

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: April 13, 2026
FROM: Dale Perryman, P.E., Town Engineer
SUBJECT: Release of Letter of Credit for The Stables, Phase 6

INTRODUCTION:

The purpose of this agenda item is to consider the Release of The National Bank of Eastern Arkansas Letter of Credit (LOC) #4515 in the amount of \$50,000.00 for The Stables, Phase 6.

BACKGROUND:

- The Board of Mayor and Aldermen (BMA) approved the Development Agreement on August 22, 2016.
- On March 15, 2022, the BMA approved the conversion of the Performance Security.
- The final plat was recorded on April 21, 2022.
- The BMA approved the first reduction on April 24, 2023, reducing the LOC from \$322,000.00 to \$148,000.00.
- The next reduction was approved by the BMA on November 11, 2024, from \$148,000.00 to \$50,000.00.
- The final surface asphalt was installed on December 6, 2023, initiating the one-year warranty.

DISCUSSION:

To ensure Developers complete and maintain specific public and private improvements for approved projects, the Town regularly requires performance securities to ensure Town Standards are met. The Developer is requesting the Release of the First National Bank of Eastern Arkansas LOC #4515 in the amount of \$50,000.00 for The Stables, Phase 6.

Currently, sidewalks have not yet been constructed on two lots. One home is under construction, and a building permit has been issued for the second lot. In the past, Town policy has been once a building permit has been issued for a lot, the security is eligible for release. To ensure the sidewalk is installed the certificate of occupancy will not be issued until the required sidewalk(s) have been completed.

STAFF RECOMMENDATION:

Staff recommends release of the letter of credit finding all conditions for approval outlined in the Development Agreement have been completely satisfied.

BUDGET IMPACT:

There is no impact to the budget.

ATTACHMENTS:

[Vicinity Map.pdf](#)

PROPOSED MOTION:

To approve the Release of the First National Bank of Eastern Arkansas #4515 in the amount of

\$50,000.00.

Board Action: Motion By _____ Seconded By _____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						