

**City of Cave Springs
City Council Meeting Minutes – Community Building
May 26, 2026 @ 6:00 PM**

Call to Order of City Council Meeting @ 6:00pm

Mayor Noblett	Present
Marc Williams	Absent
Mike Middlecamp	Present
Erica Velasquez	Present
JJ Thompson	Absent
Jeremy Cobb	Present
Chris Aiken	Present

Others Present:

Clerk / Treasurer – Kimberly Hutcheson / Absent
Police Dept. – Rick Crisman
Fire Dept. – Gary Jordan
Public Works – Will Smith
Planning – David Keck
City Attorney – Justin Eichman
City Engineer – Daniel Barnes

Approval of May 26, 2026, City Council Agenda with Amendments

Alderman Cobb made the motion to approve the agenda with amendments to add City Council Meeting Minutes February 3, 2026, March 10, 2026, March 24, 2026, April 28, 2026; Alderman Velasquez seconded the motion. Motion Passed 4-0

Approval of City Council Meeting Minutes for:

February 3, 2026 / February 10, 2026 / March 24, 2026 / April 28, 2026

Alderman Velasquez made the motion to approve the minutes for February 3, 2026, March 10, 2026, March 24, 2026 & April 28, 2026, Alderman Cobb seconded the motion. Motion Passed 4-0

City Financial Reports were previously tabled: May 2025, June 2025, July 2025, August 2025, September 2025, October 2025, November 2025, December 2025, January 2026, February 2026, March 2026, April 2026.

(Mayor stated he should have City Financials possibly June at the latest July 2026) The Mayor is hiring Landmark to complete the financials.

Alderman Cobb the motion to table the past 12 months of city financials May 2025 – April 2026, Alderman Middlecamp seconded the motion. Motion Passed 4-0

Water & Sewer Financial Reports August 2025 through December 2025 & January 2026 through April 2026

Alderman Velasquez made the motion to approve March & April 2026; Motion Failed due to the lack of a second. The council has tabled the last 9 months of Water & Sewer Financial Reports August 2025 through April 2026;

Department Reports April 2026 & May 2026:

- Fire Department / April – Gary Jordan
- Police Department / April - Rick Crisman
- Planning / May - David Keck
- Water & Sewer Department / April – Will Smith

City of Cave Springs
City Council Meeting Minutes – Community Building
May 26, 2026 @ 6:00 PM

Engineer's Report – Daniel Barnes

- Bond Swap
- Waste Water Pump Station
- Water Surface Area
- Water Master Plan
- Signal Light Complete / Cable bottom of lights
- Wallis Road Sidewalks
- Drainage & Flooding
- Brown Road
- Ditch Embankment by City Shop

Attorney's Report – Justin Eichman

- Fire Department Lawsuit / Legacy Builders
 - Discovery
- Facebook Page – Cave Springs NWA
 - Ethics Complaint Dismissed

Clerk / Treasurer's Report –

Mayor's Report – Randall Noblett

Public Comments:

- Peter Smith – Brentwood Subdivision / Flooding Concerns

New Business:

1. A RESOLUTION APPROVING AND ADOPTING AN UPDATED PERSONNEL HANDBOOK FOR THE CITY OF CAVE SPRINGS, ARKANSAS

Alderman Middlecamp made the motion to approve **RESOLUTION 2026-16**, Alderwoman Velasquez seconded the motion. Motion Passed 4-0

2. A RESOLUTION TO APPOINT CITY COUNCIL MEMBER JEREMY COBB TO THE WATER COMMITTEE AND SEWER COMMITTEE FOR THE CITY OF CAVE SPRINGS, ARKANSAS

Alderman Middlecamp made the motion to approve **RESOLUTION 2026-17**, Alderman Aiken seconded the motion. Motion Passed 4-0 (Mayor Noblett voted YES) (Alderman Cobb Abstained from voting)

3. A RESOLUTION TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE THE PURCHASE OF FOUR (4) SCOTT AIR PAK X3 PRO SELF-CONTAINED BREATHING APPARATUS AND RELATED EQUIPMENT FOR THE CAVE SPRINGS FIRE DEPARTMENT.

Alderman Cobb made the motion to approve **RESOLUTION 2026-18**, Alderman Aiken seconded the motion. Motion Passed 4-0

4. A RESOLUTION TO AUTHORIZE THE MAYOR TO EXECUTE A CONTRACT WITH MCCLEND CONSULTING ENGINEERS, INC. TO CONDUCT A POLICE, FIRE, AND TRANSPORTATION IMPACT FEE STUDY FOR THE CITY OF CAVE SPRINGS, ARKANSAS AND AMEND THE 2026 BUDGET TO APPROPRIATE THE FUNDS FOR THE SAME.

Alderwoman Velasquez made the motion to approve **RESOLUTION 2026-19**, Alderman Cobb seconded the motion. Motion Passed 4-0

City of Cave Springs
City Council Meeting Minutes – Community Building
May 26, 2026 @ 6:00 PM

- 5. A RESOLUTION TO AUTHORIZE FIRST SECURITY BANK TO CHANGE THE NAME AND PURPOSE OF ACCOUNT NO. 22004866 ESTABLISHED TO HOLD AND DISBURSE FUNDS PURSUANT TO SEWER REVENUE BOND THROUGH THE ARKANSAS NATURAL RESOURCES COMMISSION TO AN ACCOUNT TO PAY SEWER REVENUE BOND OBLIGATIONS TO THE ARKANSAS DEVELOPMENT FINANCE AUTHORITY.**

Alderman Cobb made the motion to approve **RESOLUTION 2026-20**, Alderwoman Velasquez seconded the motion.
Motion Passed 4-0

- 6. A RESOLUTION AUTHORIZING THE MAYOR TO OPEN A BANK ACCOUNT DESIGNATED FOR SEWER REVENUE BOND DEPRECIATION FUNDS FOR THE CITY OF CAVE SPRINGS, ARKANSAS.**

Mayor Removed this agenda item

- 7. AN ORDINANCE TO AMEND CODE SECTION 51.19 MONTHLY RATES AND CHARGES (A) AND (C) OF THE CAVE SPRINGS MUNICIPAL CODE REGARDING CHANGES TO THE SEWER RATES AND CHARGES; DECLARING AN EMERGENCY AND FOR OTHER PURPOSES.**

Alderwoman Velasquez made the motion to suspend the rules and to be placed on the third and final reading, Alderman Cobb seconded the motion. Motion Passed 4-0

Mike Middlecamp	YES	Marc Williams	XXX
Chris Aiken	YES	Erica Velasquez	YES
Jeremy Cobb	YES	JJ Thompson	XXX

Alderman Aiken made the motion for **Ordinance 2026-07** to be adopted; Alderman Cobb seconded the Motion.
Motion Passed 4-0

Mike Middlecamp	YES	Marc Williams	XXX
Chris Aiken	YES	Erica Velasquez	YES
Jeremy Cobb	YES	JJ Thompson	XXX

Alderman Cobb made the motion for the Emergency Clause to be adopted; Alderman Middlecamp seconded the Motion. Motion passed 4-0. (Mayor noted this will go into effect July 2026)

Mike Middlecamp	YES	Marc Williams	XXX
Chris Aiken	YES	Erica Velasquez	YES
Jeremy Cobb	YES	JJ Thompson	XXX

- 8. AN ORDINANCE TO AMEND CODE SECTION 50.03 (B) MONTHLY WATER RATES OF THE CITY OF CAVE SPRINGS MUNICIPAL CODE; DECLARING AN EMERGENCY AND FOR OTHER PURPOSES.**

Alderman Cobb made the motion to suspend the rules and to be placed on the third and final reading, Alderman Middlecamp seconded the motion. Motion Passed 4-0

Mike Middlecamp	YES	Marc Williams	XXX
Chris Aiken	YES	Erica Velasquez	YES
Jeremy Cobb	YES	JJ Thompson	XXX

City of Cave Springs
City Council Meeting Minutes – Community Building
May 26, 2026 @ 6:00 PM

Alderman Middlecamp made the motion for **Ordinance 2026-08** to be adopted; Alderman Cobb seconded the Motion. Motion Passed 4-0

Mike Middlecamp	YES	Marc Williams	XXX
Chris Aiken	YES	Erica Velasquez	YES
Jeremy Cobb	YES	JJ Thompson	XXX

Alderman Middlecamp made the motion for the Emergency Clause to be adopted; Alderman Cob seconded the Motion. Motion passed 4-0.

Mike Middlecamp	YES	Marc Williams	XXX
Chris Aiken	YES	Erica Velasquez	YES
Jeremy Cobb	YES	JJ Thompson	XXX

9. AN ORDINANCE TO AMEND SECTION 90.15: NON-OPERATING VEHICLES OF THE CAVE SPRINGS MUNICIPAL CODE DECLARING AN EMERGENCY AND FOR OTHER PURPOSES.

Alderwoman Velasquez made the motion to table; Alderman Aiken seconded the motion. Motion Passed 4-0

10. AN ORDINANCE TO AMEND ORDINANCE NO 2025-18 IN ORDER TO AMEND THE SUMMERLIN VILLAGE PZD TO ALLOW ZERO LOT LINES FOR CERTAIN REAL PROPERTY LOCATED AT PARCEL NO. 05-0002-02 IN THE CITY OF CAVE SPRINGS, ARKANSAS.

Alderwoman Velasquez made the motion to suspend the rules and to be placed on the third and final reading, Alderman Cobb seconded the motion. Motion Passed 4-0

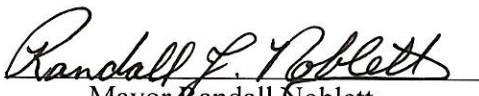
Mike Middlecamp	YES	Marc Williams	XXX
Chris Aiken	YES	Erica Velasquez	YES
Jeremy Cobb	YES	JJ Thompson	XXX

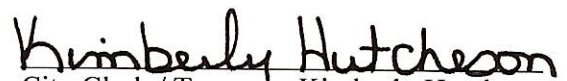
Alderman Cobb made the motion for **Ordinance 2026-09** to be adopted; Alderwoman Velasquez seconded the Motion. Motion Passed 4-0

Mike Middlecamp	YES	Marc Williams	XXX
Chris Aiken	YES	Erica Velasquez	YES
Jeremy Cobb	YES	JJ Thompson	XXX

Alderwoman Velasquez made the motion to adjourn at 7:15pm, Alderman Cobb seconded the motion.

Passed 4-0


Mayor Randall Noblett


City Clerk / Treasurer Kimberly Hutcheson



FILED FOR RECORD
AT 7:09 O'CLOCK P.M.

JUN 28 2026

CITY OF CAVE SPRINGS, AR
CITY CLERK

City of Cave Springs, AR City Council Meeting 05/26/2026
City Council Minutes approved by Council on 6/23/26
Minutes are not verbatim transcripts of the proceedings.