

March 12, 2020

Ms. Danielle Harbin  
Enforcement Analyst  
Division of Environmental Quality | Office of Water Quality  
Arkansas Department of Energy & Environment  
5301 Northshore Drive  
North Little Rock, Arkansas 72118-5317

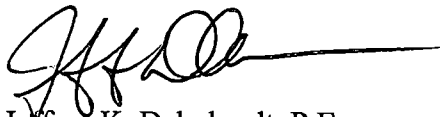
RE: Corrective Action Plan Quarterly Report  
Sanitary Sewer Collection System  
City of Yellville  
Marion County, Arkansas  
NPDES Permit Number AR0034037, AFIN 45-00023

Dear Ms. Harbin:

Please find enclosed, for your review, one (1) copy of the March 2020 Quarterly Report for the Sanitary Sewer Collection System for the City of Yellville, Arkansas.

If you need additional information, or if you have any questions or comments, please do not hesitate to contact us.

Respectfully submitted,



Jeffrey K. Dehnhardt, P.E.  
Project Engineer

Enclosure (March 2020 Quarterly Report)

Cc: Honorable Shawn Lane, Mayor, City of Yellville, Arkansas

***CORRECTIVE ACTION  
(QUARTERLY PROGRESS REPORT)***

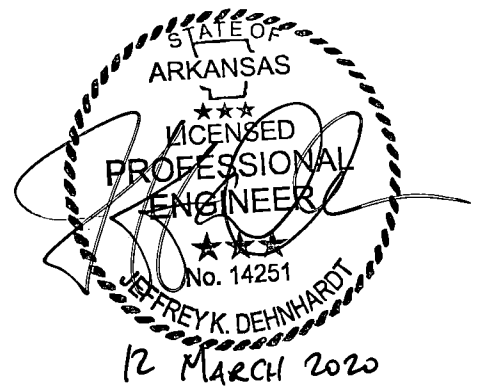
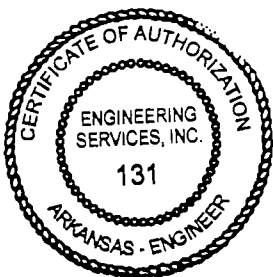
***FOR***

***SANITARY SEWER COLLECTION SYSTEM***

***TO SERVE THE***

***CITY OF YELLVILLE  
MARION COUNTY, ARKANSAS***

***MARCH 2020***



***CORRECTIVE ACTION  
(QUARTERLY PROGRESS REPORT)***

*FOR*

***SANITARY SEWER COLLECTION SYSTEM***

*TO SERVE THE*

***CITY OF YELLVILLE***

***MARION COUNTY, ARKANSAS***

*MARCH 2020*

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**ENGINEERING SERVICES, INC.**

1207 SOUTH OLD MISSOURI ROAD • P. O. BOX 282 • SPRINGDALE, ARKANSAS 72765

(479) 751-8733 • (479) 751-8746 FAX • [www.engineeringservices.com](http://www.engineeringservices.com)

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# **1. GENERAL OVERVIEW**

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## **INTRODUCTION**

In February of 2019, Engineering Services, Inc. prepared a Corrective Action Plan (CAP) on behalf of The City of Yellville. The purpose of the CAP was to create a plan for evaluating the sanitary sewer system with the ultimate goal of the evaluation being recommendations for improvements to the existing sanitary sewer collection system to mitigate system defects that result in sanitary sewer overflows (SSOs). The CAP was prepared at the request of the Water Division Enforcement Branch of the Arkansas Department of Environmental Quality (ADEQ). This request was made by ADEQ due to a series of SSOs as documented in its letter dated January 23, 2019. A copy of this letter was previously included under Appendix A of the CAP.

The CAP provided an assessment of the likely causes of the effluent violations, set out detailed corrective actions for the City to perform in order to evaluate the sanitary sewer collection system, and established a milestone schedule for the evaluation of the system with a reasonable expected date of final compliance.

This Quarterly Report serves to provide ADEQ with an update regarding progress made toward the goals set out in the CAP.

## 2. MILESTONE SCHEDULE

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### RECOMMENDED SCHEDULE

The recommended milestone schedule as set out in the CAP is shown in the following table.

**Table 4.1**  
**Original Milestone Schedule**

<b>Task</b>	<b>Target Completion Date</b>
Visual Inspection of Manholes in Select Locations	March 2019
Smoke Testing	June 2019
Closed Circuit Televising	August 2019
Develop Mitigation Plan	October 2019
Prepare/Submit Preliminary Engineering Report to WWAC	November 2019
Prepare/Submit Environmental Report	January 2020
Prepare/Submit Funding Application	January 2020
Prepare/Submit Draft Plans and Specifications	February 2020
Prepare/Submit Final Plans and Specifications	March 2020
Advertise for Bids	April 2020
Open Bids	May 2020
Award Contract	June 2020
Start of Construction	June 2020
End of Construction	March 2021

Due to funding program deadlines (CDBG Funding Applications will not be processed until after submittal deadline of March 2020), the original milestone schedule has been modified as shown below in Table 4.2.

**Table 4.2**  
**Revised Milestone Schedule**

<b>Task</b>	<b>Target Completion Date</b>
Visual Inspection of Manholes in Select Locations	March 2019
Smoke Testing	June 2019
Closed Circuit Televising	August 2019
Develop Mitigation Plan	October 2019
Prepare/Submit Preliminary Engineering Report to WWAC	November 2019
Prepare/Submit Environmental Report	January 2020
Prepare/Submit Funding Application	March 2020
Prepare/Submit Draft Plans and Specifications	August 2020
Prepare/Submit Final Plans and Specifications	September 2020
Advertise for Bids	October 2020
Open Bids	November 2020
Award Contract	December 2020
Start of Construction	January 2021
End of Construction	September 2021

**PROGRESS REPORT SCHEDULE**

The quarterly progress reports shall be submitted to ADEQ in accordance with the schedule set forth below.

**Table 4.3**  
**Progress Report Schedule**

<b>Quarterly Report</b>	<b>Submittal Date</b>
1 <sup>st</sup> Quarter	December 15, 2019
2 <sup>nd</sup> Quarter	March 15, 2020
3 <sup>rd</sup> Quarter	June 15, 2020
4 <sup>th</sup> Quarter	September 15, 2020

Additional reports, as required, will be submitted by the 15<sup>th</sup> of the subsequent months of December, March, June, and September.

### **3. CORRECTIVE ACTION PROGRESS**

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#### **VISUAL INSPECTION OF MANHOLES IN SELECT LOCATIONS**

Completed, see December 15, 2019 quarterly report.

#### **SMOKE TESTING**

Completed, see December 15, 2019 quarterly report.

#### **CLOSED CIRCUIT TELEVISIONING**

Completed, see December 15, 2019 quarterly report.

#### **DEVELOPMENT OF MITIGATION PLAN**

Completed, see December 15, 2019 quarterly report.

#### **PREPARE/SUBMIT PRELIMINARY ENGINEERING REPORT TO WWAC**

Completed, see December 15, 2019 quarterly report.

#### **PREPARE/SUBMIT ENVIRONMENTAL REPORT**

Preparation of the Environmental Report for Phase II of the project has begun. Once completed, this report will be submitted as a part of the funding application for Phase II of the proposed project. The initial phase of the project will be funded exclusively through the Community Development Block Grant program administered through Arkansas Economic Development Commission which does not require submission of a separate environmental report. A decision on funding through the CDBG program will be issued in July, 2020.

#### **PREPARE/SUBMIT FUNDING APPLICATION**

The Community Development Block Grant funding application for wastewater improvements was completed and submitted to the Arkansas Economic Development Commission on March 12, 2020.

#### **PREPARE/SUBMIT DRAFT PLANS AND SPECIFICATIONS**

Preparation of Draft Plans and Specifications has not yet begun. This task will begin once project funding has been procured.

#### **PREPARE/SUBMIT FINAL PLANS AND SPECIFICATIONS**

Preparation of Final Plans and Specifications has not yet begun. This task will begin once agency review of the Draft Plans and Specifications has been completed.



**ADVERTISE FOR BIDS**

Advertisement for Bids for the proposed project has not yet occurred. This task will be initiated once agency approval of the Final Plans and Specifications has been issued.

**OPEN BIDS**

Bids for the project will be opened approximately 30 days after the Advertisement for Bids has been published.

**AWARD CONSTRUCTION CONTRACT**

The Construction Contract will be awarded approximately 30 days after the Bids have been opened.

**START OF CONSTRUCTION**

Construction will begin near the time the Contract has been awarded.

**END OF CONSTRUCTION**

Construction will be completed approximately nine months after the beginning of construction.

## **APPENDIX A**

Community Development Block Grant Funding Application

**ENGINEERING SERVICES, INC.**

1207 SOUTH OLD MISSOURI ROAD • P. O. BOX 282 • SPRINGDALE, ARKANSAS 72765

(479) 751-8733 • (479) 751-8746 FAX • [www.engineeringservices.com](http://www.engineeringservices.com)

**ACEDP GRANT APPLICATION**  
 Cover Page

**NATIONAL OBJECTIVE (CHECK ONE):**

Benefit LMI Person  
 Eliminate Slum or Blight  
 Urgent Need

**APPLICATION TYPE:**

Child Care Center  
 Public Health  
 Senior Center

ED Set-Aside  
 Loan-to-Industry  
 Building/Infrastructure  
 General Assistance

**I. APPLICANT INFORMATION**

Applicant Name: City of Yellville

Mayor/County Judge Name and Title:  
Mayor Shawn Lane

Address (Physical and P.O. Boxes please):  
112 US Hwy 62 E

City/State/Zip Code plus 4: (can be found at www.usps.com)  
Yellville AR 72687-9998

Phone: (870 ) 449 - 6581

Email: shawn.lane@yelcot.net

County: Marion

DUNS# 075662817 Tax ID#: 71- 6046151

**III. PROJECT INFORMATION**

Project Scope: Repair WW system to alleviate sewer overflow & flooding, remediate environmental pollution, health concerns, and impediments to economic development.

Project Type (Refer to Project ID List): WW-Wastewater

Project Address (NO P.O. Boxes please):  
112 US Hwy 62 E

City/State/Zip Code plus 4: (can be found at www.usps.com)  
Yellville AR 72687 -9998

County: Marion

**II. PREPARER INFORMATION**

Preparer Name: Catherine Baker

Company/PDD Name:  
NWAEDD

Address (Physical and P.O. Boxes please):  
PO Box 190  
818 Hwy 62-65 N

City/State/Zip Code:  
Harrison AR 72601

Phone: ( 870 ) 741 - 6746

Email: cbaker@nwaedd.org

County: Boone

**IV. PROJECT SUMMARY**

(BRIEFLY DESCRIBE THE ACTIVITIES TO BE UNDERTAKEN FOR THE PROJECT):  
Rehab & remove blockages from existing WW system, which currently overwhelmed by rain so that manhole covers are lifted on the roads. Sewage is seeping into the environment. Residential homes are flooded with overflows, and business development is hampered by lack of service.

\*Please list all infrastructure activities:  
 \_\_\_\_\_  
 \_\_\_\_\_

**V. TYPE OF APPLICANT (CHECK ONE):**

City  
 County  
 Joint\*

*\*All joint applications must be accompanied by cooperative agreements between all jurisdictions applying for funds in the application. See "Application Guidelines" for joint application procedures*

\*List Minor Parties: \_\_\_\_\_

**FOR OFFICE USE ONLY:**

ACEDP # 79 - \_\_\_\_\_  
Funding Year: \_\_\_\_\_  
Grants Manager: \_\_\_\_\_  
Grants Admin/PDD: \_\_\_\_\_

**ACEDP GRANT APPLICATION**

(Continued)

**VI. EO BENEFIT INFORMATION**

Total families served to be served: 499  
\*Total persons to be served/jobs created: 1148  
Total LMI families: 256  
Total LMI person/job: 587

**Ethnicity Breakdown:**

	Race	Hispanic	
a. White/Caucasion	1169	31	(a)
b. Black/African American	2		(b)
c. Asian	3		(c)
d. American Indian/Alaskan Native	10		(d)
e. Native Hawaiian/other Pacific Islander	0		(e)
f. American Indian/Alaskan Native and White	13		(f)
g. Asian and White	0		(g)
h. Black/African American and White	1		(h)
i. American Indian/Alaskan Native and Black/African American	0		(i)
j. Other Multi-Racial	5		(j)
Total(s)	1203		

NOTE: Every person should be represented in the "Race" column (a. thru k.). The "TOTAL" should equal the "Total persons served" at the top of the page.

Total female head of households: 105  
Total elderly persons: 124  
Total handicapped persons: unknown

**VII. STATE/U.S. REPRESENTATION INFORMATION:**

State Senator(s)/District(s): Scott Flippo, Dist 17  
State Representative(s)/District(s): Jack Fortner, District 99  
U.S. Congressional District: AR 3

**VI. EO BENEFIT INFORMATION (CONTINUED)**

LMI Percentage (%): 51.12%  
(\*LMI Persons/Total Persons=LMI Percentage)

Source of Information: American Communities Survey

County Code: 77330  
Census Tract: 9602  
Block Group(s): 01

**Income Levels**

Extremely Low: 12,490.00  
Low: 18,250.00  
Moderate: 29,200.00  
Non-LMI: \_\_\_\_\_

*\*All information concerning LMI census numbers must be filled out for accurate information for your community and/or service area of the project. If you are uncertain how to secure these figures, please talk with an AEDC Grants Division Staff member.*

**VIII. TOTAL PROJECT BUDGET (LIST SOURCES OF FUNDS):**

a) ACEDP	\$ 200,000.00
b) Local	\$ _____
c) _____	\$ _____
d) _____	\$ _____
e) _____	\$ _____
TOTAL	\$ _____

Comments on Funding/Budget: The City is in contact with USDA to create a funding package for Phase II.

ACEDP # 79 -  
 Funding Year: \_\_\_\_\_  
 Grants Manager: \_\_\_\_\_  
 Grants Admin/PDD: \_\_\_\_\_

**ACEDP GRANT APPLICATION**

(Continued)

**IX. PROJECT INFORMATION**

- a) Estimate the number of consecutive calendar days for construction: 365
- b) Enter the square footage of the proposed building (if applicable):
  - Renovation: n/a
  - New Construction: \_\_\_\_\_
  - Total Square Feet: \_\_\_\_\_
- c) List all parcels of land to be acquired for the project (donated and/or fee simple). Include size references for these parcels (if applicable):
  - n/a
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- d) Estimated number of easements (donated and/or acquired) needed for this project: n/a

**X. CERTIFICATION OF CHIEF ELECTED LOCAL OFFICIAL**

To the best of my knowledge and belief, all data contained in this application is true and correct and its submission has been duly authorized by the governing body. I understand that if the application is found to contain significant misinformation or deviates significantly from the integrity of the ACEDP application process, this application will be automatically eliminated from further consideration for funding.

Signature: [Signature] Title: Mayor of Yellville  
 Typed Name: Shawn Lane Date: 3.12.2020

<b>CONTACT          INFORMATION</b>	<b>ARKANSAS ECONOMIC DEVELOPMENT COMMISSION</b> <b>GRANTS MANAGEMENT DIVISION</b> 900 W. CAPITOL AVENUE, SUITE 400 LITTLE ROCK, ARKANSAS 72201 PHONE: 501-682-7389 FAX: 501-682-7499 JNOBLE@ARKANSASEDC.COM ARKANSASEDC.COM/GRANTS	<b>CONTACT          INFORMATION</b>
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## GENERAL ASSISTANCE – WATER/WASTEWATER

Applicants must complete and submit this checklist with the application. Type in additional appendix items as deemed necessary to your project. List appropriate page numbers under PAGE NUMBER column.

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**Please use the language verbatim in each exhibit. Incorrect language may cause a delay in application review and award, if successful. Also, provide the bracketed information as requested in each exhibit. The omission or incomplete description as requested in bracketed text may cause a delay in application review and awards.**

**REQUIRED ATTACHMENTS**

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**PROJECT BUDGET**



**PROJECT DESCRIPTION & SCORING CRITERIA**

## Application Questions and Scoring Criteria

**Item 1. Project Need.** (25 points max.) \*note: if this information can be cross-referenced to the Preliminary Engineering Report, please indicate and attach, noting any updates to the PER since most up-to-date submission to the WWAC

Describe the geographical target area of the project (include entire area served by activity).

The City of Yellville is in north-central Arkansas, approximately 28 miles south of the Missouri border and about 26 miles east of Harrison. It's located in Marion County, which is bordered by Missouri to the north, Baxter County to the east, Searcy County to the south, and Boone County to the west. Maps are included in Attachment L. The proposed project "Sewer Collection System Rehabilitation" is intended to improve the existing wastewater collection system and mitigate future sanitary sewer overflows (SSOs) from occurring.

See PER page 1-1, Section A; see also PER Appendix A and Appendix B.

Need for the project. Address each of the following: 1) existing conditions, 2) severity, extent, frequency, duration of problem(s), 3) lack of adequate service and distance to comparable service, 4) age and structural deterioration, 5) lack of capacity and functions that cannot be performed, and, 6) health and safety concerns. Attach only relevant pages of any mandates, studies or reports, petitions, community assessments or surveys, photos, etc., that identify the proposed project as a need.

**1) See PER 1-1, Section B.**

In the past 4 years, the City of Yellville has experienced more than 45 "Significant Sanitary Sewer Overflows" or SSOs, totaling 3,073,300 gallons of unpermitted discharge in violation of law (A.C.A. §8-4-217(a)(3)) and environmental regulations (NPDES Discharge Permit AR0034037). Due to the alarming number of SSOs, ADEQ recommended the City consult with a Professional Engineer to develop a Corrective Action Plan to reduce the number of SSOs in the system. If left untreated, SSOs will continue to occur and will make living and working in the surrounding areas increasingly unpleasant, even affecting the City's long-term economic development. Similarly, if this system goes untreated and the SSOs reach the nearby bodies of water and adversely affect their water quality, the

whole county will be immediately affected. The City processes wastewater for the neighboring community of Summit as well (LMI 65.35%), so detrimental effects have a truly regional impact.

Most of the reported overflows occurred at one of these five manhole locations: 330 W. 8<sup>th</sup> Street, 511 Estes Avenue, 5<sup>th</sup> St. & Estes Avenue, 3<sup>rd</sup> Street & Berry Street, and the Highway 62 lift station. All of these manholes are located near Town Branch or its tributaries, discharging into Crooked Creek then the White River. In addition to being near such an important body of water, the manholes at four of these locations are on streets in residential or commercial areas. This proximity to people's homes and offices makes the already alarming situation more concerning. Sanitary sewer overflows are harmful to people and the environment, but the frequency in which they've occurred in the City of Yellville and the locations at which they've occurred makes them increasingly more harmful.

**2) See PER 1-1, Section C, and above.**

Many sections of the current WW collection system are in critical condition. In an effort to find the cause of the frequent, severe SSO's, in April 2019 Arkansas Rural Water cleaned and inspected approximately 4,328 feet of sewer main with CCTV equipment to identify possible causes for the occurring overflows. Their findings included blocked laterals, cracked mains, roots in joints and laterals, broken mains, debris, and inflow. These findings are included in PER Appendix E.

**3)** The City's WW collection system is stretched to capacity, and beyond. There is no alternative to rehabilitating the system. The City also processes the wastewater from the neighboring community of Summit, which has an LMI of 65.35%, and does not have the capacity to apply for a wastewater improvement system of its own at the moment.

**4)** See #2 above. The CCTV footage shows numerous severe blockages and stormwater intrusions.

**5)** The current state of ongoing, uncontrollable overflows creates a tangible threat of private property damage, county-wide environmental contamination, and uncertainty regarding the City's capacity to support large economic development projects that require adequate infrastructure.

**6) See PER 4-1, Section A(2).**

If no action is taken to address the issues in the existing system and SSOs continue to occur, the bodies of water in close proximity to the area would be adversely affected. The cost of doing nothing to correct the WW system failures will be greater in some ways than the cost of repairs, because the city will continually be in violation of their environmental permits and Arkansas law, costing the city huge amounts in fines, and also significant harm to the area's water and wildlife.

**Item 2. Project Solution. (15 points max)** \*note: if this information can be cross-referenced to the Preliminary Engineering Report, please indicate and attach, noting any updates to the PER since most up-to-date submission to the WWAC

Describe each major activity and identify who will own, operate and maintain the proposed improvements. Provide information and supporting documentation identifying the number of residential users; projected monthly residential rate; debt service portion of the rate; operation and maintenance portion of the rate, and identify if the water system is metered. If not, will the water system be metered as part of the project? Also, include maps that identify the boundaries of the applicant's jurisdiction, boundaries of the project service area, specific location of each activity, and areas within the 100-year flood hazard boundary.

The City of Yellville and their Public Works staff will own, operate, and maintain the proposed improvements.

The current system has 528 residential users. The residential rate and debt service/O&M portion of the rate are described in PER pages 5-3 and 5-5, Sections F(1) and F(3). The inflow into the system is metered.

Maps are included in the PER and also attached as Exhibit L to this application.

Describe the level of community/business support for the project and potential other investment in area.

The City of Yellville wastewater plant for many years has not only maintained its own wastewater infrastructure, but has also treated wastewater for the city of Summit, AR a small community just to the north of Yellville. The city of Summit is made up of 601 residence with several homes and small businesses. It is vital to them that the city of Yellville takes care of this service due to the lack of income or ability to have their own wastewater facility. As the city of Summit expands and grows the demand on the infrastructure will increase causing even more problems if this project cannot be completed as presented. The City of Summit along with its citizens have always been very supportive of the City of Yellville's efforts to properly maintain a good wastewater plan.

Several other locations in Yellville such as the public school system, local funeral home and nursing home are affected as well with the demand on the current infrastructure. The city of Yellville works very closely with these entities to ensure issues do not arise with the infrastructure that might adversely affect these locations. These businesses understand the issues and concerns the city has with the current infrastructure failures and are supportive of efforts to improve the current infrastructure.

**Item 3. Project Readiness. (30 points max) \*note: if this information can be cross-referenced to the Preliminary Engineering Report, please indicate and attach, noting any updates to the PER since most up-to-date submission to the WWAC**

**Describe the organization that will own and operate the facility. (If other than local government, also specify the organization's legal status and date of incorporation).**

The City of Yellville will own and operate the facility, please see below.

**List key individuals who will be responsible for the day-to-day operations and provide specific information regarding their experience and ability.**

Yellville is a small community made up of 1,204 individuals and about 500 sewer customers. The day to day operations is a team effort with everyone that works at the city playing a vital role in so many ways. Here is a listing of those individuals.

**Mayor** – Shawn Lane took office in January 2007. Financial oversight, budgeting, planning, and operations.

**Public Works Director** – Dennis Watkins started 4-11-2011. He is the supervisor in charge, planner, and equipment operator, and is in charge of repair and new construction and operations on a daily basis. He holds a grade 2 water distribution operator license 0935802 and Arkansas Department of Health certificate of Water Operator in responsible charge.

**Wastewater Plant Operator** - Stuart Oxford started 8-6-2007. He maintains the wastewater plant in accordance to all state, federal and local regulations. He is responsible for all testing, sampling and reporting of the system. Works on collection lines to maintain a functioning system. He is a plumbing inspector with license PI01985, grade 2 water distribution operator license 08086D2 and wastewater treatment operator license number 006535.

**Water Clerk** - Sheila Batterton started 2-29-2016. She maintains collection and usage reports for both the water and wastewater systems on a daily basis. She is in charge of all billing and collection of payments along with all work orders for service and disconnection of service. All trouble tickets are placed with her and dispatched through her to field technicians that handle the problems as they arise.

**City Clerk** - Melissa Dorsey started 12-26-2007. She maintains all accounts payable records and assures all materials, parts, and repairs are paid in a timely manner. She is the oversight for the collection reports that are submitted to her by the water clerk on a daily basis before any deposits are made. It is her responsibility to make sure that the annual audits -- both legislative and audits for both the water and wastewater systems -- are as accurate as possible. She also assists with trouble reporting and dispatching of personnel to take care of issues as they might arise on the system.

**Field Technicians** - Steven Henderson started 3-3-2016. Assists with day to day routine maintenance and troubles as they may arise. He holds a plumbing inspector license of PI03744 and a grade 2 water distribution operator license 10068D2.

Billy Sutterfield started 11-7-2005, and Kord Cackley started 10-7-2019. They assist with day to day routine maintenance and troubles as they may arise.

Identify annual costs, specific revenue events/sources and amounts to demonstrate short- and long-term operation and maintenance.

Annual costs are addressed in PER page 5-1, Section E.

Short- and long-term operation and maintenance are addressed in PER page 5-3, Section F(1) and page 5-5, Section F(3). Note that the current proposed project is referred to as the Phase I project.

Address each of the following in order: 1) need identification, 2) alternatives considered and why rejected, 3) preliminary design, 4) determination and maintenance of historic integrity, 5) consultation on environmental impacts, 6) how cost estimates were determined, and 7) status of necessary agreements or permits to implement or construct project, etc.

**1) See PER page 1-1, Section B.**

In the past 4 years, the City of Yellville has experienced more than 45 "Significant Sanitary Sewer Overflows" or SSOs, totaling 3,073,300 gallons of unpermitted discharge in violation of law (A.C.A. 58-4-217(a)(3)) and environmental regulations (NPDES Discharge Permit AR0034037). Due to the alarming number of SSOs, ADEQ recommended the city consult with a Professional Engineer to develop a Corrective Action Plan to reduce the number of SSOs in the system. If left untreated, SSOs will continue to occur and will make living and working in the surrounding areas increasingly unpleasant, even affecting the city's long-term economic development. Similarly, if this system goes untreated and the SSOs



reach the nearby bodies of water and adversely affect their water quality, the whole county will be immediately affected.

Most of the reported overflows occurred at one of these five manhole locations: 330 W. 8<sup>th</sup> Street, 511 Estes Avenue, 5<sup>th</sup> St. & Estes Avenue, 3<sup>rd</sup> Street & Berry Street, and the Highway 62 lift station. All of these manholes are located near Town Branch or its tributaries, discharging into Crooked Creek then the White River. In addition to being near such an important body of water, the manholes at four of these locations are on streets in residential or commercial areas. This proximity to people's homes and offices makes the already alarming situation more concerning. Sanitary sewer overflows are harmful to people and the environment, but the frequency in which they've occurred in the City of Yellville and the locations at which they've occurred makes them increasingly more harmful.

**2) PER page 3-1, Section A.**

The alternatives considered are as follows:

- A. Alternative 1: This alternative would consist of digging up and replacing a total of 4,160 feet of damaged pipe and 22 manholes in two separate phases. Phase I would consist of digging up and replacing 1,400 feet of existing 8" gravity sewer main with 8" PVC as well as 9 manholes. Phase II consists of digging up and replacing 13 manholes and the remaining 2,760 feet of sewer main with 8", 12", and 18" PVC sewer main.
- B. Alternative 2: This alternative would consist of constructing sewer mains parallel to the existing damaged pipes in order to replace them in the system.
- C. Alternative 3: This alternative would consist of no improvements to the existing system and the residents in the surrounding areas will be negatively affected by the continual overflows of the sanitary sewer system.

After careful consideration of several factors, Alternative 2 was determined to be unfeasible. Constructing alongside the existing mains would require obtainment of several easements in areas where it wouldn't be possible. Additionally, the expected high cost for this alternative would be too much for the City of Yellville and would burden the residents financially. As a

result, this alternative was not evaluated any further and only Alternatives 1 and 3 will be considered.

**3) PER is Attachment 4 to this application.**

**4) This project does not have a component that would affect historical integrity.**

**5) PER page 3-1, Section B; and page 5-1, Section C.**

The potential for environmental impact resulting from Alternatives 1 and 2 is very low and consists of impacts from replacement of sewer mains. Best management practices will be utilized to mitigate potential adverse impacts associated with replacement of the sewer mains. On the other hand, the environmental impact for Alternative 3 could be very high. If the issues in the existing system aren't treated and SSOs continue to occur, the bodies of water in close proximity to the area would be adversely affected, negatively impacting the wildlife and ecosystem.

**6) PER page 4-1, Section A (Preliminary Opinion of Probable Cost); and page 5-8, Section I.**

For the income levels of the area, the required sewer rates for this proposal are very high for both phases in the project. If Phase I of the project is funded through CDBG, the water and sewer rates for the residents of Yellville would not have to increase. If available, it is recommended the City of Yellville pursue grant funding in order to bring revenues needed from customers to a manageable level. Because approximately 51.12% of the residents are LMI, the City of Yellville will pursue CDBG funds.

**7) PER page 5-1, Section C.**

This project will require a construction permit and a U.S. Army Corps of Engineers Section 404 Permit.

List each source and amount of other funds to complete the project. For each source, provide 1) name and telephone number of a contact person, and 2) status of the commitment. Attach commitment letters for all listed sources and label as "Attachment 3".

The City is working with USDA to fund the larger Phase II of the project. Because of the urgency of the repairs allocated to Phase I, NWAEDD has helped the City determine that the initial phase with its \$200,000 budget could be addressed with CDBG funds, since the City's LMI qualifies.

- 1) USDA-RD Loan. Contact Neal Hodges at Neal.Hodges@ar.usda.gov.
- 2) USDA-RD Grant, same as above.

List other funds investigated and why not available for this project.

The WWAC suggested applying to the USDA and AEDC for funding. The city is also working to restructure bonds that have been issued over the past 30 years to improve the city's cash position.

**Benchmarks.** Provide a proposed date for each measurable benchmark in order to outline a schedule for the project. If benchmarks are not met, AEDC may invoke the right to terminate the CDBG contract. The following list is not exhaustive; please add benchmarks applicable to the project on a separate sheet of paper if needed.

Benchmark	Completion Date
Administrative Services Secured	Nov 2019
Engineering Services Secured	Oct 2018
Environmental Review Complete	Jan 2020
Receive RROF Approval	Jan 2021
Acquisition Complete	n/a
Plans/Specifications Submitted	May 2021
Permits Obtained	Jan 2022
Approvals Obtained	May 2021
Advertisement for Bids	Aug 2021
Bid Opening	Oct 2021
Contract Awarded	Dec 2021
Construction Complete	Jan 2023

**Item 4. Cost Effectiveness (10 points max)**

Up to 10 points is possible, determined by the review team.

**Instructions**

If the project is a rehabilitation project, or extension to an existing water or sewer line, list the number of customers currently hooked to the system.

List the number of expected new customers. Consider only the unsewered or private water supply households.

Customers do **NOT** include:

- Businesses
- Schools or other public facilities
- Churches
- Vacant lots
- Vacant residences

List the number of low- and moderate-income families as determined by 100% survey, random sample survey, or official US Census data. The number of moderate-income residences listed here must agree with the data presented on the LMI Worksheet (Exhibit G-1 or G-2), if used.

List the number of non-LMI families as determined by 100% survey, random sample survey, or official US Census data. The number of non-LMI residences listed here must agree with the data presented on the Exhibit G-1 or G-2, if used.

Note: Non-responses to the survey will be counted as non-LMI households in calculations, but should be reported as "non-responses" on the LMI Worksheets. Vacant, inhabitable residences will also be counted as non-LMI households in calculations, but should be listed as "vacant residences" on the LMI Worksheet (Exhibit G-1 or G-2) and on the ACEDP Grant Application Form.

*Income Survey Methodology and full instructions on completing a valid, methodically sound income survey is provided at [www.arkansasedc.com/grants](http://www.arkansasedc.com/grants)*

Existing Customers:	528	Expected New Customers:	0
		(if any)	
LMI Families:	118	LMI Families:	
Non-LMI Families:	113	Non-LMI Families:	
Total Project Customers:	528		

Cost per customer: \$ 378.79 (total construction amount/total customers)

*Please Note! We are not asking for the "user cost"/residential rate here*

**Item 5. Citizen Participation (5 points max available)**

Public Participation Process. Provide information for the past 5 years on each the following: 1) extent of "public" involvement; 2) identification of community needs; 3) how community has addressed needs identified in item 1; 4) how community has allocated resources towards priority needs. Attach additional information as needed. Be sure to include dates. (10 points maximum)

**1) Extent of "public" involvement:** Public participation on the city's facebook page caused the Parks Department to accept facebook interactions as their participation requirement. When AEDI guided the community through a SWOT analysis, the community had one of the highest participation and response rates AEDI had seen.

**2) Identification of community needs:** The community articulated 5 priority issues through the AEDI workshops. The public has participated enthusiastically in input meetings for park grants and community development grants.

**3) How community has addressed needs identified in item 1:** the needs identified through AEDI have been formalized in a city council resolution, and the city has committed funding to the projects.

**4) How community has allocated resources towards priority needs:** Funding and support for the public/private groups that are working to find solutions to address the identified issues. The city had adopted a tax policy to incentivize business development (see Attachment).

Did the public participation process include:

Developing and distributing community attitude surveys?	Yes	Dates: <u>2018-19</u> <u>11-2019</u>
Public meetings to develop community priorities?	Yes	Dates: <u>6-2018</u>
Involving local groups/organizations to develop community priorities?	Yes	
Prioritization of survey results?	Yes	
Developing action plans for short & long term projects?	Yes	

List community and economic development efforts with citizen participation that have been conducted within the past 3-5 years as a result of the above efforts. Please include dates. Attach additional pages if needed.

A process was conducted over an 8-month period of time by the Arkansas Economic Development Institute (AEDI) for the city of Yellville in 2018 & 2019. The AEDI conducted several town hall type meetings inviting the public to get involved with the process of completing a SWOT analysis of the city. The SWOT (strengths, weaknesses, opportunities and threats) was started by inviting the public to participate in a community survey. The survey was well received by the public and some of the highest response numbers AEDI had seen were turned in. The results of that survey were then turned into an "Action Plan" by a group of citizens assisted by AEDI. The action plan pointed out 5 key things that the public reported as being of most concern for the city. Those concerns were

1. Coordinating Economic Development efforts
2. Promoting tourism
3. Improving quality of life / Creating more things to do
4. Improving communication of important local concerns
5. Availability of housing

On March 4, 2019 the City of Yellville city council passed resolution 19-04 in support and adoption of the "Action Plan" along with a financial commitment to help make the changes pointed out by its citizens. Today that plan is still being worked by a core group of individuals from city hall, the public school system, local leaders, businesses, and individuals from the community.

List all projects/programs implemented/completed within the past 3-5 years. Please include dates. Attach additional pages if needed.

City leadership participated in developing NWAEDD's current CEDS. An AEDI analysis and Action Plan was created over the course of 2018 and 2019. The City Council support the priorities and committed funding to accomplish related goals in March of 2019. The city has successfully completed a splash pad with an Arkansas Parks & Tourism Grant and improvements to their city park with a Rural Community Grant.

Please list the update or adoption dates of:

Comprehensive plan **Adopted October 2014**

Housing study \_\_\_\_\_ Not Applicable

Capital improvement plan \_\_\_\_\_ Not Applicable

Has your community completed a business retention and expansion survey for the community? **Yes**

Completion Date: **October 2014**

**Item 6. Leveraging**

Up to 5 points possible. For purposes of General Assistance applications, leverage is defined as local funds provided by the community committed to the project's non-administrative activities as a ratio to the grant funds requested. AEDC encourages local (or other) funds to be used for all engineering services, and administrative costs.

Points will be awarded to applicants based on the amount of leverage provided in ratio to the grant funds requested. Communities who provide more leverage will receive points within this section. The table below further describes these criteria.

Leverage	
5 points	More than 100% match to the grant amount requested
4 points	75-100% of total project costs above grant amount requested
3 points	50-74% match to amount of CDBG funds requested
2 points	30-49% match to amount of CDBG funds requested
1 points	4-29% match to amount of CDBG funds requested
0 points	0-3% match to amount of CDBG funds requested

**Item 7. LMI Benefit/National Objective**

Up to 5 points is possible. This scoring category is designed to give points to communities with higher concentrations of LMI persons verifiable at the time of application. Communities with a LMI population of 60% or more will receive 5 points. Communities with a LMI population between 51% - 59.99% will receive no points in this section.

Check the appropriate national objective and verification method for each CDBG funded activity (see Application Guidelines, Section 1(A)).

Area Benefit Activities:

× Census: Attach HUD census data

\*Census data must be taken from the AEDC website at: <http://www.arkansasedc.com/grants>. Information is found under the headings, "Census LMI Percentages by City or County," "LMI for Cities and Counties," or "LMI by Block Group" or Contact the AEDC Grants Division for further information.

Published LMI % 51.12

Census Tract(s) \_\_\_\_\_ Block Group(s) \_\_\_\_\_ (if using census tract information)

**EXHIBIT A:**  
**NOTICE OF PUBLIC HEARING AND PUBLIC HEARING**  
**DOCUMENTATION**



## **PUBLIC HEARING NOTICE**

Please attend a public hearing at 6:00 pm Monday, October 7<sup>th</sup> at the Yellville City Hall to help identify and prioritize community needs.

Yellville is considering applying to the Arkansas Economic Development Commission (AEDC) for Rural Services Block Grant funds. Arkansas receives federal funds that are administered by AEDC, made available to cities and counties according to need.

The funds may be used for housing rehabilitation, community facilities, or economic development but must either: provide benefit to low and moderate income families; aid in the prevention of slum and blight; or meet other community needs which pose a serious immediate threat to the community's health or welfare where no other funding is available.

All Yellville residents are encouraged to attend and participate in the community development process. Groups representing low and moderate income persons will be provided technical assistance in developing proposals.

# The Mountaineer ECHO

111 Main St.  
P.O. Box 1199  
Flippin, AR 72634-1199  
(870) 453-3731 Fax (870) 453-3071

## AFFIDAVIT OF INSERTION

This is to certify that a legal notice appeared in the Mountain

Date(s) Published:

October 3, 2019

State of Arkansas  
County of Marion

On this the 2nd day of October 2019, before me J. appeared Dale Estes, known to me to be the person w and acknowledged that he executed the same for the pur In witness whereof, I hereunto set my hand and officia

### PUBLIC HEARING NOTICE

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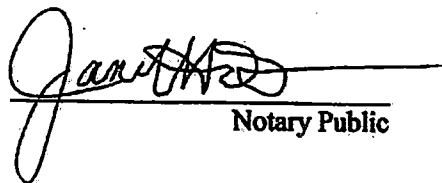
All Yellville residents are encouraged to attend and participate in the community development process. Groups representing low and moderate income persons will be provided technical assistance in developing proposals.

Legal No. 191003-PHN  
Oct. 3, 2019

SUBSCRIBED AND SWORN TO before me this 2nd day of October 2019. My Commission Expires:

{SEAL}

JANE H. ESTES  
Notary Public - Arkansas  
Marion County  
Commission #12359093  
My Commission Exp. 03/01/2027

  
Notary Public

# NWAEDD

Northwest Arkansas Economic Development District

<b>Project:</b>	Yellville Wastewater Improvement	<b>Date:</b>	October 7, 2019
<b>Facilitator:</b>	Shawn Lane	<b>Location:</b>	Yellville City Hall

Name	Address	Company
Catherine Baker	Harrison	NWAEDD
Vickie Fogarty	159 Donna St. D Yellville	Yellville City Council
Summer Kerwood	113 W 13 <sup>th</sup> St Yellville, AR	Yellville City Council
Karen Dole	203 West 11 <sup>th</sup> St Yellville AR	Yellville City Council
Shawn Lane	P.O Box 1153 Yellville	City of Yellville
Melissa Dorsey	1208 N Maple St Yellville AR	City of Yellville
Ken Rappmaier	307 W Old Main Yellville	City of Yellville
Laine Gardner	109 W Old Main Yellville	City of Yellville
Sandra Evans	P.O Box 21 Summit AR	Yellville Fire Dept
Billy Evans	P.O Box 21 Summit 017207	Yellville Fire Dept
Samuel J. Tully	371 MC 5026, Yellville	AR - City of Yellville
Raymond Lee	105 W. 11 <sup>th</sup> St. Yellville AR 72687	Marion County Sheriff's Office
Raymond Lee	441 Tull Place Yellville, AR 72687	City of Yellville - Council
Annie Wooten	392 MC 5002 YELLVILLE	MOUNTAIN ECHO NEWSPAPER

## PUBLIC HEARING MINUTES

City of Yellville  
First Public Hearing  
6:00 pm Monday, October 7, 2019  
Yellville City Hall  
Mayor Shawn Lane, presiding

The City of Yellville held a public hearing at Yellville City Hall at 6:00 pm on Monday, October 7, 2019. The hearing was advertised by publication in the local newspaper. Yellville is applying for CDBG funds for a wastewater project. They also are applying for funding through USDA. The public and the Councilmembers discussed community needs and priorities, ACEDP and other grants, and the application process. The meeting was chaired and called to order by Mayor Lane.

Mayor Lane called the hearing to order, explaining that its purpose is to provide an opportunity to establish and prioritize the City's needs. He handed over the meeting to Catherine Baker from NWAEDD. She introduced herself and reiterated the purpose of the hearing. She described how HUD, the AEDC, and District offices work together to provide opportunities for counties and cities to submit applications for projects that benefit LMI communities. She described the general application scoring criteria and what is necessary to make applications as competitive and successful as possible. After explaining that typical grant applications are for community centers, community improvements, water and wastewater projects, or to serve target populations such as the homeless, she opened the floor and encouraged the public to share their thoughts and ideas.

Engineer Tim Mays walked the group through the proposed wastewater improvement project and discussed the alarming issues the project would address. Members of the public spoke with him about details of the proposed project. He and Ms. Baker discussed how different funding streams can work together in a project of this type to create a realistic funding package. One Councilmember expressed the need for waterline extensions also, and the public discussed that idea. They were excited about the idea and decided to develop a more concrete plan and present the project for a CDBG application once the wastewater project is closed out. Mr. Mays and Ms. Baker emphasized that water projects are multi-year endeavors.

The Councilmembers and the public were positive and excited about the grant opportunity. The audience expressed appreciation for the opportunity to apply and reiterated the need for the wastewater improvements.

Ms. Baker briefly discussed other possible grant opportunities the city could pursue. There being no further comments, Mayor Lane closed the hearing. Ms. Baker encouraged members of the public to take her business card and call or email with any further thoughts.

**EXHIBIT B:**  
**AUTHORIZING RESOLUTION**

**RESOLUTION NUMBER 19-11**

**A RESOLUTION AUTHORIZING THE CITY OF YELLVILLE TO SUBMITT AN ACEDP (ARKANSAS COMMUNITY AND ECONOMIC DEVELOPMENT PROGRAM) GRANT APPLICATION TO THE STATE OF ARKANSAS.**

**WHEREAS** the City of Yellville is applying for grant funds through ACEDP; and

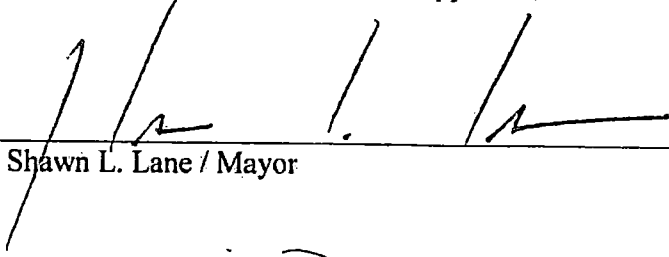
**WHEREAS** the application process requires compliance with certain conditions; and

**WHEREAS** to meet such conditions Yellville has conducted a public hearing and has an active Citizen Participation Plan/Community Development Plan; and

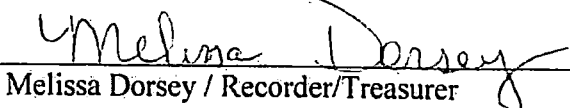
**WHEREAS** under such plan Yellville will receive and consider comments from the community in identifying and prioritizing community development and housing needs.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor of Yellville is hereby authorized to apply to the State of Arkansas for funds under ACEDP Economic Development provisions, and to expend funds under the terms of any grant approved under the application.

Approved: \_\_\_\_\_

  
Shawn L. Lane / Mayor

Attest: \_\_\_\_\_

  
Melissa Dorsey / Recorder/Treasurer

Date: 10-07-2019

**EXHIBIT C:**  
**STATEMENT OF ASSURANCES AND CERTIFICATIONS**

# EXHIBIT C

## APPLICANT'S STATEMENT OF ASSURANCES AND CERTIFICATIONS

The City of Yellville (Applicant) hereby assures and certifies to the Arkansas Economic Development Commission regarding an application for Community Development Block Grant (CDBG) funds, the following:

### THRESHOLD CERTIFICATIONS

1. There are no significant unresolved audit findings relating to any prior grant award from the federal and/or state government that would adversely affect the administration of this grant.
2. No legal actions are underway or being contemplated that would significantly impact the Applicant's capacity to effectively administer the program, and to fulfill the CDBG program; and
3. No project costs have been incurred that have not been approved in writing by the Commission.

### FEDERAL COMPLIANCE CERTIFICATIONS

4. It will adopt and follow a residential anti-displacement and relocation assistance plan that will minimize displacement as a result of activities assisted with CDBG funds.
5. It will conduct and administer its programs in conformance with:
  - a. Title VI of the Civil Rights Act of 1964 (Pub. L. 88-352), and the regulations issued pursuant thereto (24 CFR Part 1).
  - b. Title VIII of the Civil Rights Act of 1968 (Pub. L. 90-284), as amended, administering all programs and activities relating to housing and community development in a manner to affirmatively further fair housing, and will take action to affirmatively further fair housing in the sale or rental of housing, the financing of housing and the provision of brokerage services.
  - c. The Fair Housing Act of 1988 (42 USC 3601-20) and will affirmatively further fair housing.
6. It will not attempt to recover any capital costs of public improvements assisted in whole or part by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless (1) grant funds are used to pay the proportion of such fee or assessment that relates to the capital costs of such public improvements that are financed from revenue sources other than grant funds, or (2) for purposes of assessing any amount against properties owned and occupied by persons of LMI who are not persons of very-low income, the recipient certifies to the state that it lacks sufficient grant funds to comply with the requirements of clause (1).
7. It will comply with all provisions of Title I of the Housing and Community Development Act of 1974, as amended, which have not been cited previously as well as with other applicable laws.

### CITIZEN PARTICIPATION PLAN CERTIFICATION

8. It certifies that a detailed citizen participation plan is on file which includes:
  - a. Providing and encouraging citizen participation with particular emphasis on participation by lower income persons who are residents of slum and blight areas in which funds are proposed to be used to include target areas as identified in the application.
  - b. Providing citizens with reasonable and timely access to local meetings, information, and records relating to the Applicant's proposed and actual use of CDBG funds.
  - c. Furnishing citizens with information, including but not limited to, the amount of CDBG funds expected to be made available for the current fiscal year, including CDBG funds and anticipated program income; the range of activities that may be undertaken with CDBG funds; the estimated amount of CDBG funds to be used for activities that will meet national objective of benefit to low- and moderate-income people, and the proposed CDBG activities likely to result in displacement and the grantee's anti-displacement and relocation plans.
  - d. Providing technical assistance to groups representative of persons of low and moderate income that request such assistance in developing proposals. The level and type of assistance is to be identified within the plan.
  - e. Providing for public hearings at different stages of the program, for the purpose of obtaining citizen's views and responding to proposals and questions. The hearings must cover community development and housing needs, development of proposed activities and review of program performance. The hearing to cover community development needs must be held before submission of an application to the state. The hearing on program performance must be held during the implementation of the CDBG awarded grant. There must be reasonable notice of the hearings and they must be held at times and locations convenient to potential or actual beneficiaries, with accommodations for the handicapped. Public hearings are to be conducted in a manner to meet the needs of non-English speaking residents where a significant number of non-English speaking residents can

EXHIBIT C



be expected to participate.

- f. Providing citizens with reasonable advance notice of, and opportunity to comment on, proposed activities in the application to the state and for grants already made, activities that are added to, deleted or substantially changed from the application to the state. Substantially changed is defined in terms of purpose, scope, location or beneficiaries defined by the state established criteria.
- g. Providing citizens the address, phone number and acceptable hours for submitting complaints and grievances and providing timely written responses to written complaints and grievances within 15 working days where practicable.

#### **SPECIAL REQUIREMENTS AND ASSURANCES.**

- 9. The Applicant will comply with the administrative requirements of the program, those applicable items in the current Consolidated Plan, Title I of the Housing and Community Development Act of 1974, Public Law 93-383, as amended, and 24 CFR Part 570 (including parts not specifically cited below), and the following laws, regulations and requirements, both federal and state, as the pertain to the design, implementation and administration of the local project, if approved:

##### **CIVIL RIGHTS AND EQUAL OPPORTUNITY PROVISIONS**

- Public Law 88-352, Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d), et. seq.) (24 CFR Part 1)
- Section 109 of the Housing and Community Development Act of 1974, As Amended
- Age-Discrimination Act of 1975, As Amended (42 U.S.C. 6101, et. seq.)
- Section 504 of the Rehabilitation Act of 1973, As Amended (29 U.S.C. 794) and the Americans with Disability Act
- Executive Order 11246, As Amended
- Executive Order 11063, As Amended by Executive Order 12259 (24 CFR Part 107)

##### **ENVIRONMENTAL STANDARDS AND PROVISIONS**

- Section 104(f) of the Housing and Community Development Act of 1974, As Amended
- Title IV of the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4831) and the Implementing Regulations found at 24 CFR Part 35
- The National Environmental Policy Act of 1969 (42 U.S.C. Section 4321, et. seq., and 24 CFR Part 58)
- The Clean Air Act, As Amended (42 U.S.C. 7401, et. seq.)
- Farmland Protection Policy Act of 1981, (U.S.C. 4201, et. seq.)
- The Endangered Species Act of 1973, As Amended (16 U.S.C. 1531, et. seq.)
- The Reservoir Salvage Act of 1960 (16 U.S.C. 469, et. seq.), Section 3 (16 U.S.C. 469 a-1), As Amended by the Archaeological and Historic Preservation Act of 1974
- The Safe Drinking Water Act of 1974 [42 U.S.C. Section 201, 300(f), et. seq., and U.S.C. Section 349 as Amended, particularly Section 1424(e) (42 U.S.C. Section 300H-303(e))
- The Federal Water Pollution Control Act of 1972, As Amended, including the Clean Water Act of 1977, Public Law 92-212 (33 U.S.C. Section 1251, et. seq.)
- The Solid Waste Disposal Act, As Amended by the Resource Conservation and Recovery Act of 1976 (42 U.S.C. Section 6901, et. seq.)
- The Fish and Wildlife Coordination Act of 1958, As Amended, (16 U.S.C. Section 661, et. seq.)
- EPA List of Violating Facilities
- HUD Environmental Standards (24 CFR, Part 51, Environmental Criteria and Standards and 44 F.R. 40860-40866, July 12, 1979)
- The Wild and Scenic Rivers Act of 1968, As Amended (16 U.S.C. 1271, et. seq.)
- Flood Insurance
- Executive Order 11988, May 24, 1978: Floodplain Management (42 F.R. 26951, et. seq.)
- Executive Order 11990, May 24, 1977: Protection of Wetlands (42 F.R. 26961, et. seq.)
- Environmental Protection Act, NEB. REV. STAT. 81-1501 to 81-1532 (R.R.S. 1943)
- Historic Preservation

##### **LABOR STANDARDS AND PROVISIONS**

- Section 110 of the Housing and Community Development Act of 1974, As Amended
- Fair Labor Standards Act of 1938, As Amended, (29 U.S.C. 102, et. seq.)
- Davis-Bacon Act, As Amended (40 U.S.C. 276-a - 276a-5); and Section 2; of the June 13, 1934 Act., As Amended (48 Stat. 948.40 U.S.C. 276(c), popularly known as The Copeland Act
- Contract Work Hours and Safety Standards Act (40 U.S.C. 327, et. seq.)
- Section 3 of the Housing and Urban Development Act of 1968 [12 U.S.C. 1701(u)]

**EXHIBIT C**

**FAIR HOUSING STANDARDS AND PROVISIONS**

- Section 104(a)(2) of the Housing and Community Development Act of 1974, As Amended Public Law 90-284, Title VIII of the Civil Rights Act of 1968 (42 U.S.C. 3601, et. seq.). As Amended by the Fair Housing Amendments Act of 1988
- Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, As Amended (42 U.S.C. 4630) and the Implementing Regulations Found at 49 CFR Part 24

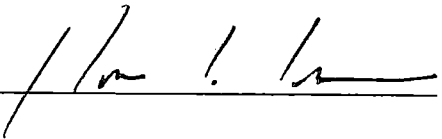
**ADMINISTRATIVE AND FINANCIAL PROVISIONS**

- 2 CFR 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards "Cost Principles", where applicable
- 2 CFR 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards "Administrative Requirements", where applicable
- Arkansas Financial Management Procedures and Arkansas Procurement Laws
- 24 CFR 570.503 - Grant Administration Requirements for Use of Escrow Accounts for Property Rehabilitation Loans and Grants
- 24 CFR 570.488 to 570.499a - States Program: State Administration of CDBG Nonentitlement Funds
- 24 CFR Subtitle A (4-1-98 Edition) – 85 Administrative requirements for grants and cooperative agreements to State, local and federally recognized Indian tribal governments

**MISCELLANEOUS.**

- Hatch Act of 1938, As Amended (5 U.S.C. 1501, et. seq.)

The Applicant hereby certifies that it will comply with the above stated assurances:

Signed 

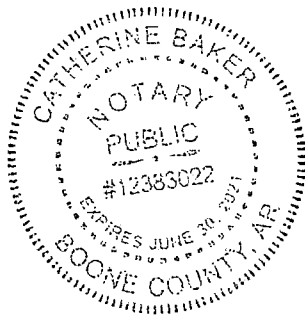
Subscribed in my presence and sworn to before me.

Mayor of Yellville  
Title

3-12-2020  
Date

Catherine Baker  
Notary Public (Not required if on letterhead)

December 2015 Revised



**EXHIBIT C**

**EXHIBIT D:**  
**CITIZEN PARTICIPATION PLAN**

# EXHIBIT D

## Citizen Participation Plan

### Yellville, Arkansas

#### A. Participation by Citizens

All citizens, including low- and moderate-income citizens, shall be requested and encouraged to participate in the assessment of community issues, problems and needs; the identification of potential solutions; and priority to such issues, problems and needs, as follows:

1. All citizens shall be periodically requested to complete a community needs survey to identify community and neighborhood issues, problems and needs.
2. All citizens shall be notified by publication and posting of all meetings to discuss the identified needs, potential solutions and solution priorities.
3. All citizens, particularly low and moderate-income citizens, shall be afforded the opportunity to serve on various community improvement task forces established by the City.

#### B. Access to Meetings, Information and Records

Notice of public meetings conducted by the City shall be published or posted within a reasonable number of days prior to such meetings.

Agendas of all such meetings shall be available at Yellville City Hall for public inspection.

All meetings where CDBG projects or applications are to be discussed shall be published or posted (within a reasonable number of) days prior to such meetings and all information and records concerning such CDBG projects or applications shall be available for public inspection at Yellville City Hall.

All meetings will be held at a time and location convenient to potential or actual beneficiaries which will be accessible to all citizens. The building and site will also be accessible to persons with disabilities.

#### C. Specific CDBG Project Information

All citizens shall be provided with information regarding specific CDBG projects through public meetings and publication of notices which provide all pertinent information regarding any CDBG project including, but not limited to:

1. The amount of CDBG funds expected to be made available to the City for the current fiscal year, including CDBG funds and anticipated program income;
2. The specific range of activities that may be undertaken with CDBG funds;
3. The estimated amount of CDBG funds to be used for activities that will meet the national objective of benefit to low-and moderate-income persons, and;
4. A description of any proposed CDBG funded activities that are likely to result in displacement of persons along with the City's anti-displacement and relocation plans.

#### D. Provisions for Technical Assistance to Citizens

The Grant Administrator shall maintain current information of available resources for community improvement efforts and CDBG programs available and provide such information upon request by any citizen or group representing any citizen or group of citizens and shall provide assistance in developing proposals to address issues, problems and needs identified by such citizen or citizens.

#### E. Public Hearing on CDBG Activities

The City shall enact a minimum of two (2) public meetings or hearings to be conducted with regard to any CDBG application. At least one meeting or hearing shall be conducted prior to the submission of any such application and a second public hearing shall be held near the completion of any CDBG funded activity to obtain citizen input, comments or opinions with regard to such application(s) and to program or project performance.

The Grant Administrator shall act as the contact person for all questions, comments or concerns expressed by any citizen with regard to any CDBG program or project and shall forward any such questions, comments or concerns to the City at the next regular meeting immediately following expression of such questions, comments or concerns. The Grant Administrator shall also be responsible for transmitting the City's response to any such question, comment or concerns to the citizen or citizens expressing the same.

**F. Needs of Non-English Speaking Citizens**

The City shall conduct the public hearings in a manner to meet the needs of non-English speaking residents where significant number of non-English speaking residents can reasonably be expected to participate, the Grant Administrator shall arrange for oral or written translation of information regarding any CDBG program, application or project upon request by such non-English speaking persons or representatives of such persons.

**G. Compliance/Grievance Procedures**

The Grant Administrator shall post a notice at the City hall that provides name, telephone number, address and office hours of the (local government name) for citizens who wish to file a complaint or grievance regarding any CDBG program, project or application.

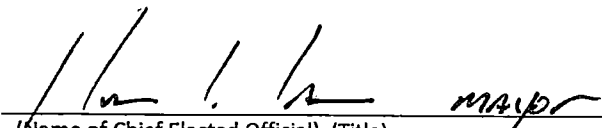
Individuals wishing to submit a complaint or file a grievance concerning activities, of or application for, CDBG funds may submit a written complaint or grievance to the Grant Administrator.

The Grant Administrator shall present such complaint or grievance at the next regular meeting of the City Council where it be reviewed by the Board members. The individual submitting such complaint or grievance shall be notified of such meeting and shall be given the opportunity to make further comments at such meeting. The City shall issue a written response to any complaint or grievance within fifteen (15) days following the meeting at which a response is formulated. Such response shall be mailed to the individual citizen(s) submitting the complaint or grievance by the (local representative) to the last known address of said citizen(s).

In the event that the nature of the complaint or grievance is determined to be a matter requiring immediate action, a special meeting of the City Council shall be called to review the matter within ten (10) days of receipt of such complaint or grievance.

**H. Adoption**

This Citizen Participation Plan is hereby adopted by action of the City of Yellville, Arkansas.

  
\_\_\_\_\_  
(Name of Chief Elected Official), (Title)

/s/ Catherine Baker, Grant Administrator  
\_\_\_\_\_  
Attest: (Name of local representative), (Title)

3.12.2020  
\_\_\_\_\_  
Date

**EXHIBIT E:**  
**RESIDENTIAL ANTI-DISPLACEMENT & RELOCATION**  
**ASSISTANCE PLAN**

RESOLUTION NUMBER 19-12

**A RESOLUTION ESTABLISHING AN ANTIDISPLACEMENT PLAN FOR THE CITY OF YELLVILLE, ARKANSAS, IN COMPLIANCE WITH AEDC (ARKANSAS ECONOMIC DEVELOPMENT COMMISSION) GRANTS PROGRAMS**

WHEREAS Yellville understands its obligation in receiving funds under the Housing and Community Development Act of 1974 to replace all low and moderate income (LMI) dwellings demolished or converted to another use as a direct result of work funded under the grant within three years of the commencement of demolition; and

WHEREAS Yellville shall provide relocation assistance to each LMI household so displaced; and

WHEREAS Yellville shall in such cases provide the following:

Section 1. The location and approximate number of dwelling units that will be demolished or converted as a direct result of the assisted activity; and

Section 2. A schedule for commencement and completion of the demolition or conversion; and

Section 3. The location and approximate number of dwelling units by size that will be provided as replacements; and

Section 4. The funding source for replacement; and

Section 5. The basis for concluding that each replacement dwelling will remain an LMI dwelling unit for at least 10 years from initial occupancy.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF YELLVILLE, that consistent with the goals and objectives of the Housing and Community Development Act, the City will make every effort to minimize the displacement of persons from homes.**

Approved: \_\_\_\_\_

Shawn L. Lane / Mayor

Attest: \_\_\_\_\_

Melissa Dorsey / Recorder/Treasurer

Date: 10-07-2019

**EXHIBIT E**  
**RESIDENTIAL ANTI-DISPLACEMENT AND**  
**RELOCATION ASSISTANCE PLAN**

---

The City will replace all occupied and vacant occupiable low- to moderate-income dwelling units demolished or converted to a use other than as low- to moderate-income housing as a direct result of activities assisted with Community Development Block Grant (CDBG) funds provided under the Housing and Community Development Act of 1974, as amended.

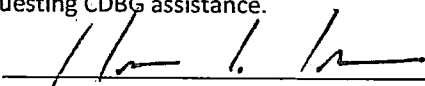
All replacement housing will be provided within three (3) years of the commencement of the demolition or rehabilitation relating to conversion. Before obligating or expending funds that will directly result in such demolition or conversion, the City will make public and submit to the Grants Division of AEDC the following information in writing:

1. A description of the proposed assisted activity;
2. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low-moderate-income dwelling units as a direct result of the assisted activity;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;
5. The source of funding and a time schedule for the provision of replacement dwelling units; and
6. The basis for concluding that each replacement dwelling unit will remain a low-moderate-income dwelling unit for at least ten (10) years from the date of initial occupancy.

The City will provide relocation assistance, according to either the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (49 CFR Part 24) or 24 CFR 570.496a(c) to each low- to moderate-income family displaced by the demolition of housing, or the conversion of a low- to moderate-income dwelling to another use as a direct result of assisted activities.

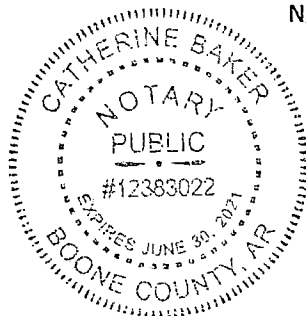
Consistent with the goals and objectives of activities assisted under the CDBG program, the City will take the following steps to minimize the displacement of persons from their homes:

1. Maintain current data on the occupancy of houses in areas targeted for CDBG assistance.
2. Review all activities prior to implementation to determine the effect, if any, on occupied residential properties.
3. Include consideration of alternate solutions when it appears an assisted project will cause displacement, if implemented.
4. Require private individuals and businesses to consider other alternatives to displacement causing activities, if they are requesting CDBG assistance.

Signed   
Title Mayor  
Date 3-12-2020

Subscribed in my presence and sworn to before me.

Catherine Baker  
Notary Public (Not required if on letterhead)



**EXHIBIT E**



**EXHIBIT F:**  
**EXCESSIVE FORCE RESOLUTION**

RESOLUTION NUMBER 19-10

**A RESOLUTION PROHIBITING THE USE OF EXCESSIVE FORCE BY LAW ENFORCEMENT UNDER YELLVILLE'S JURISDICTION AGAINST INDIVIDUALS ENGAGED IN NON-VIOLENT CIVIL RIGHTS DEMONSTRATIONS.**

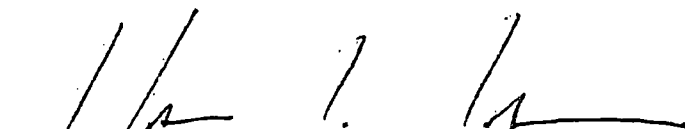
WHEREAS, the City of Yellville is applying for AEDC (Arkansas Economic Development Commission) funding; and

WHEREAS, the City must adopt a policy to comply with the relevant section of the Housing and Community Development Act of 1974 as a condition of funding;

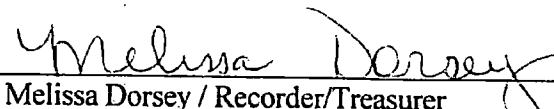
**NOW THEREFORE, BE IT RESOLVED THAT THE CITY OF YELLVILLE SHALL ENSURE AND ENFORCE THE FOLLOWING:**

- I. Law enforcement agencies under the City's jurisdiction shall not use excessive force against any individual engaged in a non-violent civil rights demonstration.
- II. Law enforcement agencies under the City's jurisdiction shall not physically bar the entrance or exit of a facility or location which is the subject of a non-violent civil rights demonstration.
- III. The City's response to such non-violent civil rights demonstrations shall endeavor to protect the rights of all non-violent demonstration participants, persons located in the vicinity, and persons owning property in the vicinity.
- IV. If a non-violent civil rights demonstration should occur, force shall only be permitted when necessary to protect the rights of individuals or to uphold the law, and the City shall only permit the least amount necessary to achieve its lawful goals.

Approved: \_\_\_\_\_

  
Shawn L. Lane / Mayor

Attest: \_\_\_\_\_

  
Melissa Dorsey / Recorder/Treasurer

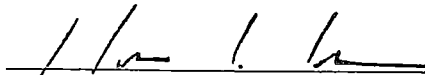
Date: 10-07-2019

**EXHIBIT K:**  
**FEDERAL FUNDING ACCOUNTABILITY AND TRANSPARENCY**  
**ACT FORM**

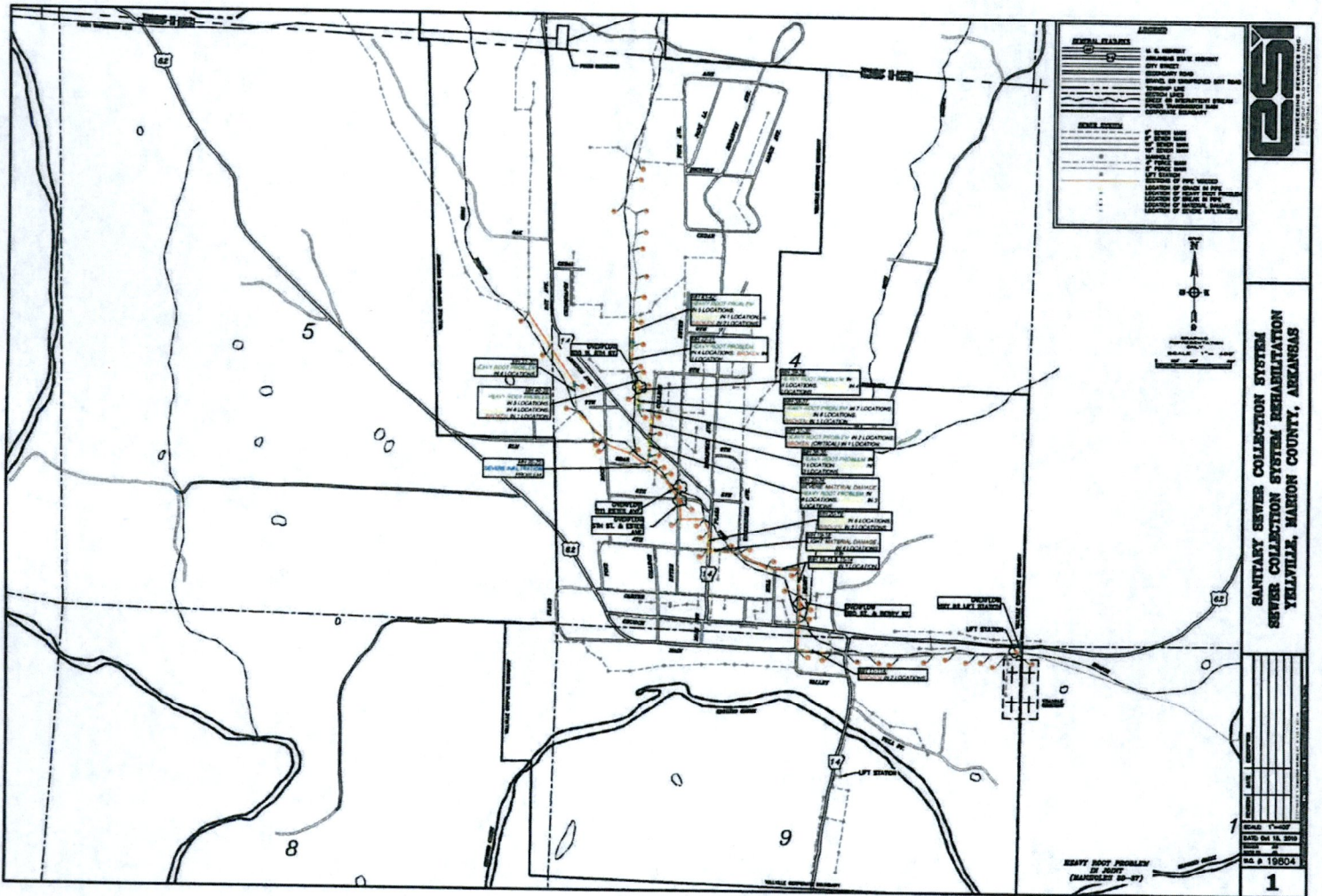
# EXHIBIT K

## FFATA REPORTING FORM/CERTIFICATION – CDBG

The Federal Funding Accountability and Transparency Act (FFATA) seeks to provide the public with greater access to Federal spending information. FFATA requires units of general local government to provide the following information, which may be used by the Arkansas Economic Development Commission (AEDC) to comply with federal reporting requirements. Please fill out the following form accurately and completely, have it signed by an authorized official, and submit to the AEDC along with your application for funding.

<b>Name of Applicant:</b> City of Yellville			
<b>Applicant Address:</b> 112 US Hwy 62 E			
Yellville	AR	72687	<b>Congressional District:</b> 3
<b>Applicant DUNS number:</b> 075662817			
<b>Principal Place of Performance of Proposed Project:</b> Yellville Water District			
City: Yellville	AR	72687	<b>Congressional District:</b> 3
<b>Brief Project Description:</b> Repair and improve the city's wastewater treatment system.			
If certain conditions are met; Applicant must provide names and total compensation of Applicant's top five highly compensated Executives to the Department. Please answer question number 1, and follow the instructions. If directed to answer question 2, please answer question 2 and follow instructions.			
<p>1. In Applicant's previous fiscal year, did Applicant receive (a) 80 percent or more of Applicant's annual gross revenues in U.S. federal contracts and subcontracts and other federal financial assistance subject to the Transparency Act, as defined in 2 C.F.R. 170.320; AND (b) \$25,000,000 or more in annual gross revenues from contracts and subcontracts and other federal financial assistance subject to the Transparency Act, as defined in 2 C.F.R. 170.320?</p> <p>Yes <input type="checkbox"/> If yes, answer question 2 below.          No <input checked="" type="checkbox"/> If no, stop, you are not required to report names and compensation. Please sign and submit form to AEDC.</p>			
<p>2. Does the public have access to information about the compensation of Applicant's senior executives through periodic reports filed under section 13(a) or 15(d) of the Security Exchange Act of 1934 (15 U.S.C. 78(m)(a), 78o(d)), or section 6104 of the Internal Revenue Code of 1986?</p> <p>Yes <input type="checkbox"/> If yes, stop, you are not required to report names and compensation. Please sign and submit form to the Department.          No <input type="checkbox"/> If no, you are required to report names and compensation. Please fill out the remainder of this form.</p>			
<p><b>Please provide the names and Total Compensation of the top five most highly compensated Executives in the space below.</b>          (NOTE: Executive means officers, managing partners, or any other employees in management positions. Total Compensation means the cash and noncash dollar value earned by the Executive during the Applicant's preceding fiscal year and includes salary and bonus, awards of stock, stock options, and stock appreciation rights; earnings for services under non-equity incentive plans, change in pension value, above market earnings on deferred compensation which is not tax-qualified; and other compensation exceeding \$10,000 as defined in Appendix A to 2 C.F.R. Part 170.)</p>			
<b>Name:</b>		<b>Total Compensation:</b>	
<b>Name:</b>		<b>Total Compensation:</b>	
<b>Name:</b>		<b>Total Compensation:</b>	
<b>Name:</b>		<b>Total Compensation:</b>	
<b>Name:</b>		<b>Total Compensation:</b>	
<b>Name:</b>		<b>Total Compensation:</b>	
The Applicant certifies that the information contained on this form is true and accurate.			<b>AEDC USE</b>
Signed: <u></u>			
Title: <u>Mayor of Yellville</u>			
Date: <u>3.12.2020</u>			

**EXHIBIT L:**  
**MAP OF PROPOSED AREA**



current system





**EXHIBIT M:**

**SAM.GOV RECORD AND CLEARANCE DOCUMENTATION**



**⚠** ALERT: SAM.gov will be down for scheduled maintenance Saturday, 03/14/2020 from 8:00 AM to 2:00 PM

## Entity Dashboard

Yellville, City of  
DUNS: 075662817 CAGE Code: 6BMQ5  
Status: Active  
Expiration Date: 03/10/2021  
Purpose of Registration: Federal Assistance Awards Only

112 Hwy 62 E  
Yellville, AR, 72687  
UNITED STATES

▶ [Entity Overview](#)

▶ [Entity Registration](#)

▶ [Core Data](#)

▶ [Assertions](#)

▶ [Reps & Certs](#)

▶ [POCs](#)

▶ [Exclusions](#)

▶ [Active Exclusions](#)

▶ [Inactive Exclusions](#)

▶ [Excluded Family  
Members](#)

[RETURN TO SEARCH](#)

### Entity Overview

#### Entity Registration Summary

**Name:** Yellville, City of  
**Doing Business As:** Yellville City Hall  
**Business Type:** US Local Government  
**Last Updated By:** Melissa Dorsey  
**Registration Status:** Active  
**Activation Date:** 03/10/2020  
**Expiration Date:** 03/10/2021

#### Exclusion Summary

Active Exclusion Records? No



IBM-P-20200214-1547  
WWW1

[Search Records](#) [Disclaimers](#) [FAPIIS.gov](#)  
[Data Access](#) [Accessibility](#) [GSA.gov/IAE](#)  
[Check Status](#) [Privacy Policy](#) [GSA.gov](#)  
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[Help](#)

This is a U.S. General Services Administration Federal Government computer system that is "FOR OFFICIAL USE ONLY." This system is subject to monitoring. Individuals found performing unauthorized activities are subject to disciplinary action including criminal prosecution.

**EXHIBIT N-1:**  
**FOUR FACTOR ANALYSIS ASSESSING LIMITED ENGLISH  
PROFICIENCY**

**EXHIBIT N-1**

**FOUR FACTOR ANALYSIS**

**ASSESSING**

**LIMITED ENGLISH PROFICIENCY**

**AND**

**LANGUAGE ASSISTANCE PLAN**

**PREPARED BY**

**THE CITY OF YELLVILLE**

**FOR**

**THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

**EXHIBIT N-1**

## A. POLICY STATEMENT

It is the policy of the City to take reasonable steps to provide meaningful access to its programs and activities for persons with Limited English Proficiency (LEP). The City's policy is to ensure that staff will communicate effectively with LEP individuals, and LEP individuals will have access to important programs and information. The City is committed to complying with federal requirements in providing free meaningful access to its programs and activities for LEP persons.

## B. HISTORY

Act of 1964 is the federal law which protects individuals from discrimination on the basis of their race, color, or national origin in programs that receive federal financial assistance. In certain situations, failure to ensure that persons who have Limited English Proficiency can effectively participate in, or benefit from, federally assisted programs may violate Title VI's prohibition against national origin discrimination.

Persons who, as a result of national origin, do not speak English as their primary language and who have limited ability to speak, read, write, or understand English may be entitled to language assistance under Title VI in order to receive a particular service, benefit, or encounter.

On August 11, 2000, Executive Order 13166, titled, "Improving Access to Services by Persons with Limited English Proficiency," was issued. Executive Order 13166 requires federal agencies to assess and address the needs of otherwise eligible persons seeking access to federally conducted programs and activities who, due to LEP cannot fully and equally participate in or benefit from those programs and activities. Section 2 of the Executive Order 13166 directs each federal department or agency "to prepare a plan to improve access to...federally conducted programs and activities by eligible LEP persons...."

## C. DEFINITIONS

**Beneficiary:** The ultimate consumer of HUD programs and receives benefits from a HUD Recipient or Sub-recipient.

**Limited English Proficient Person (LEP):** Individuals who do not speak English as their primary language and who have a limited ability to read, write, speak, or understand English because of national origin.

**Language Assistance Plan (LAP):** A written implementation plan that addresses identified needs of the LEP persons served.

**Recipient:** Any political subdivision of the State of Arkansas, or an eligible nonprofit organization, to whom Federal financial assistance is extended for any program or activity, or who otherwise participates in carrying out such program or activity, including any successor, assign or transferee thereof, but such term does not include any Beneficiary under any such program.

**Sub-recipient:** Any public or private agency, institution, organization, or other entity to whom Federal financial assistance is extended, through another Recipient, for any program or activity, or who otherwise participates in carrying out such program or activity but such term does not include any Beneficiary under any such program.

**Vital Document:** Any document that is critical for ensuring meaningful access to the Recipient's major activities and programs by Beneficiaries generally and LEP persons specifically.

## FRAMEWORK & METHODOLOGY

This Four Factor Analysis is the first step in providing meaningful access to federally funded programs for LEP persons. The Four Factor Analysis completed addresses the following:

1. The number or proportion of LEP persons eligible to be serviced or likely to be encountered by the City;
2. The frequency with which LEP persons using a particular language come in contact with the City;
3. The nature and importance of the City's program or activity provided to the individual's life; and
4. The resources available to the City, and costs associated with providing LEP services.

### D. FOUR FACTOR ANALYSIS

**1. The number or proportion of LEP persons eligible to be served or likely to be encountered:**

Very few non English-speaking persons are encountered at the City offices.

**2. The frequency with which LEP persons using a particular language come in contact with the City:**

Perhaps once per year or less often.

**3. The nature and importance of the program or activity provided to the individual's life.**

The water rehab program will affect every person in the area, and is important.

**4. The resources available to the City, and costs associated providing LEP services.**

The City could reach out to local citizens, clubs, or churches to find volunteer translators.

As a result of the Four Factor Analysis, the City of Yellville has determined a Language Assistance Plan is needed:

YES    NO

EXHIBIT N-1

EXHIBIT N-2

**WWAC RECOMMENDATION LETTER**

A. Mark Bennett III  
WWAC Chairman  
101 East Capitol Avenue, Suite 350  
Little Rock, Arkansas 72201



PHONE (501) 682-3978  
FAX (501) 682-0561  
E-MAIL mark.bennett@arkansas.gov

**State of Arkansas**  
**WATER/WASTEWATER ADVISORY COMMITTEE**

December 3, 2019

The Honorable Shawn Lane  
Mayor, City of Yellville  
Post Office Box 647  
Yellville, Arkansas 72687

**Re: Yellville's Pre-application for Recommendation on Wastewater Funding**

Dear Mayor Lane,

On November 6, 2019, the Water/Wastewater Advisory Committee reviewed your pre-application for funding to rehabilitate the existing wastewater collection system. The Committee recommends funding be provided by the Arkansas Economic Development Commission's Community and Development Block Grant (CDBG) Program and the U.S. Dept. of Agriculture, Rural Development (RD). The actual funding amounts cannot be determined at this time. The use of CDBG and RD funds would be up to you. This recommendation is conditioned on a satisfactory response being provided to the Arkansas Department of Health's letter dated November 1, 2019.

While these are not comments, the National Pollutant Discharge Elimination System (NPDES) Branch of Arkansas Department of Environmental Quality's (ADEQ) Water Division has asked that we mention the need for an NPDES permit, a Storm Water Permit for construction and a Wastewater Treatment Construction Permit. The NPDES program and the Arkansas Water and Air Pollution Control Act require that any facility that discharges wastewater to a water of the State must have a NPDES permit. To discharge without a required NPDES permit subjects the facility to potential civil and criminal penalties.

Any construction projects disturbing one or more acres must have a storm water construction permit issued by ADEQ. The development of a Storm Water Pollution Prevention Plan is included as a permit requirement and must include the implementation of Best Management Practices (BMPs) during construction. These BMPs must include erosion and sediment control measures to prevent sediment from leaving the construction site.

Wastewater Treatment Construction Permits are required for the construction of any municipal and industrial treatment and collection facilities that discharge treated wastewater to a river or stream. Wastewater treatment construction permits are required for small on-site wastewater disposal systems that commonly serve developments or small areas in the treatment of domestic wastewater.

Page 2 of 2

Water/Wastewater Advisory Committee review  
Yellville's Pre-application for Recommendation

As a reminder, per Arkansas Department of Transportation instruction, any construction and/or maintenance along highways must stay out of the right of way.

We appreciate your cooperation with this pre-application process. If you have any questions or comments, contact Vernon Lowe, Water Resources Engineer, at (501) 682-0555.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Mark Bennett III". The signature is fluid and cursive, with a horizontal line underlining the name.

A. Mark Bennett III, Chairman  
Water/Wastewater Advisory Committee

AMB/VLL/hdd

cc: Mr. Jeffery K. Dehnhardt, P.E., Engineering Services, Inc.  
WWAC Committee Members



**UP-TO-DATE COST ESTIMATES BASED UPON PROJECT BUDGET**

# COST EFFECTIVE ANALYSIS

## A. Cost Estimates

Cost estimates for the two alternatives deemed feasible can be found below:

### 1. Alternative 1

Cost estimates for the proposed improvements (Phase I, Phase II) are included in Figure 4.1 and Figure 4.3 below.

**Figure 4.1 Cost Estimate – Alternative 1 (Phase I)**

**PRELIMINARY OPINION OF PROBABLE COST**  
**Sewer Collection System Rehabilitation - Phase I**  
 City of Yellville, Arkansas  
 October 14, 2019

Item No.	Est. Quantity	Unit	Item Description	Unit Price	Extension
1	1,400	LF	8" SDR 26 PVC Sewer Line (ASTM D3034)	\$ 45.00	\$ 63,000.00
2	9	EA	4' Cast-In-Place Concrete Manhole	\$ 4,000.00	\$ 36,000.00
3	40	LF	Gravel Driveway Restoration	\$ 20.00	\$ 800.00
4	120	LF	Gravel Road Restoration	\$ 35.00	\$ 4,200.00
5	12	EA	Service Wyes	\$ 150.00	\$ 1,800.00
6	6	EA	Reconnect Existing Laterals	\$ 1,000.00	\$ 6,000.00
7	1	LS	Bypass Pumping	\$ 15,000.00	\$ 15,000.00
8	1	LS	One-Year Maintenance Bond	\$ 5,000.00	\$ 5,000.00
9	1	LS	Erosion Control	\$ 5,000.00	\$ 5,000.00
10	1	LS	OSHA's Standard for Trenches Safety System	\$ 10,000.00	\$ 10,000.00
11	250	CY	Rock Excavation	\$ 50.00	\$ 12,500.00
Subtotal Construction Costs					\$ 159,300.00
Construction Contingency (10%)					\$ 15,930.00
<b>Engineer's Opinion of Probable Construction Costs</b>					<b>\$ 175,230.00</b>
Basic Engineering (10%)					\$ 16,000.00
Construction Observation (4.5%)					\$ 7,000.00
Legal					\$ 1,000.00
Administrative					\$ 1,000.00
<b>ENGINEER'S OPINION OF PROBABLE PROJECT COSTS</b>					<b><u>\$ 200,000.00</u></b>

**PRELIMINARY ENGINEERING REPORT**

**RESOLUTION NUMBER 19-13**

**A Resolution Designating Non-Profit Agency as CDBG Grant Administrator**

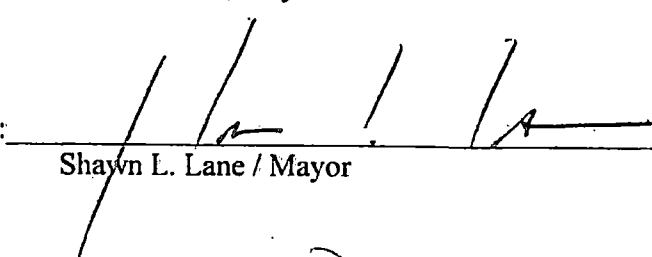
Whereas the City of Yellville, Arkansas, is applying to the Arkansas Economic Development Commission for a grant under the Community Development Block Grant (CDBG) program; and

Whereas the City of Yellville recognizes the need for assistance administering the anticipated CDBG in compliance with applicable federal, state and local laws; and

Whereas the City of Yellville has an existing relationship with the Northwest Arkansas Economic Development District (NWAEDD) and feels confident NWAEDD will administer the above-referenced project competently; so

Therefore, be it resolved that the City of Yellville hereby authorizes the Mayor to designate NWAEDD the project administrator and enter into an administrative services contract regarding the above-referenced CDBG, subject to award.

Approved: \_\_\_\_\_

  
Shawn L. Lane / Mayor

Attest: \_\_\_\_\_

  
Melissa Dorsey / Recorder/Treasurer

Date: 10-07-2019

**RESOLUTION NUMBER 19-09**

**A RESOLUTION AFFIRMING THE CITY OF YELLVILLE'S  
FAIR HOUSING AND EQUAL OPPORTUNITY POLICY**

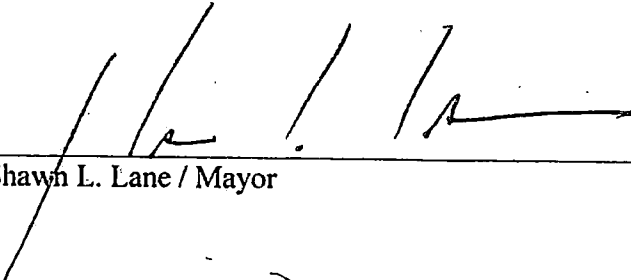
**WHEREAS** the United States Congress has declared that all U.S. citizens have the same right to inherit, purchase, lease, sell, hold, and convey real property; and

**WHEREAS** Congress has declared that fair and open housing is the law of the land; and


**WHEREAS** Congress has also declared that all citizens have an equal opportunity for employment;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF YELLVILLE, that the City shall prohibit discrimination in public and private housing, in property ownership, and in employment opportunities. Be it further resolved that the City of Yellville supports and shall promote open housing and equal opportunity employment.**

Approved: \_\_\_\_\_

  
Shawn L. Lane / Mayor

Attest: \_\_\_\_\_

  
Melissa Dorsey / Recorder/Treasurer

Date: 10-07-2019

PLACE	05	77330	Yellville city	AR	210	570	785	1,115	51.12%
PLACE	05	77600	Zinc town	AR	30	45	70	70	64.29%
COUNTY	05	001	Arkansas County	AR	3,813	7,430	11,169	18,490	40.18%
COUNTY	05	003	Ashley County	AR	4,904	8,683	12,479	21,005	41.34%
COUNTY	05	005	Baxter County	AR	8,229	15,185	23,275	40,535	37.46%
COUNTY	05	007	Benton County	AR	47,214	88,324	135,554	235,465	37.51%
COUNTY	05	009	Boone County	AR	7,150	13,120	21,325	36,710	35.74%
COUNTY	05	011	Bradley County	AR	3,450	5,240	6,685	10,980	47.72%
COUNTY	05	013	Calhoun County	AR	1,180	2,070	3,215	5,110	40.51%
COUNTY	05	015	Carroll County	AR	4,909	10,809	16,675	27,309	39.58%
COUNTY	05	017	Chicot County	AR	3,295	5,330	7,260	10,650	50.05%
COUNTY	05	019	Clark County	AR	5,480	8,520	12,325	19,835	42.95%
COUNTY	05	021	Clay County	AR	3,793	6,630	9,300	15,255	43.46%
COUNTY	05	023	Cleburne County	AR	5,430	9,285	14,495	25,335	36.65%
COUNTY	05	025	Cleveland County	AR	1,764	2,850	4,315	8,425	33.83%
COUNTY	05	027	Columbia County	AR	6,875	9,950	13,410	22,705	43.82%
COUNTY	05	029	Conway County	AR	5,394	8,255	11,610	20,835	39.62%
COUNTY	05	031	Craighead County	AR	25,424	41,190	58,715	97,700	42.16%
COUNTY	05	033	Crawford County	AR	13,570	23,940	37,520	61,135	39.16%
COUNTY	05	035	Crittenden County	AR	17,258	26,393	35,110	49,045	53.81%
COUNTY	05	037	Cross County	AR	4,060	7,015	10,090	17,245	40.68%
COUNTY	05	039	Dallas County	AR	1,424	2,834	4,294	7,315	38.74%
COUNTY	05	041	Desha County	AR	4,424	6,274	8,015	12,290	51.05%
COUNTY	05	043	Drew County	AR	5,759	8,250	10,665	17,795	46.36%
COUNTY	05	045	Faulkner County	AR	29,224	46,534	67,339	114,590	40.61%
COUNTY	05	047	Franklin County	AR	4,030	6,688	9,673	17,465	38.29%
COUNTY	05	049	Fulton County	AR	2,989	4,805	7,505	12,045	39.89%
COUNTY	05	051	Garland County	AR	23,004	38,030	53,835	94,815	40.11%
COUNTY	05	053	Grant County	AR	3,775	6,315	9,900	17,905	35.27%
COUNTY	05	055	Greene County	AR	9,839	16,780	25,490	42,735	39.27%
COUNTY	05	057	Hempstead County	AR	6,459	10,508	14,149	21,995	47.77%
COUNTY	05	059	Hot Spring County	AR	7,295	12,465	17,950	31,415	39.68%
COUNTY	05	061	Howard County	AR	3,040	6,025	8,290	13,330	45.20%
COUNTY	05	063	Independence County	AR	8,649	14,880	21,175	35,915	41.43%
COUNTY	05	065	Izard County	AR	2,929	5,360	7,915	12,595	42.56%
COUNTY	05	067	Jackson County	AR	4,120	6,520	9,340	14,260	45.72%
COUNTY	05	069	Jefferson County	AR	17,680	28,095	38,890	67,765	41.46%
COUNTY	05	071	Johnson County	AR	6,405	11,030	15,460	25,235	43.71%
COUNTY	05	073	Lafayette County	AR	1,990	3,040	4,620	7,135	42.61%
COUNTY	05	075	Lawrence County	AR	4,450	7,565	10,495	16,400	46.13%
COUNTY	05	077	Lee County	AR	2,564	4,240	6,030	8,435	50.27%
COUNTY	05	079	Lincoln County	AR	2,463	4,225	5,885	9,820	43.02%
COUNTY	05	081	Little River County	AR	3,288	5,305	7,920	12,565	42.22%
COUNTY	05	083	Logan County	AR	4,390	8,909	13,019	21,360	41.71%
COUNTY	05	085	Lonoke County	AR	14,354	26,224	42,284	70,050	37.44%
COUNTY	05	087	Madison County	AR	5,189	8,365	11,090	15,610	53.59%
COUNTY	05	089	Marion County	AR	3,715	6,500	10,285	16,295	39.89%
COUNTY	05	091	Miller County	AR	11,315	18,340	26,715	42,345	43.31%
COUNTY	05	093	Mississippi County	AR	12,177	20,175	27,145	44,010	45.84%
COUNTY	05	095	Monroe County	AR	2,666	4,089	5,120	7,630	53.59%
COUNTY	05	097	Montgomery County	AR	1,919	3,580	5,390	9,055	39.54%
COUNTY	05	099	Nevada County	AR	2,664	4,725	5,900	8,590	55.01%
COUNTY	05	101	Newton County	AR	1,890	3,670	5,040	7,995	45.90%
COUNTY	05	103	Ouachita County	AR	7,055	10,905	15,050	24,625	44.28%
COUNTY	05	105	Perry County	AR	2,750	5,075	7,055	10,095	50.27%
COUNTY	05	107	Phillips County	AR	7,315	11,050	14,450	20,110	54.95%
COUNTY	05	109	Pike County	AR	2,394	4,485	6,750	10,880	41.22%
COUNTY	05	111	Polk County	AR	5,933	11,100	15,405	23,830	46.58%
COUNTY	05	113	Polk County	AR	5,225	8,945	12,415	20,230	44.22%
COUNTY	05	115	Pope County	AR	13,245	23,780	35,300	59,410	40.03%

## RESOLUTION NO. 19-08

### **A RESOLUTION ADOPTING INCENTIVES FOR THE ADVANCEMENT OF ECONOMIC DEVELOPMENT IN THE CITY OF YELVILLE, ARKANSAS**

**WHEREAS**, in the best interest of economic development for the City of Yellville, State of Arkansas the City Council wishes to adopt a plan to grant financial incentives to further development projects in the City of Yellville by reducing or waiving city fees in conjunction with any new or existing business locating or relocating within the corporate city limits of the City of Yellville; and

**WHEREAS**, efforts have been made in the past to work with other entities such as the Yellville Development Corporation to make every effort to make Yellville a viable location for employers and business owners to locate facilities and provide employment opportunities to the citizens of Yellville; and

**WHEREAS**, the City Council realizes that current business owners in the City of Yellville sometimes need to relocate within the city in order to expand their business opportunities and the city does not want to be an undue burden on any business, corporation or employer trying to expand, relocate or start a new business; So now,

**THEREFORE**, the City Council of the City of Yellville wishes to establish an incentive program to promote the economic growth and retention for the City of Yellville and directs and authorizes the Mayor and/or City Clerk to issue credits for city council approved applications for incentives. The City Council further adopts the following policy for the Mayor and/or City Clerk to follow for issuing credits.

1. Any business requesting an incentive must file an application with the City Clerk 7 days prior to a city council meeting and be located within the corporate city limits of Yellville when the project is completed.
2. All applications presented to the City Clerk 7 days prior to a council meeting will be presented to the council at its next meeting for approval.
3. In order to qualify for an incentive any business new or existing must certify to the City Clerk that such change will create or retain not less than five (5) full time permanent jobs. Credits will not be issued for any more than 50 jobs unless funds are made available by the Arkansas Economic Development Commission incentive programs.
4. Incentives granted shall be calculated on a credit of \$500.00 per job created or retained by the change.
5. Such incentive credit shall never be less than \$2,500.00 or more than \$25,000.00.
6. Incentive Credits are to first be used for the tapping, relocation or expansion of the City of Yellville water and/or sewer facilities. At anytime incentive credits are greater than fees needed to connect to

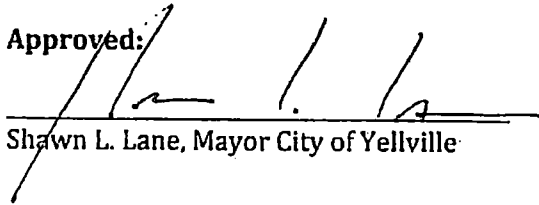
water and sewer facilities the remaining credits maybe used for street extension, street improvement or the installation of fire hydrants or approved fire suppression devices provided by the City of Yellville and approved by the Yellville Fire Department.

7. The incentive application for credit must be approved by a simple majority of any legally called or scheduled meeting of the Yellville City Council.
8. All credits earned must be used within 24 months of the approval date given by the Yellville City Council. All credits are to be issued or made by the Yellville City Clerk. Credits for water and sewer taps will be made to the City of Yellville Water Department in the form of a waiver of fees for the account set up by the applicant.
9. Incentives and credits can only be applied to the applicants water department account and are non transferable in any manner to any other account holder on the City of Yellville Water Department system.
10. In the event credits are issued and services for the applicant are suspended for any reason in the following 12 consecutive months then the full amount of the credits will be assessed to their account and must be paid in full before services are restored.

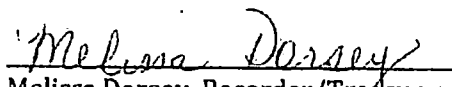
The City Council of the City of Yellville acknowledges the necessity to focus attention on economic development and business retention efforts for the future of the city. Economic development efforts for the City of Yellville are important and the Yellville City Council is committed and determined to improve the economic climate and wishes to use every resource possible to further improve economic growth in the City of Yellville.

**This resolution adopted in regular session September 9<sup>th</sup>, 2019**

Approved:

  
Shawn L. Lane, Mayor City of Yellville

ATTEST:

  
Melissa Dorsey, Recorder/Treasurer



# *City of Yellville*

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## *Comprehensive Plan*

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October 2014

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Resolution 2014-05  
October 13, 2014

Urban Planning Associates, Inc.

Planning | Management | GIS  
[planyourcity.com](http://planyourcity.com) | (501) 372-3232



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## **Chapter One: Introduction**

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### **1.1 The Plan**

This document contains the officially adopted Comprehensive Plan for Yellville, Arkansas.

The plan serves as an official policy statement of the City of Yellville for directing orderly growth and development within its city limits and planning area. A steering committee along with the Yellville Planning Commission directed the preparation of the plan during a process which included careful study of the area. Areas of analysis include Yellville's history, demographics and projected population, topography, utility capacity, transportation systems, existing infrastructure, and surrounding land use.

The plan will help guide the decisions of both the Planning Commission and City Council during the planning period, estimated to be 30 years. The Comprehensive Plan serves all citizens and property owners within the planning area as well as others having a stake in the future of the city. Specifically, it impacts the following:

- Residents of the area who expect a stable social and economic environment.
- Potential residents who may be contemplating major investments in the community.
- Business owners whose livelihood depends on continued growth and prosperity.
- Potential business owners and investors who may move into the city.
- The Yellville Planning Commission.
- The Yellville City Council.
- Municipal departments and department heads.
- Organizations promoting economic development in the area.
- Professionals in real estate or development.

The Comprehensive Plan provides a broad guideline for orderly growth and development. It is not meant to direct land use arrangement precisely nor is it a zoning ordinance. It should serve as an instrument to blend public and private interests in a manner that will best suit the entire community. Citizens and business interests may look at the plan as a "constitution" for the City of Yellville. Unlike a national constitution, however, it may change more often to meet new challenges and growth issues.

The plan will remain flexible, allowing for necessary modification of land uses. It plots land usage areas according to long-term community needs, not short-term individual gains. Planning should also be based on sound development principles. The plan addresses pertinent community issues as a whole rather than treating isolated problems as they may arise.

### **1.2 Authority**

The purpose of the Comprehensive Plan is consistent with the provisions of Arkansas Codes, Annotated (A.C.A.), §14-56-403. This section requires that plans of a municipality be "... prepared in order to promote, in accordance with present and future needs, the safety, morals, order, convenience, and general welfare of the citizens." The statutes further state that plans may provide for, among other things, the following:

- Efficiency and economy in the process of development
  - The appropriate and best use of land
  - Convenience of traffic and circulation of people and goods
  - Safety from fire and other dangers
-

- Adequate light and air in the use and occupancy of buildings
- Healthful and convenient distribution of population
- Good civic design and arrangement
- Adequate public utilities and facilities
- Wise and efficient expenditure of funds

### 1.3 The Planning Area

The Yellville Planning Area Boundary appears in graphic form on the plan map, Planning Area Boundary map, and other maps used with this document. The Planning Area Map was prepared in accordance with statutes found in the Arkansas Codes, Annotated § 14-56-413. A copy is on file with the City Clerk and the Marion County Recorder.

*The Yellville Planning Area Boundary comprises those areas surrounding the city that may likely grow to become part of Yellville in the future.*

The Planning Area Boundary depicted on the Comprehensive Plan map includes those lands within the territorial jurisdiction of Yellville for which it may prepare plans, ordinances, and regulations. This area extends beyond the city limits to include those areas most likely to become a part of the city within a period of thirty years. The City of Yellville will, in accordance with A.C.A. § 14-56-422, file the plans, ordinances, and regulations as they pertain to the territory beyond the corporate limits with the county recorder of Marion County.

### 1.4 Planning Methods

This document contains only the relevant portions of the ideas and data collected and organized during the planning process. During that process, the planning commission and Mayor supervised study of all pertinent aspects of community growth and development.

The planning team gathered and used both secondary and primary data during the planning process. One of the most exhaustive primary data files collected was used to create the existing land use map for the planning area. This map identified the various land use areas by polygons. The descriptions matched conventional small town land use classifications. The land use polygons were arrayed in a geographic information system that permitted detailed analysis of the land use relationships that currently exist.

Existing data from various City departments also provided much of the information used in the analysis of existing conditions. Among the included data were aerial imagery and sewer line locations. Also, information from the State of Arkansas database compiled in GeoStor supplied information ranging from street centerlines to digital elevation models.

Citizens of the city and planning area provided information at public hearings. The planning commission and Mayor shared their collective experience and first-hand knowledge of development trends in the area. The input and insights from this body and the public helped form the plan's goals, provisions, and recommended actions.

The planning team synthesized and analyzed the data during the summer and fall of 2013. The team then prepared a draft plan outlining initial findings and recommendations. Public hearings provided a venue to fine-tune plan provisions and place them in priority.

**1.5 Relationship to the Land Use Regulations**

The Arkansas planning statutes, in A.C.A. § 14-56-416 (a)(1) provide:

*Following adoption and filing of the land use plan, the commission may prepare for submission to the legislative body a recommended zoning ordinance for the entire area of the municipality.*

The statutes further provide in A.C.A. § 14-56-417 (a)(1):

*Following adoption and filing of a master street plan, the Planning Commission may prepare and shall administer, after approval of the legislative body, regulations controlling the development of land.*

*This plan provides the legal basis and justification for Yellville's land use regulations.*

These provisions, along with the modern history of planning since the landmark case of Village of Euclid, Ohio v. Ambler Realty Co., 272 U.S. 365 (1926), signify a strong relationship between the plan and its supporting regulations. In simple terms, a

municipality first plans, then regulates. The primary supporting regulations consist of the zoning code and development (subdivision) regulations. As stated in A.C.A. § 14-56-412 (e):

*In order to promote, regulate, and control development and to protect the various elements of the plans, the commission, after adoption of appropriate plans as provided, may prepare and transmit to the legislative body such ordinances and regulations as are deemed necessary to carry out the intent of the plans, or of parts thereof.*

Planners take these provisions literally and encourage municipalities to base decisions in land use and development upon adopted plans to the greatest extent possible. At the same time, it has been noted in court decisions in Arkansas that plans are not legal documents but rather broad statements of municipal policy. The legal force arises from the adopted regulations developed to support the plan. In order to reconcile these considerations, the Planning Commission will first determine if a development proposal deviates from the spirit and intent of the plan. If it does, the Commission will then consider an amendment to the comprehensive plan before considering the proposal.

## Chapter Four: Goals and Strategies

### 4.1 General

This section sets forth the goals, objectives, and policies which will guide the development of the comprehensive plan. They are based on the history, trends, geography, and issues facing the city. The goals are the end toward which the plan is directed and represent the overall vision of the city. The objectives are the means to achieving this end. Policies represent specific actions and stances the city will take in order to achieve its goals and objectives.

The main purpose of this plan is to influence community change; however, there are several other issues the city should address before tackling growth issues. First, the city should focus on fixing the basics, such as addressing abandoned and dilapidated housing, addressing drainage problems, or updating its land use regulations. Next, the city should focus on building on assets that already exist in the community like enhancing downtown. Then, the city should focus on creating a community of choice with a high quality of life. These areas stress that a city which is growing in population may not be as important as a city which is growing in quality. Such quality can be measured in terms such as median income levels, community pride, employment opportunities, recreational opportunities, and quality neighborhoods. Strengthening the community in this way will help ensure Yellville is a sustaining community that is likely to grow in the future.

**Community Vision:** Yellville is a unique community with a strong sense of place and community pride. We will work to build on Yellville's proud history by enhancing its assets to make it a community of excellence.

### 4.2 Fixing the Basics

**GOAL 4.2.1:** To build and maintain a solid foundation for community growth and development.

**Objective 1:** To be aware of current city trends, maintain the comprehensive plan, and use it to guide future growth.

**Policies -** It is a policy of the city that:

1. The planning commission will conduct annual reviews of its comprehensive plan and land use regulations to ensure they remain applicable and up-to-date.
2. The city's land use regulations will be consistent with and designed to carry out the provisions of the comprehensive plan.
3. Future street construction will conform to the transportation component of the comprehensive plan.
4. Development proposals will be evaluated in terms of their compatibility with the comprehensive plan.
5. All development or re-zoning requests must conform to the comprehensive plan.

**Objective2:** To regulate land use in a way builds a better community.

**Policies -** It is a policy of the city to:

1. Provide and carry out land use and building regulations that protects the health, safety, and welfare of the community.
2. Use land use and building regulations to create a community that future generations will be proud of.
3. Find way to encourage the rehabilitation and reuse of historic structures.

**Objective 3:** To use code enforcement as a means to enhance the community.

Policies - It is a policy of the city to:

1. Use city resources to enforce the city's zoning and subdivision regulations.
2. Focus code enforcement efforts on neighborhoods where blighting influences could serve to destabilize property values.
3. Use a collaborative approach with property owners in addressing code enforcement violations by helping property owners in need to identify resources to assist them.
4. Use the provisions of Arkansas law such as the "City Cleanup Tools" Act and other laws to address nuisances and unsightly, unsafe, and unsanitary conditions on private property.

**Objective 4:** To provide decent, safe, and affordable housing for all Yellville residents.

Policies - It is a policy of the city to:

1. Use the condemnation process to systematically remove dilapidated and unsafe structures in the city.
2. To encourage greater housing choice and options for all residents.
3. To use city law to permit housing types that will allow Yellville residents to remain in the community as they age.
4. Encourage infill development in the city's existing platted subdivisions.
5. Encourage home ownership as a means of long-term community investment.

### **4.3 Building on Assets**

**GOAL 4.3.1:** To strengthen and celebrate the city's human assets.

**Objective 1:** To foster greater community pride and health.

Policies - It is a policy of the city to:

1. Encourage the teaching of Yellville history to all Yellville-Summit students.
2. Collaborate with Yellville-Summit Schools on community projects.
3. Encourage the use of programs like community gardens to teach youth about local agricultural traditions and the benefits of healthy living.
4. Find new and innovative ways to bring the community together.

**GOAL 4.3.2:** To build on the existing physical assets within the community.

**Objective 1:** To build and maintain a diversified economic base.

Policies - It is a policy of the city to:

1. Promote the economic development of Yellville by attracting new businesses and industries and working to support existing businesses and industries.
2. Build upon its economic base so that it will not be vulnerable to future changes and can attract a variety of employers.
3. Target small-scale employers and industries that complement the regional industrial mix as an economic development strategy.
4. Advertise available industrial property using available resources.
5. Work with the Arkansas Economic Development Commission and Northwest Arkansas Economic Development District to attract potential employers to the regional area.

**Objective 2:** To enhance the city's appearance.

Policies - It is a policy of the city to:

1. Provide welcoming gateways into the community that will provide a positive first impression for visitors.
2. Work with community organizations to encourage and develop programs aimed at community beautification.

**Objective 3:** To preserve, protect, and enhance downtown.

Policies - It is a policy of the city to:

1. Use zoning and building codes as was to enable encourage rehabilitation and reuse of historic structures.
2. Pursue programs aimed at preserving and protecting the city's historic assets downtown.
3. Leverage public resources and infrastructure investments to encourage private investment in downtown.
4. Encourage the coordination and joint-marketing of downtown businesses.
5. Promote and assist in providing regular and seasonal events and programming for downtown.

**GOAL 4.3.3:** To coordinate land use planning, growth, and utilities in the most efficient and effective manner.

**Objective 1:** To provide all areas within Yellville with adequate sanitary sewer and water distribution facilities and to assure the availability of utilities for the growth of the city.

Policies - It is a policy of the city to:

1. Control the extension or provision of utilities in order to carry out the provisions of this plan.
2. Ensure that no proposed development will result in a reduction in the adopted level of service for utilities.
3. Require all developments within the Planning Area Boundary to be served by central water and wastewater services if technically feasible.
4. Require all developments to install public utilities and become annexed to the city as a condition of tying onto city utilities.
5. Require all future development plans to have adequate public utilities before being approved by the City Planning Commission.

**GOAL 4.3.4:** To provide a functional and efficient transportation system.

**Objective 1:** To maximize roadway capacity and preserve corridors to allow for future roadway construction.

Policies - It is a policy of the city that:

1. Residential streets will be designed to provide adequate access to abutting properties while also discouraging use by through traffic.
2. Collector streets shall be designed in such a manner as to minimize traffic speeds near residential areas.
3. Site plans reflect the fact that controlling access points to arterials results in fewer accidents, increased capacity, and shorter travel time. Access Management shall protect the roadway capacity by requiring the property owner to limit entrances on the street. Where possible, regulations controlling access points along streets classified as arterials will be established and enforced.
4. Subdivision regulations include the provisions required for the attainment of all necessary right-of-ways at the time of subdivision approval.



**4.4 Creating a Community of Choice**

**GOAL 4.4.1:** To create a community with a high quality of life.

**Objective 1:** To create residential neighborhoods that are functional and offer easy access to work centers, commercial areas, and community facilities such as parks and schools.

**Policies -** It is a policy of the city to:

1. Promote compatible infill development of the city's existing neighborhoods.
2. Reinvest in the infrastructure of the city's existing neighborhoods.
3. When necessary, encourage new neighborhoods that are planned as integral developments combining a variety of design elements, uses, densities, and housing options.

**Objective 2:** To preserve, protect, and enhance the environment.

**Policies -** It is a policy of the city to:

1. Encourage new developments that are designed to be compatible with the natural and built environments of the surrounding area.
2. Encourage public green space.
3. Work to preserve the city's existing floodplains from intrusion of new development that may alter existing drainage patterns.
4. Work with agencies like the Arkansas Forestry Commission to encourage the planting of trees throughout the city.
5. Consider drainage in the development review process.

**Objective 3:** To preserve Yellville's small-town atmosphere.

**Policies -** It is a policy of the city to:

1. Reinforce community identification, pride, and cohesiveness by supporting neighborhood and community activities and providing opportunities for community members to volunteer in city events or improvement projects.
2. Ensure new development is compatible with existing patterns of development.
3. Work to encourage compatible infill development within existing neighborhoods.

**Objective 4:** To enhance recreational opportunities and create a walkable community.

**Policies -** It is a policy of the city to:

1. Promote the development of a city-wide trail system.
2. Ensure sidewalks run along streets, making pedestrian transportation both functional and safe.
3. Ensure sidewalks and bike paths form a safe, uninterrupted connection between the home, recreational, educational, and civic areas.
4. Install traffic calming devices where appropriate in order to slow traffic speeds and make streets more inviting and safe for pedestrians.
5. Strive to meet recognized benchmarks for recreational facilities and trail development.

**GOAL 4.4.2:** To manage development in a way that will maintain community stability and prosperity.

**Objective 1:** To assure that residential properties develop so that the values of adjacent properties do not suffer and the character of residential property is not affected by the encroachment of non-residential uses.

**Policies -** It is a policy of the city to:

1. Protect existing neighborhoods from intrusions of adverse land uses and commercial developments.
2. Promote infill development to maximize the potential of underutilized property within the city.
3. Review all proposed developments in relation to specific and detailed provisions which at a minimum:
  - Regulate the subdivision of land.
  - Regulate the use of land in accordance with this Plan and ensure the compatibility of adjacent land uses.
  - Regulate areas subject to seasonal and/or periodic flooding.
  - Ensure safe and convenient traffic flow on- and off-site and accommodate vehicle parking needs.
  - Ensure that developments do not result in a reduction in the level of service for infrastructure.
  - Protect against adverse impacts to the environment.
  - Ensure the availability of suitable land for utility facilities necessary to support proposed development.

**GOAL 4.4.3:** To protect and ensure the long-term commercial viability of U.S. Highway 62/412.

**Objective 1:** To ensure quality development and redevelopment occurs along U.S. Highway 62/412.

**Policies –** It is a policy of the city to:

1. Use innovative planning regulations to control the design and visual aesthetic of development along the corridor.
2. Encourage greater use of attractive landscaping and signage along the corridor.
3. Control building placement, uses, and parking along the corridor.

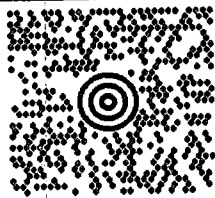
VICKIE WRIGHT  
479-751-8733  
ENGINEER SERVICE, INC.  
1207 SOUTH OLD MISSOURI ROAD  
SPRINGDALE AR 72764

1 LBS

1 OF 1

DWT: 12,9,1

**SHIP TO:**  
MS. DANIELLE HARBIN  
ADEQ  
5301 NORTSHORE DRIVE  
NORTH LITTLE ROCK AR 72118

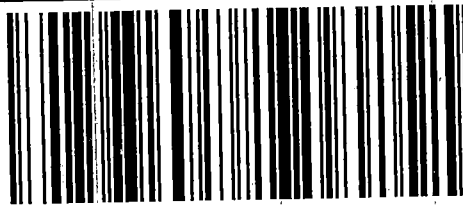


**AR 722 9-21**



**UPS GROUND**

TRACKING #: 1Z 718 841 03 9056 6638



BILLING: P/P

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