

**JOSEPH K. WOOD**  
County Judge



280 North College, Suite 500  
Fayetteville, AR 72701

**WASHINGTON COUNTY, ARKANSAS**  
**County Courthouse**

**REGULAR MEETING OF THE**  
**WASHINGTON COUNTY QUORUM COURT**

Thursday, July 19, 2018  
6:00 p.m.  
Washington County Quorum Court Room

**A G E N D A**

1. **CALL TO ORDER AND WELCOME** **JUDGE JOSEPH WOOD**
2. **PRAYER AND PLEDGE**
3. **ADOPTION OF AGENDA**  
At the beginning of each meeting, the agenda shall be approved. Any JP may request an item be added or removed from the agenda subject to approval of the Quorum Court.
4. **PRELIMINARY MOTIONS**
5. **CITIZEN'S COMMENTS**  
Fifteen-minute comment period with a three-minute limit for each individual to comment on items on the agenda or other items.
6. **APPROVAL OF MINUTES** – Approval of the minutes from the Regular Quorum Court (6.1) meeting of June 21, 2018
7. **COUNTY JUDGE'S REPORT (7.1)** **JUDGE JOSEPH WOOD**
8. **OLD WIRE SERVICE AND RECREATIONAL FACILITIES (8.1)** **JUDGE JOSEPH WOOD**  
Conditional Use Permit Request  
Location: Section 30, Township 17 North, Range 29  
Owner and Applicant: Patrick J Tobin Revocable Trust  
Location Address: Old Wire Rd WC 87, Fayetteville, AR 72703  
Approximately 19.42 acres Proposed Land Use: Commercial Rentals  
Project Number – 2017-199 Planner: Sita Nanthavong
  - Introductory Remarks and Presentation by County Staff Summarizing the Project and Staff Recommendation
  - Remarks from Applicable Public Agencies or Departments
  - Remarks by the Applicant/Supporters of the Project (30-minute limit)
  - Remarks by the Appellant/Opponents of the Project (30-minute limit)

9. **AN ORDINANCE RATIFYING A CONDITIONAL USE PERMIT (9.1) BUTCH POND**  
**GRANTED BY THE PLANNING AND ZONING BOARD**  
**(OLD WIRE SERVICE AND RECREATIONAL FACILITIES)**

The Ordinance will be on first reading.

- Motion by a Member of the Quorum Court
- Deliberation of the Quorum Court
- Public Comment  
*20-minute limit:* 10 minutes for and 10 minutes against; 3-minute limit per speaker – each speaker gets one opportunity to speak unless the Quorum Court votes to suspend the rules by 2/3 vote
- Possible Vote on Ordinance. If no action is taken by the Quorum Court, the Ordinance will be on second reading at the next regular Quorum Court meeting. However, the Quorum Court can amend the Ordinance; suspend the rules and move the Ordinance up to second reading; or suspend the rules and move the Ordinance up to second and third reading for adoption at this time.

10. **A RESOLUTION OF THE QUORUM COURT OF WASHINGTON (10.1) FRED RAUSCH**  
**COUNTY CERTIFYING LOCAL COUNTY GOVERNMENT**  
**ENDORSEMENT OF MULTI-CRAFT CONTRACTORS, INC., TO**  
**PARTICIPATE IN THE CONSOLIDATED INCENTIVE (TAX BACK)**  
**ACT OF 2003**

11. **A RESOLUTION OF THE QUORUM COURT OF WASHINGTON (11.1) BILL USSERY**  
**COUNTY CERTIFYING LOCAL COUNTY GOVERNMENT**  
**ENDORSEMENT OF TRUTRAK FLIGHT SYSTEMS, INC., TO**  
**PARTICIPATE IN THE CONSOLIDATED INCENTIVE (TAX BACK)**  
**ACT OF 2003**

12. **AN ORDINANCE APPROPRIATING ADDITIONAL REVENUES OF (12.1) BILL USSERY**  
**\$64,457.34 FROM THE GENERAL FUND TO VARIOUS LINE ITEMS**  
**IN THE SHERIFF'S BUDGET FOR 2018**

13. **AN ORDINANCE REPEALING ARTICLE 3, SECTION 3 OF (13.1) LISA ECKE**  
**WASHINGTON COUNTY ORDINANCE NO. 1999-03 (CODIFIED AS**  
**WASHINGTON COUNTY CODE 2-192(C)(3))**

14. **OPEN SPACE PLAN DISCUSSION** ANN HARBISON

15. **COMMITTEE REPORTS**

16. **OTHER BUSINESS**

17. **ADJOURNMENT**

**MINUTES OF THE  
REGULAR MEETING OF THE  
WASHINGTON COUNTY QUORUM COURT**

Thursday, June 21, 2018

6:00 p.m.

Washington County Quorum Court Room

County Judge Joseph K. Wood called the meeting to order.

JP Lisa Ecke led the prayer and pledge.

Members present were JP Daniel Balls, JP Harvey Bowman, JP Alicia Deavens, JP Robert Dennis, JP Lisa Ecke, JP Ann Harbison, JP Joe Kieklak, JP Tom Lundstrum, JP Eva Madison, JP Sue Madison, JP Joel Maxwell, JP Joe Patterson, JP Butch Pond and JP Bill Ussery. JP Fred Rausch was absent.

A motion to approve the agenda was made by JP S Madison and seconded by JP Harbison. A voice vote was called and all members present voted to adopt the agenda.

A motion to suspend the rules and read all ordinances and resolutions by title only was made by JP S Madison and seconded by JP Kieklak. A voice vote was called and the motion passed with majority vote. JP Lundstrum opposed.

During the citizen's comment time, Elena I. Buyalova shared her concerns about various elected officials.

A motion was made by JP S Madison to approve the May 17th minutes and seconded by JP Dennis. A voice vote was called and all members present voted to approve the minutes.

JP Maxwell introduced agenda item 7.1. County Attorney Lester read the resolution, "A RESOLUTION HONORING THE MOYER FAMILY AS THE WASHINGTON COUNTY 2018 FARM FAMILY OF THE YEAR". JP Maxwell introduced Jerry and Dyanna Moyer. There were comments made by JP Maxwell, County Judge, and Jerry Moyer. A motion to adopt the resolution was made by JP Maxwell and seconded by JP Harbison. A roll call vote was called and all members present voted to adopt the resolution.

**Resolution 2018-06, A RESOLUTION HONORING THE MOYER FAMILY AS THE WASHINGTON COUNTY 2018 FARM FAMILY OF THE YEAR, was adopted.**

County Judge presented his Judge's Report. He presented to the Court a Purchasing Department Report of the Disposal of County Property and the Comptroller's Report for May. He gave an update on the bridge and road constructions and on the Crisis Stabilization Unit. Judge Wood also presented the appointment of Jane Bryant to the Washington County Library

Board. A motion to approve the appointment was made by JP Harbison and seconded by JP Pond. A voice vote was called and all members present voted to approve the appointment.

JP Ussery introduced agenda item 9.1. County Attorney Lester read the ordinance by title only for a third and final reading, "AN ORDINANCE APPROPRIATING THE AMOUNT OF \$8,606 FROM THE GENERAL FUND TO THE COUNTY ATTORNEY BUDGET FOR 2018". Blair Johanson provided documentation to the Court showing the Market Pay Study for the County Attorney position. A motion to adopt the ordinance was made by JP Bowman and seconded by JP Ussery. There were comments made from various members of the Court and County Attorney Lester. There was no public comment. A roll call vote was called and the votes were tallied as follow:

JP Balls- No  
JP Bowman - Yes  
JP Deavens - Yes  
JP Dennis - Yes  
JP Ecke - Yes  
JP Harbison - Yes  
JP Kieklak - No  
JP Lundstrum - No  
JP E Madison - No  
JP S Madison - No  
JP Maxwell - Yes  
JP Patterson - No  
JP Pond - Yes  
JP Rausch – Absent  
JP Ussery – Yes  
The motion passed.

**Ordinance 2018-23, AN ORDINANCE APPROPRIATING THE AMOUNT OF \$8,606 FROM THE GENERAL FUND TO THE COUNTY ATTORNEY BUDGET FOR 2018, was adopted.**

JP Harbison introduced agenda item 10.1. County Attorney Lester read the ordinance by title only, "AN EMERGENCY ORDINANCE RATIFYING A CONDITIONAL USE PERMIT GRANTED BY THE PLANNING AND ZONING BOARD (WHITE RIVER LANDING)". A motion to adopt the ordinance was made by JP Harbison and seconded by JP Pond. There were comments made by various members of the Court and County Attorney Lester. During public comment, Terry Presley and Vickie Presley Hassell spoke in favor of the CUP. Nancy Hartney spoke against the CUP. A roll call vote was called and the votes were tallied as follow:

JP Balls- No  
JP Bowman - No  
JP Deavens - Abstain  
JP Dennis - Yes  
JP Ecke - Yes

JP Harbison - Yes  
JP Kieklak - Yes  
JP Lundstrum - Abstain  
JP E Madison - No  
JP S Madison - No  
JP Maxwell - Yes  
JP Patterson - No  
JP Pond - Yes  
JP Rausch - Absent  
JP Ussery – Yes  
The motion failed.

JP Harbison introduced agenda item 11.1. County Attorney Lester read the resolution by title only, “A RESOLUTION SUPPORTING THE CONSTRUCTION OF A PLAYGROUND AT THE BRENTWOOD COMMUNITY PARK AND REST AREA”. A motion to adopt the resolution was made by JP Harbison and seconded by JP Pond. There were comments made by various members of the Court. There was no public comment. A roll call vote was called and all members present voted to adopt the resolution.

**Resolution 2018-07, A RESOLUTION SUPPORTING THE CONSTRUCTION OF A PLAYGROUND AT THE BRENTWOOD COMMUNITY PARK AND REST AREA, was adopted.**

JP Harbison introduced agenda item 12.1 and read the ordinance by title only, “AN EMERGENCY ORDINANCE RATIFYING A CONDITIONAL USE PERMIT GRANTED BY THE PLANNING AND ZONING BOARD (DORIS DORMAN TRUST)”. A motion to adopt the ordinance was made by JP Harbison and seconded by JP S Madison. There was no public comment. A roll call vote was called and all members present voted to adopt the ordinance with JP Lundstrum abstaining.

**2018-24, AN EMERGENCY ORDINANCE RATIFYING A CONDITIONAL USE PERMIT GRANTED BY THE PLANNING AND ZONING BOARD (DORIS DORMAN TRUST, was adopted.**

JP Ecke introduced agenda item 13.1. County Attorney Lester read the ordinance by title only, “AN ORDINANCE CHANGING THE TITLE OF EDUCATION COORDINATOR TO ASSISTANT ENFORCEMENT OFFICER IN THE ENVIRONMENTAL AFFAIRS BUDGET FOR 2018”. A motion to adopt the ordinance was made by JP Ecke and seconded by JP S Madison. There was no public comment. A roll call vote was called and all members present voted to adopt the ordinance.

**2018-25, AN ORDINANCE CHANGING THE TITLE OF EDUCATION COORDINATOR TO ASSISTANT ENFORCEMENT OFFICER IN THE ENVIRONMENTAL AFFAIRS BUDGET FOR 2018, was adopted.**

JP Ecke introduced agenda item 14.1. County Attorney Lester read the ordinance by title only, “AN ORDINANCE CHANGING THE TITLE OF COMPUTER SOFTWARE DESIGN TECHNICIAN IN THE INFORMATION TECHNOLOGY BUDGET FOR 2018”. A motion to adopt the ordinance was made by JP Ecke and seconded by JP S Madison. There were comments made by JP E Madison and JP

Ecke. There was no public comment. A roll call vote was called and all members present voted to adopt the ordinance.

**2018-26, AN ORDINANCE CHANGING THE TITLE OF COMPUTER SOFTWARE DESIGN TECHNICIAN IN THE INFORMATION TECHNOLOGY BUDGET FOR 2018, was adopted.**

JP Ussery introduced agenda item 15.1. The Sheriff's Office requested a line-item transfer of \$35,230 from 3014-0400-4004 to 3014-0400-3009. This was for an overhauled rear engine in the Cessna 337G aircraft. A motion to approve the line-item transfer was made by JP Maxwell and seconded by JP Patterson. A voice vote was called and all members present voted to approve the line-item transfer.

JP Ussery introduced agenda item 16.1. County Attorney Lester read the ordinance by title only, "AN ORDINANCE APPROPRIATING THE AMOUNT OF \$7,854 FROM THE COMMUNICATIONS FUND 3014 TO THE COMMUNICATIONS BUDGET FOR 2018". A motion to adopt the ordinance was made by JP Ussery and seconded by JP Ecke. There were comments made by JP Kieklak and Rick Hoyt from the Sheriff's Office. After some clarification of the ordinance a motion was made by JP Maxwell and seconded by JP S Madison to adopt the ordinance. There was no public comment. A roll call vote was called and all members present voted to adopt the ordinance.

**2018-27, AN ORDINANCE APPROPRIATING THE AMOUNT OF \$7,854 FROM THE COMMUNICATIONS FUND 3014 TO THE COMMUNICATIONS BUDGET FOR 2018, was adopted.**

JP Ussery introduced agenda item 17.1. County Attorney Lester read the ordinance by title only, "AN ORDINANCE ANTICIPATING REVENUES TOTALING \$15,000 IN THE COURT SECURITY FUND; AND APPROPRIATING \$15,000 FROM THE COURT SECURITY FUND TO THE COURT SECURITY SMALL EQUIPMENT LINE ITEM BUDGET (3999-0500-2002) FOR 2018". A motion to adopt the ordinance was made by JP Ussery and seconded by JP Ecke. There were comments made by various members of the Court and County Attorney Lester. There was no public comment. A roll call vote was called and the votes were tallied as follow:

- JP Balls- Yes
- JP Bowman - Yes
- JP Deavens - Yes
- JP Dennis - Yes
- JP Ecke - Yes
- JP Harbison - Yes
- JP Kieklak - Yes
- JP Lundstrum - No
- JP E Madison - No
- JP S Madison - Yes
- JP Maxwell - Yes
- JP Patterson - Yes
- JP Pond - Yes

JP Rausch - Yes  
JP Ussery – Yes  
The motion passed.

**2018-28, AN ORDINANCE ANTICIPATING REVENUES TOTALING \$15,000 IN THE COURT SECURITY FUND; AND APPROPRIATING \$15,000 FROM THE COURT SECURITY FUND TO THE COURT SECURITY SMALL EQUIPMENT LINE ITEM BUDGET (3999-0500-2002) FOR 2018, was adopted.**

JP Ussery introduced agenda item 18.1. County Attorney Lester read the ordinance by title only, “AN ORDINANCE RECOGNIZING THE AMOUNT OF \$75,000 IN THE RURAL COMMUNITY GRANT FUND FOR 2018 AND APPROPRIATING THE AMOUNT OF \$75,000 TO VARIOUS BUDGET LINE ITEMS IN THE RURAL COMMUNITY GRANT BUDGET FOR 2018”. A motion to adopt the ordinance was made by JP Maxwell and seconded by JP Pond. There was no public comment. A roll call vote was called and all members present voted to adopt the ordinance.

**2018-29, AN ORDINANCE RECOGNIZING THE AMOUNT OF \$75,000 IN THE RURAL COMMUNITY GRANT FUND FOR 2018 AND APPROPRIATING THE AMOUNT OF \$75,000 TO VARIOUS BUDGET LINE ITEMS IN THE RURAL COMMUNITY GRANT BUDGET FOR 2018, was adopted.**

JP E Madison introduced agenda item 19.1. JP E Madison spoke on the Native Flower CUP appeal. There was a comment made by JP Balls.

JP Bowman gave an update on Public Works – There was no meeting due to lack of an agenda.

JP Dennis gave an update on County Services – Larry Shackelford, President and CEO of Washington Regional Medical Center presented their annual report. There was discussion on Planning Fees Analysis.

JP Ecke gave an update on Personnel – There was discussion on the title changes that were approved at tonight’s meeting. There was a review of the Employee Handbook, a draft was emailed to the Court to save money.

JP Maxwell gave an update on Jail/LE/Courts – Monthly statistic reports were presented from JDC, Sheriff’s Office, and Detention Center. There was discussion on jail space, overcrowding, Springdale jail closing. Jay Cantrell gave an update on the jail capacity expansion. Judge Zimmerman spoke on the additional Judge.

JP Ussery gave an update on Finance & Budget – Treasurer Bobby Hill gave Treasurer’s monthly report. Discussion on the ordinances that were approved at tonight’s meeting. There was discussion on the upcoming budget and working on state prisoner funding.

During “Other Business” JP Maxwell thanked the Road Department and Chief Gales for the road upgrade in Morrow. He presented a “Thank you” card to Judge Wood and Chief Gales from Teen Challenge. Judge Wood thanked JP Lundstrum for presiding over the Quorum Court meeting last month.

A motion to adjourn was made by JP Ecke and seconded by JP E Madison. The meeting was adjourned at 8:30 pm.

Respectfully submitted by

Patty Burnett  
Quorum Court Coordinator



General Fund  
Unappropriated Reserves  
FY '18

7.1

Month	Category	Beginning Balance	+/-	Ending Balance	YTD Transfer	Remaining Available Balance
Jan-18	Unappropriated Reserves	\$4,816,923	\$24,832	\$4,841,755		
	Reserve for Jail	\$1,210,682	\$0	\$1,210,682	-	\$1,210,682
	Total	\$6,027,605		\$6,052,437	-	\$6,052,437
Feb-18	Unappropriated Reserves	\$4,841,755	\$0	\$4,841,755		
	Reserve for Jail	\$1,210,682	\$0	\$1,210,682	(410,000.00)	\$800,682
	Total	\$6,052,437		\$6,052,437	(410,000.00)	\$5,642,437
Mar-18	Unappropriated Reserves	\$4,841,755	-\$668,529	\$4,173,226		
	Reserve for Jail	\$1,210,682	\$66,157	\$1,276,839	(410,000.00)	\$866,839
	Total	\$6,052,437		\$5,450,065	(410,000.00)	\$5,040,065
Apr-18	Unappropriated Reserves	\$4,173,226	-\$46,871	\$4,126,355		
	Reserve for Jail	\$1,276,839	\$18,185	\$1,295,024	(410,000.00)	\$885,024
	Total	\$5,582,379		\$5,421,379	(410,000.00)	\$5,011,379
May-18	Unappropriated Reserves	\$4,126,355	\$0	\$4,126,355		
	Reserve for Jail	\$1,295,024	\$0	\$1,295,024	(410,000.00)	\$885,024
	Total	\$5,571,878		\$5,421,379	(410,000.00)	\$5,011,379
Jun-18	Unappropriated Reserves	\$4,126,355	-\$8,606	\$4,117,749		
	Reserve for Jail	\$1,295,024	\$0	\$1,295,024	(410,000.00)	\$885,024
	Total	\$5,571,878		\$5,412,773	(410,000.00)	\$5,002,773

\* YTD Transfer from General Fund to Jail Fund processed per Court Orders 2018-039 and 2018-040

\*\*March & April Jail +/- ordinance amounts were not properly formulated in the Unappropriated reserves column +/- (correction made 7/12/18 by J.Hinkle)

**Summary of Revenues and Expenditures  
As Of 06/30/2018**

Fund Description	Budgeted	Actual	Percent	Less 10%	Budgeted	Actual	Percent	Unappropriated Balance
	Revenues	Revenues	Realized Revenues	Budgeted Revenues	Expenditures	Expenditures	Expended	
1000 - General Fund	39,647,411.00	14,682,901.28	37%	4,015,661.00	30,218,977.00	15,089,703.28	58%	5,412,773.00
1002 - Employee Insurance Fund	6,725,287.00	3,036,675.75	45%	677,795.00	5,152,850.00	2,090,179.75	75%	894,642.00
1800 - Flexible Spending Fund	308,942.00	111,444.80	36%	32,500.00	281,000.00	116,271.88	88%	-4,558.00
1906 - Animal Shelter Fund	7,000.00	2.27	0%	0	7,000.00	3,093.72	44%	0
2000 - Road Fund	12,779,032.00	5,512,017.33	43%	1,107,845.00	10,286,798.00	4,406,996.18	52%	1,384,389.00
3000 - Treasurer's Automation Fund	165,142.00	75,784.97	45%	16,467.00	18,800.00	3,070.96	16%	129,875.00
3001 - Collector's Automation Fund	746,969.00	323,228.38	43%	80,725.00	386,519.00	138,222.91	38%	279,725.00
3002 - Circuit Court Automation Fund	180,433.00	15,446.11	8%	17,736.00	14,515.00	7,232.50	100%	148,182.00
3004 - Assessor's Amendment 79 Fund	126,665.00	51,625.01	40%	13,046.00	25,950.00	7,090.85	27%	87,669.00
3005 - County Clerk's Cost Fund	616,916.00	59,269.36	9%	61,162.00	149,850.00	25,784.32	20%	405,904.00
3006 - Recorder's Cost Fund	2,538,641.00	738,169.87	29%	256,275.00	1,748,009.00	714,060.84	44%	534,357.00
3008 - County Library Fund	3,504,074.00	1,120,580.90	31%	339,214.00	2,343,939.00	1,189,868.98	90%	820,921.00
3010 - County Clerk Operating Fund	39,556.00	2,189.65	5%	3,872.00	15,000.00	669.31	4%	20,684.00
3012 - Child Support Cost Fund	27,335.00	9,576.59	35%	2,797.00	13,000.00	12,364.72	95%	11,538.00
3014 - Communication Facility/Equip	484,775.00	199,960.44	41%	61,684.00	334,784.00	109,422.68	56%	88,307.00
3017 - Jail Operations & Maintenance	14,852,979.00	7,980,659.49	53%	481,845.00	15,666,158.00	7,918,814.65	61%	-1,295,024.00
3019 - Boating Safety Fund	16,961.00	1,736.80	10%	1,771.00	12,100.00	1,060.23	8%	3,090.00
3020 - Emergency 911 Fund	1,634,751.00	211,696.23	12%	159,282.00	766,960.00	224,339.18	55%	708,509.00
3028 - Adult Drug Court Fund	58,378.00	15,641.04	26%	5,672.00	27,000.00	28,657.53	106%	25,706.00
3031 - Circuit Court Juv Div Fund	25,610.00	4,338.12	16%	2,514.00	18,000.00	8,069.47	94%	5,096.00
3032 - Juv Crt Representation Fund	1,503.00	305.85	20%	139	0	0	0%	1,364.00
3039 - Circuit Clerk Commissioner Fee	45,079.00	4,447.58	9%	4,517.00	25,000.00	24,027.86	96%	15,562.00
3042 - Assessor's Late Asmnt Fee Fund	11,980.00	4,246.88	35%	1,233.00	0	0	0%	10,747.00
3400 - FEMA	1,198,954.00	265,855.53	22%	0	1,198,954.00	508,716.54	42%	0
3401 - HIV Clinic Fund	284,410.00	142,970.38	50%	28,570.00	209,763.00	60,372.48	59%	46,077.00
3402 - Law Library Fund	429,225.00	65,292.26	15%	43,029.00	98,835.00	41,999.78	92%	287,361.00
3404 - Drug Enforcement - State Fund	39,524.00	16,162.00	40%	0	39,524.00	2,739.71	9%	0
3405 - Drug Enforcement- Fed Fund	30,021.00	13,851.42	46%	0	30,021.00	14,074.96	49%	0
3406 - Drug Court Program Fund	173,635.00	18,139.76	10%	17,372.00	0	0	0%	156,263.00
3501 - HIDTA	299,816.00	139,488.83	46%	0	299,816.00	139,488.83	46%	0
3503 - Rural Community Grants Fund	191,995.00	75,000.00	39%	0	192,031.00	39,595.27	20%	-36
3510 - JDC Grant Fund	25,146.00	0	0%	0	25,039.00	14,692.76	98%	107
3511 - DEM Grant Fund	895,875.00	347,809.80	38%	0	899,034.00	287,418.45	59%	-3,159.00
3512 - Environmental Affairs Grant Fd	52,927.00	516.84	0%	0	52,927.00	356.92	0%	0
3513 - Drug Court Grant Fund	349,008.00	188,421.88	53%	0	352,758.00	213,686.13	61%	-3,750.00
3514 - Law Enforcement Grant Fund	56,862.00	0	0%	0	56,862.00	13,200.00	23%	0
3516 - Animal Shelter Projects Fund	39,413.00	4,084.17	10%	0	39,413.00	304.56	0%	0
3517 - JUVENILE COURT GRANT FUND	13,539.00	11,074.53	81%	0	13,539.00	10,695.67	86%	0
3999 - Court Security Grant Fund	15,000.00	0	0%	0	15,000.00	0	0%	0
5800 - Court Costs & Fines Fund	1,257,018.00	209,585.87	16%	124,479.00	359,216.00	180,668.18	50%	773,323.00

Washington County, AR

Summary Statement of Operations-Expenses by Fund and Dept

6/30/2018

Fund	Department	Budget	Current Month		Year to Date		Balance	% Used
			Transaction	Encumbrance	Transaction	Encumbrance		
1000 - General Fund								
	0100 - County Judge	387,827	29,040.63	209.76	198,327.02	13,334.47	176,165.51	0.54
	0101 - County Clerk	534,957	40,812.16	0.00	256,251.86	19,080.00	259,625.14	0.51
	0102 - Circuit Clerk	963,568	75,927.13	0.00	494,117.64	44,146.36	425,304.00	0.55
	0103 - Treasurer	286,982	22,129.91	0.00	145,112.42	9,540.00	132,329.58	0.53
	0104 - Tax Collector	1,146,808	83,674.57	0.00	552,107.31	50,085.00	544,615.69	0.52
	0105 - Assessor	2,194,336	159,442.19	2,163.50	1,137,900.39	47,279.87	1,009,155.74	0.54
	0106 - Board of Equalization	1,090,985	83,175.91	0.00	475,825.55	582,231.37	32,928.08	0.96
	0107 - Quorum Court	193,596	12,111.95	36.84	59,797.53	10,382.00	123,416.47	0.36
	0108 - Buildings & Ground Maintenance	2,041,036	127,866.34	15,822.21	1,048,126.21	89,592.46	903,317.33	0.55
	0109 - Election	719,809	107,907.58	874.28	299,928.57	6,568.01	413,312.42	0.42
	0110 - County Planning	413,008	25,729.41	760.03	202,619.56	17,015.41	193,373.03	0.53
	0113 - Financial Management	337,927	17,439.81	47.10	166,947.12	13,390.57	157,589.31	0.53
	0115 - Information Technology	926,349	47,389.70	272.83	499,002.45	58,503.84	368,842.71	0.60
	0118 - General Services	208,478	9,951.25	0.00	139,517.69	6,319.68	62,640.63	0.69
	0119 - Archiving/Records Management	187,788	11,719.42	0.00	79,526.90	30,902.83	77,358.27	0.58
	0120 - Grants Administrator	144,628	10,476.94	132.37	78,699.52	6,048.40	59,880.08	0.58
	0121 - Human Resources	312,651	20,611.41	0.00	158,979.42	36,132.59	117,538.99	0.62
	0122 - County Attorney	228,350	16,731.86	256.85	109,038.38	40,576.00	78,735.62	0.65
	0300 - County Health	17,700	5,594.71	524.51	13,642.17	846.14	3,211.69	0.81
	0301 - Ambulance Service	921,174	76,764.50	0.00	460,587.00	460,587.00	0.00	1.00
	0308 - Animal Shelter	687,745	39,253.13	3,778.51	272,740.90	28,057.51	386,946.59	0.43
	0400 - Sheriff	8,850,836	652,323.83	41,464.47	4,412,630.44	557,027.93	3,881,177.63	0.56
	0401 - Circuit Court I	36,157	926.21	1,444.39	7,741.05	3,665.95	24,750.00	0.31
	0402 - Circuit Court II	47,508	1,055.67	332.00	11,704.62	2,780.89	33,022.49	0.30
	0403 - Circuit Court III	1,160,226	84,361.80	1,780.40	556,408.35	84,049.73	519,767.92	0.55
	0404 - Circuit Court IV	123,423	7,566.44	1,670.71	61,548.42	7,391.10	54,483.48	0.55
	0405 - Circuit Court V	32,295	1,702.48	315.86	10,135.98	2,689.32	19,469.70	0.39
	0406 - Circuit Court VI	60,810	611.91	1,504.65	18,273.01	4,305.76	38,231.23	0.37
	0407 - Circuit Court VII	36,468	710.84	106.53	16,559.74	1,748.97	18,159.29	0.50
	0409 - District Court Fayetteville	39,802	0.00	0.00	10,700.08	0.00	29,101.92	0.26
	0410 - District Court Springdale	32,820	0.00	0.00	7,396.19	0.00	25,423.81	0.22
	0411 - District Court Prairie Grove	20,634	0.00	0.00	5,150.96	0.00	15,483.04	0.24
	0412 - District Court West Fork	27,029	0.00	0.00	6,373.34	0.00	20,655.66	0.23

## Washington County, AR

### Summary Statement of Operations-Expenses by Fund and Dept

6/30/2018

Fund	Department	Budget	Current Month		Year to Date		Balance	% Used
			Transaction	Encumbrance	Transaction	Encumbrance		
	0413 - District Court Elkins	27,291	620.00	0.00	10,167.09	0.00	17,123.91	0.37
	0414 - DISTRICT COURT JUDGES	46,161	0.00	0.00	46,160.35	0.00	0.65	1.00
	0416 - Prosecuting Attorney	1,208,485	88,127.55	3,692.11	573,151.61	64,515.66	570,817.73	0.52
	0417 - Public Defender	536,339	36,180.18	1,997.57	242,877.94	24,421.48	269,039.58	0.49
	0419 - Coroner	346,960	25,477.31	1,052.03	154,695.56	7,147.89	185,116.55	0.46
	0420 - Constables	43	0.00	0.00	26.50	0.00	16.50	0.61
	0428 - Sheriff-Work Release	15,952	593.47	0.00	1,704.71	1,501.24	12,746.05	0.20
	0440 - COURT REPORTING SRVCS	18,720	1,560.00	0.00	9,360.00	9,360.00	0.00	1.00
	0444 - Juvenile Detention Center	1,482,231	103,323.11	12,189.59	637,067.12	98,730.23	746,433.65	0.49
	0500 - Dept of Emergency Management	370,733	16,180.39	2,832.81	213,600.46	10,733.20	146,399.34	0.60
	0502 - Fire Departments	848,734	0.00	0.00	425,831.00	0.00	422,903.00	0.50
	0505 - County Judge-Emergency Budget	75,000	0.00	0.00	0.00	0.00	75,000.00	0.00
	0702 - Environment Affairs	406,717	22,024.26	0.00	178,408.32	128,697.17	99,611.51	0.75
	0800 - Veterans Service	158,483	11,227.68	3,127.95	62,890.43	8,785.86	86,806.71	0.45
	0801 - Extension Office	224,612	55,548.34	0.00	111,538.40	111,733.66	1,339.94	0.99
	8888 - Interfund Transfers	38,806	0.00	0.00	448,806.00	0.00	-410,000.00	11.56
Total	1000 - General Fund	30,218,977	2,133,871.98	0.00	15,089,703.28	2,699,905.55	12,429,368.17	0.58
	1002 - Employee Insurance Fund							
	0125 - Employee Insurance	5,152,850	286,808.74	0.00	2,090,179.75	1,797,414.53	1,265,255.72	0.75
Total	1002 - Employee Insurance Fund	5,152,850	286,808.74	0.00	2,090,179.75	1,797,414.53	1,265,255.72	0.75
	1800 - Flexible Spending Fund							
	0126 - Flexible Spending	281,000	7,970.45	0.00	116,271.88	131,290.64	33,437.48	0.88
Total	1800 - Flexible Spending Fund	281,000	7,970.45	0.00	116,271.88	131,290.64	33,437.48	0.88
	1906 - Animal Shelter Fund							
	0308 - Animal Shelter	7,000	833.30	0.00	3,093.72	0.00	3,906.28	0.44
Total	1906 - Animal Shelter Fund	7,000	833.30	0.00	3,093.72	0.00	3,906.28	0.44
	2000 - Road Fund							
	0200 - County Road	9,204,244	804,628.01	85,537.09	4,066,242.59	957,873.91	4,180,127.50	0.54
	0201 - Road 1/2 Cent Sales Tax	1,082,554	86,381.62	6,564.25	340,753.59	10,057.10	731,743.31	0.32
Total	2000 - Road Fund	10,286,798	891,009.63	0.00	4,406,996.18	967,931.01	4,911,870.81	0.52

## Washington County, AR

### Summary Statement of Operations-Expenses by Fund and Dept

6/30/2018

Fund	Department	Budget	Current Month		Year to Date		Balance	% Used
			Transaction	Encumbrance	Transaction	Encumbrance		
3000 - Treasurer's Automation Fund								
	0103 - Treasurer	18,800	109.73	0.00	3,070.96	0.00	15,729.04	0.16
Total	3000 - Treasurer's Automation Fund	18,800	109.73	0.00	3,070.96	0.00	15,729.04	0.16
3001 - Collector's Automation Fund								
	0104 - Tax Collector	386,519	9,277.16	1,481.90	138,222.91	10,614.30	237,681.79	0.38
Total	3001 - Collector's Automation Fund	386,519	9,277.16	0.00	138,222.91	10,614.30	237,681.79	0.38
3002 - Circuit Court Automation Fund								
	0437 - Court Automation	14,515	4,783.71	1,198.25	7,232.50	7,367.71	-85.21	1.00
Total	3002 - Circuit Court Automation Fund	14,515	4,783.71	0.00	7,232.50	7,367.71	-85.21	1.00
3004 - Assessor's Amendment 79 Fund								
	0105 - Assessor	25,950	28.24	42.36	7,090.85	42.36	18,816.79	0.27
Total	3004 - Assessor's Amendment 79 Fund	25,950	28.24	0.00	7,090.85	42.36	18,816.79	0.27
3005 - County Clerk's Cost Fund								
	0101 - County Clerk	149,850	2,592.20	363.60	25,784.32	5,365.19	118,700.49	0.20
Total	3005 - County Clerk's Cost Fund	149,850	2,592.20	0.00	25,784.32	5,365.19	118,700.49	0.20
3006 - Recorder's Cost Fund								
	0128 - Recorder's Cost	848,009	46,175.89	461.91	350,275.70	65,064.59	432,668.71	0.48
	8888 - Interfund Transfers	900,000	88,845.65	0.00	363,785.14	0.00	536,214.86	0.40
Total	3006 - Recorder's Cost Fund	1,748,009	135,021.54	0.00	714,060.84	65,064.59	968,883.57	0.44
3008 - County Library Fund								
	0600 - County Library	2,305,307	172,456.47	259.52	1,176,788.53	920,739.11	207,779.36	0.90
	0610 - Co Lib-Greenland Branch	23,524	1,671.91	347.99	6,946.37	987.58	15,590.05	0.33
	0611 - Co Lib-Winslow Branch	15,108	1,093.44	250.64	6,134.08	295.00	8,678.92	0.42
Total	3008 - County Library Fund	2,343,939	175,221.82	0.00	1,189,868.98	922,021.69	232,048.33	0.00
3010 - County Clerk Operating Fund								
	0101 - County Clerk	15,000	278.10	0.00	669.31	0.00	14,330.69	0.04
Total	3010 - County Clerk Operating Fund	15,000	278.10	0.00	669.31	0.00	14,330.69	0.04
3012 - Child Support Cost Fund								

## Washington County, AR

### Summary Statement of Operations-Expenses by Fund and Dept

6/30/2018

Fund	Department	Current Month			Year to Date		Balance	% Used
		Budget	Transaction	Encumbrance	Transaction	Encumbrance		
	8888 - Interfund Transfers	13,000	0.00	0.00	12,364.72	0.00	635.28	0.95
Total	3012 - Child Support Cost Fund	13,000	0.00	0.00	12,364.72	0.00	635.28	0.95
	3014 - Communication Facility/Equip							
	0400 - Sheriff	334,784	44,639.31	56,580.82	109,422.68	78,959.21	146,402.11	0.56
Total	3014 - Communication Facility/Equip	334,784	44,639.31	0.00	109,422.68	78,959.21	146,402.11	0.56
	3017 - Jail Operations & Maintenance							
	0127 - Jail-Maintenance	1,021,106	40,209.92	4,659.52	402,426.20	67,782.82	550,896.98	0.46
	0418 - County Jail	14,645,052	1,135,655.99	34,538.17	7,516,388.45	1,721,257.25	5,407,406.30	0.63
Total	3017 - Jail Operations & Maintenance	15,666,158	1,175,865.91	0.00	7,918,814.65	1,789,040.07	5,958,303.28	0.61
	3019 - Boating Safety Fund							
	0400 - Sheriff	12,100	113.64	0.00	1,060.23	0.00	11,039.77	0.08
Total	3019 - Boating Safety Fund	12,100	113.64	0.00	1,060.23	0.00	11,039.77	0.08
	3020 - Emergency 911 Fund							
	0501 - Emergency 911	754,960	35,913.32	903.20	224,339.18	204,510.87	326,109.95	0.56
	0571 - ACT 442 of 2013 PSAP	12,000	0.00	0.00	0.00	0.00	12,000.00	0.00
Total	3020 - Emergency 911 Fund	766,960	35,913.32	0.00	224,339.18	204,510.87	338,109.95	0.55
	3028 - Adult Drug Court Fund							
	8888 - Interfund Transfers	27,000	0.00	0.00	28,657.53	0.00	-1,657.53	1.06
Total	3028 - Adult Drug Court Fund	27,000	0.00	0.00	28,657.53	0.00	-1,657.53	1.06
	3031 - Circuit Court Juv Div Fund							
	0446 - Circuit Court Juvenile Div	18,000	634.45	0.00	8,069.47	8,885.71	1,044.82	0.94
Total	3031 - Circuit Court Juv Div Fund	18,000	634.45	0.00	8,069.47	8,885.71	1,044.82	0.94
	3039 - Circuit Clerk Commissioner Fee							
	0129 - Circuit Clerk Commissioner Fee	25,000	20,185.92	0.00	24,027.86	0.00	972.14	0.96
Total	3039 - Circuit Clerk Commissioner Fee	25,000	20,185.92	0.00	24,027.86	0.00	972.14	0.96
	3400 - FEMA							
	0202 - Dye Creek Low Water Crossings	573,883	59,602.53	0.00	122,131.31	0.00	451,751.69	0.21

## Washington County, AR

### Summary Statement of Operations-Expenses by Fund and Dept

6/30/2018

Fund	Department	Current Month			Year to Date		Balance	% Used
		Budget	Transaction	Encumbrance	Transaction	Encumbrance		
	0203 - FEMA 2017 Flood	625,071	318,326.40	5,720.65	386,585.23	5,720.65	232,765.12	0.62
Total	3400 - FEMA	1,198,954	377,928.93	0.00	508,716.54	5,720.65	684,516.81	0.42
3401 - HIV Clinic Fund								
	0305 - HIV Clinic	209,763	9,058.31	0.00	60,372.48	63,957.67	85,432.85	0.59
Total	3401 - HIV Clinic Fund	209,763	9,058.31	0.00	60,372.48	63,957.67	85,432.85	0.59
3402 - Law Library Fund								
	0422 - Law Library	98,835	7,323.71	0.00	41,999.78	49,890.25	6,944.97	0.92
Total	3402 - Law Library Fund	98,835	7,323.71	0.00	41,999.78	49,890.25	6,944.97	0.92
3404 - Drug Enforcement - State Fund								
	0400 - Sheriff	39,524	0.00	0.00	2,739.71	1,135.00	35,649.29	0.09
Total	3404 - Drug Enforcement - State Fund	39,524	0.00	0.00	2,739.71	1,135.00	35,649.29	0.09
3405 - Drug Enforcement- Fed Fund								
	0400 - Sheriff	30,021	932.36	0.00	14,074.96	815.10	15,130.94	0.49
Total	3405 - Drug Enforcement- Fed Fund	30,021	932.36	0.00	14,074.96	815.10	15,130.94	0.49
3501 - HIDTA								
	0426 - HIDTA 2016	25	0.00	0.00	0.00	0.00	25.00	0.00
	0487 - HIDTA 2017	299,791	0.00	0.00	139,488.83	0.00	160,302.17	0.46
Total	3501 - HIDTA	299,816	0.00	0.00	139,488.83	0.00	160,327.17	0.46
3503 - Rural Community Grants Fund								
	0603 - Brentwood Community Grant	8,036	47.05	0.00	600.27	560.00	6,875.73	0.14
	0624 - Sugar Mountain Road Grant	70,000	0.00	0.00	0.00	0.00	70,000.00	0.00
	0625 - Evansville Storm Shelter Grant	38,995	0.00	0.00	38,995.00	0.00	0.00	1.00
	0626 - Musteen & Blue Hole Road	75,000	0.00	0.00	0.00	0.00	75,000.00	0.00
Total	3503 - Rural Community Grants Fund	192,031	47.05	0.00	39,595.27	560.00	151,875.73	0.20
3510 - JDC Grant Fund								
	0453 - JDC-GIA 2017/2018	25,039	6,014.19	9,388.37	14,692.76	9,992.73	353.51	0.98
Total	3510 - JDC Grant Fund	25,039	6,014.19	0.00	14,692.76	9,992.73	353.51	0.98

## Washington County, AR

### Summary Statement of Operations-Expenses by Fund and Dept

6/30/2018

Fund	Department	Budget	Current Month		Year to Date		Balance	% Used
			Transaction	Encumbrance	Transaction	Encumbrance		
3511 - DEM Grant Fund								
	0545 - MRC	6,946	0.00	0.00	0.00	0.00	6,946.00	0.00
	0546 - MRC 2	5,000	0.00	0.00	0.00	0.00	5,000.00	0.00
	0547 - MRC 2013	1,561	0.00	0.00	0.00	0.00	1,561.00	0.00
	0561 - USAR 2016	255,000	0.00	0.00	255,000.00	0.00	0.00	1.00
	0562 - SWAT 2016	65,721	0.00	56,840.18	0.00	56,840.18	8,880.82	0.86
	0563 - USAR 2017	265,000	17.60	0.00	198.04	192,000.00	72,801.96	0.72
	0564 - SWAT 2017	185,224	17,340.41	0.00	32,220.41	0.00	153,003.59	0.17
	0570 - DEM Radio System	114,582	0.00	0.00	0.00	0.00	114,582.00	0.00
Total	3511 - DEM Grant Fund	899,034	17,358.01	0.00	287,418.45	248,840.18	362,775.37	0.59
3512 - Environmental Affairs Grant Fd								
	0759 - BMT05-14EW	37,257	0.00	0.00	0.00	0.00	37,257.00	0.00
	0761 - BMT04-14EW	8,233	0.00	0.00	0.00	0.00	8,233.00	0.00
	0763 - ADEQ-BMT WC15-08	3,047	0.00	0.00	0.00	0.00	3,047.00	0.00
	0764 - ADEQ-BMT WC16-07	4,390	0.00	0.00	0.00	0.00	4,390.00	0.00
	8888 - Interfund Transfers	0	0.00	0.00	356.92	0.00	-356.92	0.00
Total	3512 - Environmental Affairs Grant Fd	52,927	0.00	0.00	356.92	0.00	52,570.08	0.00
3513 - Drug Court Grant Fund								
	0483 - OJP Drug Court Enhancement	0	0.00	0.00	-47.00	0.00	47.00	0.00
	0485 - Drug Court Accountability	28,758	0.00	0.00	25,186.51	0.00	3,571.49	0.87
	0486 - Veterans Treatment Grant	1,243	0.00	0.00	0.00	0.00	1,243.00	0.00
	0488 - Drug Court Grant Project	384	0.00	0.00	0.00	0.00	384.00	0.00
	0491 - SAMHSA 2017/2018	322,373	27,248.16	706.04	177,228.19	4,451.24	140,693.57	0.56
	8888 - Interfund Transfers	0	0.00	0.00	11,318.43	0.00	-11,318.43	0.00
Total	3513 - Drug Court Grant Fund	352,758	27,248.16	0.00	213,686.13	4,451.24	134,620.63	0.00
3514 - Law Enforcement Grant Fund								
	0467 - JAG Grant 2015	1,854	0.00	0.00	0.00	0.00	1,854.00	0.00
	0469 - JAG 2017	14,024	0.00	0.00	0.00	0.00	14,024.00	0.00
	0476 - SCAAP 2016	33,184	12,600.00	0.00	12,600.00	0.00	20,584.00	0.37
	0497 - ADR Grant	7,800	0.00	0.00	600.00	0.00	7,200.00	0.07
Total	3514 - Law Enforcement Grant Fund	56,862	12,600.00	0.00	13,200.00	0.00	43,662.00	0.23



## Washington County, AR

### Summary Statement of Operations-Expenses by Fund and Dept

6/30/2018

Fund	Department	Budget	Current Month		Year to Date		Balance	% Used
			Transaction	Encumbrance	Transaction	Encumbrance		
3516 - Animal Shelter Projects Fund								
	0308 - Animal Shelter	39,413	304.56	0.00	304.56	0.00	39,108.44	0.00
Total	3516 - Animal Shelter Projects Fund	39,413	304.56	0.00	304.56	0.00	39,108.44	0.00
3517 - JUVENILE COURT GRANT FUND								
	0458 - JABG-2017	13,539	85.32	0.00	8,934.80	998.64	3,605.56	0.73
	8888 - Interfund Transfers	0	0.00	0.00	1,760.87	0.00	-1,760.87	0.00
Total	3517 - JUVENILE COURT GRANT FUND	13,539	85.32	0.00	10,695.67	998.64	1,844.69	0.00
3999 - Courthouse Security Grant Fund								
	0506 - Court Security	15,000	0.00	0.00	0.00	0.00	15,000.00	0.00
Total	3999 - Courthouse Security Grant Fund	15,000	0.00	0.00	0.00	0.00	15,000.00	0.00
5800 - Court Costs & Fines Fund								
	0117 - Court Costs & Fines	359,216	30,903.03	0.00	180,668.18	0.00	178,547.82	0.50
Total	5800 - Court Costs & Fines Fund	359,216	30,903.03	0.00	180,668.18	0.00	178,547.82	0.50
<b>Grand Total</b>		<b>71,394,941</b>	<b>5,414,962.78</b>	<b>364,234.32</b>	<b>33,647,012.04</b>	<b>9,074,774.89</b>	<b>28,673,154.07</b>	<b>0.59</b>

# WASHINGTON COUNTY PLANNING OFFICE

2615 Brink Dr.  
Fayetteville, AR 72701  
(479) 444-1724  
(479) 973-8417

Agenda Item

**D**

Meeting: May 3, 2018  
Project: Old Wire Service & Recreational  
Facilities CUP  
Project Number: 2017-199  
Planner: Sita Nanthavong  
snanthavong@co.washington.ar.us

## ZONING – CONDITIONAL USE PERMIT REQUEST

The determination as to whether a conditional use permit will be granted is subjective to a degree.  
The Zoning Board of Adjustments may act on issues discussed in the criteria checklist when making decisions in these matters.

**REQUEST:** Old Wire Service and Recreational Facilities is requesting **Conditional Use Permit** approval to allow the building of service and recreational facilities buildings on a property that is approximately 19.42 acres in size and is currently zoned for Agricultural and Single Family Residential Uses.

**CURRENT ZONING:** Project lies within the County's Zoned area (Agriculture/Single-Family Residential 1 unit per acre)

**PLANNING AREA:** City of Fayetteville Planning Area

**QUORUM COURT DISTRICT:** District 15, Butch Pond

**FIRE SERVICE AREA:** Goshen VFD

**SCHOOL DISTRICT:** Fayetteville

**INFRASTRUCTURE:** Water- Fayetteville

Electric- Ozarks Electric

Natural Gas- Black Hills

Telephone- AT&T

Cable- Cox Communications

### **BACKGROUND/PROJECT SYNOPSIS:**

The project was tabled at the Washington County Planning Board on January 11, 2018 by the Planning Board members. Please see page 6 through 18 from the included excerpt of the Minutes from the January 11, 2018 Planning Board meeting for more details.

The owner of this property is the Patrick J. Tobin Revocable Trust. The applicant is Pat Tobin with representation by Bates and Associates.

**Old Wire Service and Recreational Facilities** is requesting **Conditional Use Permit** approval and **Preliminary Large Scale Development** approval to allow the building and leasing of service and recreational facilities buildings on a property that is approximately 19.42 acres in size and is currently zoned for Agricultural and Single Family Residential Uses.

The parcel will accommodate ten (10) single story buildings to be built in phases. The first phase will consist of the construction of buildings numbered 3 through 8. Building 3 and 4 will be approximately 5,000 square feet, buildings 5 and 6 will be approximately 3,600 square feet, and buildings 7 and 8 will be approximately 2,500 square feet. The applicant is proposing to leave the uses open to accommodate prospective tenants and their businesses; however, the uses will be limited to the type of building being constructed so it complies with city and fire regulations.

Some of the proposed business are, but not limited to the following:

- Glass shop & showroom
- Antique print shop
- Baseball pitching & hitting
- General business offices
- Utility company offices
- Excavation business office
- General warehouse

The applicant states that the following types of businesses will not be considered:

- Sexually oriented businesses
- Adult book and novelty store
- Bar and/or Night club
- Circus'
- Chicken farms
- Salvage yards
- Heavy equipment businesses
- Gambling establishments such as casinos
- Illegal businesses (ex: counterfeit items, illegal drugs, pirated music stores, any business providing peripheral support of illegal activities)
- Concrete/Mining plant
- Dog/animal mills
- Firework manufacturing facility

A submitted letter from the applicant contains more detail. Please see attached.

### **TECHNICAL CONCERNS:**

#### **Water/Plumbing/Fire Issues:**

This CUP request was reviewed by the City of Fayetteville and the County Fire Marshal.

Fayetteville Water services this area. Corey Granderson, Staff Engineer for the City of Fayetteville, commented that the revisions of the submitted project plans dated 11/02/2017 are acceptable in concept: a proposed looped waterline system connecting to the Rid-A-Pest property. After Washington County approval, the applicant must submit plans and utility permit application to the City of Fayetteville Engineering Division for Permit Review.

The Washington County Fire Marshal reviewed the resubmitted plans and found all except the following acceptable:

All fire lanes need to be labeled in appropriate places.

Some buildings show exit lights and some don't. All exit doors should have appropriate lighted signs.

Panic bars should be installed on the doors.

When a building has occupancy, the Fire Marshal must inspect each building prior to the tenant's opening.

#### **Health Department Issues:**

This project proposes to utilize one septic system for each building.

Soil analysis has been conducted and submitted to the Health Department for buildings 3 through 8. Based upon the soil analysis and the Loading Rates for Residences and Commercial Establishments table, only a maximum of 12 occupants may be present within each building per day; this includes employees and customers. This may change once permits are submitted to the Health Department.

It is incumbent of the owner to notify the Planning Department for re-evaluation of adequacy of the septic system, according to the septic code, of any changes in occupancy that exceed the Health Department's permitted septic loading of 12 occupants per day maximum including customers.

The Health Department would like to note that the layout of the lateral lines and fields may change once permits have been filed with the State.

**Electric/Phone:**

This project is serviced by Ozarks Electric, AT&T, Black Hills, and Cox Communications. Generally, any relocation of existing facilities will be at the developer's expense.

Ozarks Electric states that there must be a 30ft utility easement along overhead lines and 15ft utility easements along underground lines.

**Roads/Sight Visibility/Ingress-Egress/Parking:**

This project accesses off WC 87, North Old Wire Road.

The Road Department requires a minimum 30 foot ROW to be dedicated on the applicant's side of the road (if applicant owns both sides, both sides must be dedicated).

One entrance is proposed for the first phase. A second entrance will be added during the second phase of construction as per the fire code due to the length of the access drive.

Any work done in the County right-of-way will require a permit from the Washington County Road Department prior to construction.

**Drainage:**

A Drainage Report was submitted. The Washington County Contracted Engineer, Zach Moore, has reviewed this report and has no further comments.

If the proposed future drive connection is ever constructed, Mr. Moore would again review the drainage at the time.

**Environmental Concerns:**

No stormwater permit is required by Washington County at this time; however, applicant must comply with all rules and regulations of the Arkansas Department of Environmental Quality. [www.adeq.state.ar.us](http://www.adeq.state.ar.us)

**Signage/Lighting/Screening Concerns:**

No signage is allowed within Washington County's road right-of-way (ROW). As this is a semirural area in transition, staff recommends the signage be approximately 24 sq. ft. in size and not directly lit. A sketch of the proposed sign must be submitted to Washington County Planning for

approval prior to the sign being placed. No additional signage is allowed, and if the applicant chooses to use lighting for the sign, it must be indirectly lit. There is no signage proposed with this project.

All outdoor lighting must be shielded from neighboring properties, and any lighting must be indirect and not cause disturbance to drivers or neighbors. Additionally all security lighting must be shielded appropriately (see attached diagram).

Each building will have its own dumpster. The plans indicate that each dumpster will be screened including the gate and the dumpster enclosure material must match the building material.

**Addressing Concerns:**

The applicant must apply for a 911 address to be assigned. 911 addresses must be shown on the Final Plat at Final LSD.

**Sheriff's Office Concerns:**

Washington County Sheriff's Office has no comments on this project.

**COMPATIBILITY CONCERNS:**

**Surrounding Uses:**

The surrounding uses are a mix of residential, agriculture, light commercial and community facilities. Within the vicinity is a storage unit complex, a laser tag facility, two plumbing shops, two existing churches, a cemetery, and residential and agricultural uses.

**County's Land Use Plan (written document):**

Staff does not know if the traffic and nature of this proposed project would be in use with the County's Light Commercial Land Use Plan.

According to the County's Land Use Plan:

**2. LIGHT COMMERCIAL**

Continuing with the primary goal of retaining the rural characteristics of Washington County, light commercial uses should be allowed if:

- a. Not incompatible with adjacent residential and agricultural uses; or by conditions placed on such to mitigate its impact. Together with community facilities and compatible residential uses, this use typically serves as a buffer between general commercial and strictly residential uses.

**Future Land Use Plan**

The Future Land Use Plan for this area shows that it is "Rural Area Residential". This portion of the County Future Land Use Plan was extrapolated from the City of Fayetteville's adopted Future Land Use Plan for this area.

The City of Fayetteville has submitted comments. The City of Fayetteville expressed concerns with compatibility the project would have with their existing land use plan. Also, they do not think the project, as proposed, would be compatible with surrounding land uses due to increased traffic, light, noise, storm water runoff, pollutants in the Mud Creek watershed, and adverse changes to the environmental character of the area.

Please see the attached letter from the City of Fayetteville for more details.

**Site Visit:**

A site visit was conducted by Planning Staff on 08/29/2017. Staff did notice anything of concern.

**Neighbor Comments and Concerns:**

All neighbors within 300 feet of the boundary of this property were notified by certified mail of this project proposal.

To date, there have been a total of ten comments submitted.

- Received 07/31/2017 – Neither in favor or opposed and states that the owner does not have a reputation for clean, well maintained properties, has concerns about the structure type.
- Received 08/01/2017 – Opposed contingent upon storm water. They are worried about additional storm water run-off.
- Received 08/01/2017 – Opposed and concerned about water run-off, what type of businesses will be present, and the physical appearance of the buildings.
- Received 08/02/2017 – In favor only if the storm water run-off is redirected directly to the creek and not able to access their property. They would like opaque fencing for commercial developments and the buildings to be constructed to match the surrounding businesses.
- Received 08/08/2017 – Opposed. They do not want rental or retail so close to their residential property. They would rather the property stay residential.
- Received 08/25/2017 – Opposed. No reason given.
- Received 08/28/2017 – Opposed. No reason given. Submitted by the same person who submitted comments on 08/25/2017.
- Received 11/28/2017 – Opposed. They are concerned about more commercial businesses in the area. The development will have a negative impact on the community aesthetics and impact property values.
- Received 01/05/2018 – Opposed. No reason given.
- Received 01/08/2018 – Opposed. The property is zoned agricultural/residential and is no place for commercial rental property. There are water and sewer issues.

Planning Staff will update the Board of any more comments.

**STAFF RECOMMENDATION: Staff recommends *approval* of the project with the following conditions:**

**Water/Plumbing/Fire Conditions:**

1. A looped connection must be provided per specifications.
2. The water system design will be subject to the City of Fayetteville's latest design criteria.
3. Each building must be within 250 feet of a hydrant per Arkansas State Fire Code.
4. The water line needs to be 8 inches.
5. Overhead electrical lines must be high enough to allow clearance for fire/emergency vehicles.
6. Project site entrance must have a 38 foot turning radius.
7. Gravel must be compacted to 75,000 pounds in all weather conditions and certified by an engineer.
8. A hammerhead turn around must be provided for fire/emergency vehicles.
9. The hammerhead turn around must be designated as a fire lane.

10. All fire lanes must be labeled and marked in paved areas. Fire lanes must have signs in graveled areas.
11. Buildings, restrooms, and parking must be ADA compliant.
12. A statement at Final LSD will be required stating all buildings are in compliance with Arkansas State Fire Code and ADA regulations.
13. A life/safety plan must be submitted and approved by the Fire Marshal once occupancy per building is known and building plans are available.

**Health Department Conditions:**

1. Soil work has been completed and a copy has been submitted for this project. Using the soil analysis and the loading rate, the Department of Health as deemed that occupancy can be no more than twelve people at a time within each building.
2. Full permit design has not been submitted to the Department of Health. Once occupancy is known, permits will be sent to the Department of Health.
3. The septic system must receive full approval from the Department of Health before installation can begin.
4. No parking (including overflow parking) is allowed on any portion of septic systems including the alternate areas.
5. Physical barriers must be placed around the entire septic areas to prevent damage from vehicles or other disturbance. The barriers must be placed such that driving between them is not possible.
6. Project must be in compliance with the regulations of the Arkansas Department of Health.

**Roads/Sight Visibility/Ingress-Egress/Parking Conditions:**

1. Site distance is adequate.
2. One entrance is proposed for the first phase. A second entrance will be added at the second phase of construction.
3. No signage or parking is allowed within Washington County's road right-of-way (ROW), and none is shown on the submitted plans.
4. The Road Department requires a minimum 30' ROW to be dedicated on the applicant's side of the road (if applicant owns both sides, both sides must be dedicated).
5. Generally, any work (i.e. clearing, grading, driveway install) to be completed in the County Road Right-of-Way requires a permit from the Road Department prior to beginning work. Any tile that may be needed must be sized by the Road Department.

**Drainage Conditions:**

1. Provide 1' of freeboard in the pond for the 100 year water surface elevation
2. Provide ditch calculations including depth and velocity. Show that the ditch can convey the 100 year event
3. Confirm that Mud Creek at this location does not fall under the City of Fayetteville streamside ordinance
4. Obtain drainage easement/s from neighboring property owners to the south.
5. The grading plans in the LSD submittal show the previous drainage design. Please update the plans to reflect the current design

**Environmental Conditions:**

1. No stormwater permit is required by Washington County at this time; however, applicant must comply with all rules and regulations of the Arkansas Department of Environmental Quality. [www.adeq.state.ar.us](http://www.adeq.state.ar.us)

**Signage/Lighting/Screening Conditions:**

1. No signage is allowed within Washington County's road right-of-way (ROW).

2. All outdoor lighting must be shielded from neighboring properties, and any lighting must be indirect and not cause disturbance to drivers or neighbors. Additionally all security lighting must be shielded appropriately.
3. A sketch of the proposed sign must be submitted to Washington County Planning for approval prior to the sign being placed.
4. No additional signage is allowed to be placed.
5. All outdoor lighting must be shielded from neighboring properties, and any lighting must be indirect and not cause disturbance to drivers or neighbors. Additionally all security lighting must be shielded appropriately.
6. All outdoor storage and dumpster must be screened with opaque material (gates must be opaque too).

**Addressing Conditions:**

1. The applicant must apply for 911 addresses to be assigned. 911 addresses must be shown on the Final Plat at Final LSD.

**Utility Conditions:**

1. Any damage or relocation of utilities will be at the expense of the owner/applicant.

**Additional and Standard Conditions:**

1. Pay engineering fees. This total will be calculated at the Final LSD phase for this project once all invoices are received.
2. A statement from the applicant, owner, architect or engineer must be submitted prior to the building being occupied that says the building, parking, access, and restrooms are in compliance with all ADA regulations.
3. Building occupancy must be submitted to the Planning Dept at Construction Plan Review before construction may begin.
4. Hours of operation must generally be as stated (Monday-Friday 8:00am – 5:00pm and weekends as needed).
5. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
- 6. This CUP must be ratified by the Quorum Court.**
- 7. No work may begin for this project until Preliminary Large Scale Development has been approved by the Planning Board.**
- 8. It is the applicant's responsibility to contact the Planning Office when inspections are needed.**
9. All conditions shall be adhered to and completed in the appropriate time period set out by ordinance.
  - This project does require additional Planning Board review (Large Scale Development). Therefore, the Preliminary Large Scale Development plans must be submitted within 12 months of this CUP project's ratification.
- 10. Final Large Scale Development approval will be required prior to occupation of this proposed office building.**

**PRIOR PLANNING BOARD/ZONING BOARD OF ADJUSTMENTS ACTION:**

_____	CUP Approved
_____	CUP Ratified
<u>May 3, 2018</u>	Denied
_____	Tabled



ORDINANCE NO. 2018-

BE IT ENACTED BY THE QUORUM COURT OF THE COUNTY OF WASHINGTON, STATE OF ARKANSAS, AN ORDINANCE TO BE ENTITLED:

AN ORDINANCE RATIFYING A CONDITIONAL USE PERMIT GRANTED BY THE PLANNING AND ZONING BOARD.

WHEREAS, the Planning and Zoning Board denied a Conditional Use Permit on May 3, 2018 for the Old Wire Service and Recreational Facilities; and,

WHEREAS, following the appeal hearing requested by the applicant, the Washington County Quorum Court hereby grants and ratifies the Conditional Use Permit, with conditions, for Old Wire Service and Recreational Facilities.

NOW, THEREFORE, BE IT ORDAINED BY THE QUORUM COURT OF WASHINGTON COUNTY, ARKANSAS:

ARTICLE 1. That the Conditional Use Permit for Old Wire Service and Recreational Facilities is hereby granted and ratified.

\_\_\_\_\_  
JOSEPH K. WOOD, County Judge

\_\_\_\_\_  
DATE

\_\_\_\_\_  
BECKY LEWALLEN, County Clerk

Sponsor: Butch Pond  
Date of Passage: July 19, 2018  
Votes For: \_\_\_\_\_ Votes Against: \_\_\_\_\_  
Abstention: \_\_\_\_\_ Absent: \_\_\_\_\_

RESOLUTION NO. 2018-

BE IT ENACTED BY THE QUORUM COURT OF THE COUNTY OF WASHINGTON, STATE OF ARKANSAS, A RESOLUTION TO BE ENTITLED:

A RESOLUTION OF THE QUORUM COURT OF WASHINGTON COUNTY CERTIFYING LOCAL COUNTY GOVERNMENT ENDORSEMENT OF MULTI-CRAFT CONTRACTORS, INC., TO PARTICIPATE IN THE CONSOLIDATED INCENTIVE (TAX BACK) ACT OF 2003.

WHEREAS, Multi-Craft Contractors, Inc., has applied for the Consolidated Incentive (Tax Back) Program, requesting benefits accruing from for expansion to its business and equipment in Washington County, Arkansas; and

WHEREAS, local government must endorse a business applicant's participation in the Consolidated Incentive Act of 2003 for the business to benefit from the refunds/tax credits, as provided in A.C.A. § 15-4-270(d) of Act 182 of 2003; and,

WHEREAS, Multi-Craft Contractors, Inc., has agreed to furnish Washington County all necessary information for compliance.

NOW THEREFORE, BE IT RESOLVED BY THE QUORUM COURT OF WASHINGTON COUNTY, ARKANSAS:

ARTICLE 1. Multi-Craft Contractors, Inc., be endorsed by the Quorum Court of Washington County for benefits from the refunds/tax credits as provided in the Consolidated Incentive (Tax Back) Act of 2003.

ARTICLE 2. The Department of Finance and Administration be authorized to refund local sales and use taxes to Multi-Craft Contractors, Inc., and that the County Judge be authorized to sign the application.

\_\_\_\_\_  
JOSEPH K. WOOD, County Judge

\_\_\_\_\_  
DATE

\_\_\_\_\_  
BECKY LEWALLEN, County Clerk

Sponsor: Fred Rausch  
Date of Passage: July 19, 2018  
Votes For: \_\_\_\_\_ Votes Against: \_\_\_\_\_  
Abstention: \_\_\_\_\_ Absent: \_\_\_\_\_

RESOLUTION NO. 2018-

BE IT ENACTED BY THE QUORUM COURT OF THE COUNTY OF WASHINGTON, STATE OF ARKANSAS, A RESOLUTION TO BE ENTITLED:

A RESOLUTION OF THE QUORUM COURT OF WASHINGTON COUNTY CERTIFYING LOCAL COUNTY GOVERNMENT ENDORSEMENT OF TRUTRAK FLIGHT SYSTEMS, INC., TO PARTICIPATE IN THE CONSOLIDATED INCENTIVE (TAX BACK) ACT OF 2003.

WHEREAS, TruTrak Flight Systems, Inc., has applied for the Consolidated Incentive (Tax Back) Program, requesting benefits accruing from for expansion to its business and equipment in Washington County, Arkansas; and

WHEREAS, local government must endorse a business applicant's participation in the Consolidated Incentive Act of 2003 for the business to benefit from the refunds/tax credits, as provided in A.C.A. § 15-4-270(d) of Act 182 of 2003; and,

WHEREAS, TruTrak Flight Systems, Inc., has agreed to furnish Washington County all necessary information for compliance.

NOW THEREFORE, BE IT RESOLVED BY THE QUORUM COURT OF WASHINGTON COUNTY, ARKANSAS:

ARTICLE 1. TruTrak Flight Systems, Inc., be endorsed by the Quorum Court of Washington County for benefits from the refunds/tax credits as provided in the Consolidated Incentive (Tax Back) Act of 2003.

ARTICLE 2. The Department of Finance and Administration be authorized to refund local sales and use taxes to TruTrak Flight Systems, Inc., and that the County Judge be authorized to sign the application.

\_\_\_\_\_  
JOSEPH K. WOOD, County Judge

\_\_\_\_\_  
DATE

\_\_\_\_\_  
BECKY LEWALLEN, County Clerk

Sponsor: \_\_\_\_\_ Bill Ussery  
Date of Passage: \_\_\_\_\_ July 19, 2018  
Votes For: \_\_\_\_\_ Votes Against: \_\_\_\_\_  
Abstention: \_\_\_\_\_ Absent: \_\_\_\_\_

ORDINANCE NO. 2018-

**APPROPRIATION ORDINANCE:**

**BE IT ORDAINED BY THE QUORUM COURT OF THE COUNTY OF WASHINGTON, STATE OF ARKANSAS, AN ORDINANCE TO BE ENACTED:**

**AN ORDINANCE APPROPRIATING ADDITIONAL REVENUES OF \$64,457.34 FROM THE GENERAL FUND TO VARIOUS LINE ITEMS IN THE SHERIFF'S BUDGET FOR 2018.**

**WHEREAS**, the Washington County Sheriff's Office routinely provides law enforcement services for special events throughout the County for which it receives payment; and,

**WHEREAS**, Washington County has received additional revenues in the amount of \$64,457.34 for special event services provided by the Washington County Sheriff's Office.

**NOW, THEREFORE, BE IT ORDAINED BY THE QUORUM COURT OF WASHINGTON COUNTY, ARKANSAS:**

**ARTICLE 1.** There are hereby appropriated the total amount of \$64,457.34 from the General Fund to the following line items in the following budgets for 2018:

<u>General Fund/Sheriff:</u>		
Salaries, Part-Time (10000400-1002)	\$ 1,227.38	
Overtime (10000400-1005)	15,860.49	
Social Security (10000400-1006)	1,307.23	
Noncontributory Retirement (10000400-1008)	2,520.49	
Workers Compensation (10000400-1010)	<u>574.15</u>	21,489.74
 <u>Jail Operations Fund/Jail:</u>		
Overtime (30170418-1005)	34,166.33	
Social Security (30170418-1006)	2,613.76	
Noncontributory Retirement (30170418-1008)	5,039.51	
Workers Compensation (30170418-1010)	<u>1,148.00</u>	42,967.60
 <b>TOTAL APPROPRIATION:</b>		 <b><u>\$ 64,457.34</u></b>

\_\_\_\_\_  
JOSEPH K. WOOD, County Judge

\_\_\_\_\_  
DATE

\_\_\_\_\_  
BECKY LEWALLEN, County Clerk  
Sponsor: Bill Ussery  
Date of Passage: July 19, 2018  
Votes For: \_\_\_\_\_ Votes Against: \_\_\_\_\_  
Abstention: \_\_\_\_\_ Absent: \_\_\_\_\_

ORDINANCE NO. 2018-

BE IT ENACTED BY THE QUORUM COURT OF THE COUNTY OF WASHINGTON, STATE OF ARKANSAS, AN ORDINANCE TO BE ENTITLED:

AN ORDINANCE REPEALING ARTICLE 3, SECTION 3 OF WASHINGTON COUNTY ORDINANCE NO. 1999-03 (CODIFIED AS WASHINGTON COUNTY CODE 2-192(c)(3)).

WHEREAS, Article 3, Section 3 of Washington County Ordinance No. 1999-03 (codified as Washington County Code §2-192(c)(3)) is no longer necessary.

NOW, THEREFORE, BE IT ORDAINED BY THE QUORUM COURT OF WASHINGTON COUNTY, ARKANSAS:

ARTICLE 1. Washington County Ordinance No. 1999-03 (codified as Washington County Code §2-192(c)(3)) is hereby amended as follows:

Section 3. ~~EMPLOYMENT AFTER LEAVING OFFICE:~~

- a. ~~No elected official shall be given employment with the county for a period of one (1) year from the date of leaving office except by a majority vote of the Quorum Court.~~
b. ~~If an elected official is employed in violation of this section, said elected official shall be liable to the county for any and all monies paid, including any benefits and parts of benefits; and, for attorneys fees and any costs incurred in the process of enforcing this section. Said employment shall be void ab initio.~~

JOSEPH K. WOOD, County Judge

DATE

BECKY LEWALLEN, County Clerk

Sponsor: Lisa Ecke
Date of Passage: July 19, 2018
Votes For: 0 Votes Against: 0
Abstention: 0 Absent: 0