



A G E N D A
SILOAM SPRINGS BOARD OF DIRECTORS
ADMINISTRATION BUILDING, 400 N. BROADWAY
SEPTEMBER 6, 2016
WORKSHOP: SIDEWALK & TRAIL MASTER PLAN 5:30 PM
BOARD MEETING / 6:30PM

Workshop: Sidewalk and Trail Master Plan – 5:30 pm

Regular Board of Directors Meeting:

Opening of Regularly Scheduled Meeting

Call to Order

Roll Call

Prayer

Pledge of Allegiance

Approval of Minutes

Regular Meeting of August 16, 2016

I. Public Input

Items from the Public not on the Agenda (public may address any City business not listed on the agenda)

II. Regularly Scheduled Items

Appointments

A. Swearing-In of Board of Director Position 5 At-Large / Jerry Cavness

B. Housing Authority of the City of Siloam Springs / Charles Adams

C. Parks Advisory Board / Jason Worrell

Contracts and Approvals

D. Master Engineering Service Agreement / Airport / Garver, LLC

E. Contract / 2017 Medical Insurance Benefits / United Healthcare / \$1,615,062.89

F. Contract / Cheri Whitlock Overpass / Water and Sewer Relocates / Ground Zero Construction / \$773,080.19

G. Right-of-Way License Agreement / 102 E. Central / Bill O'Hare

Ordinances

H. 1st Reading / Ordinance 16-12 / Amend Chapter 74 of the City Municipal Code / Establish Rental Rates for Sager Creek Soccer Complex

I. 1st Reading / Ordinance 16-13 / Amend Section 102-21 Rezone from I-1 to C-2 / 1084 and 1198 Hwy. 412 E.

Resolutions

J. Resolution 29-16 / Special Use Development Permit / Mike McGooden / 1084 Hwy. 412 E.

K. Resolution 30-16 / Significant Development Permit / Burger King / 2354 Hwy. 412 E.

L. Resolution 31-16 / Authorize the Rate of Property Tax / 2016 to be Collected in 2017

Staff Reports

M. Best Places to Work

N. Graffiti Update

O. Administrator's Report

III. Directors Reports

IV. Adjournment

MINUTES OF THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
CITY OF SILOAM SPRINGS, BENTON COUNTY,
ARKANSAS, HELD AUGUST 16, 2016

The Board of Directors of the City of Siloam Springs, Arkansas, met in regular session at the City of Siloam Springs Administration Building, on August 16, 2016.

The Meeting was called to order by Mayor Turner.

Roll Call: Johnson, Smiley, Burns, Smith, Beers, Coleman –Present

Phillip Patterson, City Administrator; Jay Williams, City Attorney; Renea Ellis, City Clerk; Jeremy Criner, Fire Chief; Geoff Lewis, Deputy Chief of Police; Ben Rhoads, Senior Planner; Steve Gorszcyk, Public Works Director; Don Clark, Community Services Director; Christina Petriches, Finance Director; Justin Bland, City Engineer; present.

Opening prayer was led by Amy Smith.

Mayor John Turner led the Pledge of Allegiance.

A copy of the August 2, 2016 minutes of the regular meeting had previously been given to each Director. A Motion was made by Smiley and seconded by Johnson to accept the minutes. Smith asked that her remarks in the Directors Report be amended. Smiley and Johnson agreed to the changes. Mayor called for a voice vote. Motion passed unanimously.

The first agenda item was the Open Hearing for Citizens Present.
None came forward.

The next item on the agenda: Board of Directors Vacancy / Position 5 At-Large.

Discussion: Mayor briefed and announced the Committee recommends Jerry Cavness be appointed to fulfill the vacancy of Position 5 At-Large seat. A Motion to appoint Jerry Cavness to fill the vacancy of Position 5 At-Large was made by Smiley and seconded by Coleman.

Roll Call:

Smiley, Burns, Smith, Beers, Coleman, Johnson –Aye.

6 Ayes. No Nays. Motion passed.

The next item on the agenda: Contract / Garver Engineer / Precision Approach Path Indicators / \$21,500.

Discussion: Sean Baker, Airport Manager, briefed the item. A Motion to approve the Contract with Garver Engineering for Replacement of Precision Approach Path Indicators for \$21,500 was made by Johnson and seconded by Smith.

Roll Call:

Burns, Smith, Beers, Coleman, Johnson, Smiley –Aye.

6 Ayes. No Nays. Motion passed.

The next item on the agenda: Purchase Contract / Fire Apparatus / Sunbelt Fire, Inc. / \$1,689,053.

Discussion: Jeremy Criner, Fire Chief, briefed the item including the addition of equipment that hadn't originally been requested. Greg Neely, 2302 W. University, stated he was in support of the additional equipment. Beers asked for clarification on the different funding formats for the Fire Department. Christina Petriches, Finance Director, provided an overview. Phillip Patterson, City Administrator, stated when looking at buying a truck and putting depreciation money back to replace large purchases, it is more difficult than borrowing. Burns stated there were several who were disgruntled when the current trucks were purchased. He expressed his appreciation that what was wanted originally is being purchased and expressed his opinion that they were what fire trucks should be like. A Motion to approve the purchase of three (3) Fire Apparatus from Sunbelt Fire, Inc. in the amount of \$1,689,053 and Grant City Administrator authority to obtain financing was made by Burns and seconded by Beers.

Roll Call:

Smith, Beers, Coleman, Johnson, Smiley, Burns –Aye.

6 Ayes. No Nays. Motion passed.

The next item on the agenda: Memorandum of Understanding / Siloam Springs School District / School Resource Officers / Police Department / \$154,104.38.

Discussion: Geoff Lewis, Deputy Chief of Police, briefed the item. Smith asked what the cost to City is. Lewis stated it is a 50% cost share. A Motion to approve the Memorandum of Agreement between the Siloam Springs School District and the City of Siloam Springs for School Resource Officers; Compensation by the Siloam Springs School District in the amount of \$154,104.38 for the 2016-2017 school year was made by Smiley and seconded by Coleman.

Roll Call:

Beers, Coleman, Johnson, Smiley, Burns, Smith –Aye.

6 Ayes. No Nays. Motion passed.

The next item on the agenda: Benton County Recycling Grant / Recycling Building Addition / \$84,588.75.

Discussion: Steve Gorszcyk, Public Works Director, briefed the item. Mayor asked if this is a turn-key job. Gorszcyk answered yes. Beers expressed thanks to the staff for the legwork to get this funding. A Motion to approve the construction of an addition to the recycling building at the sanitation division by Quality Metal, Inc. totaling \$84,558.75 with funding by the Benton County Recycling Grant was made by Beers and seconded by Johnson.

Roll Call:

Coleman, Johnson, Smiley, Burns, Smith, Beers –Aye.

6 Ayes. No Nays. Motion passed.

The next item on the agenda: Ordinance 16-09 / 2nd Reading / Amend Section 102-21 of the City Municipal Code / Rezone C-1A to C-2 / 1000 Block of Cheri Whitlock Dr.

Discussion: Ben Rhoads, Senior Planner, briefed this item, as well as Ordinance 16-10 and Ordinance 16-11. A Motion to Place Ordinance 16-09 / Amend Section 102-21 of the City Municipal Code / Rezone C-1A to C-2 / 1000 Block of Cheri Whitlock Dr. on its second and third reading, suspending the rules and reading title only, was made by Smiley and seconded by Smith.

Burns stated this will have a large impact on Cheri Whitlock. He stated there has been no public comment except those from two people. He then stated people need to call with concerns when signs go up, especially when their backyard is changing to commercial. He stated he hates to see the City lose that green space and hopes this helps with the convenience. Smiley said she understands Burns concern and pointed out the City wants to move towards being a walkable community. She said she hopes neighbors are aware of what's happening but they need to take responsibility if there are concerns. Rhoads explained in further detail the C2 zoning. Burns asked if other properties become available, would zoning stay with C2. Rhoads stated C2 is most conducive; it is important to have commercial zoning along this corridor to help reduce congestion on Highway 412. Beers stated numerous notifications were made; and asked if it is correct that minimal citizen comment was received. Rhoads answered yes. Mayor stated the public has option to appear and voice opinions.

Roll Call:

Johnson, Smiley, Burns, Smith, Beers, Coleman –Aye.

6 Ayes. No Nays. Motion passed.

An Ordinance entitled:

AN ORDINANCE AMENDING SECTION 102-21 OF THE SILOAM SPRINGS MUNICIPAL CODE (CITY ZONING MAP); REZONING (FROM C1-A TO C-2) THE PROPERTY LOCATED AT THE 1000 BLOCK OF CHERI WHITLOCK DRIVE.

Was read on its second and third reading.

A Motion to Adopt Ordinance 16-09 was then made by Smiley and seconded by Coleman.

Roll Call:

Smiley, Burns, Smith, Beers, Coleman, Johnson –Aye.

6 Ayes. No Nays. Motion passed.

The next item on the agenda: Ordinance 16-10 / 2nd Reading / Amend Section 102-21 of the City Municipal Code / rezone C-2 and R-2 to G-I / 100 Hwy. 412 W.

Discussion: Ben Rhoads, Senior Planner, briefed this item in the previous discussion. A Motion to Place Ordinance 16-10 / Amend Section 102-21 of the City Municipal Code / rezone C-2 and R-2 to G-I / 100 Hwy. 412 W. on its second and third reading, suspending the rules and reading title only, was made by Beers and seconded by Burns.

Roll Call:

Burns, Smith, Beers, Coleman, Johnson, Smiley –Aye.

6 Ayes. No Nays. Motion passed.

An Ordinance entitled:

AN ORDINANCE AMENDING SECTION 102-21 OF THE SILOAM SPRINGS MUNICIPAL CODE (CITY ZONING MAP); REZONING (FROM C-2 AND R-2 TO G-I) THE PROPERTY LOCATED AT 100 HIGHWAY 412 WEST.

Was read on its second and third reading.

A Motion to Adopt Ordinance 16-10 was then made by Johnson and seconded by Smith.

Roll Call:

Smith, Beers, Coleman, Johnson, Smiley, Burns –Aye.

6 Ayes. No Nays. Motion passed.

The next item on the agenda: Ordinance 16-11 / 2nd Reading / Amend Section 102-21 of the City Municipal Code / rezone R-2 to G-I / 1611 Cheri Whitlock Dr.

Discussion: Ben Rhoads, Senior Planner, previously briefed this item. A Motion to Place Ordinance 16-11 / Amend Section 102-21 of the City Municipal Code / rezone R-2 to G-I / 1611 Cheri Whitlock Dr. on its second and third reading, suspending the rules and reading title only, was made by Smiley and seconded by Smith.

Burns asked about any impact to the overpass project. Justin Bland, City Engineer, responded.

Burns mentioned the drainage issue in the neighborhood behind this area and wanted to ensure it won't be impacted. Bland stated he believed the changes would benefit Gabriel Park.

Roll Call:

Beers, Coleman, Johnson, Smiley, Burns, Smith –Aye.

6 Ayes. No Nays. Motion passed.

An Ordinance entitled:

**AN ORDINANCE AMENDING SECTION 102-21 OF THE SILOAM SPRINGS
MUNICIPAL CODE (CITY ZONING MAP); REZONING (FROM R-2 TO G-I) THE
PROPERTY LOCATED AT 1611 CHERI WHITLOCK DRIVE.**

Was read on its second and third reading.

A Motion to Adopt Ordinance 16-11 was then made by Smiley and seconded by Beers.

Beers expressed excitement for the growth of the church community.

Roll Call:

Coleman, Johnson, Smiley, Burns, Smith, Beers –Aye.

6 Ayes. No Nays. Motion passed.

The next item on the agenda: Resolution 28-16 / Significant Development Permit / New Life Church of Siloam Springs / 1611 Cheri Whitlock Dr.

Discussion: Ben Rhoads, Senior Planner, briefed the item. A Motion to approve Resolution 28-16 / Significant Development Permit / New Life Church of Siloam Springs / 1611 Cheri Whitlock Dr. with staff recommendations was made by Coleman and seconded by Smiley.

Roll Call:

Johnson, Smiley, Burns, Smith, Beers, Coleman –Aye.

6 Ayes. No Nays. Motion passed.

Administrator's Report: Phillip Patterson reported sales tax for July is up by 13% for the month, and 8% for the year. He stated the county sales tax for July is up 9% for the month, and 1.5% for the year. He then went over details that were discussed in the earlier workshop for the Medical Springs Park; and asked if there were any objections. A Motion to proceed with

recommendations made in the workshop and to proceed with finance option 2 was made by Smiley and seconded by Coleman. Beers stated only changing the name of the amphitheater would be necessary.

Roll Call:

Smiley, Burns, Smith, Beers, Coleman, Johnson –Aye.

6 Ayes. No Nays. Motion passed.

Open Hearing of Directors: Mayor stated the Police Department was on Highway 412 for a blue-light vigil in support of Sebastian County Deputy Corporal Bill Cooper. He thanked the Police Department for their help. He then stated we had the last 2nd Saturday last weekend, and it was well attended. He said it is good to see the U.S. doing well in the Olympics. Beers thanked the first responders for what they do, and putting everything on the line. He stated he attended the Back to School Chamber breakfast and that it was a fun event. He thanked those who submitted letters of consideration to fill the Board vacancy. Burns echoed Beers statement and said it is all about diversity. He pointed out concerns have been addressed very quickly regarding the Street Diet. He thanked the citizens for their patience. Johnson said he had a couple at a block party last year who spoke about their occupation as resource officers; SRO's help kids get interested in and acquainted with officers. He stated he hasn't heard of or seen any graffiti lately and was glad it hasn't become a problem. Smith expressed her thanks to the Police Department for the recent kindness to her family and encouraged everyone to lock their car doors to prevent theft. Smiley encouraged everyone to be on the lookout for the kids going back to school. She expressed appreciation to the Police and Fire Departments. Coleman stated he was happy to see the flag and flagpole at the Library. He stated he was saddened to see Police Chief Wilmeth's letter on the website. He encouraged everyone to pray daily for the Police and Fire Departments.

Coleman then made a motion to adjourn; seconded by Smiley. The Mayor called for a voice vote. All Ayes. Motion passed.

Meeting adjourned.

APPROVED:

ATTEST:

John Mark Turner, Mayor

Renea Ellis, City Clerk

{seal}



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STAFF REPORT

TO: Mayor and Board of Directors
FROM: Phillip Patterson, City Administrator
DATE: August 30, 2016
RE: Housing Authority of the City of Siloam Springs / Charles Adams

Recommendation: Approval of the recommendation from the Commissioners of the Housing Authority to appoint Charles Adams to the Housing Authority Board.

Background: The governing body of municipal governments is required to confirm the appointment of Board members to the local municipal housing authority. Recently, the Commissioners of the Housing Authority of the City of Siloam Springs nominated Charles Adams to fill a vacancy on the Authority's Board of Commissioners. Per the requirement, the Housing Authority is requesting the City Board of Directors confirm this appointment.

Fiscal Impact: Staff is not aware of any fiscal impact associated with this request.

Attachments:

Housing Authority request, dated August 29, 2016.



**HOUSING AUTHORITY
OF THE CITY OF
SILOAM SPRINGS, ARKANSAS**

P.O. BOX 280 — 1255 W. Tulsa St. — SILOAM SPRINGS, ARKANSAS 72761 — PHONE: (479) 524-8117
TDD: (479) 524-8149
FAX: (479) 524-4354

August 29, 2016

Phillip Patterson
City Administrator
P. O. Box 80
Siloam Springs, AR 72761

RE: Commissioner Appointment for Siloam Springs Housing Authority

Dear Mr. Patterson:

Your letter was received by my office on August 22, 2016. I apologize for the delay in the response as I was traveling, today is my first day back in the office.

As stated in my letter to the Mayor on August 12, 2016, our board unanimously appointed Charles Adams for fill the vacancy on the Housing Authority Board.

Per your request, I am sending this letter for insertion to the City Board Packet.

- Please see attach page from the Housing Authorities Act of 1937, which describes how vacancies are filled for our board.
- Mr. Adams was the only nomination considered, as no other names were submitted. We do not ask for applications, names only.
- Our board selects nominees for appointment
- There are no specific qualifications that influenced the appointment of the recommended nominee. With this being said, Mr. Adams also serves on the Genesis House Board and understands the need for low-income housing within Benton County.

I hope this information answers your questions. I will be unable to attend the September 6th Board meeting, however, our Board Chairman, Kenneth Childers, will be present.

Best regards,

Judy Hobbs
Executive Director

PC: Kenneth Childers, Chair, Housing Authority Board of Commissioners



2/ 19-3006. Vacancies on board - Designation of successor. - When a vacancy occurs on the Board of Commissioners of a municipal housing authority, the Commissioners of said authority shall designate a successor to fill said vacancy subject to approval and confirmation by the municipal council or other municipal governing body.

2/ 19-3007. Municipal officer or employee barred from appointment. - No commissioner of a housing authority may be an officer or employee of the municipality for which the authority is created.

2/ 19-3008. Commissioner to serve until successor appointed - Certificate of appointment filed. - A Commissioner of an authority shall hold office until his successor has been designated by the Board of Commissioners of the Housing Authority and approved and confirmed by the municipal council or other municipal governing body. When so appointed, approved and confirmed, a certificate of the appointment or re-appointment of any commissioner shall be filed with the Clerk of Municipal Council or other governing body, and such certificate shall be conclusive evidence of the due and proper appointment of such commissioner.

Section 6. [19-3009] Interested Commissioners or Employees. - No commissioner or employee of an authority shall acquire any interest direct or indirect in any housing, project or in any property included or planned to be included in any project, nor shall he have any interest direct or indirect in any contract or proposed contract for materials or services to be furnished or used in connection with any housing project. If any commissioner or employee of an authority owns or controls an interest direct or indirect in any property included or planned to be included in any housing project, he immediately shall disclose the same in writing to the authority and such disclosure shall be entered upon the minutes of the authority. Failure so to disclose such interest shall constitute misconduct in office.

Section 7. [19-3010] Removal of Commissioners. - For inefficiency or neglect of duty or misconduct in office, a commissioner of an authority may be removed by the Mayor (or in the case of an authority for a county, by the governing body of said county), but a commissioner shall be removed only after he shall have been given a copy of the charges at least 10 days prior to the hearing thereon and had an opportunity to be heard in person or by counsel. In the event of the removal of any commissioner, a record of the proceedings, together with the charges and findings thereon, shall be filed in the office of the clerk.

Section 8. [19-3011] Powers of Authority. - An authority shall constitute a public body corporate and politic, exercising exclusively public and essential governmental functions, and having all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this Act, including the following powers in addition to others herein granted:

2/ Section 19-3006 through 19-3008 were sections 1, 2, and 3, respectively, of Act No. 77, Acts of 1943. The italic headings were supplied by the codifiers. See footnote 1.



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STAFF REPORT

To: Phillip Patterson, City Administrator
From: Don Clark, Community Services Director
Date: August 24, 2016
Subject: Parks Advisory Board Appointment / Jason Worrell

Recommendation: Appointment of applicant Jason Worrell to fill a vacant seat on the Parks Advisory Board for the term expiring December 31, 2017.

Background: Board member Shea Hammond resigned from the Parks Advisory Board (PAB) effective July 28, 2016 leaving position eight vacant. Mr. Hammond's term was due to expire December 31, 2017.

In November of 2015 staff advertised a request for applications for three available positions on the PAB with terms beginning January, 2016.

Four applications were received and reviewed by the PAB and three were selected for appointment. The remaining application was reviewed at the August 18, 2016 PAB meeting and a recommendation was made to appoint applicant Jason Worrell to the vacant seat.

Jerrold Driscoll, PAB Chair has submitted his recommendation for approval.

Attachment: Recommendation memo from Jerrod Driscoll, PAB Chair



Memorandum

To: Don Clark, Community Services Director
From: Jerrod Driscoll, Parks Advisory Board Chair 
Date: August 19, 2016
Re: Parks Advisory Board - Position Eight Vacancy

The Parks Advisory Board (PAB) consists of nine local volunteer citizens. Effective July 28, 2016 Shea Hammond resigned from the board creating one open position.

The PAB has reviewed the appointment applications received earlier this year and is recommending applicant Jason Worrell be appointed to position eight for the remainder of Mr. Hammond's term. This term will expire on December 31, 2017.

A handwritten signature in blue ink, appearing to be 'J. Driscoll', written in a cursive style.



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STAFF REPORT

To: Phillip Patterson, City Administrator
From: Don Clark, Community Services Director
Date: August 16, 2016
Subject: Master Services Agreement / Airport / Garver, LLC

Recommendation: Approve the Master Services Agreement with Garver, LLC.

Background: The Siloam Springs Municipal Airport is required to select an engineering consultant to perform Federal Aviation Administration (FAA) funded airport projects every five years. In 2011, the airport reselected Garver, LLC as their engineering consultant for a 5-year period. The Master Services Agreement (MSA) signed in 2011 expires in October 2016.

In preparation of the existing agreement expiring later this year, the airport began their consultant selection process on April 3, 2016. After reviewing the two statements of qualifications that were submitted, the airport is seeking approval to reselect Garver, LLC as their engineering consultant.

In an effort to expedite the contracting process, the City executed a Master Services Agreement with Garver, LLC in 2011. To continue with the familiar and efficient process, the airport requests that a new MSA be executed with Garver, LLC. Work orders beneath the MSA will be brought to the Board of Directors for approval on a per project basis and will include detailed scope of services and associated fees.

Fiscal Impact: There is no fiscal impact resulting from this agreement.



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STAFF REPORT

TO: Phillip Patterson, City Administrator
FROM: Adrienne Barr, Human Resource Manager
DATE: August 22, 2016
RE: Contracts / 2017 Medical Insurance Benefits / United Healthcare / \$1,615,062.89

Recommendation: Approve the contract with United Healthcare for employee medical insurance benefits in 2017 in the amount of \$1,615,062.89

Background:

The City, through our insurance broker Stephens, Inc., published a bid request for employee medical insurance. Arkansas Blue Cross Blue Shield (BCBS), United Healthcare (UHC), Arkansas Municipal League (AML), and QualChoice (QC) sent in bids.

Our current vendor BCBS presented a cost of \$1,492,360.80 for a Consumer Driven Health Plan (CDHP) with a Health Savings Account (HSA) plan which is lower than their current 2016 fee of \$1,869,348.72. BCBS quoted a price for their wellness program at \$19,552.00 (includes set up fees) based on a 2-year plan making their total bid \$1,511,812.80, with a minimum of 100 participants. BCBS has a national network that meets the needs of our employees and their dependents. BCBS also files the health plan B tax forms related to the ACA (Affordable Care Act).

UHC presented a unique proposal with a wellness program built into the medical benefits cost. The wellness program is based on a walking program, with the employee having an opportunity to earn funds (up to \$1,095/year/individual) to be deposited into their HSA account by UHC. Both the employee and their spouse can participate which doubles their opportunity to improve their health and earn contributions to the HSA account. The cost for the medical plan is \$1,615,062.89. UHC files the B tax forms related to the ACA.

QC submitted a bid for \$1,446,836.88 for their CDHP. They do not offer a wellness program, nor do they have a national network of providers to meet the needs of our employees. QC files the B tax forms related to the ACA.

AML submitted a quote for a grandfathered plan (not a CDHP). There are several benefit changes that are less than what we currently offer. For example, there is a limit of 30 days for semi-private inpatient hospital services per incident or illness annually and a combination of speech, physical and occupational therapy to 40 days annually. There are also added penalties of \$1,500 to an emergency room visit if you do not notify the precertification department by 5pm the following day. There is a separate prescription

out-of-pocket maximum that does not apply to the medical out-of-pocket maximum. It is \$2,600 per individual or \$5,200 per family. Medical out-of-pocket maximums for an employee are \$20,000 and for a family it's \$40,000 which is much higher than our current plan.

AML does not have a network that will meet the needs of all our employees due to the fact that should an employee visit an out-of-state provider, the out-of-pocket expenses paid to that provider will not apply to the employee's maximum out-of-pocket expenses. That limitation will affect about ¼ of the employee population on the medical plan. AML will not file the B tax forms for ACA reporting and staff will be required to file these forms.

If the city chose a medical plan that did not offer a wellness program, the cost from our local hospital will be \$42,845.94 for a wellness plan that runs tests and completes the lab work. The City would offer the services and ask the employee to give the results to their physician. The City could offer and track classes throughout the year for employees for the employer HSA funding. This would involve coordinating classes and coordinating employees on their lunch break or take them off the job to take the class.

Fiscal Impact: AML does present the most savings to the city; however, the increased out-of-pocket expenses for the employee increase significantly. AML does not offer a nationwide network. This will increase the expense for employees that live out-of-state or have children out-of-state. AML does not offer the same benefits that are currently offered, possibly adding more financial exposure to the employee. For example, a limit of 30 days per incident or illness annually for an inpatient stay.

Both of the other plans, BCBS and QC, appear to include greater savings than the UHC plan; however, once the value of UHC's wellness program and the cost to administer a wellness program is added to the plan costs, the overall savings drops dramatically. Please review the attached spreadsheet.

Recommendation:

Staff recommends contracting with UHC based on their covered services, national network and built in wellness program. The UHC model is not the least expensive plan, but the services and the wellness program benefits our employees with no extra fees and, based on our current participation level, a savings to the City of \$254,285.83. In addition, the UHC plan will save our employees almost \$170,000 in premiums.

Attachments:

2017 Healthcare Plan Cost Analysis

2017 HEALTHCARE PLAN COST ANALYSIS

EMPLOYER COSTS

Current Plan

Blue Cross \$ 1,869,348.72

	<u>Plan Total Cost</u>	<u>Savings from Current Plan w/o Wellness</u>	<u>Wellness Equaling the Value of UHC and Admin Costs</u>	<u>Total Cost</u>	<u>Savings from Current Plan with Wellness</u>
Bids for 2017					
Blue Cross (BCBS)	\$ 1,492,360.80 *	\$ 376,987.92	\$ 373,137.00	\$ 1,865,497.80	\$ 3,850.92
Qual Choice (QC)	\$ 1,446,836.88 *	\$ 422,511.84	\$ 396,530.94	\$ 1,843,367.82	\$ 25,980.90
United Healthcare (UHC)	\$ 1,615,062.89 *	\$ 254,285.83	Included	\$ 1,615,062.89	\$ 254,285.83
Arkansas Municipal League (AML)	\$ 1,358,652.36	\$ 510,696.36	N/A	\$ 1,358,652.36	\$ 510,696.36 **

*Includes current levels of contributions to health savings accounts.

**Wellness would be in-house and this cost has not been determined - Not eligible for Health Savings Accounts, which the City currently contributes \$360,720 to in 2016.

EMPLOYEE COSTS

	<u>Current</u>	<u>BCBS</u>	<u>QC</u>	<u>UHC</u>	<u>AML</u>
Bi-weekly Premiums					
Employee	\$ 27.46	\$ 20.60	\$ 19.77	\$ 10.00	\$ 28.69
Employee +1	\$ 57.93	\$ 43.47	\$ 41.71	\$ 21.09	\$ 63.56
Family	\$ 86.71	\$ 65.04	\$ 62.43	\$ 31.56	\$ 63.56
Total Annual Premiums	\$ 266,219	\$ 199,696	\$ 191,667	\$ 96,917	\$ 239,748
Maximum Household					
Out of Pocket Expense	\$ 761,630	\$ 761,630	\$ 931,280	\$ 570,905	\$ 2,618,300
Average Household					
Out of Pocket Expense	\$ 3,697	\$ 3,697	\$ 4,521	\$ 2,771	\$ 12,710



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STAFF REPORT

To: Phillip Patterson, City Administrator
From: Justin Bland, City Engineer
Date: August 26, 2016
Subject: Contract / Cheri Whitlock Water and Sewer Relocation / Ground Zero Construction / \$773,080.19

Recommendation: Approve the Cheri Whitlock Water and Sewer Relocation bid from Ground Zero Construction in the amount of \$773,080.19.

Background: Bids for the relocation of water and sewer lines for the Cheri Whitlock overpass project were opened on July 1st. The engineer's estimate for this bid is \$778,209.60.

<u>Company</u>	<u>Total Bid</u>
Ground Zero Construction	\$773,080.19
Davis Construction	\$935,235.00
Dean Crowder Construction	\$992,927.40
Goodwin & Goodwin, Inc.	\$1,220,529.00

Fiscal Impact: There is a total of \$740,060.00 in the 2016 Budget for this project split among the Water and Wastewater budgets as shown below.

<u>Account</u>	<u>2016 Budget</u>
Wastewater CIP (32-50-185600-271)	\$ 232,000.00
Water CIP (31-50-185500-821)	\$ 508,060.00
Total	\$ 740,060.00

Staff recommends approving the bid from Ground Zero Construction in the amount of \$773,080.19. Due to the project overlapping the 2016 and 2017 budget cycles, the portion of work completed in this calendar year will come out of the funding budgeted in 2016. The remainder of the cost will be included in the 2017 budget.

In addition, since the majority of these utilities were outside of the public right-of-way, the City will be reimbursed approximately \$562,799.92 (approximately 70%), by the Arkansas Highway and Transportation Department, based upon final project pay requests. The reimbursement will be issued at the completion of the project.

Attachments: None



STAFF REPORT

To: Phillip Patterson, City Administrator
From: Don Clark, Community Services Director
Date: August 30, 2016
Subject: Right-of-Way License Agreement / 102 E. Central / Bill O'Hare

Recommendation: Approve the right-of-way license agreement with Bill O'Hare for 102 E. Central

Background: The Siloam Springs branch of Willtech Enterprises located at 102 E. Central currently has two entrances into their building which are raised approximately 30 inches above the level of the sidewalk and are constructed out of wooden steps. While the City is doing the Mt. Olive Street Diet and is in the process of redoing the sidewalk in front of their building, Bill O'Hare, owner of Willtech, is requesting to install a permanent concrete ramp and set of stairs.

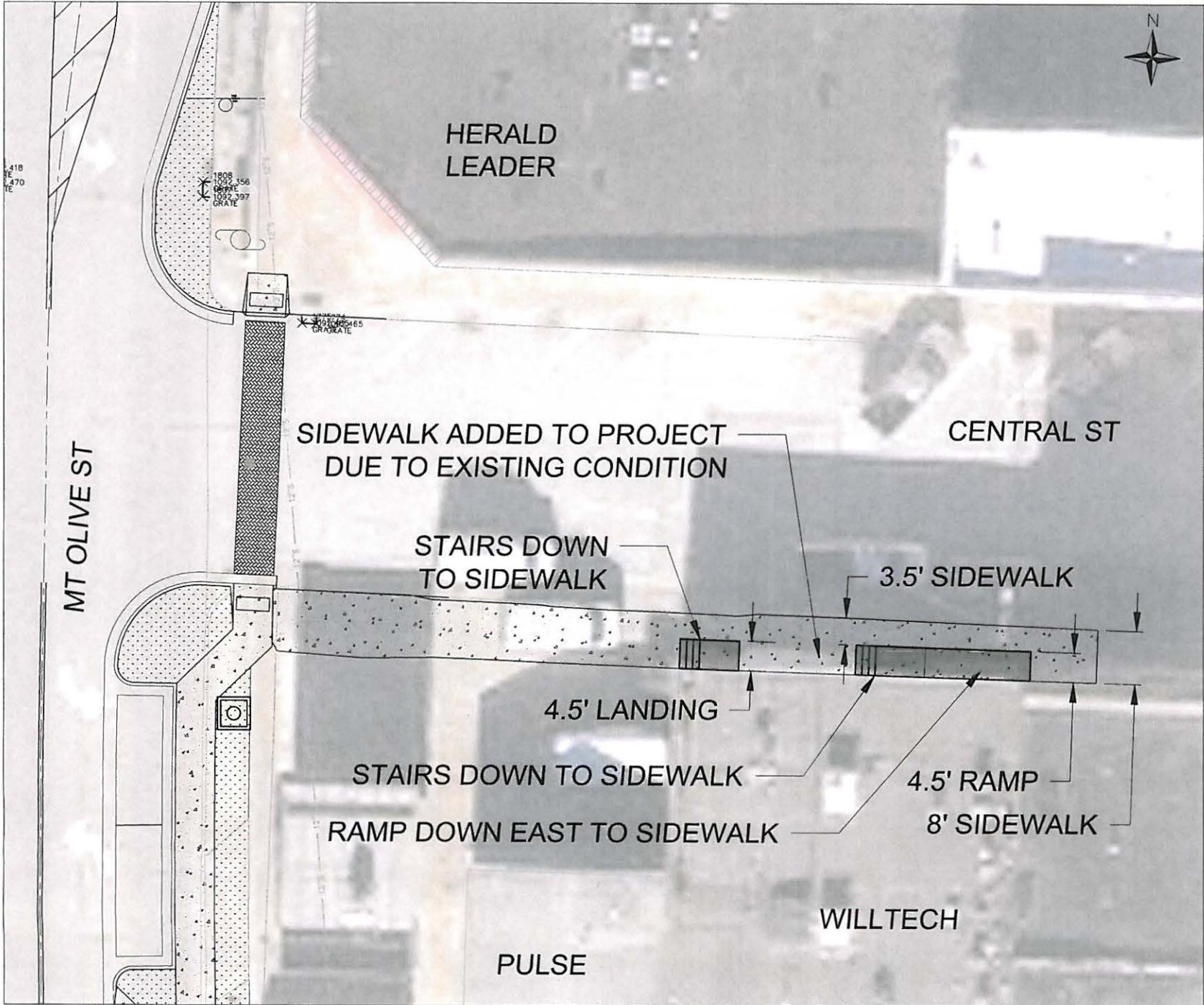
Since the structure is changing from wood to a permanent concrete structure it is not grandfathered, and the property owner has no official rights to use the city owned street right-of-way. Staff has reviewed the issue and doesn't believe that the concrete ramp will impede pedestrian access on the city sidewalk and therefore recommends approval of a license agreement to place the structure in the City's right-of-way.

Several important aspects of this agreement include the following:

- The Licensee shall, at his expense, maintain the improvements in good condition including the landscape within the Encroachment Area.
- All work pursuant to the Agreement shall be timely, in good workmanship, and done in a manner that minimizes inconveniences to the public.
- Licensee indemnifies the City against any liabilities and damages or claims resulting from the improvement constructed in the right-of-way.
- Either party may terminate the Agreement with 30-day notice, and Licensee shall remove the improvement if it constitutes a hazardous condition as determined by the City
- This Agreement shall not be construed so as to create a joint venture, partnership, employment, or other agency relationship between the parties hereto.
- Licensee understands, acknowledges and agrees that this Agreement does not create an interest or estate in Licensee's favor in the City Right-Of-Way. The City retains legal possession of the full boundaries of its right-of-way.

Fiscal Impact: There is no fiscal impact resulting from this agreement.

Attachments: Sidewalk Exhibit





STAFF REPORT

To: Phillip Patterson, City Administrator
From: Don Clark, Community Services Director
Date: August 11, 2016
Subject: Ordinance 16-12 / Amend Chapter 74 of the City Municipal Code / Establish Rental Rates for Sager Creek Soccer Complex

Recommendation: Place Ordinance 16-12 on its ____ (1st, 2nd or 3rd) reading, suspending the rules and reading by title only.

Background: The soccer fields at the Sager Creek Soccer Complex are in stable playing condition and can be utilized by the public and recreational organizations for tournaments. Staff is proposing section 74-72(b) of the Municipal Code be amended to include the Sager Creek Soccer Complex as an Athletic Facility and to establish rental rates.

Proposed rental rates:

- Deposit: \$100.00 per field
- Rental Fees: \$40.00 per field per two hour-slot
\$100.00 per field per day rental fee
\$225.00 per day rental fee for use of three fields

The proposed amendment has been through the Attorney Review process.

Fiscal Impact: Staff is unaware of the fiscal impact at this time.

Attachments:

Proposed code amendments
Ordinance 16-12

Sec. 74-72. - Policies and procedures.

(b) *Athletic facilities.*

(1) *General policy and authority.* Softball fields, ~~and~~ sand volleyball courts, and soccer fields are available for use by the public. The fields/courts may be used on a first come, first served basis or may be reserved through the parks and recreation department. First priority will be given to the parks and recreation department for department sponsored league/tournaments.

(2) *Requirements for rental.* Individuals and groups must contact the parks and recreation office at least two weeks prior to the date which they wish to reserve the softball fields, ~~or~~ volleyball courts, or soccer fields and enter into a rental agreement which must be approved in writing by the parks and recreation department.

(3) *Fees and deposits.* The following schedule will be in effect for rental of the softball fields, ~~and~~ sand volleyball courts, and soccer fields:

	Resident	Nonresident
Softball field (day)	\$ 5.00 per hour	\$ 10.00 per hour
Softball field (night)	10.00 per hour	15.00 per hour
Sand volleyball court	5.00 per hour	10.00 per hour
Deposit for rental Soccer fields	100.00 \$40.00 per field per 2 hours \$100.00 per field per day \$225.00 per day for all 3 fields	\$40.00 per field per 2 hours \$100.00 per field per day \$225.00 per day for all 3 fields
Deposit for rental	100.00	100.00

ORDINANCE NO. 16-12

**AN ORDINANCE PROVIDING RENTAL RATES FOR THE
SAGER CREEK SOCCER COMPLEX LOCATED AT 608
SUE ANGLIN DRIVE.**

WHEREAS, it appears in the best interest of the City's recreational facilities that rental rates be established for use of the Sager Creek Soccer Complex;

Now Therefore:

Be It Enacted, by the Board of Directors of the City of Siloam Springs that subsection 74-72(b) of the Municipal Code is hereby amended to read as follows:

(b) *Athletic facilities.*

(1) *General policy and authority.* Softball fields, sand volleyball courts, and soccer fields are available for use by the public. The fields/courts may be used on a first come, first served basis or may be reserved through the parks and recreation department. First priority will be given to the parks and recreation department for department sponsored league/tournaments.

(2) *Requirements for rental.* Individuals and groups must contact the parks and recreation office at least two weeks prior to the date which they wish to reserve the softball fields, volleyball courts, or soccer fields and enter into a rental agreement which must be approved in writing by the parks and recreation department.

(3) *Fees and deposits.* The following schedule will be in effect for rental of the softball fields, sand volleyball courts, and soccer fields:

	Resident	Nonresident
Softball field (day)	\$5.00 per hour	\$10.00 per hour
Softball field (night)	\$10.00 per hour	\$15.00 per hour
Sand volleyball court	\$5.00 per hour	\$10.00 per hour
Soccer fields	\$40.00 per field per 2 hours \$100.00 per field per day \$225.00 per day for all 3 fields	\$40.00 per field per 2 hours \$100.00 per field per day \$225.00 per day for all 3 fields
Deposit for rental	\$100.00	\$100.00

ORDAINED AND ENACTED this _____ day of _____ 2016.

APPROVED:

ATTEST:

John Mark Turner, Mayor

Renea Ellis, City Clerk

(SEAL)



CITY OF
Siloam Springs
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STAFF REPORT

TO: Phillip Patterson, City Administrator
FROM: Ben Rhoads, AICP, Senior Planner *BZR*
Cc: Don Clark, Community Services Director
DATE: August 17, 2016
RE: Ordinance 16-13 / Amend Section 102-21 of the City Municipal Code / rezone I-1 to C-2 / 1084 and 1198 Hwy. 412 E.

Recommendation: Place Ordinance No. 16-13 on its ____ (1st, 2nd or 3rd) reading, suspending the rules and reading by title only.

Background: The applicant, Hammersla Revocable Trust, requests to rezone their property at 1084 and 1198 Hwy. 412 East from I-1 (Industrial) to C-2 (Roadway Commercial).

The Planning Commission reviewed the rezoning application at the August 9, 2016 regular meeting. There were no comments from the public. The Commission recommended approving the rezoning permit by a 7-0 vote, with no abstentions.

Fiscal Impact: No fiscal impact is anticipated.

Attachments:

Staff Report with attachments
Ordinance No. 16-13



STAFF REPORT

TO: Planning Commission
FROM: Ben Rhoads, AICP, Senior Planner *BR*
Cc: Don Clark, Community Services Director
DATE: July 15, 2016
RE: Rezoning Development Permit, RZ16-06/ Rezone from I-1 to C-2.

Recommendation: Approval of RZ16-06 (Rezone Development Permit).

Background:

APPLICATION REVIEW DATES

Planning Commission review: August 9, 2016
Board of Directors review: September 6, 2016

APPLICANT AND AGENT

Applicant/Owner: Pamela Hammersla
Agent: Michael McGooden

SUBJECT PROPERTY ADDRESS

1084 & 1198 Hwy. 412 East

INTERNET MAP INFORMATION

Planning staff has created a map made with Google My Maps.
Attribution: Map data ©2016 Google Imagery ©2016, Arkansas GIS, DigitalGlobe, Landsat, State of Arkansas, USDA Farm Service Agency, Washington County.

Please click on the following link to access. This link will only operate if reading this report digitally.

https://drive.google.com/open?id=1yJdPvc6gn_xWPID60AaVDUVu5Tg&usp=sharing

PROJECT INTENT

The applicant desires to rezone a 8.03 metes and bounds parcel from I-1 (Industrial) to C-2 District (Roadway Commercial).

REFERENCE APPLICATIONS

The following application is associated with this request: SU16-01 (Special Use Dev. Permit).

EXISTING LAND USES AND ZONING

<i>EXISTING LAND USE</i>		<i>EXISTING ZONING</i>	
Abandoned Retail/ Active Office		I-1 District (Industrial)	
<i>PROPOSED LAND USE</i>		<i>PROPOSED ZONING</i>	
Liquor Store		C-2 District (Roadway Commercial)	
<i>SURROUNDING LAND USE</i>		<i>SURROUNDING ZONING</i>	
North:	Commercial—Retail/ Residential, single-family	North:	I-1 District (Industrial)/ C-2 District (Roadway commercial)/ R-2 District (Residential, medium)
South:	Industrial—Factory	South:	I-1 District (Industrial)
East:	Commercial—Retail/ Industrial—Storage Area	East:	I-1 District (Industrial)
West:	Industrial—Storage Area	West:	I-1 District (Industrial)

ZONING USE UNIT CONSISTENCY

Liquor stores fall within Use Unit 24 (Retail controlled beverage sales). Use Unit 24 is permitted in the proposed C-2 District through a Special Use permit only. See reference applications section of this report.

LOT STANDARDS CONSISTENCY

The minimum C-2 zone standards are compared with the subject property’s tracts below.

<i>MINIMUM (C-2) ZONING REQUIREMENTS</i>	<i>SUBJECT PROPERTY PROPOSAL</i>
Lot Area: 8,000 sq. ft.	8.03 acres
Lot Width: 80 ft.	Approx. 660 ft.
Maximum Lot Coverage: 85%	Approx. 10 %
Maximum Floor to Area Ratio: 0.6 (60%)	Approx. 0.01 or 1%

STAFF DISCUSSION

The applicant requests rezoning 1084 and 1198 Hwy. 412 East from I-1 to C-2, this is the site of a former flea market and an existing employee staffing office. This site is west of Ashley Furniture, and south of a large industrial lake. The lake occupies the majority of the acreage of the site and is not available for development. The lake was one time used by PipeLife, the factory to the south of the subject property, for their cooling facility. The lake is no longer used by the factory. The request was prompted by the City’s review of a liquor store relocation request for Magoo’s Liquor Store, which was formerly located at 2998 Hwy. 412 East. Due to the approval of a shopping center (The Shoppes at Siloam) at the existing site, the owner of the liquor store has requested to relocate to the subject property, 1084 Hwy. 412 East, which is the longer building and the former site of the flea market/antique store. The existing location is set to be demolished in preparation for the development of the shopping center. For more on the liquor store, consult staff memo SU16-01. The office use (1198 Hwy 412 E) is compatible with the proposed C-2 zone.

In order to allow for a liquor store, the property must be rezoned to either C-1 or C-2. These are the only zones that permit these stores by special use permission. The former retail use of 1084 is no longer considered legal non-conforming. Furthermore, staff advised the owner of the store that given the use unit is changing from general retail to controlled beverage sales, a rezone is required. The area is best described as a mix between industrial and roadway commercial uses. A furniture store exists east of the site. The future land use map indicates this area as appropriate for commercial and industrial uses. Given that the site has traditionally been used for commercial and that the factory no longer needs to use the lake, staff has no technical concerns with the rezoning proposal.

LEGAL NOTICE

Staff received no information that:

- the proposal interferes with the reasonable peace or enjoyment of the neighboring properties;
 - the property values may be substantially damaged;
 - the proposal may impact the present or future uses of neighboring properties;
 - the proposal is not adequately supported by infrastructure.
-
- Site posted: July 1, 2016.
 - Newspaper legal notification: July 10, 2016 (Herald-Leader).
 - Letter legal notification: July 12-15, 2016.
 - Staff received no phone calls or correspondence.

COMPREHENSIVE PLAN CONSISTENCY

The 2030 future land use map describes this area as commercial and office and industrial. Staff believes, due to the nature of the existing office and historic commercial use, that the C-2 zone is appropriate for this property. The following zone(s) are appropriate according to the designation: C-2; C-1A; I-1; I-2.

Fiscal Impact:

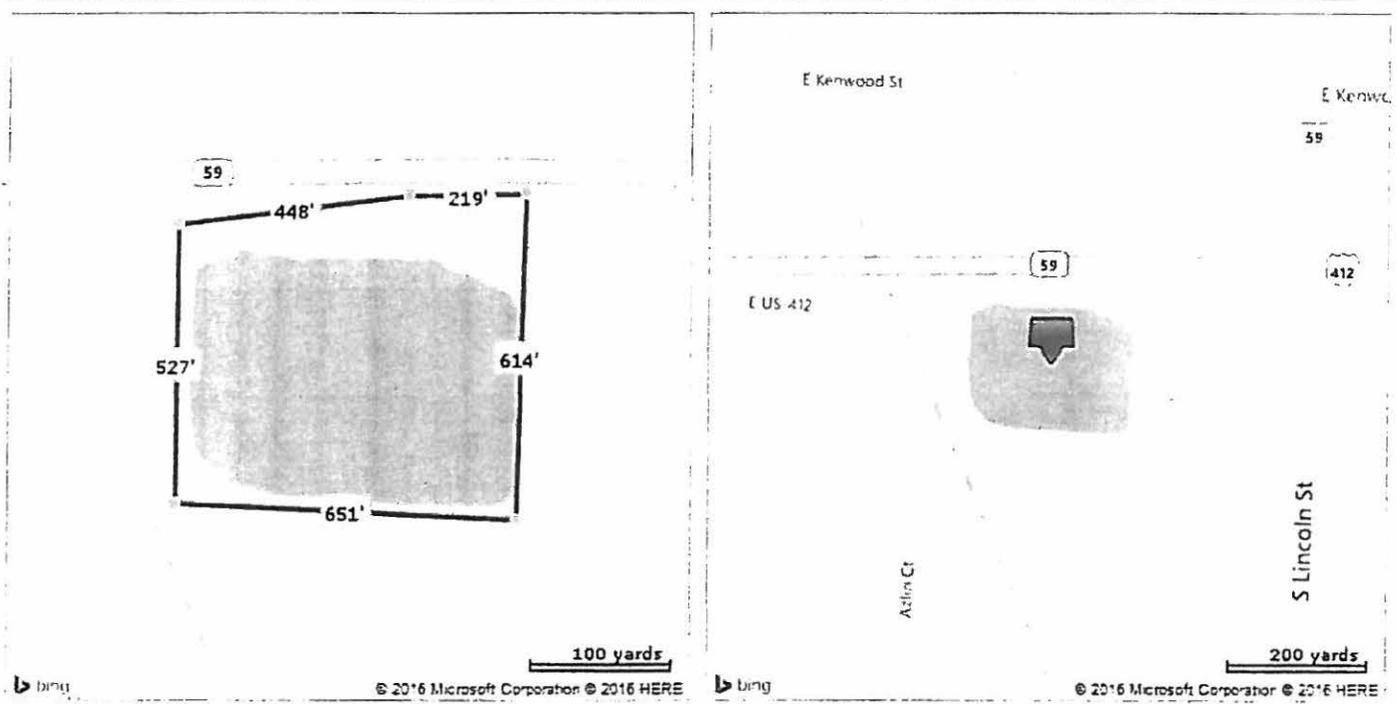
No impact is anticipated.

Attachments:

Site Plan
Bird's Eye View
General Area Map

1st Submittal
R216-06

Property Map

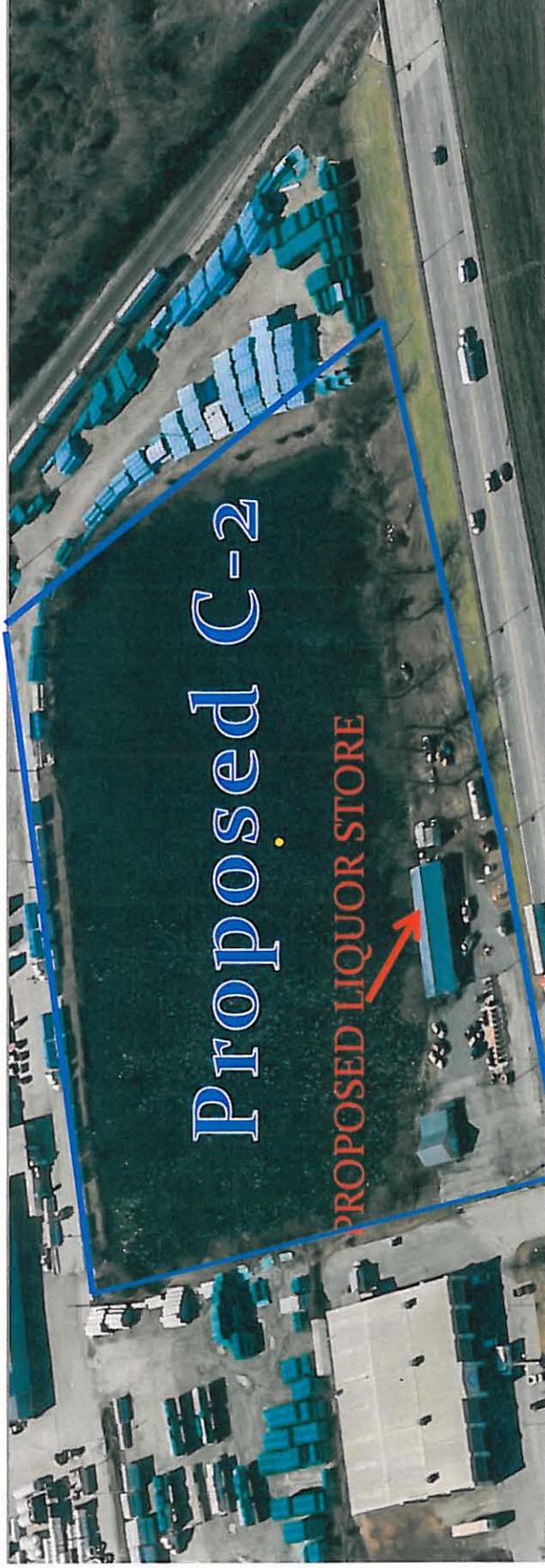


*Lot Dimensions are Estimated

Building 1 of 2

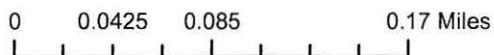
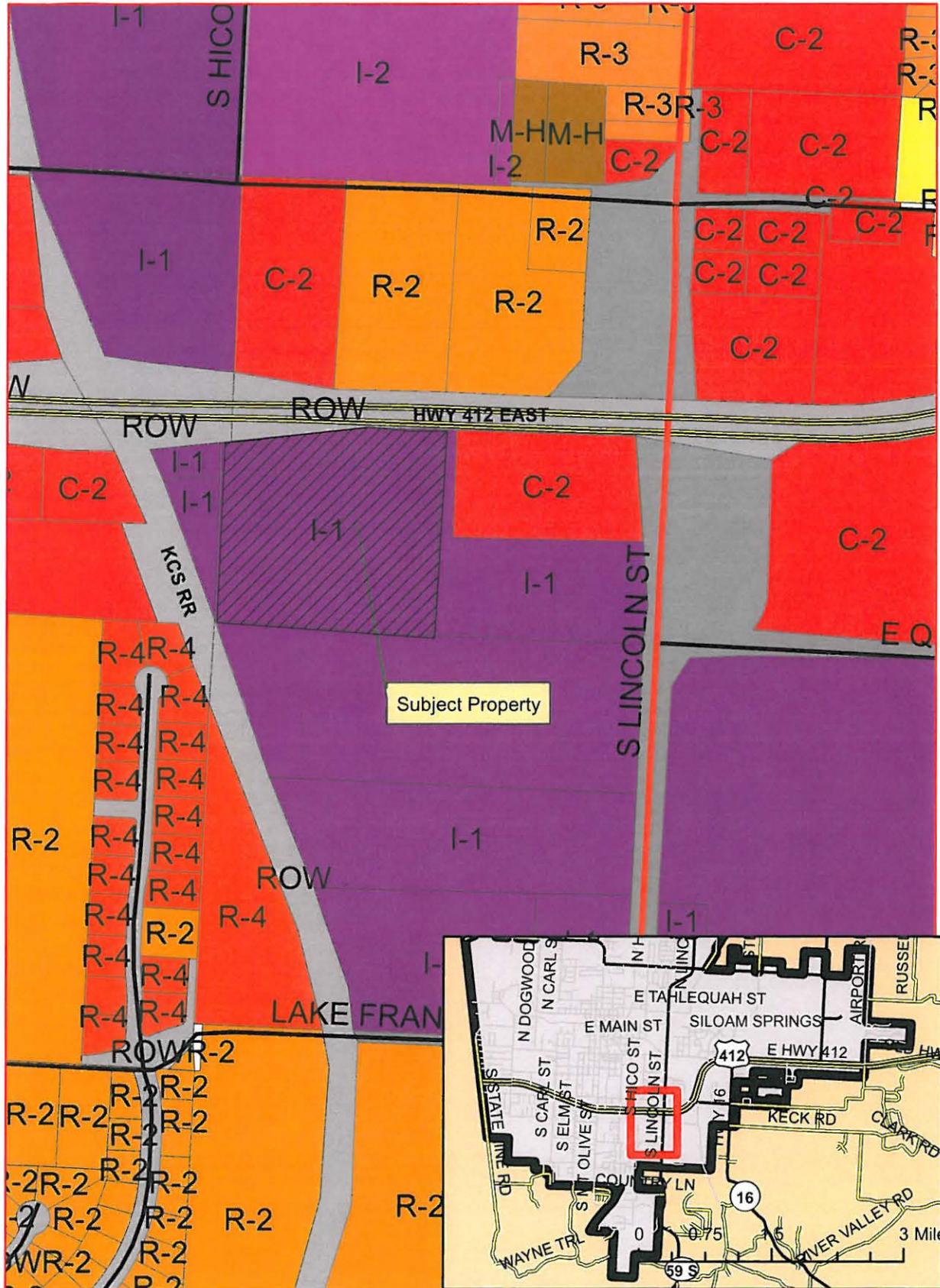
RZ16-06 / SU16-01

Bird's Eye View



GENERAL AREA MAP

Rezone Development RZ 16-06



ORDINANCE NO. 16-13

**AN ORDINANCE AMENDING SECTION 102-21 OF THE
SILOAM SPRINGS MUNICIPAL CODE (CITY ZONING
MAP); REZONING (FROM I-1 TO C-2) THE PROPERTY
LOCATED AT 1084 AND 1198 HWY. 412 E**

Whereas, landowner, the Hammersla Revocable Trust, Pamela B. Hammersla, Trustee, has requested that the below-described land be changed from the present zoning district of I-1 (Industrial) to C-2 (Roadway Commercial); and

Whereas, a public hearing on the proposed change was held on the 9th day of August 2016, before the City of Siloam Springs Planning Commission, after proper notice required by law; and

Whereas, no objections were registered at said hearing, and a motion approving the rezone was passed by the Planning Commission; and

Whereas, the proposal is consistent with the City's comprehensive land use plan; and

Whereas, upon review and deliberation it appears that the zoning change is in the best interest of the City of Siloam Springs; **Now Therefore:**

Be It Enacted by the Siloam Springs Board of Directors, as follows:

The zoning map of the City (Municipal Code Section 102-21) is hereby amended to include within the C-2 zoning district the property located at the 1084 and 1198 Hwy. 412 E., and described as:

A part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, Township 17 North, Range 33 West, City of Siloam Springs, Benton County, Arkansas, being more particularly described as follows: Beginning at a point which is North 00°15'08" East 1348.78 feet and South 89°46'20" East 20.00 feet from the SW Comer of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 8, said point being the Right of Way intersection of abandoned Hico Street and Quarter Road; thence along the East Right of Way line of said Hico Street, North 00°15'08" East 404.41 feet; thence leaving said Right of Way line South 82°10'48" West 20.20 feet to the centerline of said Hico Street; thence along said centerline, North 00°15'08" East 101.00 feet to the Southerly Right of Way line of U.S. Highway 412; thence leaving said centerline and along said Southerly Right of Way line North 82°10'48" East 417.01 feet; thence North 89°31'17" East 246.92 feet; thence leaving said Southerly Right of Way line and along the East line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 8, South 00°16'40" West 564.01 feet; thence leaving said East line and along the North Right of Way line of said Quarter Road, North 89°46'20" West 639.53 feet to the Point of Beginning, and containing 8.042 acres, more or less, and subject to and Rights of Way, Easements, Covenants, or Restrictions of record or fact.

ORDINANCE NO. 16-13, PAGE 2

Ordained and Enacted this _____ day of _____ 2016.

APPROVED:

ATTEST:

John Mark Turner, Mayor

Renea Ellis, City Clerk

(SEAL)



CITY OF
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STAFF REPORT

TO: Phillip Patterson, City Administrator
FROM: Ben Rhoads, AICP, Senior Planner *BZR*
Cc: Don Clark, Community Services Director
DATE: August 17, 2016
RE: Resolution 29-16 / Special Use Development Permit / Mike McGooden / 1084 Hwy. 412 E.

Recommendation: Approve Resolution 29-16, authorizing a special use permit for 1084 Hwy. 412 E., subject to the following conditions:

- 1.) The applicant must successfully rezone the property described as 1084 and 1198 Hwy. 412 East to C-2 (Roadway Commercial), prior to any beneficial use of the property by the applicant.

Background: The applicant, Mike McGooden, requests to relocate an existing liquor store to 1084 Hwy. 412 E. The Planning Commission reviewed the Special Use Permit application at the August 9, 2016 regular meeting. There were no comments from the public. The Commission recommended approval of the special use development permit, with conditions, by a 7-0 vote, with no abstentions. Subsequent to the Planning Commission's review, the applicant received a letter from the Alcohol Beverage Control authorizing the relocation of the store. This letter fulfills a condition of the Planning Commission.

Fiscal Impact: Street fees are not applicable for this project. No fiscal impact is anticipated.

Attachments:

Alcohol Beverage Control Approval Letter
Staff Report with attachments
Resolution 29-16

STATE OF ARKANSAS

DEPARTMENT OF FINANCE AND ADMINISTRATION
ALCOHOLIC BEVERAGE CONTROL DIVISION
LITTLE ROCK, ARKANSAS



ALCOHOLIC BEVERAGE PERMIT

Permit Type

RETAIL LIQUOR
RETAIL BEER OFF PREMISES

PERMITTEE

MICHAEL G. MCGOODEN

MCGOO'S

1084 Hwy. 412 East

Siloam Springs

Benton

PERMIT

This Permit shall not be deemed a property or vested right, is NOT transferable or assignable, and may be revoked at any time pursuant to law. This Permit shall remain valid until suspended, cancelled or revoked so long as the annual permit fee shall be paid as required by law.

August 19, 2016

June 30, 2017

Date Issued

Expires



Administrator

THIS PERMIT MUST BE DISPLAYED IN A CONSPICUOUS PLACE

**MCGOOS
MICHAEL G MCGOODEN
212 South Prospect Street
Siloam Springs AR 72761**



STAFF REPORT

TO: Planning Commission
FROM: Ben Rhoads, AICP, Senior Planner *BR*
Cc: Don Clark, Community Services Director
DATE: July 15, 2016
RE: Special Use Development Permit, SU16-01

Recommendation: Approval of SU16-01 (Special Use Development Permit), subject to the following conditions:

- 1.) The applicant must successfully rezone the property described as 1084 and 1198 Hwy. 412 East to C-2 (Roadway Commercial), prior to any beneficial use of the property by the applicant.
- 2.) The applicant must receive approval from the Arkansas Alcohol beverage Control agency, prior to the City Board of Directors' review.

Background:

APPLICATION REVIEW DATES

Planning Commission review: August 9, 2016
Board of Directors review: September 6, 2016

APPLICANT AND AGENT

Applicant/Owner: Pamela Hammersla
Agent: Michael McGooden

SUBJECT PROPERTY ADDRESS

1084 Hwy. 412 East

INTERNET MAP INFORMATION

Planning staff has created a map made with Google My Maps.
Attribution: Map data ©2016 Google Imagery ©2016, Arkansas GIS, DigitalGlobe, Landsat, State of Arkansas, USDA Farm Service Agency, Washington County.

Please click on the following link to access. This link will only operate if reading this report digitally.

https://drive.google.com/open?id=1yJdPvc6gn_xWPID60AaVDUVu5Tg&usp=sharing

PROJECT INTENT

The applicant requests to relocate an existing liquor store from 2998 Hwy. 412 E. to 1084 Hwy. 412 E.

REFERENCE APPLICATIONS

The following applications are associated with this request: RZ16-06 (Rezone Dev. Permit).

EXISTING LAND USES AND ZONING

<i>EXISTING LAND USE</i>	<i>EXISTING ZONING</i>
Abandoned Retail/ Active Office	I-1 District (Industrial)
<i>PROPOSED LAND USE</i>	<i>PROPOSED ZONING</i>
Liquor Store	C-2 District (Roadway Commercial)
<i>SURROUNDING LAND USE</i>	<i>SURROUNDING ZONING</i>
North: Commercial—Retail/ Residential, single-family	North: I-1 District (Industrial)/ C-2 District (Roadway commercial)/ R-2 District (Residential, medium)
South: Industrial—Factory	South: I-1 District (Industrial)
East: Commercial—Retail/ Industrial—Storage Area	East: I-1 District (Industrial)
West: Industrial—Storage Area	West: I-1 District (Industrial)

ZONING USE UNIT CONSISTENCY

Liquor stores fall within Use Unit 24 (Retail controlled beverage sales). Use Unit 24 is permitted in the proposed C-2 District through a Special Use permit only. See reference applications section of this report.

LOT STANDARDS CONSISTENCY

The minimum C-2 zone standards are compared with the subject property's tracts below.

<i>MINIMUM (C-2) ZONING REQUIREMENTS</i>	<i>SUBJECT PROPERTY PROPOSAL</i>
Lot Area: 8,000 sq. ft.	8.03 acres
Lot Width: 80 ft.	Approx. 660 ft.
Maximum Lot Coverage: 85%	Approx. 10 %
Maximum Floor to Area Ratio: 0.6 (60%)	Approx. 0.01 or 1%

STAFF DISCUSSION

Due to the approval of a shopping center (The Shoppes at Siloam), the owner of Magoo's Liquor store has requested to relocate the liquor store, formerly located at 2998 Hwy. 412 E., to the subject property, 1084 Hwy. 412 E. The existing location is set to be demolished. The former use of 1084 Hwy. 412 E. was a flea market and antique store. This site is west of Ashley Furniture, south of a large industrial lake, and east of the KCS railroad line. In addition, an employee staffing agency is located on the same parcel at 1198 Hwy. 412 E. Apart from additional parking on the site, the staffing agency will be unaffected by the applicant's request. In addition to this permit application, the applicant is requesting to rezone the subject property tract from I-1 (Industrial) to C-2 (Roadway Commercial). The successful rezoning of the property is a conditional contingency on this special use approval, as the special use allowance for liquor stores is *only* permitted in the C-1 and C-2 zones. For more on the rezoning request, consult staff report memo RZ16-06.

The applicant is scheduled to receive authorization to relocate the liquor store through the Arkansas Alcohol Beverage Control (ABC) Board on August 16, 2016. Staff has added a condition that the ABC approval be submitted to the City prior to Board review of this application. The ABC approval documentation will be attached to this report when it is made available. Furthermore, the applicant's business license application is pending on the outcome of this application. There are no churches or schools, to staff's knowledge, within 1000 feet of the proposed store. The closest known church is approximately 2,450 feet to the west-by-northwest. While traffic will increase slightly, it should not be at such a level as to exceed that of the historic uses occurring on the site. No new driveways are proposed, the applicant will use the building "as is" with minor renovations made inside appropriate for the store's use.

According to the City Code, Chapter 54, the following criteria should be used when determine if a special use permit should be granted:

"Planning commission advice. The planning commission's advice shall reflect whether the applicant has convincingly demonstrated that the proposed special use or prohibited use:

- a. Will not interfere with other owners' reasonable peace and enjoyment of their neighboring properties;
- b. Will not substantially damage, without fair recompense, any property value in the neighborhood;
- c. Will not, whether by the nature of the use, or by the siting, height, or design of structures or landscaping, tend to burden the present or future use of neighboring properties in accordance with current zoning standards;
- d. Is adequately supported by infrastructure, including without limitation, water and sewage systems, streets, parking, and drainage;
- e. Is consistent with sound planning of the city's growth in terms of health, safety, and convenience within the neighborhood and any affected vicinity; and
- f. Promotes economic conditions or public welfare within the city."

As seen in the legal notice section of this report, staff has found no cause as to why this application should not be accepted by the City.

LEGAL NOTICE

Staff received no information that:

- the proposal interferes with the reasonable peace or enjoyment of the neighboring properties;
 - the property values may be substantially damaged;
 - the proposal may impact the present or future uses of neighboring properties;
 - the proposal is not adequately supported by infrastructure.
-
- Site posted: July 1, 2016.
 - Newspaper legal notification: July 10, 2016 (Herald-Leader).
 - Letter legal notification: July 12-15, 2016.
 - Staff received no phone calls or correspondence.

COMPREHENSIVE PLAN CONSISTENCY

The 2030 future land use map describes this area as commercial and office and industrial. Staff believes, due to the nature of the existing office and historic commercial use, that the proposed land use, subject to the rezoning to C-2, is appropriate for this property.

Fiscal Impact:

No impact is anticipated.

Attachments:

Applicant Letter
Bird's Eye View
General Area Map

July 6, 2016

To: Ben Rhoads, AICP, City of Siloam Springs Senior Planner

From: Mike McGooden, McGoo's Liquors

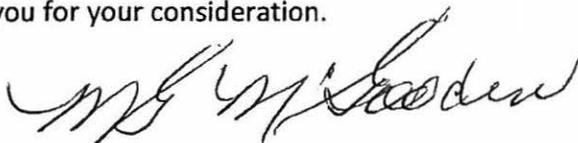
We are making a request to relocate McGoo's Liquor due to the following reasons.

On or about June 1 we were notified that the property at our present location at 2998 E. Highway 412 had been sold. The new owners notified us that we would have to move as they were planning to build a strip mall and the current building would be torn down.

On or about June 8 we contacted Pamela Hutchison concerning her property at 1084 E. Highway 412. We subsequently reached an agreement with her to lease her property at that address. This property is currently zoned I1 and according to city code needs to be rezoned to C2. Since we are putting in a liquor store so it also has to go through Special Use. We have started the procedure to meet all of these requirements.

We have met with the ABC representative, Robert Bacile, to make application for the transfer of our liquor license. Mr. Bacile has confirmed that we meet the requirements necessary for the distance from churches and schools.

Thank you for your consideration.

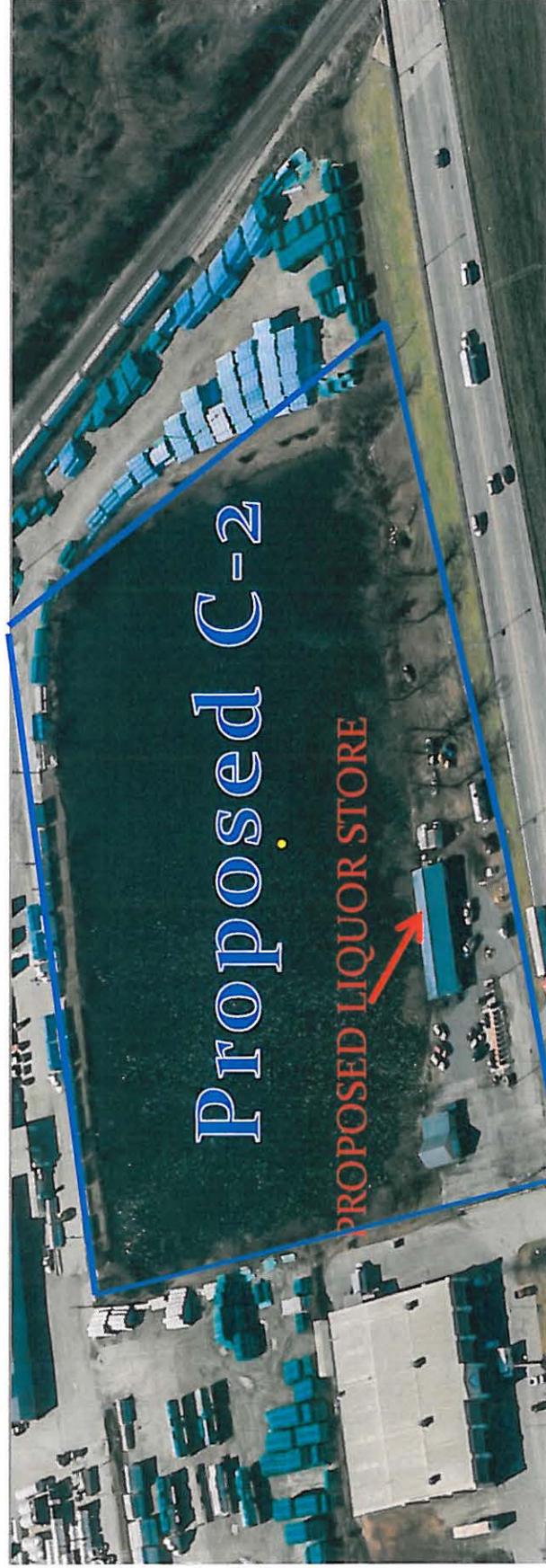
A handwritten signature in black ink, appearing to read "Mike McGooden". The signature is fluid and cursive, with the first name "Mike" being more prominent and the last name "McGooden" following in a similar style.

Mike McGooden



RZ16-06 / SU16-01

Bird's Eye View



RESOLUTION NO. 29-16

A RESOLUTION AUTHORIZING A SPECIAL USE DEVELOPMENT PERMIT FOR PROPERTY LOCATED AT 1084 HIGHWAY 412 EAST

Whereas, Mike McGooden has submitted to the City a request for a special use permit for the allowance of a liquor store on a commercially zoned lot; and

Whereas, the landowner, the Hammersla Revocable Trust, has petitioned the City to rezone the property located at 1084 Hwy 412 E. from I-1 (Industrial) to C-2 (Roadway Commercial); and

Whereas, a public hearing on the proposed special use development permit was held on the 9th day of August 2016, before the City of Siloam Springs Planning Commission, after proper notice required by law; and

Whereas, after receiving no public comments, a motion approving issuance of said permit was passed by the Planning Commission; and

Whereas, it appears the applicant's proposed use is appropriate for the C-2 Zoning District, and

Whereas, it appears that the special use development permit is consistent with the City's comprehensive plan: **Now Therefore:**

Be It Resolved by the Siloam Springs Board of Directors as follows:

- I. That a special use development permit for property located at 1084 Hwy. 412 East, as requested by Mike McGooden, is hereby granted with the following condition:

The applicant must successfully rezone the property described as 1084 and 1198 Hwy. 412 East to C-2 (Roadway Commercial), prior to any beneficial use of the property by the applicant.

- II. Adoption of this resolution has been materially induced by the applicant's offer to abide by the aforesaid condition. Upon the Board of Director's determination that there has been a substantial failure in performance of the terms, the permit shall be deemed void from the beginning.

Done and Resolved this 6th day of September 2016.

APPROVED:

John Mark Turner, Mayor

ATTEST:

Renea Ellis, City Clerk
(SEAL)



CITY OF
Siloam Springs
It's a natural

STAFF REPORT

TO: Phillip Patterson, City Administrator
FROM: Ben Rhoads, AICP, Senior Planner *BZR*
Cc: Don Clark, Community Services Director
DATE: August 17, 2016
RE: Resolution 30-16 / Significant Development Permit / Burger King / 2354 Hwy. 412 E.

Recommendation: Approve Resolution 30-16, authorizing a significant development permit for 2354 Hwy. 412 E., subject to the following conditions:

- 1.) The applicant must execute a shared access easement, by separate instrument, for the property abutting to the west, prior to building permit issuance.
- 2.) The applicant must execute utility easements as shown on the site plan, by separate instrument, prior to building permit issuance.

Background: The applicant, Patty King, requests to construct a 2,856 sq. ft. restaurant. The Planning Commission reviewed the Significant Development Permit application at the August 9, 2016 regular meeting. There were no comments from the public. The Commission recommended approval of the significant development permit, with conditions, by a 7-0 vote, with no abstentions.

Note that the address was assigned, after Planning Commission review, as 2354 Hwy 412 E.

Fiscal Impact: Street fees are not applicable for this project. No fiscal impact is anticipated.

Attachments:

Staff Report with attachments
Resolution 30-16



CITY OF Siloam Springs
It's a natural

STAFF REPORT

TO: Planning Commission
FROM: Ben Rhoads, AICP, Senior Planner *BZR*
Cc: Don Clark, Community Services Director
DATE: July 15, 2016
RE: Significant Development Permit, SD16-07

Recommendation: Approval of SD16-07 (Significant Development Permit), subject to the following conditions:

- 1.) The applicant must execute a shared access easement, by separate instrument, for the property abutting to the west, prior to building permit issuance.
- 2.) The applicant must execute utility easements as shown on the site plan, by separate instrument, prior to building permit issuance.

Background:

APPLICATION REVIEW DATES

Planning Commission review: August 9, 2016

Board of Directors review: September 6, 2016

APPLICANT AND AGENT

Applicant/Owner: Patty King

Agent: Blew & Associates, PA – Jorge DuQuesne, PE

SUBJECT PROPERTY ADDRESS

2300 Block of Hwy. 412 E.

PROJECT INTENT

The applicant requests to construct a 2,856.45 sq. ft. fast food restaurant.

INTERNET MAP INFORMATION

Planning staff has created a map made with Google My Maps.

Attribution: Map data ©2016 Google Imagery ©2016, Arkansas GIS, DigitalGlobe, Landsat, State of Arkansas, USDA Farm Service Agency Washington County.

Please click on the following link to access. This link will only operate if reading this report digitally.

https://drive.google.com/open?id=1yJdPvc6gn_xWPID60AaVDUVu5Tg&usp=sharing

EXISTING LAND USES AND ZONING

<i>EXISTING LAND USE</i>		<i>EXISTING ZONING</i>
Vacant Lot		C-2 District (Roadway Commercial)
<i>PROPOSED LAND USE</i>		<i>PROPOSED ZONING</i>
Fast food restaurant		No zoning change is proposed
<i>SURROUNDING LAND USE</i>		<i>SURROUNDING ZONING</i>
North:	Commercial—Bank/ Vacant lot	North: C-2 District (Roadway Commercial)
South:	Vacant lot/ Agricultural	South: R-2 District (Residential, medium)
East:	Commercial—Motel	East: C-1 District (General Commercial)
West:	Retail – Auto sales/ Retail—Farm equipment sales	West: C-2 District (Roadway Commercial)

ZONING USE UNIT CONSISTENCY

The subject proposal is consistent with the medium impact commercial uses associated with Use Unit 15, which is permitted in C-2 District.

LOT STANDARDS CONSISTENCY

The minimum C-2 zones standards are compared with the subject property’s tracts below.

<i>MINIMUM (C-2) ZONING REQUIREMENTS</i>	<i>SUBJECT PROPERTY PROPOSAL</i>
Lot Area: 8,000 sq. ft.	2.00 acres
Lot Width: 80 ft.	179 ft. (approx.)
Maximum Lot Coverage: 85 %	39.8 % (approx.)
Maximum Floor to Area Ratio: .60 (60%)	0.03 or 3%

PARKING STANDARDS CONSISTENCY

According to Municipal Code Sec. 102-75(1)(a)(8), parking is calculated by the square footage of the proposed restaurant. The formula is 1 space for every 100 feet of floor area.

<i>USE</i>	<i>REQUIRED PARKING</i>	<i>EXISTING PARKING</i>	<i>NET PROPOSED PARKING*</i>	<i>PARKING SURPLUS/ DEFICIT</i>
Restaurant	28.56	0	50	+21

*Includes ADA accessible spaces

STAFF DISCUSSION

The applicant is requesting the construction of a 2,856 sq. ft. fast food restaurant branded as Burger King, on a vacant lot south of the Bank of the Ozarks and west of the Budget Inn. This is the second location for this business; the first location was planned for the former site of TDS Storage Buildings sales, 350 feet to the east. This significant development was approved through the Board of Directors earlier this year, however the applicant elected to relocate the facility to the proposed new site.

The proposal is nearly identical to the original design reviewed earlier this year. The building size is the same, with nearly an identical parking lot layout. The lot is nearly one acre larger than the first site, which has allowed for more flexibility for green space buffers and lot coverage. Due to the larger site, no variances are required for the proposal. Two driveways are planned. The drive-thru drive will be design as a right out only and the main drive will allow for shared access with NWA Street Works, the property due west of the site. The main drive is designed to be entirely on the subject property. The current (east) drive for NWA Street works will be closed. NWA Street Works requested that the area in front of the business be left open to preserve the car sales display area. It appears that the auto business primarily uses this space for vehicle display and not as a functional drive. The shared drive will cut down on additional access onto Hwy. 412, which will improve traffic safety. Unlike the last proposal, the subject property is too deep for a third drive onto Hwy. 16. The new driveway meets Code spacing requirements.

Staff contacted the City Engineer and preliminary findings indicate that the proposal will cause an acceptable traffic impact to the area; however staff believes that the east exit drive from the drive-thru window will need to be right out only in order to avoid issues with the main Hwy. 412 drive. The drive-thru drive egress is designed with an eastward curvature to physically require the forced right. Vehicles wishing to travel west can access the main driveway through a connector drive located in front of the restaurant.

The proposal includes a sidewalk fronting on Hwy. 412 and a sidewalk to connect to the restaurant to fully accommodate foot traffic. The proposal meets all requirements for parking lot development and is offering a surplus of 21 parking spaces. The applicant is reluctant to reduce parking due to the foreseen demand for the facility. Staff can attest that this was the case for Wendy's and The Panda Express restaurants. The parking lot will contain ample interior islands with trees and will be lit at night. Street fees are not applicable due to the project occurring on Hwy. 412. Drainage will be detained on site through a detention basin located along the highway frontage, this is similar to the design for the Shoppes of Siloam significant development permit reviewed at the July 12, 2016 Planning Commission.

Sufficient water is provided from the north through a road bore under Hwy. 412. All other utilities are located on site. Staff has requested two conditions: the first relates to the shared access drive, this is not yet filed and will be executed prior to the building permit issuance; the second condition relates to the perimeter utility easements, the shown utility easements will need to be executed by separate instrument prior to the building permit issuance. With the exception of the two stated staff suggested conditions, the proposal meets or exceeds all City standards and all technical comments have been addressed by the applicant.

LEGAL NOTICE

Staff received no information that:

- the proposal interferes with the reasonable peace or enjoyment of the neighboring properties;
 - the property values will be substantially damaged;
 - the proposal is not adequately supported by infrastructure.
-
- Site posted: July 01, 2016.
 - Newspaper legal notification: July 24, 2016 (Herald-Leader).
 - Letter legal notification: July 18-21, 2016.
 - Staff received no phone calls or correspondence.

COMPREHENSIVE PLAN CONSISTENCY

The 2030 Land Use Map describes this area as commercial and office. The proposed use is consistent with the 2030 Land Use Map.

Fiscal Impact:

Street fees are not applicable for this project. No fiscal impact is anticipated.

Attachments:

- Site Specific Proposal
- Bird's Eye View
- Plan Aerial Overlay
- General Area Map

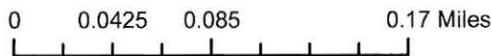
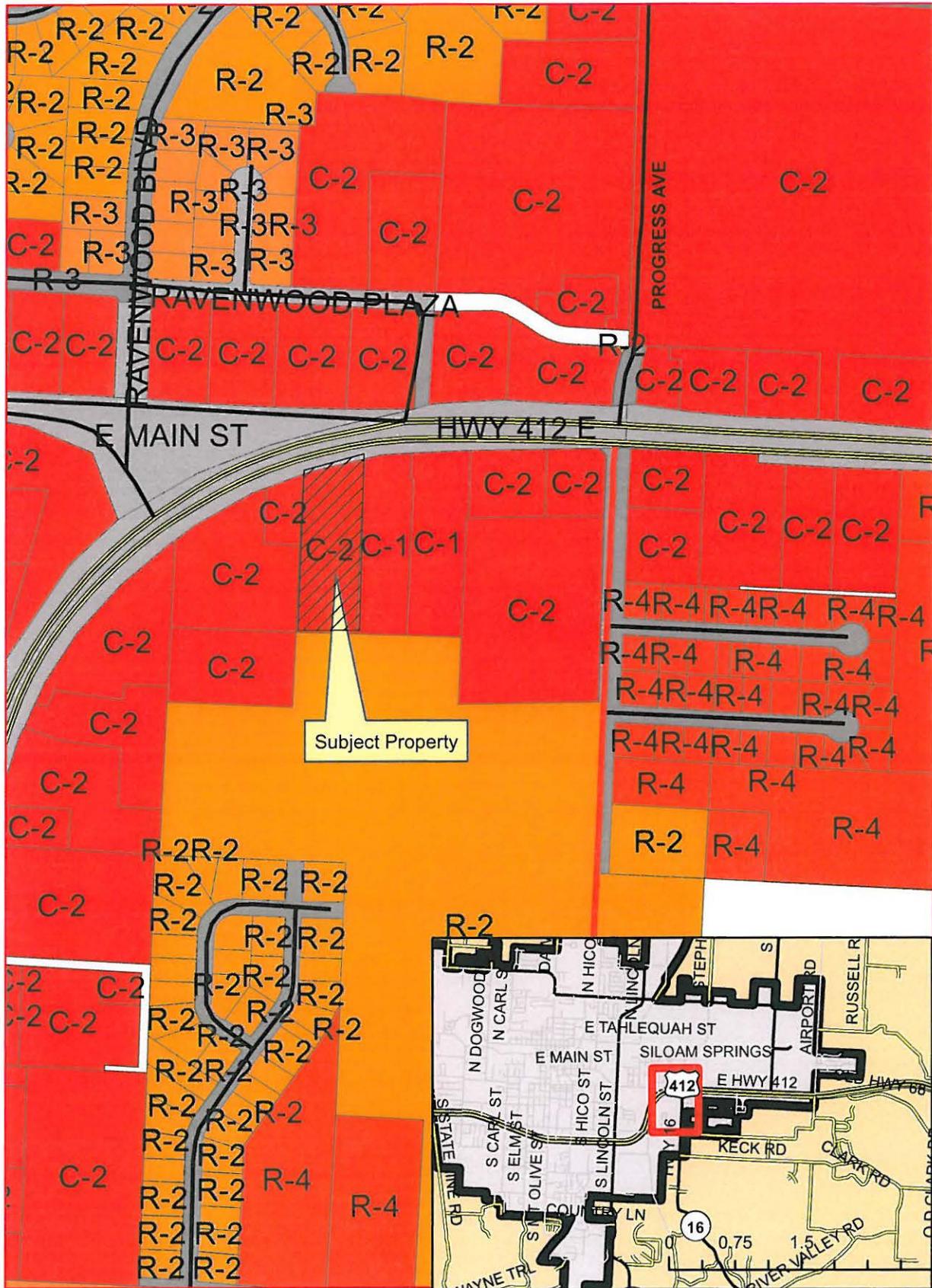
SD16-07 Burger King

Bird's Eye View



GENERAL AREA MAP

Significant Development
SD 16-07



0.75 1.5 Miles

RESOLUTION NO. 30-16

**A RESOLUTION AUTHORIZING A SIGNIFICANT DEVELOPMENT
PERMIT FOR PROPERTY LOCATED AT THE 2354 HWY. 412 E.**

Whereas, a public hearing on the proposed significant development permit was held on the 9th day of August 2016, before the City of Siloam Springs Planning Commission, after proper notice required by law; and

Whereas, no public comments were received, and a motion approving issuance of said permit was passed by the Planning Commission; and

Whereas, said proposal is consistent with the 2030 Land Use Map; and

Whereas, it appears that the significant development permit is in the public interest; **Now Therefore:**

Be It Resolved by the Siloam Springs Board of Directors as follows:

- I. A significant development permit for property located at the 2354 Hwy. 412 East, as set forth on Exhibit "A" attached hereto, is hereby granted with the following conditions:
 1. The applicant must execute a shared access easement, by separate instrument, for the property abutting on the west, prior to building permit issuance.
 2. The applicant must execute utility easements as shown on the site plan, by separate instrument, prior to building permit issuance.
- II. Adoption of this resolution has been materially induced by the applicant's offer to abide by the aforesaid conditions. Upon the Board of Directors' determination that there has been a substantial failure in performance of the terms, the permit shall be deemed void from the beginning.

Done and Resolved this 6th day of September 2016.

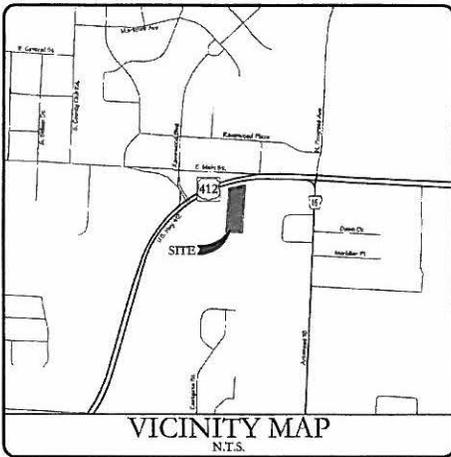
ATTEST:

APPROVED:

John Mark Turner, Mayor

Renea Ellis, City Clerk

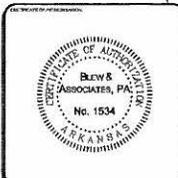
(SEAL)



Burger King of Siloam Springs

US-412

Siloam Springs, Arkansas



*** Engineer's Notice ***
 The Engineer has prepared these plans in accordance with the provisions of the Arkansas Engineering Act, Chapter 107, A.C.A. § 10-2-1 through 10-2-10. The Engineer is not responsible for any errors or omissions in these plans or for any consequences that may result from their use. The Engineer is not responsible for any construction that may be undertaken in accordance with these plans unless the Engineer is specifically notified in writing by the owner or the contractor that such construction is to be undertaken in accordance with these plans. The Engineer is not responsible for any construction that may be undertaken in accordance with these plans unless the Engineer is specifically notified in writing by the owner or the contractor that such construction is to be undertaken in accordance with these plans.

A Professional Engineer's
 This document, and the work it represents, is the property of Blew & Associates, P.A. It is to be used only for the project and location specifically identified on the title block. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Blew & Associates, P.A.

General Notes:

- A minimum of forty eight (48) hours notice to any excavation or grading. Contractor shall contact the State One-Call system at 811 to locate all underground utilities. The Contractor shall notify the Engineer of Record immediately in the event that underground utilities are not shown on plan and / or conflict with proposed civil work.
- The Engineer of Record shall not be held responsible for survey inaccuracies, survey omission, or for design errors or omissions resulting from an inaccurate survey.
- Contractor Government and its Subcontractors agree that its accordance with generally accepted construction practices and OSHA safety practices, Construction Contract and its Subcontractors will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply retroactively and not limited to normal working hours, and construction Contractor and its Subcontractors further agree to defend, indemnify and hold Design Professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except liability arising from the sole negligence of Design Professional.
- It is the responsibility of the Contractor to maintain all smoke and emission control devices through all phases of construction. Emission and sediment control devices may only be uncovered upon 75% installation of the use as defined by the State's Department of Environmental Quality's General Permit for Construction.
- The Contractor is to be solely responsible for any damage to neighboring properties during construction of this project.
- This project was designed in accordance with generally accepted industry design standards. The Engineer of Record does not warrant any work completed on site unless clearly indicated by the Engineer of Record in proper testing by a state certified qualified inspection lab occurs during all phases of construction.
- The Contractor shall verify the construction documents prior to any construction, and notify the Engineer of Record immediately upon discovery of any discrepancies that may occur on the drawings. All work shall discontinue until such time that the Engineer of Record has resolved said discrepancy.
- The Contractor shall be responsible for disposal of construction waste materials including but not limited to demolition materials, debris, construction soils / materials, etc. in a lawful manner, at state and federally accepted disposal sites.
- The Contractor is responsible for obtaining and connecting in accordance with the notes of these construction documents and any associated details & specifications, and all municipalities / governing agencies' standards and specifications for construction.
- The drawing set and associated use, grading, utility, etc. phase set representation of the construction design and shall not be used to determine dimensions.

Survey Description

PARCEL ID: 03-00106-001
 A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 17 NORTH, RANGE 15 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID BACKLICK TRACT, AND BEGINNING S 89°52'11" W 44.07', N 87°29'21" W 44.07', W 44.07', S 89°52'11" W 237.75', AND S 89°46'11" W 31.57' TO THE TRUE POINT OF BEGINNING, SAID POINT BEING A POUND 1" PIPE, AND BEGINNING THENCE S 0°23'21" W 58.19' TO A POUND 1" PIPE, THENCE N 84°41'17" W 58.19', THENCE S 0°23'21" W 58.19' TO A POUND 1" PIPE, THENCE N 0°23'21" W 58.19' TO A POUND 1" PIPE, THENCE N 84°41'17" W 58.19' TO A POUND 1" PIPE, THENCE N 78°05'57" W 133.34' TO THE POINT OF BEGINNING, CONTAINING IN ALL 2.06 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY RECORDED.

Contact Information:

DEVELOPER:
 Terry Clark, L.W. Clark, Inc.
 1509 Water Boulevard
 Springdale, AR 72764

OWNER:
 Terry King
 1409 S. Missouri Road
 Lowell, AR 72745

CIVIL ENGINEER:
 Blew & Associates, PA
 524 West Government St. Suite 4
 Fayetteville, AR 72703
 Ph: (479) 443-8006
 Fax: (479) 582-1883

LAND SURVEYOR:
 Blew & Associates, PA
 524 West Government St. Suite 4
 Fayetteville, AR 72703
 Ph: (479) 443-8006
 Fax: (479) 582-1883

CITY OF SILOAM SPRINGS:
 400 N Broadway Street
 Siloam Springs, AR 72761

Building Department:
 Randall Cook, Building Official
 Ph: (479) 373-1433

Electric Department:
 John Hines, Superintendent
 Ph: (479) 524-3777

Engineering Department:
 Justin Hines, Engineer
 Ph: (479) 524-3736

Surveying Department:
 Dan Richards, A.C.P., Senior Planner
 Ph: (479) 238-0927

CITY OF SILOAM SPRINGS (Contractor):
Water / Wastewater Department:
 Steve Coan, Chief
 Ph: (479) 524-3136

Fire Department:
 Deputy Chief Todd Cochran, Fire Marshal
 1400 Chief Whitehead
 Siloam Springs, AR 72761
 Ph: (479) 524-3103

Public Department:
 100 Highway 412 W.
 Siloam Springs, AR 72761
 (479) 524-4116 (non-emergency)

Solid Waste / Street Department:
 Don Tomlinson
 1109 E. Ashby
 Siloam Springs, AR 72761
 Ph: (479) 524-8212

SOURCE GAS:
 Darryl Blandberg
 Ph: (477) 562-8031

COO:
 Terry Frank
 TerryFrank@aol.com

CENTURYTEL:
 Michael Edwards
 Michael.Edwards@CenturyTel.com

Approval Blocks:

PLANNING COMMISSION:
 This plan is hereby accepted this _____ day of _____, 2014 by the Secretary of the Siloam Springs Planning Commission on behalf of the Planning Board.

Secretary _____

BOARD OF DIRECTORS:
 This plan is hereby accepted this _____ day of _____, 2014 by the City Clerk of the City of Siloam Springs on behalf of the Board of Directors.

City Clerk _____

Sheet Index

Sheet No.	Title	Date
CIVIL PLANS		
C1	Cover Sheet	08/02/2016
C2	Site Plan	08/02/2016
C2-1	Landscape Plan	08/02/2016
C3	Demolition and Erosion Control Plan Ph I	08/02/2016
C3-1	Erosion Control Plan Ph 2	08/02/2016
C3-2	Erosion Control Details	08/02/2016
C4	Grading and Drainage Plan	08/02/2016
C5	Utility Plan	08/02/2016
C6 - C6-3	Burger King Details	08/02/2016
C6-4	Details	08/02/2016
TOPOGRAPHIC SURVEY		
1	Survey (by Blew & Associates, PA)	10/26/2015

Cover Sheet

Burger King of Siloam Springs, AR
 US-412
 Terry Clark, L.W. Clark, Inc.
 1509 Water Boulevard
 Springdale, AR 72764



Typical Abbreviation List:

Abbreviation	Description	Abbreviation	Description
BCP	Reinforced Concrete Pipe	TC	Top of Back of Curb (Spot Elevation)
CMF	Compacted Mill Type	GS	Center / Bottom of Sidewalk (Spot Elevation)
CDPW	High Density Polyethylene Pipe	TV	Top of Wall (Spot Elevation)
SLMP	Smooth Line Metal Pipe	WV	Bottom of Wall at Grade (Spot Elevation)
PVC	Polyvinyl Chloride Pipe	HT	High Point (Spot Elevation)
DC	Drainage Inlet Pipe	LP	Low Point (Spot Elevation)
J.Box	Junction Box	TB	Top of Box (Spot Elevation)
PES	Placed End Section	BC	Back of Curb
XW	Retaining Wall	FC	Face of Curb
HW	Head Wall	PH	Pipe Hydrant Assembly
WW	Wing Wall	GV	Gate Valve
AE	Access Element	MJ	Mechanical Joint
DE	Exchange Element	N	North
CCB	Temporary Construction Element	E	East
UE	Utility Element	W	West
NS	Building Subcell	S	South

BLEW & ASSOCIATES, PA
 CIVIL ENGINEERS & LAND SURVEYORS

524 W. SILA CORP. ST., SUITE 4
 FAYETTEVILLE, ARKANSAS 72703
 OFFICE: (479) 443-8006
 FAX: (479) 582-1883
 www.blewpa.com

Engineer of Arkansas No. 1534

Project No. J. De Quince 15-1164

DATE: 2016-08-02

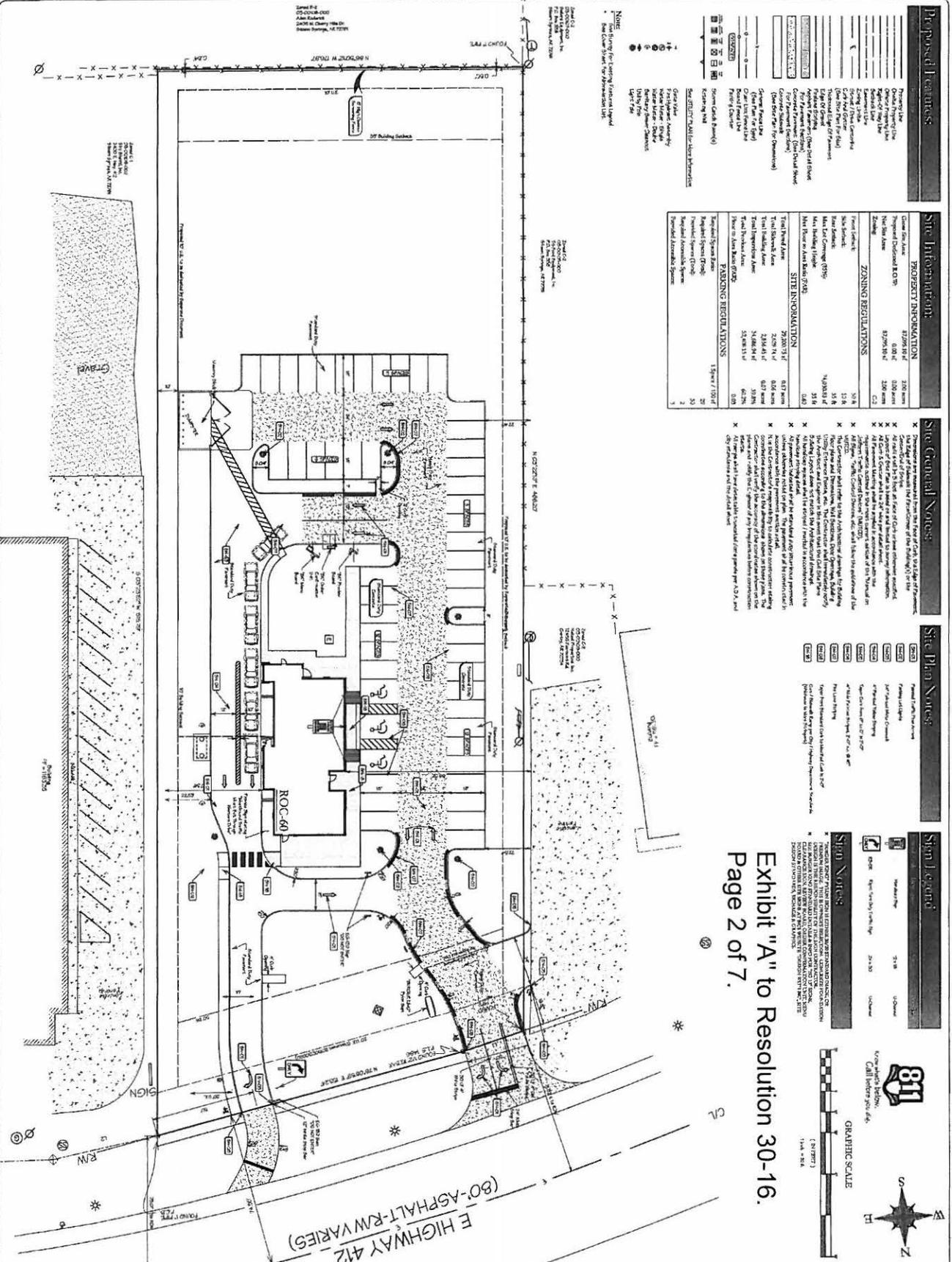
SCALE: As Shown

DATE: 16-75 Civil 003.dwg

C1

Exhibit "A" to Resolution 30-16.
 Page 1 of 7.

C:\Users\161251\Documents\Burger King\Burger King\Burger King.dwg Plot Date: 8/2/2016 11:11:11 AM Plot Scale: 1:1 Plot Size: 11.00 x 16.00 Inches Plotter: HP DesignJet 5000 Series



Proposed Features

Proposed Building	2,500 sq ft
Proposed Parking	15 spaces
Proposed Landscaping	10,000 sq ft
Proposed Signage	10,000 sq ft
Proposed Utilities	10,000 sq ft
Proposed Other	10,000 sq ft

Site Information

Project Information	2,500 sq ft
Proposed Building	2,500 sq ft
Proposed Parking	15 spaces
Proposed Landscaping	10,000 sq ft
Proposed Signage	10,000 sq ft
Proposed Utilities	10,000 sq ft
Proposed Other	10,000 sq ft

Site General Notes

1. The site is located in the City of Siloam Springs, Arkansas.
2. The site is zoned for commercial use.
3. The site is bounded by a 10-foot right-of-way on the north and east sides, and a 20-foot right-of-way on the south side.
4. The site is surrounded by a 10-foot right-of-way on the north and east sides, and a 20-foot right-of-way on the south side.
5. The site is bounded by a 10-foot right-of-way on the north and east sides, and a 20-foot right-of-way on the south side.

Site Plan Notes

1. The site is located in the City of Siloam Springs, Arkansas.
2. The site is zoned for commercial use.
3. The site is bounded by a 10-foot right-of-way on the north and east sides, and a 20-foot right-of-way on the south side.
4. The site is surrounded by a 10-foot right-of-way on the north and east sides, and a 20-foot right-of-way on the south side.
5. The site is bounded by a 10-foot right-of-way on the north and east sides, and a 20-foot right-of-way on the south side.

Sign Legend

Symbol	Description
[Symbol]	Proposed Building
[Symbol]	Proposed Parking
[Symbol]	Proposed Landscaping
[Symbol]	Proposed Signage
[Symbol]	Proposed Utilities
[Symbol]	Proposed Other

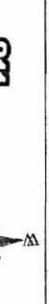


Exhibit "A" to Resolution 30-16.
Page 2 of 7.

NOT FOR CONSTRUCTION FOR REVIEW ONLY!

BULEVA ASSOCIATES, P.A.
CIVIL ENGINEERS, ARCHITECTS, INTERIORS
534 W. SHELBY AVENUE, SUITE 4
FAYETTEVILLE, AR 72701
TEL: (479) 464-4000
WWW.BULEVAASSOCIATES.COM

TERRY CLARK; L.W. CLARK, INC.
1509 WESLEY BOULEVARD
SPRINGDALE, AR 72764

REVISIONS:

NO.	DESCRIPTION	DATE

Site Plan

Large Scale Development for
Burger King of Siloam Springs
US-412
Terry Clark; L.W. Clark, Inc
1509 Wesley Boulevard
Springdale, AR 72764

Burger King

15-761 Civil Details

C2

GRAPHIC SCALE

1" = 50'

1/4" = 12.5'

1/8" = 6.25'

1/16" = 3.125'

VICINITY MAP

1:10,000

1/4" = 100'

1/8" = 50'

1/16" = 25'

GRAPHIC SCALE

1" = 50'

1/4" = 12.5'

1/8" = 6.25'

1/16" = 3.125'



STAFF REPORT

TO: Phillip Patterson, City Administrator
FROM: Christina Petriches, Finance Director
DATE: August 25, 2016
RE: Resolution 31-16 / Authorize the Rate of Property Tax / 2016 to be Collected in 2017

Recommendation: Authorize the rate of property tax in 2016 to be paid in 2017 without any changes from those paid in 2016.

Background: The City is required to pass a resolution each year to be sent to the county levying taxes for the City of Siloam Springs. The county clerk requires a resolution to be passed in order for them to levy taxes on our behalf. Staff recommends a total property tax rate of 5.5 mills, which includes 5.0 mills for general purposes and 0.5 mills for the Firemen's Pension. This proposed rate is the same as previous years.

Fiscal Impact: The levy provides approximately \$1,400,000 in property tax revenues each year which is just over 11% of total revenues for the governmental funds (general and street).

Attachments:

Resolution No. 31-16

RESOLUTION NO. 31-16

**A RESOLUTION AUTHORIZING THE RATE OF
PROPERTY TAX FOR THE CITY OF
SILOAM SPRINGS, ARKANSAS, FOR THE
YEAR 2016 TO BE COLLECTED IN 2017**

WHEREAS, Arkansas Code Annotated §26-25-102 provides that a city may levy a tax on the real and personal property located within the City for general purposes, in any one year, pursuant to the provisions of the Arkansas Constitution; and

WHEREAS, Arkansas Code Annotated §26-73-202 requires the Board of Directors of any municipal corporation to make out and certify to the county clerk the rate of taxation levied by the city on all the real and personal property within the city; and

WHEREAS, the Board of Directors has determined that it is in the best interests of the City of Siloam Springs and its citizens to levy the rate of taxation on the real and personal property located within the said city as set forth herein, and to certify the same to the County Clerk, and authorize the Quorum Court of the County to levy said tax for the year 2016, to be collected in 2017.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the City of Siloam Springs, as follows:

1. That the property tax rate for the City **General** purposes on the real and personal property situated within the City and to be collected in the year 2017 shall be fixed and levied at the rate of 5.0 mills on each dollar of assessed value of real and personal property.
2. The property tax for **Firemen's Pension** purposes for the City on **Real and Personal Property** situated within the City to be collected in the year 2017 shall be fixed and levied at the rate of .5 mills on each dollar of assessed value of real and personal property
2. The rate of taxation levied herein on the real and personal property within the City shall, by this Resolution, be certified to the County Clerk to be placed upon the tax books and collected in the same manner that the state and county taxes are collected.
3. The Quorum Court of the county is hereby authorized to levy the said tax as set forth herein for real and personal property located within the city/town, for the year 2017, at its regular meeting in November according to law.

Done and Resolved this 6th day of September 2016.

APPROVED:

(SEAL)

ATTEST:

Renea Ellis, City Clerk

John Mark Turner, Mayor

I hereby certify that this Resolution is a true and exact copy of the original adopted by the City Board of Directors on _____ day of _____, 2016.

Renea Ellis, City Clerk



Siloam Springs
It's a natural

STAFF REPORT

TO: Phillip Patterson, City Administrator
FROM: Adrienne Barr, Human Resource Manager
DATE: August 30, 2016
RE: Best Places to Work Survey

Staff participated in a statewide survey by Arkansas Business and Best Companies Group to survey employee engagement.

There were five areas measured concerning Leadership and Planning, Corporate Culture and Communications, Role Satisfaction, the Work Environment and the Relationship with their Supervisor. Each category had several questions and the employee could choose from several options for their response.

The city's overall average was 83% for all of the categories placing us in the top 29 companies in Arkansas as Best Place to Work. On September 21, 2016 the mayor and staff will attend the reception in Little Rock to accept the award.