



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 12, 2025

A regular meeting of the Farmington City Council will be held on
Monday, May 12, 2025, at 6:00 p.m.
City Hall
354 W. Main Street, Farmington, Arkansas.

1. Call to Order –Mayor Ernie Penn
2. Roll Call – City Clerk Kelly Penn
3. Pledge of Allegiance
4. Comments from Citizens – the Council will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
5. Approval of the minutes –April 14, 2025, City Council Meeting
6. Financial Reports
7. Entertain a motion to read all ordinances and resolutions by title only.
8. Proclamations, special announcements, committee/commission appointments.
9. Committee Reports
10. Items to be removed from City of Farmington Inventory – SEE MEMO

UNFINISHED BUSINESS

11. Ordinance No. 2025-01 an ordinance rezoning property at 357 S. Hunter Street; 9,15,19 &25 W. Dakota Trail, from R-1 & R-2 (Residential) to MF-2 (Multi-Family), as requested by Cox Development. Second Reading

NEW BUSINESS

12. Appeal of the Planning Commission decision to deny Large Scale Development Brand New Church Parking Lot.
13. Ordinance No. 2025-02 an ordinance amending Ordinance No. 2023-09 regarding the 2021 Arkansas Fire Prevention Code, providing for an emergency clause, and for other purposes.
14. Resolution No. 2025-08 a resolution by the city to create a social media policy.
15. Resolution No. 2025-09 a resolution waiving requirements of competitive bidding for the purchase of one (1) Chevrolet K2500 crew cab custom 4X4 Red Duramax 6.6L Diesel V8 for the Farmington Fire Department.

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 Linda Bell
Ward 2 Position 2

Council Member Bobby Morgan
Ward 3 Position 2

Council Member Kara Gardenhire
Ward 4 Position 2

A meeting of the Farmington City Council was held on April 14th, 2025, at 6:00 p.m. in the Council Chambers at Farmington City Hall, located at 354 West Main Street, Farmington Arkansas. Mayor Penn called the meeting to order.

PRESENT: Council Members Diane Bryant, Keith Lipford, Brenda Cunningham, Sherry Mathews, Hunter Carnahan, Bobby Morgan, Kara Gardenhire, Mayor Ernie Penn, City Attorney Jay Moore, City 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 10th, 2025, City Council Meeting Minutes

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 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 7.09% , compared to 2024. Monthly state/county sales tax increased 7.9% compared to 2024.

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 was approved 7-0.

Proclamations, Special Announcements, Committee/Commission Appointments

Committee Reports – No committee reports were submitted.

Items to be removed from the City of Farmington – None

Old Business – None.

New Business

Request approval for the School Resource Officer contract with Farmington Schools.

On the motion of Council Member Lipford and a second by Council Member Carnahan and by the consent of all Council Members present after a roll call vote, the School Resource Officer contract with Farmington Schools was approved by a vote of 7-0.

Resolution No. 2025-06 A Resolution in support for the Blue and You Mini Grant.

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, Resolution No. 2025-06 was approved by a vote of 7-0.

Resolution No. 2025-07 A Resolution waiving competitive requirements of competitive bidding for approval of repair request for 241 Rheas Mill Road (former city hall/library building) by Pick It Construction.

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, Resolution No. 2025-07 was approved a vote of 7-0.

Ordinance No. 2025-01 An Ordinance rezoning property at 357 South Hunter Street, 9, 15, 19 and 25 W. Dakota Trail, from R-1 and R-2 (residential) to MF-2 (multi-family), as requested by Cox Development.

Jay Young from Development Consultants, representing Cox gave the City Council a brief overview of the request. A motion was made by Council Member Carnahan and seconded by Council Member Mathews to suspend the rules requiring the motion be read in full on three separate dates be suspended and that Ordinance 2025-01 be read one time by title only. After a roll call vote, the votes were as follows: Council Member Bell – absent, Council Member Lipford - abstained, Council Member Morgan voted no, the remaining council member s present voted yes. The vote was 5-1-1. The motion did not have a two-thirds majority, so it failed. The agenda item will be placed on its second reading at the May City Council meeting.

Motion to Adjourn

There being no further business to come before the council, the meeting adjourned at 6:38pm until the next regularly scheduled meeting to be held Monday, May 12th, 2025, in the City Council Chambers at City Hall, located at 354 West Main Street, Farmington, Arkansas.

Ernie Penn, Mayor _____

Kelly Penn, City Clerk _____

Financial



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

TO: Farmington City Council
Kelly Penn, City Clerk

FROM: Mayor Ernie Penn

RE: Summary of City Financial Report April 2025

- 2025 City Sales Tax – **Increased by .001% in April** , compared to April of 2024.
- 2025 State/County Sales Tax – **Increased by 2.75% in April** , compared to April 2024 .
- 2025 City Sales Tax - **Year to date has decreased by 5.10 %** compared to 2024.
- 2025 State/County Sales Tax—**Year to date has increased by 6.96%** compared to 2024.
- 2007 Sewer Bond (\$4,500,000), Loan Balance \$1,111,276.04, Bond Payoff Date 10/15/2029.
- 2017 Sales and Use Bonds (5,090,000), Loan Balance \$3,670,000, Bond payoff date 10/1/2037.
- **Deposits:** We have deposits on file totaling \$11,910,722 based on statement balances as of 4-30-2025.

MONTH	CITY SALES TAX	CITY SALES TAX		STATE SALES TAX	STATE SALES TAX
	2024	2025		2024	2025
JANUARY	\$ 337,292.85	\$ 276,136.00		\$ 171,687.96	\$ 181,694.58
FEBRUARY	\$ 310,466.86	\$ 331,826.36		\$ 178,249.76	\$ 197,766.35
MARCH	\$ 252,525.24	\$ 235,802.15		\$ 147,819.38	\$ 159,540.12
APRIL	\$ 246,451.53	\$ 246,672.24		\$ 156,626.25	\$ 160,925.89
MAY	\$ 270,601.00			\$ 172,760.93	
JUNE	\$ 268,610.36			\$ 167,622.46	
JULY	\$ 272,671.05			\$ 169,833.39	
AUGUST	\$ 277,447.79			\$ 173,797.40	
SEPTEMBER	\$ 284,298.71			\$ 169,883.98	
OCTOBER	\$ 280,939.87			\$ 173,833.59	
NOVEMBER	\$ 285,966.39			\$ 175,703.18	
DECEMBER	\$ 297,210.90			\$ 175,506.91	
		City Sales Tax		State Sales Tax	
Monthly Comparison - January 2024/January 2025		\$ 220.71		\$ 4,299.64	
YTD comparison					
		Increase/Decrease for 2025 over 2024 YTD - City Sales Tax	\$ (56,299.73)	Increase for 2025 over 2024 YTD - State Sales Tax	\$ 45,543.59
Total Actual 2025 Income vs 2025 Budgeted Income	County Wide Sales Tax	City Sales Tax		Total Sales Tax Increase/(Decrease) YTD 2025	\$ (10,756.14)
Total Budget 2025	\$ 1,900,000.00	\$ 3,000,000.00			
Actual 2025 (thru February)	\$ 699,926.94	\$ 1,090,436.75			

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GENERAL FUND
Statement of Revenue and Expenditures

	Year-To-Date Jan 2025 Apr 2025 Actual	Annual Budget Jan 2025 Dec 2025	Jan 2025 Dec 2025 Percent of Budget
Revenue & Expenditures			
GENERAL REVENUES			
Revenue			
ACCIDENT REPORT REVENUES	531.53	1,500.00	35.44%
ACT 833	0.00	30,000.00	0.00%
ALCOHOL SALES TAX	2,883.90	5,000.00	57.68%
ANIMAL CONTROL REVENUES	1,050.00	2,000.00	52.50%
BUILDING INSPECTION FEES	147,232.87	230,000.00	64.01%
BUSINESS LICENSES	6,368.15	4,000.00	159.20%
CITY COURT FINES	39,378.75	120,000.00	32.82%
CITY SALES TAX REVENUES	1,090,436.75	3,000,000.00	36.35%
COUNTY TURNBACK	143,757.72	660,000.00	21.78%
DEVELOPMENT FEES	19,402.25	20,000.00	97.01%
FRANCHISE FEES	310,442.83	500,000.00	62.09%
GARAGE SALE PERMITS	270.00	1,500.00	18.00%
GRANTS	73,123.04	0.00	0.00%
INTEREST REVENUES	73,293.29	250,000.00	29.32%
MISCELLANEOUS REVENUES	18,967.50	0.00	0.00%
Off Duty Police Reimbursement	0.00	6,000.00	0.00%
PARK RENTAL	2,858.75	7,000.00	40.84%
PAYMENT IN LIEU OF IMPROVEMENT	12,700.00	0.00	0.00%
SALES TAX - OTHER	699,926.94	1,900,000.00	36.84%
SPORTS COMPLEX FEES	40,164.47	50,000.00	80.33%
SRO REIMBURSEMENT REVENUES	41,044.29	100,000.00	41.04%
STATE TURNBACK	38,635.50	100,000.00	38.64%
Revenue	\$2,762,468.53	\$6,987,000.00	

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GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2025
	Jan 2025	Jan 2025	Dec 2025
	Apr 2025	Dec 2025	Percent of
	Actual		Budget
ADMINISTRATIVE DEPT			
Expenses			
ADDITIONAL SERVICES EXPENSE	113,792.41	190,000.00	59.89%
ADVERTISING EXPENSE	3,156.64	7,200.00	43.84%
Bank Charges	903.02	6,000.00	15.05%
BUILDING MAINT & CLEANING	25,049.16	50,000.00	50.10%
CAPITAL IMPROVEMENT	3,089,541.47	0.00	0.00%
ELECTION EXPENSES	10,799.54	5,000.00	215.99%
ENGINEERING FEES	46,926.12	170,000.00	27.60%
INSURANCES EXPENSE	41,742.22	90,000.00	46.38%
LEGAL FEES	0.00	10,000.00	0.00%
MATERIALS & SUPPLIES EXPENSE	7,841.22	30,000.00	26.14%
MISCELLANEOUS EXPENSE	24.97	2,000.00	1.25%
NEW EQUIPMENT PURCHASE	0.00	10,000.00	0.00%
PAYROLL EXP - CITY ATTRNY	26,182.19	70,000.00	37.40%
PAYROLL EXP - ELECTED OFFICIAL	48,057.51	132,000.00	36.41%
PAYROLL EXP - REGULAR	107,347.38	403,561.52	26.60%
PLANNING COMMISSION	4,783.60	22,000.00	21.74%
POSTAGE EXPENSE	529.46	2,000.00	26.47%
PROFESSIONAL SERVICES	37,844.95	40,000.00	94.61%
REPAIR & MAINT - BUILDING	7,915.00	0.00	0.00%
REPAIR & MAINT - EQUIPMENT	740.70	0.00	0.00%
REPAIR & MAINT - OFFICE EQUIP	2,220.05	6,500.00	34.15%
TECHNICAL SUPPORT	59,562.43	75,000.00	79.42%
TELECOMMUNICATION EXPENSES	0.00	2,000.00	0.00%
TRAVEL, TRAINING & MEETINGS	9,402.64	20,000.00	47.01%
UTILITIES EXPENSES	35,424.35	100,000.00	35.42%
Expenses	\$3,679,787.03	\$1,443,261.52	

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GENERAL FUND
Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2025
	Jan 2025	Jan 2025	Dec 2025
	Apr 2025	Dec 2025	Percent of
	Actual		Budget
ANIMAL CONTROL DEPT			
Expenses			
FUEL EXPENSES	556.34	2,200.00	25.29%
MATERIALS & SUPPLIES EXPENSE	29.90	1,100.00	2.72%
PAYROLL EXP - REGULAR	27,562.95	80,936.00	34.06%
PROFESSIONAL SERVICES	2,700.00	15,000.00	18.00%
REPAIR & MAINT - AUTOMOBILES	150.70	1,500.00	10.05%
REPAIR & MAINT - EQUIPMENT	0.00	500.00	0.00%
TRAVEL, TRAINING & MEETINGS	0.00	500.00	0.00%
UNIFORMS/GEAR EXPENSE	0.00	500.00	0.00%
Expenses	\$30,999.89	\$102,236.00	

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GENERAL FUND
Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2025
	Jan 2025	Jan 2025	Dec 2025
	Apr 2025	Dec 2025	Percent of
	Actual		Budget
BUILDING PERMIT DEPT			
Expenses			
FUEL EXPENSES	1,495.90	6,000.00	24.93%
PAYROLL EXP - REGULAR	62,506.55	193,910.17	32.23%
REPAIR & MAINT - AUTOMOBILES	259.23	2,000.00	12.96%
TRAVEL, TRAINING & MEETINGS	682.53	5,000.00	13.65%
UNIFORMS/GEAR EXPENSE	480.94	1,000.00	48.09%
Expenses	\$65,425.15	\$207,910.17	

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GENERAL FUND
Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2025
	Jan 2025	Jan 2025	Dec 2025
	Apr 2025	Dec 2025	Percent of
	Actual		Budget
FIRE DEPT			
Expenses			
ADVERTISING EXPENSE	0.00	2,000.00	0.00%
FUEL EXPENSES	4,754.79	18,000.00	26.42%
GRANT EXPENSE	3,000.00	0.00	0.00%
HAZMAT EXPENSES	2,881.92	3,400.00	84.76%
MATERIALS & SUPPLIES EXPENSE	6,649.64	32,119.00	20.70%
MISCELLANEOUS EXPENSE	0.00	500.00	0.00%
NEW EQUIPMENT PURCHASE	0.00	127,000.00	0.00%
PAYROLL EXP - REGULAR	432,661.96	1,360,362.64	31.80%
PROFESSIONAL SERVICES	0.00	10,000.00	0.00%
REPAIR & MAINT - BUILDING	298.00	50,000.00	0.60%
REPAIR & MAINT - EQUIPMENT	1,395.66	12,150.00	11.49%
REPAIR & MAINT - TRUCK	7,675.09	22,000.00	34.89%
TRAVEL, TRAINING & MEETINGS	6,479.78	18,000.00	36.00%
UNIFORMS/GEAR EXPENSE	4,306.42	35,000.00	12.30%
Expenses	\$470,103.26	\$1,690,531.64	

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GENERAL FUND
Statement of Revenue and Expenditures

	Year-To-Date Jan 2025 Apr 2025 Actual	Annual Budget Jan 2025 Dec 2025	Jan 2025 Dec 2025 Percent of Budget
LAW ENFORCE - COURT			
Expenses			
MATERIALS & SUPPLIES EXPENSE	1,118.51	3,000.00	37.28%
MISCELLANEOUS EXPENSE	0.00	400.00	0.00%
NEW EQUIPMENT PURCHASE	0.00	9,600.00	0.00%
PAYROLL EXP - REGULAR	31,806.22	105,000.00	30.29%
POSTAGE EXPENSE	0.00	500.00	0.00%
SPECIAL COURT COSTS	0.00	11,000.00	0.00%
TRAVEL, TRAINING & MEETINGS	150.00	5,000.00	3.00%
Expenses	\$33,074.73	\$134,500.00	

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GENERAL FUND
Statement of Revenue and Expenditures

	Year-To-Date Jan 2025 Apr 2025 Actual	Annual Budget Jan 2025 Dec 2025	Jan 2025 Dec 2025 Percent of Budget
LAW ENFORCE - POLICE			
Expenses			
ADVERTISING EXPENSE	0.00	100.00	0.00%
BREATHALYZER EXPENSES	203.01	0.00	0.00%
CAPITAL IMPROVEMENT	333.20	0.00	0.00%
DRUG TASK FORCE	1,500.00	2,000.00	75.00%
FUEL EXPENSES	19,758.62	81,000.00	24.39%
GRANT EXPENSE	3,350.00	0.00	0.00%
MATERIALS & SUPPLIES EXPENSE	29,285.69	150,000.00	19.52%
MISCELLANEOUS EXPENSE	0.00	500.00	0.00%
NEW EQUIPMENT PURCHASE	270,465.84	320,000.00	84.52%
Off Duty Police Pay	1,966.94	15,000.00	13.11%
PAYROLL EXP - REGULAR	627,937.43	2,071,616.12	30.31%
PAYROLL EXP - SRO	55,589.95	185,500.00	29.97%
REPAIR & MAINT - AUTOMOBILES	19,822.02	35,000.00	56.63%
REPAIR & MAINT - EQUIPMENT	0.00	3,000.00	0.00%
TRAVEL, TRAINING & MEETINGS	1,672.80	15,000.00	11.15%
UNIFORMS/GEAR EXPENSE	8,789.79	25,000.00	35.16%
Expenses	\$1,040,675.29	\$2,903,716.12	

GENERAL FUND
Statement of Revenue and Expenditures

	Year-To-Date Jan 2025 Apr 2025 Actual	Annual Budget Jan 2025 Dec 2025	Jan 2025 Dec 2025 Percent of Budget
LIBRARY			
Expenses			
LIBRARY TRANSFER	0.00	70,000.00	0.00%
Expenses	\$0.00	\$70,000.00	

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GENERAL FUND
Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2025
	Jan 2025	Jan 2025	Dec 2025
	Apr 2025	Dec 2025	Percent of
	Actual		Budget
PARKS DEPT			
Expenses			
CAPITAL IMPROVEMENT	121,177.22	500,000.00	24.24%
ENGINEERING FEES	0.00	30,000.00	0.00%
MATERIALS & SUPPLIES EXPENSE	3,633.93	10,000.00	36.34%
NEW EQUIPMENT PURCHASE	9,165.00	15,000.00	61.10%
PAYROLL EXP - REGULAR	103,771.98	278,964.52	37.20%
PROFESSIONAL SERVICES	3,000.00	30,000.00	10.00%
REPAIR & MAINT - EQUIPMENT	2,621.33	5,000.00	52.43%
SPORTS PARK MATERIALS	13,886.80	25,000.00	55.55%
SPORTS PARK NEW EQUIP	0.00	10,000.00	0.00%
SPORTS PARK PROF SERV	19,901.43	45,000.00	44.23%
SPORTS PARK REPAIR/MAINT	13,400.94	3,000.00	446.70%
SPORTS PARK UTILITIES	3,762.37	15,000.00	25.08%
TRAVEL, TRAINING & MEETINGS	450.00	1,000.00	45.00%
UNIFORMS/GEAR EXPENSE	162.27	1,400.00	11.59%
UTILITIES EXPENSES	8,264.07	8,000.00	103.30%
Expenses	\$303,197.34	\$977,364.52	

GENERAL FUND
Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2025
	Jan 2025	Jan 2025	Dec 2025
	Apr 2025	Dec 2025	Percent of
	Actual		Budget
Revenue			
Highway 170 Grant Revenue	3,176,679.04	0.00	0.00%
Revenue	\$3,176,679.04	\$0.00	

LIBRARY FUND
Statement of Revenue and Expenditures

	Current Period	Annual Budget	Jan 2025
	Jan 2025	Jan 2025	Dec 2025
	Apr 2025	Dec 2025	Percent of
	Actual		Budget

Revenue & Expenditures

Revenue

Donations	5,100.00	3,600.00	141.67%
FINES/LOST ITEMS	2,007.71	0.00	0.00%
INTEREST REVENUES	1,552.40	0.00	0.00%
TRANS FROM GENERAL FUND		70,000.00	0.00%
WASHINGTON CO LIBRARY REVENUES	116,960.00	314,879.00	37.14%

Revenue	\$125,620.11	\$388,479.00	
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Expenses

ADVERTISING EXPENSE	258.12	2,000.00	12.91%
BOOKS AND MEDIA	11,871.46	40,500.00	29.31%
BUILDING MAINT & CLEANING		13,000.00	0.00%
MATERIALS & SUPPLIES EXPENSE	2,104.62	19,679.00	10.69%
MISCELLANEOUS EXPENSE		500.00	0.00%
NEW EQUIPMENT PURCHASE		3,000.00	0.00%
PAYROLL EXP - REGULAR	73,727.95	281,500.00	26.19%
POSTAGE EXPENSE		300.00	0.00%
PROGRAMS EXPENSE	825.00	6,000.00	13.75%
REPAIR & MAINT - BUILDING	4,918.30	0.00	0.00%
TECHNICAL SUPPORT	4,036.73	15,000.00	26.91%
TRAVEL, TRAINING & MEETINGS	250.00	2,000.00	12.50%
UTILITIES EXPENSES	1,658.68	5,000.00	33.17%

Expenses	\$99,650.86	\$388,479.00	
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STREET FUND
Statement of Revenue and Expenditures

	Year-To-Date Jan 2025 Apr 2025 Actual	Annual Budget Jan 2025 Dec 2025	Jan 2025 Dec 2025 Percent of Budget
Revenue & Expenditures			
Revenue			
GRANTS	94,035.53	0.00	0.00%
INTEREST REVENUES	3,484.86	5,500.00	63.36%
STREET COUNTY TURNBACK	15,899.50	75,000.00	21.20%
STREET STATE TURNBACK	208,346.77	550,000.00	37.88%
TRANS FROM GENERAL FUND	0.00	517,006.17	0.00%
Revenue	\$321,766.66	\$1,147,506.17	
Expenses			
ADDITIONAL SERVICES EXPENSE	41,107.00	0.00	0.00%
ADVERTISING EXPENSE	0.00	1,000.00	0.00%
ENGINEERING FEES	141,061.77	30,000.00	470.21%
FUEL EXPENSES	2,753.41	12,500.00	22.03%
MATERIALS & SUPPLIES EXPENSE	7,213.47	20,000.00	36.07%
MISCELLANEOUS EXPENSE	0.00	500.00	0.00%
NEW EQUIPMENT PURCHASE	56,768.94	100,000.00	56.77%
PAYROLL EXP - REGULAR	96,756.39	278,806.17	34.70%
PROFESSIONAL SERVICES	105.13	20,000.00	0.53%
REPAIR & MAINT - BUILDING	947.94	2,000.00	47.40%
REPAIR & MAINT - EQUIPMENT	5,095.66	10,000.00	50.96%
STREET LIGHTS	30,345.97	150,000.00	20.23%
STREET/ROAD REPAIRS	27,494.00	500,000.00	5.50%
TRAVEL, TRAINING & MEETINGS	0.00	5,000.00	0.00%
UNIFORMS/GEAR EXPENSE	0.00	2,200.00	0.00%
UTILITIES EXPENSES	8,093.47	20,000.00	40.47%
Expenses	\$417,743.15	\$1,152,006.17	

Agenda Item 10

(remove from inventory)



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

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

From: JIMMY BROTHERTON
Re: REMOVAL OF UNIT FROM INVENTORY
Date: MAY 12, 2025

Recommendation

Removal of a 2012 Chevy Tahoe VIN# 1GNLC2E06CR195800 from inventory.

Background

This vehicle has 126,803 miles. This Chevy Tahoe is no longer suitable for patrol due to the age of the vehicle and maintenance expenses.

Discussion

This vehicle has been replaced by another unit in our fleet. It will be placed up for bid.

Budget Impact

\$0



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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: MAY 12, 2025

Recommendation

Removal of a 2018 Dodge Charger VIN# 2C3CDXAT2JH291282 from inventory.

Background

This vehicle has 107,195 miles and has some mechanical issues. This Dodge Charger is no longer suitable for patrol.

Discussion

This vehicle has been used as a spare unit and has been replaced by another unit in our fleet. It will be placed up for bid.

Budget Impact

\$0

Unfinished Business Agenda Item 11

ORDINANCE NO. 2025-01

**AN ORDINANCE REZONING PROPERTY AT 357 S. HUNTER STREET;
9,15,19 & 25 W. DAKOTA TRAIL, FROM R-1 & R-2, RESIDENTIAL, TO
MF-2, MULTI-FAMILY, AS REQUESTED BY COX DEVELOPMENT
LLC.**

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 Cox Development LLC is zoned R-1 & R-2, Residential; and

WHEREAS, after a public hearing on March 24, 2025, the Farmington Planning Commission voted during a regular scheduled meeting to rezone the real property owned by Cox Development LLC from R-1 & 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-1 & 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 12th day of May 2025.

APPROVED:

By: _____
Ernie Penn, Mayor

ATTEST:

Kelly Penn, City Clerk

EXHIBIT

A

Property Description:

Part of Lots 11 and 12 of South Haven, Phase 3, to the City of Farmington, Arkansas, as shown on plat of record in Plat Book 23, Page 60, Washington County, Arkansas being more particularly described as follows:

Beginning at the Northeast corner of said Lot 11; Thence along the Southeast line of said Lots 11 and 12, South 44°46'58" West, a distance of 170.00 feet; Thence North 07°11'34" West, a distance of 121.79 feet to the North line of said Lot 11; Thence South 89°55'50" East, 135.00 feet to the Point of Beginning, containing 0.19 acres, more and or less.

Property Description : Survey Description-Tract 2, Plat of Survey for Kent Cox

A part of the SE1/4 of the NW1/4 of Section 26, T-16-N, R-31-W, and being more particularly described as follows: Beginning at a ½" rebar that is N 89°6'35" W 645.17 feet and N 44°46'58" E 571.33 feet from the Southeast corner of the SE ¼ of the NW ¼ of said Section 26, and running thence N 44° 46'58" E 325.96 feet to the centerline of Arkansas State Highway No. 170 (Hunter Road); thence S 00°60'40" E 218.71 feet along said centerline; thence leaving said centerline and running S 86°53'00" W 233.18 feet to the point of beginning, containing 0.58 acres, more or less, Washington County, Arkansas.

Subject to the Arkansas State Highway No. 170 (Hunter Road) right-of along the East line and any other easements and/or rights-of-way 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: Cox Development LLC Day Phone: _____
357 S Hunter St; 9, 15, 19, & 25 W Dakota Trail
Address: Farmington, AR 72730 Fax: _____

Representative: DCI Day Phone: 479-444-7880
1 E Center St, Suite 290,
Address: Fayetteville, AR 72701 Fax: _____

Property Owner: Cox Development LLC Day Phone: _____
17973 N Skylight Mtn Rd,
Address: Cane Hill, 72717 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 -- 357 S Hunter St; 9, 15, 19, & 25 W Dakota Trail, Farmington, AR 72730

Current Zoning -- R-1 & 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:

R-1 & R-2 to MF-2: This rezone is being requested to create a more uniform MF-2 district for the property owner.

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 _____, 201_____.

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 _____, 201_____, 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.

Kent Corp Date 2/24/25
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.)

Kent Corp Date 2/24/25
Owner/Agent Signature

AFFIDAVIT

I hereby certify that I Chase Henrichs
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: 

Date: 02/19/2025

**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:

357 S Hunter St; 9, 15, 19, & 25 W Dakota Trail, Farmington, AR 72730

Location

Cox Development LLC & Cox Holdings 1 LLC

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from R-1 & 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 March 24, 2025 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.



7018 0680 0000 5220 1101



72704

MAR 05, 2025

\$9.68

S2324N508047-8

RDC 99

Stacy Lynn Liles
Parcel 760-02619-000
2708 Westminster
Fayetteville, AR 72704

NIXIE 722 DE 1 0003/29/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 72212415570 *2755-07740-05-43



9327090909208006

7270480000
72212>4153

AGENT AUTHORIZATION

I (We), Kent Cox, Cox Development LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), DCI, 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.

Kent Cox
Property Owner - Signature

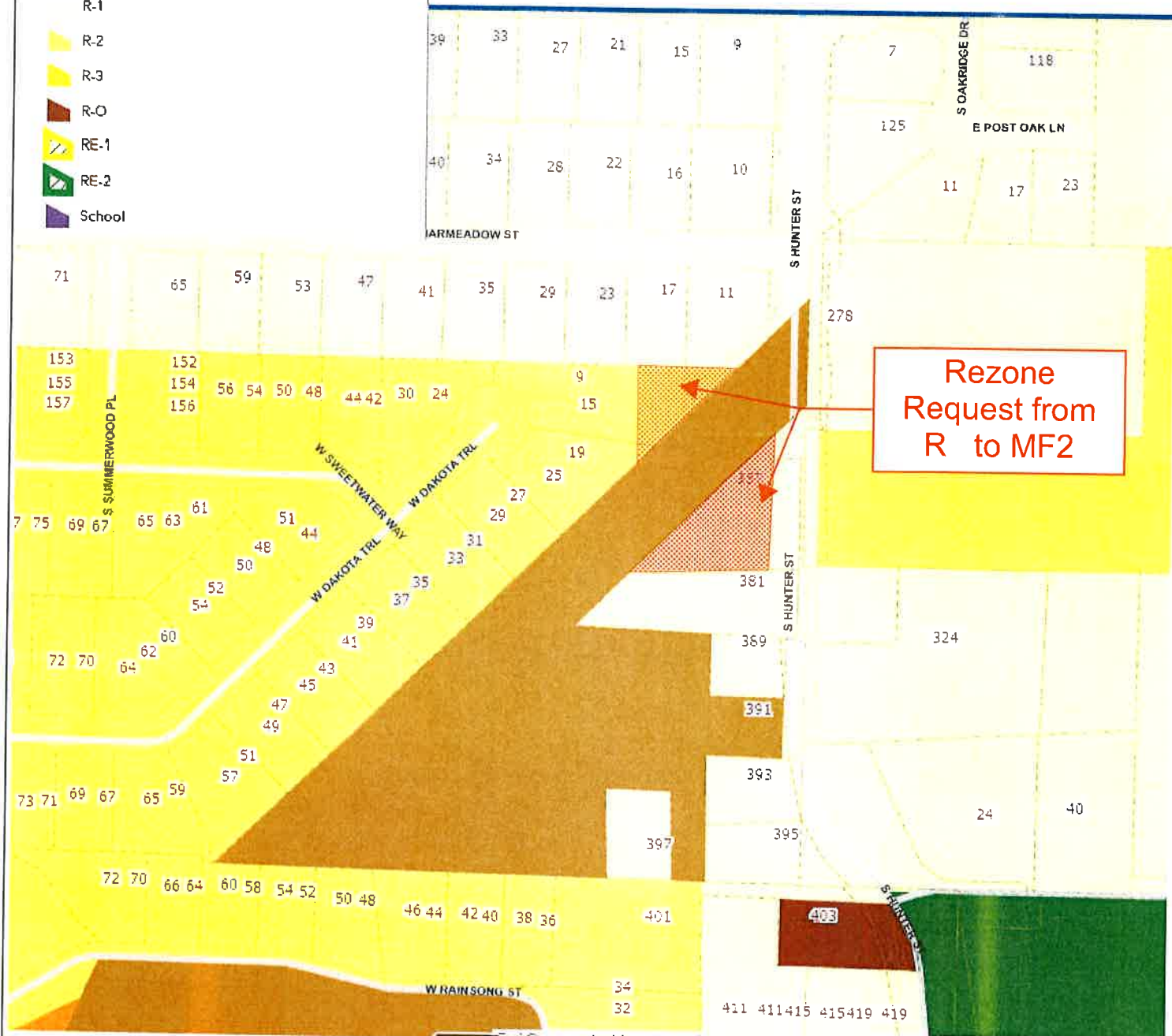
Kent Cox
Property Owner - Print

Kent Cox
Property Owner - Signature

Kent Cox
Property Owner - Print

☒ Farmington Zoning

-  A-1
-  C-1
-  C-2
-  MHP
-  MF-1
-  MF-2
-  PUD
-  Park
-  R-1
-  R-2
-  R-3
-  R-O
-  RE-1
-  RE-2
-  School



Rezone
Request from
R to MF2

DEVELOPMENT		CONSULTANTS		INCORPORATED	
PROJECT NO: 24-207	PROJECT TITLE: COX DEVELOPMENT LLC REZONE			REVISIONS	COPYRIGHT
SHEET NO:	FARMINGTON, ARKANSAS				2025
RZ-01	REZONE EXHIBIT				SCALE: N/A
					DATE: 02-18-2025

Doc ID: 009731950002 Type: REL
Recorded: 03/07/2006 at 01:03:02 PM
Fee Amt: \$11.00 Page 1 of 2
Washington County, AR
Bette Stamps Circuit Clerk
File 2006-00009284

WARRANTY DEED
(with Relinquishment of Rights)

KNOW ALL MEN BY THESE PRESENTS:

That we, **John L. Hassell, a married person**, hereinafter called Grantors for and in consideration of the sum of Ten Dollars and no/100...(\$10.00) and other good and valuable consideration paid by **Cox Development, LLC, an Arkansas limited liability company**, Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Grantee, and unto Grantee's heirs and assigns forever, the following described property situate in the County of Washington, State of Arkansas, to-wit:

A part of the SE¼ of the NW¼ of Section 26, T-16-N, R-31-W, Washington County, Arkansas, being more particularly described as follows: Beginning at a point in the centerline of Arkansas State Highway No 170, said point being 328 feet North, N 89°00'00" W, 9 feet, and N 00°32'00" W, 90.7 feet from the SE corner of said 40 acre tract and running thence S 86°53'00" W, 225 feet; thence N 44°40'00" E, 212 feet; thence N 82°00'00" E, 75 feet to the centerline of said Highway No. 170; thence S 00°32'00" E, 150 feet to the point of beginning, containing 0.51 acres, more or less. Subject to the Hwy No. 170 Right-of-Way record.

TO HAVE AND TO HOLD The same unto the Grantee and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging. And Grantor hereby covenants with Grantee that Grantor will forever warrant and defend the title to the property against all lawful claims whatever except easements, special assessments and restrictions of record, if any.

And I, **Mary R. Hassell**, spouse of said **John L. Hassell**, for and in consideration of the said sum of money, do hereby release and relinquish unto said Grantee, and to Grantee's heirs and assigns forever, all my right and possibility of dower, curtesy and homestead, in and to the above described real property.

WITNESS our hands this 3rd day of March, 2006.



John L. Hassell
John L. Hassell

Mary R. Hassell
Mary R. Hassell

Heritage Land Title of Arkansas
2153 E. Joyce Blvd., Ste. 201
Fayetteville, AR 72703

27215 BH

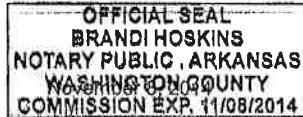
ACKNOWLEDGMENT

State of Arkansas)
)ss.
County of Washington)

BE IT REMEMBERED, that on this day came before, the undersigned, a Notary Public within and for the County and State aforesaid, duly commissioned and acting **John L. Hassell and Mary R. Hassell** to me well known as the Grantors in the foregoing Deed, and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and official seal this 3rd day of March, 2006.

My commission expires:



Brand Hoskins
Notary Public

Prepared by: Heritage Land Title of Arkansas
2153 E. Joyce Blvd, Suite 201
Fayetteville, Arkansas 72703

I certify under penalty of false swearing that at least
the legally correct amount of documentary stamps
have been placed on this instrument.

Brand Hoskins
Grantee or Grantee's Agent

17973 N Skyline Mtn Rd
Address to send next tax statement

27215BH

Cane Hill AR 72717

Type: REAL ESTATE
Kind: QUITCLAIM DEED
Recorded: 12/31/2024 9:08:06 AM
Fee Amt: \$30.00 Page 1 of 4
Washington County, AR
Kyle Sylvester Circuit Clerk

File# 2024-00034093

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Cox Property Management, L.L.C.**, GRANTOR, having been duly authorized pursuant to a resolution of its Members, Managers, or otherwise, for the consideration of the sum of One Dollar and no/100 (\$1.00) and other good and valuable consideration paid by **Cox Holdings 1, LLC** Grantee, hereby transfers and quitclaims unto said Grantee and Grantee's heirs and assigns forever, all its right, title, interest, equity and estate in and to the following described land situate in the **County of Washington**, Arkansas, to-wit:

See Attached Exhibit "A"

This deed was prepared at the request of the Grantor without examination of title.

Subject to Easements, Rights of Way, and Covenants of Record, if any. Subject to all prior reservations, restrictions, and conveyances of gas, oil, and/or other minerals and rights thereto. Subject to oil and gas leases, if any. Subject to all matters that would be shown by an accurate survey and inspection of the premises

To have and to hold the same unto the Grantee, and unto its heirs and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

WITNESS our hands this 30 day of December, 2024.

Cox Property Management, L.L.C.

Kent Cox
By: Kent Cox, Manager/Member

Carla Jean Cox
By: Carla Jean Cox, Member

ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF Washington)ss

On this day before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named **Kent Cox and Carla Jean Cox** are to me personally well-known or sufficiently proven to be the same persons whose names are subscribed to the foregoing instrument, who stated that they are the **Manager/Members** of **Cox Property Management, L.L.C.**, and were duly authorized in said capacity to execute the foregoing instrument, and further stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 30 day of December, 2024.

My commission expires: 09-19-34

Brandi Hoskins
Notary Public

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.

None Required
Grantee or Agent

17973 N Skylight Mtn Rd
Send next tax statement to Grantee's Address

Care Hill AR 72717

Prepared by or under the supervision of:

Thorn Law Firm, PLLC
2126 Wildcat Creek Blvd
Springdale, AR 72762



Exhibit "A"

Lots 7, 8, 9, 10 and 11 Prairie Meadows Subdivision, Phase I, to the City of Prairie Grove, Arkansas, as per the plat of said Subdivision on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

AND

Tract 12A: Part of Lot 12 of Prairie Meadows Subdivision, Phase I as per plat on file in the Office of the Circuit Clerk in Washington County, Arkansas and being described as follows: Beginning at the SE Corner of said Lot 12, thence N25°45'39"W 75.00 feet to the P.O.B., thence S64°14'21"W 122.72 feet, thence N25°45'39"W 70.00 feet, thence along a curve to the right 39.27 feet, said curve having a radius of 25.00 feet and a chord bearing of N19°14'21"E 35.36 feet, thence N64°14'21"E 95.37 feet, thence along a curve to the left 2.35 feet, said curve having a radius of 100.00 feet and a chord bearing of N63°33'55"E 2.35 feet, thence S25°45'39"E 95.03 feet to the P.O.B. Containing 0.26 acres more or less.

AND

Lot 12B of the Lot Split of Lot 12, Prairie Meadows, Phase I to the City of Prairie Grove, Arkansas, as shown on plat of survey recorded as land document #2005-4464, being more particularly described as follows: Beginning at the SE Corner of said Lot 12, thence S64°14'21"W 122.72 feet, thence N25°45'39"W 75.00 feet, thence N64°14'21"E 122.72 feet, thence S25°45'39"E 75.00 feet to the P.O.B. containing 0.21 acres more or less.

AND

Lot 13A: Part of Lot 13 of Prairie Meadows Subdivision, Phase I as per plat on file in the Office of the Circuit Clerk in Washington County, Arkansas and being described as Beginning at the SW corner of said Lot 13, thence N25°45'39"W 200.00 feet, thence N64°14'21"E 80.50 feet, thence S25°45'39"E 200.00 feet, thence S64°14'21"W 80.50 feet to the point of beginning, containing 0.37 acres, more or less.

AND

Lots 136, 137, 139, 140 and 141, Prairie Meadows Subdivision, Phase 2, to the City of Prairie Grove, Arkansas, as shown on plat of record in plat book 23A, at page 121, and as described in an affidavit to correct the legal description, recorded as land document #2004-46942, plat records of Washington County, Arkansas.

AND

A part of Lot 13B of Prairie Meadows Subdivision, Phase I, as per plat on file in the Office of the Circuit Clerk in Washington County, Arkansas, and being described as follows: commencing at the SW corner of original Lot 13, thence North 64 degrees 14 minutes 21 seconds East 80.50 feet, thence North 25 degrees 45 minutes 39 seconds West 138.75 feet to the POB, thence North 25 degrees 45 minutes 39 seconds West 61.25 feet, thence North 64 degrees 14 minutes 21 seconds East 94.50 feet, thence along a curve to the right 39.27 feet, said curve having a radius of 25.00 feet and a chord of South 70 degrees 45 minutes 39 seconds East 35.36 feet, thence

South 25 degrees 45 minutes 39 seconds East 36.25 feet, thence South 64 degrees 14 minutes 21 seconds West 119.50 feet to the POB, containing 7,185 sq. feet more or less.

AND

A part of Lot 13B of Prairie Meadows Subdivision, Phase I, as per plat on file in the Office of the Circuit Clerk in Washington County, Arkansas, and being described as follows: commencing at the SW corner of original Lot 13, thence North 64 degrees 14 minutes 21 seconds East 80.50 feet, thence North 25 degrees 45 minutes 39 seconds West 92.50 feet to the POB, thence North 25 degrees 45 minutes 39 seconds West 46.25 feet, thence North 64 degrees 14 minutes 21 seconds East 119.50 feet, thence South 25 degrees 45 minutes 39 seconds East 46.25 feet, thence South 64 degrees 14 minutes 21 seconds West 119.50 feet to the POB, containing 5,527 sq. feet more or less.

AND

Lots 5, 6, 9, 10, 11, 12, 13, 20, 32, 35, 39 and 41, South Haven, Phase III, a Subdivision to the City of Farmington, Arkansas, as shown on plat of record in Plat Book 23, at Page 60, plat records of Washington County, Arkansas.

Washington County, AR
I certify this instrument was filed on
12/31/2024 9:08:06 AM
and recorded in REAL ESTATE

File# 2024-00034093
Kyla Sylvester - Circuit Clerk



PLAT OF SURVEY FOR KENT COX

East parts of
Lots 11 & 12,
South Haven
Ph. III

SOUTHAVEN SUBDIVISION
PHASE III



LEGAL DESCRIPTION - TRACT 1

Six (6) rods of equal and uniform width off of the Northwesternly side of the following described tract of land, to-wit: the centerline of the former right-of-way of the Ozark and Cherokee Central (now Frisco) Railway Company being the Northwesternly line. All that part of the SE1/4 of the NW1/4 of Section 26, in Township 16 North, Range 31 West of the 5th P.M. lying South and East of the centerline of the former right-of-way of the Ozark and Cherokee Central (now Frisco) Railway Company, containing 6.34 acres, being the same, more or less, and containing herein conveyed 2.14 acres more or less, being more particularly described as follows:

Beginning at a 1/2" rebar located at a point that is N 89°56'35" W 645.17 feet from the Southeast corner of the SE1/4 of the NW1/4 of said Section 26 and running thence N89°56'35" W 139.34 feet to a concrete monument located at the Southeast corner of the South Haven Subdivision, Phase 3, thence N 44°46'58" E 1094.16 feet along the East line of said Subdivision and its projection to the centerline of Arkansas State Highway No. 170 (Hunter Road); thence S 00°16'10" E 139.88 feet along said centerline; thence leaving said centerline and running S 40°46'56" W 397.29 feet to the point of beginning, containing 2.26 acres, more or less, City of Prairie Grove, Washington County, Arkansas.

Subject to the Arkansas State Highway No. 170 (Hunter Road) right-of-way along the East line and any other easements and/or right-of-ways of record.

SURVEY DESCRIPTION - TRACT 2

A part of the SE1/4 of the NW1/4 of Section 26, in Township 16 North, Range 31 West and being more particularly described as beginning at a 1/2" rebar that is N 89°56'35" W 645.17 feet and N 44°46'58" E 571.33 feet from the Southeast corner of the SE1/4 of the NW1/4 of said Section 26, and running thence N 44°46'58" E 325.96 feet to the centerline of Arkansas State Highway No. 170 (Hunter Road); thence S 00°16'10" E 218.71 feet along said centerline; thence leaving said centerline and running S 86°53'00" W 233.18 feet to the point of beginning, containing 0.38 acres, more or less, Washington County, Arkansas.

Subject to the Arkansas State Highway No. 170 (Hunter Road) right-of-way along the East line and any other easements and/or right-of-ways of record.

FLOOD CERTIFICATION: The herein described tract is in a non flooded area and not within the 100 year flood plain per FIRM map no. 051-43C0090D, dated 7-21-99.

BASIS FOR BEARINGS: South Haven Subdivision, Phase 3, as filed BK PG 23-60 in the Office of the Circuit Clerk Ex-officio Recorder, Washington County, Arkansas.

SURVEYORS CERTIFICATION: I hereby certify that I have surveyed the herein described tract and that the property lines and corner monuments are, to the best of my knowledge and ability, correctly established as shown. Also, any easements and/or encroachments revealed by said survey are shown herein.

William C. Jenkins
William C. Jenkins S.S. No. 688

JENKINS SURVEYING, INC.		DATE: 2/20/07
125 E. TOWNSHIP STE. 8		DRAWN BY: GHL
FAYETTEVILLE, AR 72703		SCALE: 1" = 100'
PHONE: (479) 445 6807		FIELD BOOK: N/A
FAX: (479) 445 6085		JOB NO: 07-030
PLAT CODE: 500-15H-31W-0-26-420-12-RBS		

Agenda Item 12



April 29, 2025

Kelly Penn, City Clerk
City of Farmington
354 W. Main Street
Farmington, AR 72730

RE: BNC Parking Lot

Dear Mrs. Penn,

This letter is to request that an appeal be added to the City Council agenda. My client, Brand New Church, would like to appeal against the decision made by the Planning Commission on the April 28, 2025, meeting.

The plans meet all City code and only standard comments remain from the City Engineer. We feel the focus was on an access easement and not the parking lot. The discussion with the neighbors and the commission revolved around an access easement and traffic through the easement.

The easement is a civil matter and should not be a part of the decision for the parking lot. The church has legal access to use the easement. We believe the adjacent property owners and possibly the planning commission think that by denying the LSD they stop access to the easement. However, the church has legal right to the easement and will continue to use it for access.

Therefore, we would like to request that the decision from Planning Commission be overturned, and BNC be allowed to build the parking lot.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

Bates & Associates, Inc

A handwritten signature in blue ink that reads 'Geoffrey Bates'.

Geoffrey H. Bates, P.E.
President of Engineering

City of Farmington
Application and Checklist
Large Scale Development

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

Applicant: Brand New Church Day Phone: 888-391-2262
Address: 512 W Main Street Fax: shannono@me.com
Representative: Bates and Associates Day Phone: 442-9350
Address: 7230 S. Pleasant Ridge Dr. Fax: geoff@batesnwa.com
Fayetteville, AR 72704
Property Owner: Same as Applicant Day Phone: _____
Address: _____ Fax: _____

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

Fee: A non-refundable review fee of **\$500** is required at the time the application is accepted. In the event engineering review fees and costs exceed \$500, the owners and/or developers shall reimburse the City of Farmington for all additional expenses incurred prior to review by the Farmington Planning Commission. In the event the Farmington Planning Commission requires modifications to the large scale development and additional engineering fees and costs are incurred, the owners and/or developers shall reimburse the City of Farmington before the large scale development is resubmitted to the Farmington Planning Commission.

For office use only:

Fee paid \$ _____ Date _____ Receipt # _____

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

Property Description

Site Address -- 12838 Ruby Road

Current Zoning -- R-1

Attach legal description

Financial Interests

The following entities or people have a financial interest in this project:

Brand New Church

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.

Geoffrey Bates

Date 2-18-25

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 2-18-25

Owner/Agent Signature

LSD/Subdivision Application Checklist:

	Yes	No	N/A, why?
1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	X		
2. Payment of application fee.		X	snow, city closed
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.	X		
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ "		X	snow, city closed
5. List of adjacent property owners and copy of notification letter sent. *	X		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		X	waiting for tech
7. Proof of publication of public hearing notice, should be published a minimum of 15 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).		X	waiting for tech
The Following Shall Appear on the Site Plan:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	X		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	X		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled	X		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.			N/A
10. Status of regulatory permits:			N/A
a. NPDES Storm water Permit			
b. 404 Permit			
c. Other			
11. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	X		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	X		
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
16. Existing topographic information with source of the information noted. Show:	X		
a. Two foot contour for ground slope between level and ten percent.			
b. Four foot contour interval for ground slope exceeding 10%.			
17. Preliminary grading plan.			
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:	X		
a. Provide structure location and types.	X		
b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems			N/A
a. Provide pipe locations, sizes and types.			
b. Manhole locations.			
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			N/A
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			N/A
5. Regarding all proposed water systems on or near the site:			N/A
a. Provide pipe locations, sizes and types.			
b. Note the static pressure and flow of the nearest hydrant.			
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.			
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			N/A
a. Locations of all related structures.			
b. Locations of all lines above and below ground.			
c. A note shall be placed where streets will be placed under the existing overhead facilities and the			

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	X		
Proposed and Existing Streets, Rights-of –way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all exiting and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	X		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
Site Specific Information			
1. Provide a note describing any off site improvements.	X		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.			N/A
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)			N/A
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)			N/A
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.	X		
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			N/A
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			N/A
8. The location and size of existing and proposed signs, if any.			N/A
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	X		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)	X		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	X		
12. Location of existing and purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.			N/A
14. Indicate location and type of garbage service (Large Scale			N/A

Developments only.) Dimension turnaround area at dumpster location.			N/A
15. A description of commonly held areas, if applicable.			N/A
16. Draft of covenants, conditions and restrictions, if any.			N/A
17. Draft POA agreements, if any.			N/A
18. A written description of requested variances and waivers from any city requirements.			N/A
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.			N/A
20. Preliminary drainage plan as required by the consulting engineer.	X		

**All applicants submitting preliminary plats and Large Scale Developments before the Farmington Planning Commission shall provide written notice of the time and place of the regular or special meeting to the owners of all real property adjacent to the project. The notice shall include the name and address of the applicant, location of the project, and the time and place of the scheduled meeting. Notices shall be sent by certified mail, return receipt requested, to the last known address shown on the most recent tax records at the Washington County Tax Collector's Office. (A sample notification and affidavit is attached.) Applicants must submit a verified affidavit attesting to the delivery of the notice to all owners of real property adjacent to the project, a copy of the notice to each property owner, and copies of receipts evidencing pre-paid postage for each notice. The affidavit and supporting documents referred to above must be submitted seven (7) days prior to the regular or special meeting of the planning commission.*



Account #: NWC5361662

Company: BATES & ASSOCIATES

7230 S PLEASANT RIDGE DR

FAYETTEVILLE, AR 72704-5453

Ad number #: 487016

PO #:

Matter of: Meeting Brand New Church Farmington

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 :

Meeting Brand New Church Farmington

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 \$89.68.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 03/02/25; NWA nwaonline.com 03/02/25

Maria Hernandez-Lopez
Legal Clerk

State of ARKANSAS, County of Sebastian,
Subscribed and sworn to before me on this 3rd day of March, 2025

[Signature]
NOTARY PUBLIC



NOTICE OF PUBLIC MEETING

An application for a large scale development of the property described below has been filed with the City of Farmington on the 18th day of February 2025.

LEGAL DESCRIPTION (PARCEL #760-01916-900):

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR WHICH IS S87°51'03"E 706.02' AND N02°15'59"E 212.82' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N02°15'59"E 357.76' TO AN EXISTING REBAR, THENCE S87°45'30"E 203.17', THENCE S02°12'34"W 322.40' TO AN EXISTING REBAR, THENCE S82°23'06"W 206.55' TO THE POINT OF BEGINNING, CONTAINING 1.59 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

12638 Ruby Road
Farmington, AR 72730

A public meeting to consider this application for a large scale development of the above-described property will be held on the 24th day of March 2025, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested people are invited to attend.

March 2, 2025 487016

All documents for mailings were provided.



BATES

Engineers · Surveyors

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

1. Arkansas State Highway Commission
PO Box 2261
Little Rock, AR 72203-2261
Parcels #760-01911-700 & #760-01911-701 & 760-01916-700 & #760-01916-500
2. Oakland Farms LLC
12771 Tyler Rd
Farmington, AR 72730
Parcels #760-01911-300
3. Farmington commercial LLC
12771 Tyler Rd
Farmington AR 72730
Parcel #760-01911-900
4. First Apostolic Church
PO Box 523
Fayetteville, AR 72703-0523
Parcel #760-01916-600
5. Whitney, Jennifer Lynn
12881 Tyler Rd
Farmington, AR 72730-8603
Parcel #760-01916-400
6. McDonald, Jason C & Eleanor
Po box 734
Elkins, AR 72727
Parcel #760-01916-303
7. Blavesciunas, Terry
Po box 543
Farmington, AR 72730
Parcel #760-01916-301
8. Jordan, Albert & Sarah A
12843 ruby Rd
Farmington, AR 72730
Parcel #760-01916-200
9. Kersh, Kenneth Graham & Lily
209 w 21st St
Russellville, AR 72801
Parcel #760-01916-901



BATES

Engineers - Surveyors

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

February 28th, 2025

RE: Brand New Church Parking Lot – Farmington AR

To whom it may concern,

Bates & Associates, Inc. requests that the following notice be published in the Arkansas Democrat Gazette no later than Friday, March 7th. Please provide us with an affidavit of publication when the notice has run.

NOTICE OF PUBLIC MEETING

An application for a large scale development at the property described below has been filed with the City of Farmington on the 18th day of February 2025.

LEGAL DESCRIPTION (PARCEL #760-01916-900):

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR WHICH IS S87°51'03"E 706.02' AND N02°15'59"E 212.82' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N02°15'59"E 357.76' TO AN EXISTING REBAR, THENCE S87°45'30"E 203.17', THENCE S02°12'34"W 322.40' TO AN EXISTING REBAR, THENCE S82°23'06"W 206.55' TO THE POINT OF BEGINNING, CONTAINING 1.59 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

12838 Ruby Road
Farmington, AR 72730

A public meeting to consider this application for commercial variances at the above-described property will be held on the 24th day of March 2025, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested people are invited to attend.

Thank you, and please contact us if you have any questions or concerns.

Sincerely,

Geoffrey H. Bates, P.E.

Bates & Associates, Inc.

NOTICE OF PUBLIC MEETING

A petition for a large scale development at the property described below has been filed with the City of Farmington on the 18th day of February 2025.

LEGAL DESCRIPTION (PARCEL #760-01916-900):

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR WHICH IS S87°51'03"E 706.02' AND N02°15'59"E 212.82' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N02°15'59"E 357.76' TO AN EXISTING REBAR, THENCE S87°45'30"E 203.17', THENCE S02°12'34"W 322.40' TO AN EXISTING REBAR, THENCE S82°23'06"W 206.55' TO THE POINT OF BEGINNING, CONTAINING 1.59 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD

LARGE SCALE DEVELOPMENT DESCRIPTION:

We are proposing a parking lot with associated drives and private road improvement located at 12838 Ruby Road Farmington, AR.

A public meeting to consider this request for a setback and commercial design variance at the above described property will be held on the 24th day of March 2025, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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.

Deoffrey Bates Date 02/28/2025
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 the agent is authorized to act on their behalf.)

Date _____
Owner/Agent Signature

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Brand New Church

Date: March 4, 2025

Project Name: BNC Parking Lot Extension

Engineer/Architect: Bates & Associates

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

Representing: KMS Engineering/Farmington

Name: Christopher Brackett, P.E.

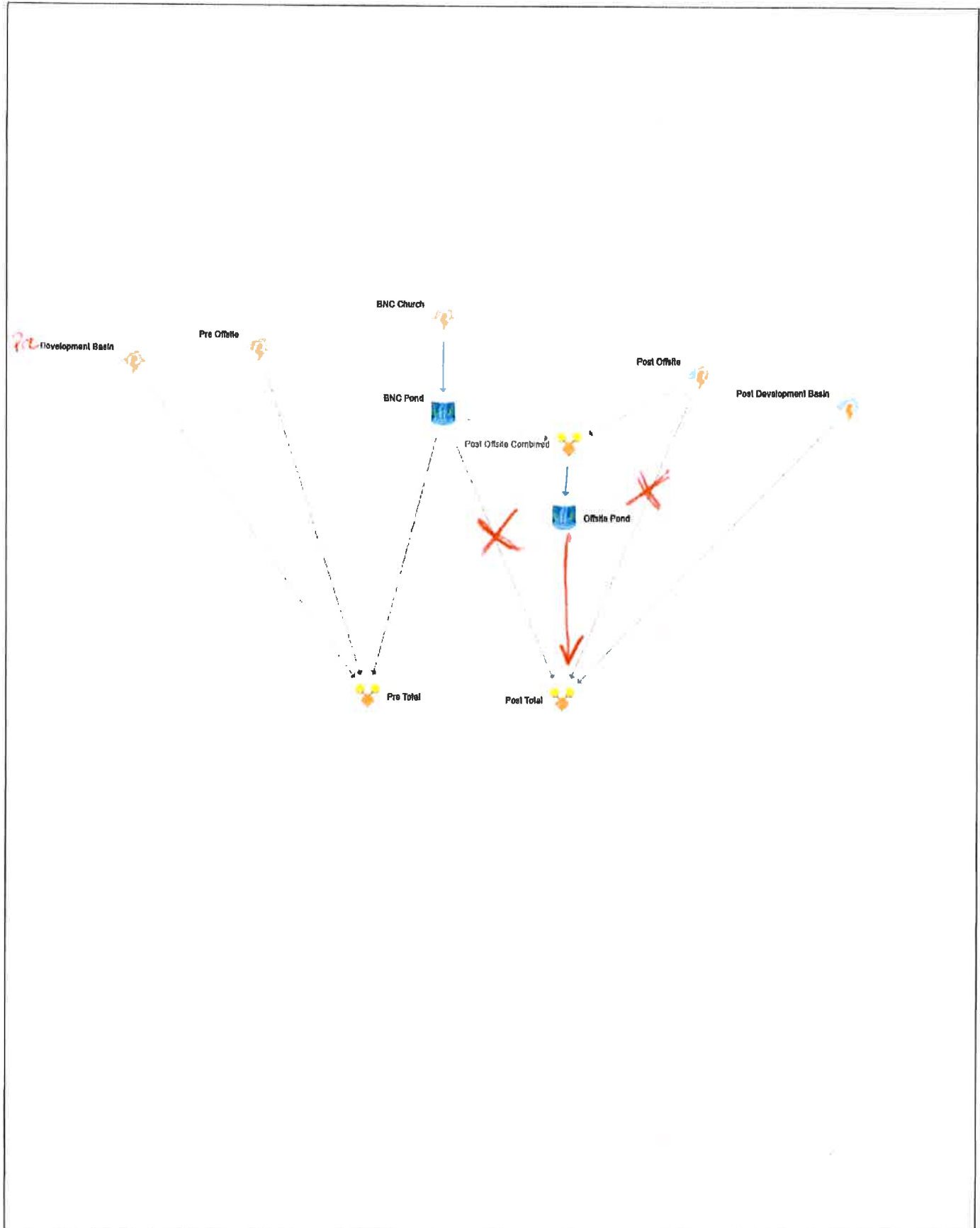
1. Note that the instructions above say that the technical plat comments must be addressed prior to the re-submission, and that a narrative for each comment must be submitted along with the revised plat.
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at chris@kms-engr.com.
3. Update the Floodplain Note to the current Flood Map
4. You will need to obtain a drainage easement for the drainage shown off this site. This drainage easement will be required prior to a grading permit being issued.
5. You will need to coordinate with the property owners that use the gravel drive the paving of that drive.
6. The proposed grading of the entrance driveway to this parking lot is damming up area behind the smaller church. You need to show how you will drain this area.
7. Drainage Report:
 - a. You cannot add impervious area to this basin without detaining due to the extreme drainage issues in this basin. You will have to detain for the increased flow from this site regardless of what the overall basin shows.
 - b. Your report states there are no known drainage issues in this basin. This is obviously not true. Explain the existing drainage issues in this area.
 - c. You have used the predevelopment Tc for the post developed drainage area and the post developed Tc for the predeveloped drainage area.
 - d. You need to update the Hydrograph Summary as per the attached redline.
 - e. You need to provide a plan that shows how you determined the area-elevations for the offsite pond. The maximum storage of the church pond and this pond is concerning.

Basin Model

Hydrology Studio v 3.0.0.32

Project Name: BNC Parking Lot

02-25-2025



**CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Bates & Associates

Date: 3/4/2025

Project Name: Brand New Church Parking Lot Expansion

Engineer/Architect: Bates & Associates

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We are billing the engineering fees monthly.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. **With this in mind, the ad has to be in the paper by Sunday, March 9, 2025, to meet the deadline.**
5. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for planning commission, a site plan and landscape plan would probably be sufficient. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.
6. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
7. Planning Commission meeting will be **Monday March 24, 2025, at 6:00 pm.**



Fire Department
City of Farmington, AR
372 W. Main St.
Farmington, AR 72730
479-267-3338



Date: 2/28/25

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: BNC Parking Lot

Fire Lane Signage

Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads More Than 26 Feet in Width

Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

SIGN TYPE "A"



SIGN TYPE "C"



SIGN TYPE "D"





Fire Department
City of Farmington, AR
372 W. Main St.
Farmington, AR 72730
479-267-3338



Circles represent no parking signs. Curbs indicated in red should be painted.



Date: 2/25/2025

City: Farmington

Name: Brand New Church Or
Bates

General Comments:

1. Any damage or relocation of existing facilities will be at owner's expense.
2. Any power line extension that has to be built to this property will be at the owner's expense. The cost will be determined after the owner makes application for electric service and the line has been designed.
3. All off site easements that are needed for Ozarks to extend electrical service to the property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. Please contact Ozarks Electric if you have any questions.
Wes Mahaffey At (479)263-2167 Or wmahaffey@ozarksecc.com



Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

PLANNING COMMISSION LETTER

Project: BNC Park Lot LSD
EDA project #: 2599_F
TPR Meeting: March 4, 2025
Letter creation: March 4, 2025

Mrs. McCarville,

We have reviewed the LSD plans submittal by Bates Engineers & Surveyors for the project known as BNC Parking Lot LSD received by EDA on February 24, 2025. The date in the title block's engineering stamp area is 2/18/25. Based on our review, we offer the following comments:

All below items shall be addressed on the plans and a narrative letter describing how said items have been addressed must be submitted with the resubmittal. Submit a copy to the City and to Sarah Geurtz at sdg@eda-pa.com.

1. Please update the plans to meet the landscape code requirements, as there are more than 60 parking spaces and the landscape code requirements therefore apply.

If you have any questions, please do not hesitate to contact EDA.

Please note that this review was for general compliance and does not warrant the work or documents submitted by the applicant and engineer; nor does it relieve the owner from any items discovered during design or construction which are deemed necessary to comply with City ordinances and criteria.

Sincerely,

Sarah Geurtz, PLA

Agenda Item 13

ORDINANCE NO. 2025-02

AN ORDINANCE AMENDING ORDINANCE 2023-09 REGARDING THE 2021 ARKANSAS FIRE PREVENTION CODE, PROVIDING FOR AN EMERGENCY CLAUSE, AND FOR OTHER PURPOSES

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

Section 1: Ordinance 2023-09 of the City of Farmington Code of Ordinances is amended, and the following language shall be added and adopted, and the Municode Corporation is hereby instructed to make said additions:

Section R314.2.1 New Construction

Smoke alarms shall be provided in dwelling units. A heat detector or heat alarm shall be provided in new attached garages. R314.2.1 of the 2021 Residential Building Code is now adopted for the purpose of requiring heat detectors to be installed in residential garages.

Section 2: REPEAL OF CONFLICTING PROVISIONS. Any and all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 3: SEVERABILITY. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or unlawful, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 4: EMERGENCY CLAUSE. Whereas it is of the utmost urgency that the city of Farmington, Arkansas, have an up-to-date fire code to protect the property and lives of the citizens of our city; therefore, an Emergency is hereby declared to exist and this ordinance being necessary for the immediate protection of the public peace, health and safety shall take effect immediately on its passage and approval.

PASSED AND APPROVED this 12th day of May 2025.

APPROVED:

By:

Ernie Penn Mayor

ATTEST:

By:

Kelly Penn, City Clerk



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

Memo

To: Farmington City Council
Ernie Penn, Mayor
Kelly Penn, City Clerk
From: William Hellard, Fire Chief
Re: Addition of sprinkler requirement for duplexes and townhomes
Date: 3/24/25

Recommendation

The fire department is seeking approval to adopt Section R314.2.1 of the Residential Building Code. This adoption would require all new residential construction to have a heat detector installed in the garage.

Background

The Arkansas adoption of the 2021 Fire Code emits this requirement. This local ordinance would formally adopt this code for the City of Farmington.

Discussion

A heat detector in the garage will allow for early notification of residents, in the case of a fire. Most garages will have some type of lithium-ion battery that is being charged in the garage. When these batteries fail, they can produce temperatures over 1,300°F (700°C) in a matter of seconds. Lithium-ion battery fires generate a variety of toxic gases, including hydrogen fluoride (HF), hydrogen chloride, hydrogen cyanide, carbon monoxide, and sulfur dioxide. These conditions warrant the need for early detection. This will allow the residents adequate time to escape from the home. These detectors are relatively inexpensive to install during the construction phase of home building.

Agenda Item 14

RESOLUTION NO. 2025-08

A RESOLUTION BY THE CITY TO CREATE A SOCIAL MEDIA POLICY

WHEREAS, the City has determined a need to establish a policy regarding the City's use of social media; and

WHEREAS, the City has developed such a policy after considering the recent law regarding the same; and

WHEREAS, it is the responsibility of the City Council to approve all policy decisions on the behalf of the City.

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

That the City Council hereby approves the Farmington Social Media Policy, attached to this Resolution, dated May 12, 2025.

PASSED AND APPROVED on this 12th day of May 2025.

APPROVED:

ATTEST:

Ernie Penn, Mayor

Kelly Penn, City Clerk

City of Farmington Social Media Policy

The City of Farmington (“City”) uses social media to distribute information, provide ongoing data about current events, explain laws and ordinances, and notify citizens about public hazards or concerns. The City recognizes that all social media sites provide means to reach thousands of citizens simultaneously.

Policies and guidelines surrounding social media for the City of Farmington are as follows:

- **Authorized Pages**

The City has authorized the following pages on social media: a general city page, a Police Department page, a Fire Department Page, and a Library page. At this time, no other pages on any social media platform are authorized at this time but should new departments arise, or requests be made by other departments, the Mayor may authorize those social media pages.

- **Authorized Users**

The Mayor shall maintain a list of the individuals authorized to post on behalf of the City for each of the various pages. No other persons are authorized to post to City pages on behalf of the City. Any employee chosen to represent the City on a City's page shall differentiate themselves from any personal social media sites by using such language in their personal bio as “This is the opinion of (example) “John Q. Policeman” and should not be construed as opinions of the City of Farmington.” The owner shall not create posts that could be construed as originating from the City of Farmington on their personal page but sharing posts from the City’s page is allowed.

- **Use Guidelines**

Comments are to be turned off from all posts made on any City page. This feature protects the city against vulgarities, personal attacks, and negative attacks against the City and its employees. It also protects the City from any legal obligations that surround comments on social media sites. Any social media site owned and maintained by the City is for informational purposes only. Information to be posted shall include information on events, schedules, services, ordinances, laws, regulations, public meetings, community events, city news, or any other information that supports and promotes the City of Farmington. Social media will not be used by the City to promote or advertise for individuals or private businesses except in the general context of promoting the local economy and business community. Local events with a community benefit may be posted for informational purposes. If a post is made and the comments are available, the administrator shall never delete the post, any comments, or any threads that start on that site. Likewise, no user may be blocked from any City page.

Agenda Item 15

RESOLUTION NO. 2025-09

A RESOLUTION WAIVING REQUIREMENTS OF COMPETITIVE BIDDING FOR THE PURCHASE OF ONE CHEVROLET K2500 CREW CAB CUSTOM 4 x 4 RED DURAMAX 6.6L DIESEL V8 FOR THE FARMINGTON FIRE DEPARTMENT PURSUANT TO A.C.A. §14-58-303(b)(2)(B)

WHEREAS, the Farmington Fire Department is in the process of acquiring one new vehicle for the Farmington Fire department; and

WHEREAS, there is no state bid including Chevrolet vehicles, and no other vehicle provided in the state bid serves our purpose; and

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

SECTION 1: That due to the exceptional situation as described hereinabove, competitive bidding for the purchase the one new vehicle is deemed to be neither feasible nor practicable.

SECTION 2: That in accordance with A.C.A. §14-58-303(b)(2)(B), which state, “the governing body, by resolution, may waive the requirements of competitive bidding in exceptional situations where this procedure is deemed not feasible nor practical,” the City of Farmington, Arkansas, through its city council, is hereby authorized to purchase one (1) Chevrolet K2500 Crew Cab custom 4X4 red Duramax 6.6L Diesel V8 for \$73,553.60, with the total authorized expenditure not to exceed \$80,000.00.

PASSED AND APPROVED this 12th day of May 2025.

Ernie Penn, Mayor

Kelly Penn, City Clerk



Fire Department

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

From: William Hellard

Re: Purchase of a new pickup from Superior Automotive Group

Date: 4/30/2025

Recommendation

The Farmington Fire Department is requesting up to \$80000 to be used for the purchase of 2025 Chevy K2500 Crew Cab Custom 4x4. We are requesting an emergency clause to ensure that we are able to order the vehicle before the ordering window is closed.

Background

This unit was budgeted for this fiscal year. This will replace the 2000 F550. This vehicle is not available on state bid. Superior Automotive Group is equipped to provide the needed upfit for the vehicle. This upfit includes lights, siren, and radio installation.

Discussion

We have contacted several dealers, and the price we received from Superior was competitive and they will provide the upfitting required. This allows us to get a vehicle that is ready for use upon delivery. The request for \$80,000 is just to allow for any emergency changes that could arise.

2025 K2500 Crew Cab Custom 4x4 Red Duramax 6.6L Diesel V8 - \$66,065.00

Upfit Price: \$7,488.60

Total: \$73,553.60

Budget impact

Up to 80,000

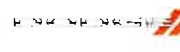
William Hellard

Fire Chief

SUPERIOR

AUTOMOTIVE GROUP

Fleet and Commercial Sales



Attn: FARMINGTON FIRE

4/25/2025
JV

Vehicle

2025 SILVERADO 2500

Emergency Equipment Upfit

Qty	Description	Price Total
1	WHELEN LEGACY 54" LB R/W R/A INCLUDES C399 CORE	\$ 3,150.00
	CCTL7 SA315U SPEAKER AND BRACKET	
10	TLI2D R/W SURFACE MOUNT ION	\$ 1,174.10
1	PLASTIX PLUS CONSOLE PP-2020-CHPU-FS-HD	\$ 829.50
		\$ -
	Freight	\$ 100.00
		\$ -
	Shop Supplies	\$ 135.00
		\$ -
	Installation Labor	\$ 2,100.00
	PRICES GOOD FOR 90 DAYS FROM DATE OF QUOTE	

Total Upfit \$ 7,488.60

Jeremy Mcallister/John Vest
Superior Automotive Group
Fleet and Upfitting
304 S Lincoln St
Lowell AR 72745
Cell: JM 479-616-4348 JV 479-549-8335