified Mail Fee \$5.30	0712 82
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ Return Receipt (hardcopy) \$0.00	JUN 26 2026
☐ Return Receipt (electronic) \$0.00	
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
Postage \$0.78	06/26/2026
Total Postage and Fees \$10.48	
Sent To KADAG BLP	
Street and Apt. No., or PO Box No.	
200 E Doubletree Ranch Rd	
City, State, ZIP+4®	
Paradise Valley, AZ 85253	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 3999 5324 98

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Farmington, AR 72730	
Certified Mail Fee \$5.30	0712 82
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ Return Receipt (hardcopy) \$0.00	JUN 26 2026
☐ Return Receipt (electronic) \$0.00	
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
Postage \$0.78	06/26/2026
Total Postage and Fees \$10.48	
Sent To Linda Marie Lewis	
Street and Apt. No., or PO Box No.	
12008 N Hwy 170	
City, State, ZIP+4®	
Farmington, AR 72730	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 3921 5341 32

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Farmington, AR 72730

Certified Mail Fee \$5.30
 \$4.40
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To Christopher & Cassidy Watkins
 Street and Apt. No., or PO Box No.
 10931 Blue Sky Rd

City, State, ZIP+4®
 Farmington, AR 72730

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 3921 5341 01

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Farmington, AR 72730

Certified Mail Fee \$5.30
 \$4.40
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To Keith & Sandra Thompson
 Street and Apt. No., or PO Box No.
 10935 Blue Sky Rd

City, State, ZIP+4®
 Farmington, AR 72730

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 3921 5341 49

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Farmington, AR 72730

Certified Mail Fee \$5.30
 \$4.40
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To James Brandon & Amanda Walker
 Street and Apt. No., or PO Box No.
 PO Box 7

City, State, ZIP+4®
 Farmington, AR 72730

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 3921 5341 18

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Farmington, AR 72730

Certified Mail Fee \$5.30
 \$4.40
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To Adam & Jeni Kirkendall
 Street and Apt. No., or PO Box No.
 10931 Blue Sky Rd

City, State, ZIP+4®
 Farmington, AR 72730

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 3921 5341 56

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Farmington, AR 72730

Certified Mail Fee \$5.30
 \$4.40
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To Rebecca Marie & Charles Jeffery Oxford
 Street and Apt. No., or PO Box No.
 P.O. Box 1328

City, State, ZIP+4®
 Farmington, AR 72730

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 3921 5341 25

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Farmington, AR 72730

Certified Mail Fee \$5.30
 \$4.40
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To Ian & Courtney Howard
 Street and Apt. No., or PO Box No.
 10905 Blue Sky Rd

City, State, ZIP+4®
 Farmington, AR 72730

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions





Account #: STSG44

Company: SALMONSEN GROUP

201 SW 14th St

Bentonville, AR 72712-7449

Ad number #: 607219

PO #:

Matter of: PH Farmington Rezone

AFFIDAVIT • STATE OF ARKANSAS

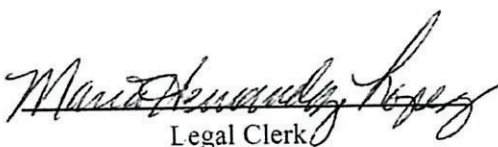
I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of:

PH Farmington Rezone

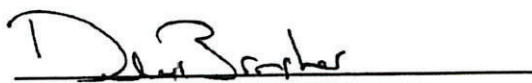
Pending in the court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County, that said newspaper had been regularly printed and published in said county, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

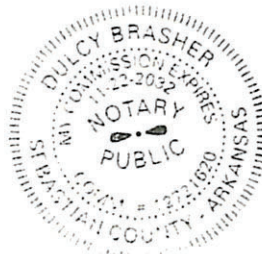
And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$63.84.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 06/28/26; NWA nwaonline.com 06/28/26


Legal Clerk

State of ARKANSAS, County of Sebastian,
Subscribed and sworn to before me on this 29th day of June, 2026


NOTARY PUBLIC



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:
12094 N HWY 170,

Farmington, AR
Location
Hillcrest Holdings LLC
Owned by

NOTICE IS HEREBY GIVEN
THAT an application has been
filed for REZONING of the above
property from RE-1 to C-2 & R1.

A public hearing on said application will be held by the
Farmington Planning Commission at Farmington City Hall,
354 W. Main St. on Monday July
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.
June 28, 2026 607219

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: Hillcrest Holdings LLC Day Phone: 479-330-1250
Address: PO Box 546 Johnson, AR Fax: _____
Representative: Ben Salmons Day Phone: 479-330-1250
Address: 201 SW 14th St, Bentonville, AR Fax: _____
Property Owner: Hillcrest Holdings LLC Day Phone: _____
Address: PO Box 546 Johnson, AR Fax: _____
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 -- Part of 12094 N HWY 170

Current Zoning -- RE-1 Proposed Zoning -- C-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:

Requesting C-2 for the community future use and to run concurrent with the rezoning application on the rest of the tract for proposed land development. This lands highest and best use will be for commercial users that are compatible and complementary of the surrounding neighborhood and community.

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 23rd day of June, 2026.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from RE-1 to C-2 will be held on the 27th day of July, 2026, 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.

Gary Nichols

Date 06/22/2026

Applicant Signature

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.)

Date _____

Owner/Agent Signature

AFFIDAVIT

I hereby certify that I Hillcrest Holdings LLC
Print name

acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copy of the notice, mailing receipts, list of property owners of record, return cards, and any notices that were undeliverable.

Signature: Gary Nichols Date: 06/22/2026

**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:

12094 N HWY 170, Farmington, AR

Location

Hillcrest Holdings LLC

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from RE-1 to C-2 & R1.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on Monday July 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), Hillcrest Holdings LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Ben Salmonsens, 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.

Gary Nichols

Property Owner – Signature

Hillcrest Holdings LLC

Property Owner - Print

Property Owner – Signature

Property Owner - Print



BATES

Engineers - Surveyors

7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PORTION OF PARCEL #760-03202-000 TO BE REZONED TO C-2

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N01°54'47"E 16.50', THENCE S88°03'53"E 190.00', THENCE N01°56'07"E 50.00', THENCE N88°03'53"W 190.00' TO THE EAST RIGHT-OF-WAY OF ARKANSAS HIGHWAY #170, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: N01°56'07"E 61.58', N29°48'33"E 62.85', N15°17'18"E 55.53', N05°29'55"E 154.49', N02°43'34"W 170.66', N06°53'25"E 250.80', N01°22'56"E 306.32', THENCE LEAVING SAID RIGHT-OF-WAY S87°51'39"E 151.36', THENCE S87°43'34"E 84.66', THENCE S02°16'26"W 1117.18', THENCE N88°02'53"W 286.06' TO THE POINT OF BEGINNING, CONTAINING 6.11 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN APPLEBY ROAD RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PORTION OF PARCEL #760-03202-000 TO BE REZONED TO R-1:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S88°02'53"E 286.06' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N02°16'26"E 1117.18', THENCE N87°43'34"W 84.66', THENCE N01°56'07"E 208.00', THENCE S87°51'23"E 1113.98', THENCE S02°24'12"W 874.88', THENCE N87°57'38"W 416.85', THENCE S01°51'11"W 417.32', THENCE S87°57'07"E 416.24', THENCE S02°15'10"W 29.68', THENCE N88°02'53"W 1028.59' TO THE POINT OF BEGINNING, CONTAINING 27.63 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN APPLEBY ROAD RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

DRAFT

BILL OF ASSURANCE

PERIMETER LOT SIZE RESTRICTION

Farmington, Washington County, Arkansas

DATE: _____, 2026

PROPERTY: Approximately 33.74 Acres

LOCATION: Farmington, Washington County, Arkansas

1. DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned ("Developer"), being the owner or authorized representative of the owner of certain real property located in Farmington, Washington County, Arkansas, consisting of approximately 33.74 acres (the "Property"), does hereby establish this Bill of Assurance for the benefit of the City of Farmington, Arkansas, and surrounding property owners.

2. PURPOSE

This Bill of Assurance is made in connection with the Developer's request that the Property be zoned **R-1 (Single-Family Residential)** and **C-2 (Highway Commercial)**.

The Developer voluntarily imposes additional restrictions to ensure compatibility with surrounding properties and to maintain a transitional density along the perimeter of the development.

3. PERIMETER LOT SIZE RESTRICTION

The Developer hereby covenants and agrees as follows:

- No residential lot located along the **perimeter boundary** of the Property shall be platted, developed, sold, or conveyed with an area of less than **one (1) acre**.
- For purposes of this restriction, "perimeter boundary" shall include:

- o All lots directly adjoining the exterior boundary lines of the Property;
 - o Any lot that shares a property line with adjacent land not included within this development.
- Interior lots not located along the perimeter boundary may be developed in accordance with applicable **R-1 zoning regulations**, including smaller lot sizes as permitted by the City of Farmington.

4. NO CIRCUMVENTION

The Developer shall not:

- Re-plat, subdivide, or otherwise alter **perimeter lots** in a manner that results in any such lot being less than one (1) acre.
- Create configurations intended to circumvent the intent of this restriction.

5. RUNNING WITH THE LAND

These covenants and restrictions shall:

- Run with the land;
- Be binding upon the Developer and all successors and assigns;
- Be enforceable by the City of Farmington, Arkansas, and/or any property owner with in or adjacent to the development.

6. ENFORCEMENT

In the event of a violation:

- The City of Farmington shall have the right to enforce this Bill of Assurance through any lawful means, including injunctive relief;
- Any nonconforming lot created in violation of this provision shall be subject to applicable remedies under Arkansas law.

7. TERM

These restrictions shall remain in full force and effect permanently unless amended or terminated by a written instrument approved by the City of Farmington and recorded in the real property records of Washington County, Arkansas.

8. GOVERNING LAW

This Bill of Assurance shall be governed by the laws of the State of Arkansas.

9. EXECUTION

IN WITNESS WHEREOF, the undersigned has executed this Bill of Assurance on this ____ day of _____, 2026.

DEVELOPER:

Name: _____

Title (if applicable): _____

10. NOTARY ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF _____

On this ____ day of _____, 2026, before me, a Notary Public, personally appeared _____, who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public

My Commission Expires: _____

Agenda Item 13

MEMORANDUM



Innovative approaches
Practical results
Outstanding service

903 N. 47th Street, Suite 250 + Rogers, Arkansas 72756 + 479-434-1160

www.freese.com

TO:	Melissa McCarville - City of Farmington
FROM:	Sam Mills - FNI
SUBJECT:	Request for Timeline Extension
PROJECT:	City of Farmington Impact Fee Study for Sanitary Sewer
DATE:	September 3, 2026
CC:	

Freese and Nichols, Inc. (FNI) is preparing the Impact Fee Study for Sanitary Sewer for the City of Farmington (Farmington). As part of the study, FNI is evaluating the Capital Improvement Projects (CIP) required to support growth (impact fee CIP) using information available through existing studies. The evaluation includes an analysis of Farmington's existing wastewater collection system to determine available capacity for growth. Since the Farmington collection system is operated and maintained by the City of Fayetteville (Fayetteville), information regarding available system capacity is provided solely via Fayetteville.

Fayetteville is currently in the process of updating their wastewater master plan. The previous master plan was completed in 2019. The master plan update includes hydraulic modeling calibrated with recent flow metering data. Fayetteville has provided a portion of the data, and have offered to provide the applicable portions of the full master plan when the study is expected to be completed in December 2026.

Based on our evaluation of the available information and Farmington's growth projections, there are several portions of Farmington's existing collection system that will require oversizing or additional facilities to accommodate the projected growth. The results from Fayetteville's updated master plan study will provide FNI with the most current data for FNI to evaluate the available system capacity, from which FNI can develop the optimum sizing, and budget, for the impact fee CIP.

Based on these considerations, FNI recommends delaying completion of the impact fee CIP evaluation until the results of the updated master plan are provided by Fayetteville. This will also require extending the timelines for completion of the impact fee study and related presentations to Farmington's Planning Commission and City Council.

A table showing the original and revised timelines is shown below:

	Original	Revised
Receipt of Master Plan data from Fayetteville	Friday, July 31, 2026	Thursday, December 31, 2026
FNI Completion of the Impact Fee Evaluation and Recommendations for Sanitary Sewer Impact Fee	Monday, August 31, 2026	Friday, January 30, 2026
Submittal to Planning Commission	Tuesday, September 22, 2026	Tuesday, January 19, 2027
Presentation to Planning Commission	Monday, October 26, 2026	Monday, February 22, 2027
Presentation to City Council	Monday, November 9, 2026	Monday, March 8, 2027

FNI requests your approval to amend the Professional Service Agreement (PSA) Article III: Time of Completion – to extend through April 30, 2027. The remaining portions of the PSA, including compensation, remain unchanged.

Agenda Item 14



Fire Department

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

From: William Hellard
Re: Purchase of a new aerial fire apparatus
Date: 8/25/26

Recommendation

The Farmington Fire Department is requesting up to \$1,721,925.00 to be used for the purchase of a Pierce Custom Enforcer Aerial, HD Ladder 107' and equipment. Estimated delivery of Jan. 2028.

Background

The Farmington Fire Department is requesting the purchase of a 107-foot aerial apparatus. The primary operational issue is dependence on an out-of-city aerial resource. Mutual aid remains an important part of regional fire protection, but it does not guarantee that a specific aerial apparatus will be immediately available when requested. Farmington primarily depends on Fayetteville Fire Ladder 6 for aerial operations. Ladder 6 may already be committed to another incident, unavailable because of maintenance, or delayed by travel and incident conditions. A locally owned aerial apparatus would provide a more reliable initial capability for incidents where ladder reach and elevated operations are critical.

Operational Benefits:

- Rescue from upper floors and elevated locations.
- Roof access for ventilation, inspection, and firefighter operations.
- Elevated master-stream operations for defensive fire attack and exposure protection.
- Additional ladder capability at commercial and apartment fires, which may require more than one ladder truck.
- Technical rescue support when elevated access or reach is needed.
- A single apparatus capable of functioning as both an engine and a ladder company.

Discussion

Four fire apparatus dealers provided proposals for this project. A committee including all the officers within the department did extensive research into the purchase. This research involved trips to look at similar apparatus in the area. The proposals were studied by the committee. The decision to recommend the proposal from Pierce manufacturing came down to several factors. The Pierce is a single axle and provides greater maneuverability for many of the smaller roads in our community. The Pierce has the needed storage capacity for equipment. Pierce has a reputation for building quality trucks and provides service in a manner that is reliable.

Pierce	\$1,619,925
Rosenbauer	\$1,554,500
E One	\$1,669,247
Spartan	\$1.7M

Budget impact

Truck Cost: \$1,619,925

HGAC FS12-23 (FIRE) \$2,000.00

Equipment: Up to \$100,000

Total Cost: \$1,721,925.00

Prepay discount: \$77,230.32

William Hellard

Fire Chief

