

**City of Cave Springs
City Council Meeting Minutes – Community Building
February 3, 2026 @ 6:00 PM**

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

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

Others Present:

Clerk / Treasurer – Kimberly Hutcheson
Police Dept. – Rick Crisman
Fire Dept. – Tony Wright
Public Works – Will Smith
Planning – David Keck
City Attorney – Justin Eichman
City Engineer –McClelland Engineering Representative

Recognition:

Tony Wright recognized Charles Lindley for his years of service at the Cave Springs Fire Department.

Approval of February 3, 2026 City Council Agenda

Alderman Thompson made the motion to amend the agenda to add surcharge fees, Alderman Cobb seconded the motion. Motion Passed 5-0

Alderman Thompson made a motion to approve the agenda; Alderwoman Velasquez seconded the motion. Motion Passed 5-0.

Approval of City Council Meeting Minutes for December 16, 2025 & January 13, 2026.

Alderman Thompson made the motion to approve the minutes for December 16, 2025 & January 13, 2026, Alderman Cobb seconded the motion. Motion Passed 5-0

City Financial Reports were previously tabled: May 2025, June 2025, July 2025, August 2025, September 2025, October 2025, November 2025, December 2025, to discuss at February 2026 work session.

Carl Rabey stated that financials are not ready, and he is waiting for payroll reports.

Department Reports December 2025 & January 2026:

- Fire Department / December – Tony Wright
- Police Department / December - Rick Crisman
- Planning / January - David Keck
- Water & Sewer Department / December – Will Smith

Jake from Landmark CPA reported on his findings from his Agreed Upon Procedures report /access function. He wanted to make it clear to the council this was not a financial audit.

He was requested to complete 8 procedures:

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- Taxes Paid to Taxes Due
 - Bank Statements / Payroll
 - Timeline of IRS 941 Payments / Adjustments
- State Payments to DF&A
- APERS - Pay vs. Apers Due
- APERS - State % Employer, Elected, Employee
- Insurance Deductions – Policies & Procedures
 - SIMRP
- Journal Entries – No Exceptions
- Posting Payroll – Was in good shape, 1 exception was SIMRP
- Accounting Postings
- IRS 941 Credits / Payments
 - Alderman Middlecamp stated that IRS shows large credit \$144,000.00 credit
 - Jake stated that the IRS shows a credit of \$93,907.54 for Q3/Q4 2024
 - IRS is unsure of how much is owed due to IRS shuffling money

As it shows right now the balance owed is \$54,747.10 beginning of 2018.

Aldermoman Velasquez stated that the city will have paid to include the \$54,747.10 for a total of \$173,443.58. Mayor stated that the number did not include penalties and interest.

Alderman Cobb requested a Trust Fund Recovery Responsibility regarding the IRS payments. Alderman Cobb stated that they table it to hold the person liable, responsible for penalties and interest.

Alderman Cobb stated that the Legislative Audit is not a financial audit, and almost not worth the paper it's written on, bigger cities do not use Legislative Audit. Once taxes are paid, they cannot file a Trust Fund Recovery. The City of Cave Springs has never had an audit.

Alderman Middlecamp stated that the interest is 7% compounded daily.

Water & Sewer Financial Reports November & December 2025:

Alderman Middlecamp made the motion to table 8 months of the City Financial Reports & November and December 2025 water & sewer financials; Alderman Cobb seconded the motion. Motion Passed 5-0

Engineer's Report – McClelland Engineering

- Sewer Master Plan
- Water Loss
- Pressure Reducing Valve
- Traffic Signal 112 & 264
- Water Rate Study
- Water Tower

Attorney's Report – Justin Eichman

- Employee Handbook Revisions
- ANRC Bond Swap
- Golf Course -Deed over property
- Drainage Recommendations
- Trust Fund Recovery Responsibility

Clerk / Treasurer's Report – Kimberly Hutcheson

Mayor's Report – Randall Noblett

Public Comments / Mayor stated 3-minute limit

- Kim Eagle / Hickory Street –

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- What is the hierarchy of the Arkansas Municipal League to the City of Cave Springs?
- Why does council think that Legislative audit is not an audit? She was questioning why council thinks Landmark is an audit when Jake says it is not a financial audit either.

Follow up:

DRAINAGE – City Attorney spoke of this in his monthly report

Previous Business:

1. **AN ORDINANCE TO VACATE A UNNAMED 20-FOOT WIDE ALLEY, A PORTION OF A 50-FOOT WIDE RIGHT-OF-WAY AND RETAINING A 15-FOOT WIDE UTILITY AND INGRESS AND EGRESS EASEMENT THAT RUNS NORTH AND SOUTH ALONG THE EASTERN PORTION OF THE VACATED 50-FOOT RIGHT-OF-WAY, WITH SUCH VACATED ALLEY AND RIGHT-OF-WAY ALL LOCATED TO THE NORTH EAST MIDWAY AVENUE IN THE CITY OF CAVE SPRINGS, ARKANSAS.**

Alderman Middlecamp made the motion to suspend the rules and to be placed on the third and final reading, Alderman Cobb seconded the motion. Motion Passed 5-0

Mike Middlecamp	YES	Marc Williams	YES
Erica Velasquez	YES	Jeremy Cobb	YES
JJ Thompson	YES		

Alderman Middlecamp made the motion for **Ordinance 2026-01** to be adopted; Alderman Cobb seconded the Motion. (Alderman Thompson recused himself). Motion Passed 4-0

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

New Business:

1. **DECLARATION OF COUNCIL VACANCY FOR WARD 2 POSITION 1**

Alderwoman Velasquez made the motion to approve the council vacancy for Ward 2 Position 1, Alderman Cobb seconded the motion. Motion Passed 5-0

2. **A RESOLUTION APPROVING THE 2026 CITY COUNCIL MEETING CALENDAR FOR THE CITY OF CAVE SPRINGS, ARKANSAS.**

Alderwoman Velasquez made a motion to approve ***Resolution 2026-02***; Alderman Thompson seconded the motion. Motion Passed 5-0

3. **A RESOLUTION AUTHORIZING THE MAYOR TO OPEN A DISTRICT COURT MUNICIPAL BANK ACCOUNT FOR THE CITY OF CAVE SPRINGS, ARKANSAS.**

Alderman Thompson made a motion to approve ***Resolution 2026-03***; Alderman Cobb seconded the motion. Motion Passed 5-0

4. **A RESOLUTION AUTHORIZING THE MAYOR TO OPEN A BANK ACCOUNT DESIGNATED FOR WATER DEPRECIATION FUNDS FOR THE CITY OF CAVE SPRINGS, ARKANSAS.**

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Alderman Cobb made a motion to approve *Resolution 2026-04*; Alderman Thompson seconded the motion.
Motion Passed 5-0

5. A RESOLUTION AUTHORIZING THE MAYOR TO OPEN A BANK ACCOUNT DESIGNATED FOR SEWER DEPRECIATION FUNDS FOR THE CITY OF CAVE SPRINGS, ARKANSAS.

Alderman Cobb made a motion to approve *Resolution 2026-05*; Alderwoman Velasquez seconded the motion.
Motion Passed 5-0

6. A RESOLUTION TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE THE PURCHASE OF ONE (1) 2026 CHEVROLET SILVERADO 1500 AND RELATED EQUIPMENT FOR THE CAVE SPRINGS FIRE DEPARTMENT.

Alderman Middlecamp made a motion to approve *Resolution 2026-06*; Alderman Williams seconded the motion.
Motion Passed 5-0

7. A RESOLUTION TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE THE PURCHASE OF ONE (1) 2025 CHEVROLET TAHOE FOR THE CAVE SPRINGS POLICE DEPARTMENT.

Alderman Thompson made a motion to approve *Resolution 2026-07*; Alderman Cobb seconded the motion.
Motion Passed 5-0

8. A RESOLUTION TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE THE PURCHASE OF ONE (1) 2025 CHEVROLET TAHOE FOR THE CAVE SPRINGS POLICE DEPARTMENT.

Alderman Cobb made a motion to approve *Resolution 2026-08*; Alderwoman Velasquez seconded the motion.
Motion Passed 5-0

9. A RESOLUTION TO AMEND THE 2026 BUDGET AND AUTHORIZE THE PAYMENT OF CONTRACTS PREVIOUSLY APPROVED BY THE CITY COUNCIL FOR THE TRAFFIC SIGNAL PROJECT IN THE CITY OF CAVE SPRINGS, ARKANSAS.

Alderman Williams made a motion to approve *Resolution 2026-09*; Alderman Cobb seconded the motion.
Motion Passed 5-0

10. A RESOLUTION TO AUTHORIZE AND ORDER THE PAYMENT OF BACK IRS PAYROLL TAX PAYMENTS DUE FOR THE SECOND QUARTER OF 2021 AND THE SECOND QUARTER OF 2025 FOR THE CITY OF CAVE SPRINGS, ARKANSAS

Alderman Cobb made a motion to table; Alderwoman Velasquez seconded the motion.
Motion Passed 5-0

11. AN ORDINANCE TO REZONE APPROXIMATELY 78.34 ACRES LOCATED AT BENTON COUNTY PARCEL NOS. 05-10196-303, 05-10211-000, AND 05-10209-000 FROM PLANNED ZONING DEVELOPMENT (PZD) TO GENERAL AGRICULTURE (A-1) IN THE CITY OF CAVE SPRINGS, ARKANSAS.

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Alderwoman Velasquez made the motion to suspend the rules and to be placed on the third and final reading, Alderman Williams seconded the motion. Motion Passed 5-0

Mike Middlecamp	YES	Marc Williams	YES
Erica Velasquez	YES	Jeremy Cobb	YES
JJ Thompson	YES		

Alderman Thompson made the motion for **Ordinance 2026-02** to be adopted; Alderman Middlecamp seconded the Motion. Motion Passed 5-0

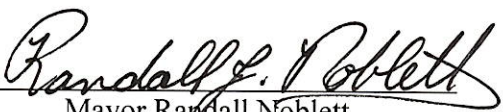
Mike Middlecamp	YES	Marc Williams	YES
Erica Velasquez	YES	Jeremy Cobb	YES
JJ Thompson	YES		

**12. A RESOLUTION TO AUTHORIZE AND ORDER THE PAYMENT OF NON-RESIDENTIAL
CONSTRUCTION SURCHARGE FEES OWED TO THE ARKANSAS DEPARTMENT OF
FINANCE AND ADMINISTRATION FROM 2023 UNTIL PRESENT**

Alderman Thompson made a motion to approve ***Resolution 2026-10***; Alderwoman Velasquez seconded the motion. Motion Passed 5-0

Alderman Thompson made the motion to adjourn at 7:10pm, Alderwoman Velasquez seconded the motion.

Passed 5-0


Mayor Randall Noblett


City Clerk / Treasurer Kimberly Hutcheson
- Rec 6/4/26

FILED FOR RECORD
AT 10:32 O'CLOCK P.M.

JUN 05 2026
CITY OF CAVE SPRINGS, AR
CITY CLERK



City of Cave Springs, AR City Council Meeting 02/03/2026
City Council Minutes approved by Council on 5-26-26
Minutes are not verbatim transcripts of the proceedings.