

**City of Cave Springs
City Council Meeting Minutes – Community Building
December 16, 2025 @ 6:00 PM**

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

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

Others Present:

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

Recognition:

Fire Chief Gary Jordan is retiring effective 12/31/2025
Officer Hammersla – 10 Years of Service
Alderman Chitsazan – Resigned from the council effective 12/31/2025
Event Committee – Christmas in Cave Springs

Approval of December 16, 2025, City Council Agenda

Alderman Thompson made a motion to approve the agenda; Alderman Middlecamp seconded the motion.
Motion Passed 6-0.

Approval of City Council Meeting Minutes for November 18, 2025

Alderman Williams made the motion to approve the minutes November 18, 2025, Alderman Thompson seconded the motion. Motion Passed 6-0

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

Carl Rabey stated that financials are not ready. He is going through 7 years and if he produces the financials that he will just muddy the waters.

Alderman Middlecamp the motion to table May, June, July, August, September, October, November 2025 city financials to discuss at January work session, Alderman Cobb seconded the motion. Motion Passed 6-0

Water & Sewer Financial Reports November 2025:

Alderman Middlecamp made the motion to table November 2025 water & sewer financials; Alderwoman Velasquez seconded the motion. Motion Passed 6-0

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Department Reports November & December 2025:

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

Engineer's Report – Daniel Barnes / McClelland Engineering

- Decommissioning the Wastewater Plant
- Roberts Rd. Waterline
- Bright / Midway
- Stoplight / 112 & 264
- Drainage

Attorney's Report – Justin Eichman

- Decommissioning the Wastewater Plant
- Drainage – Code Changes
- Traffic & Parking

Clerk / Treasurer's Report – Kimberly Hutcheson

Mayor's Report – Randall Noblett

Public Comments:

- NONE

Follow up:

DRAINAGE – City Engineer spoke of this in his monthly report

Previous Business:

1. **AN ORDINANCE TO REZONE APPROXIMATELY 25.55 ACRES OF REAL PROPERTY LOCATED AT 579 FORD LANE FROM AGRICULTURE (A-1) TO SINGLE FAMILY RESIDENTIAL (R-3) IN THE CITY OF CAVE SPRINGS, ARKANSAS.**

Alderman Thompson made the motion to suspend the rules and to be placed on the third and final reading, Alderman Chitsazan seconded the motion. Motion Passed 6-0

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

Alderman Thompson made the motion for **Ordinance 2025-27** to be adopted; Alderman Chitsazan seconded the Motion. Motion Passed 6-0

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

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New Business:

- 1. A RESOLUTION CONFIRMING THE REAPPOINTMENT OF JASON STRECKER TO POSITION 1 AND FALLON HENRY TO POSITION 2 OF THE CAVE SPRINGS PLANNING COMMISSION.**

Alderwoman Velasquez made a motion to approve **Resolution 2025-58**; Alderman Thompson seconded the motion.
Motion Passed 6-0

- 2. A RESOLUTION TO APPROVE THE 2026 BUDGET FOR THE CITY OF CAVE SPRINGS, ARKANSAS.**

Alderman Middlecamp made a motion to approve **Resolution 2025-59**; Alderman Cobb seconded the motion.
Motion Passed 6-0

- 3. A RESOLUTION AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A REAL ESTATE CONTRACT IN ORDER TO SELL A PORTION OF BENTON COUNTY PARCEL NO. 05-10307-000 LOCATED AT THE SOUTHWEST CORNER OF AR HIGHWAY 112 AND AR HIGHWAY 264 IN THE CITY OF CAVE SPRINGS, ARKANSAS.**

Alderman Chitsazan made a motion to approve **Resolution 2025-60**; Alderman Middlecamp seconded the motion.
Motion Failed 3-0 (Mayor Noblett did not vote)

- 4. AN ORDINANCE TO VACATE AN ALLEY AND PORTIONS OF RIGHT-OF-WAY LOCATED ON EAST MIDWAY AVENUE IN THE CITY OF CAVE SPRINGS, ARKANSAS.**

Alderwoman Velasquez made the motion to table the Ordinance, Alderman Middlecamp seconded the motion.
Motion Passed 4-0 (Alderman Chitsazan & Alderman Thompson abstained from voting.)
Will be discussed further at Special Council Meeting January 13, 2026

- 5. AN ORDINANCE ACCEPTING DRAINAGE EVALUATION RECOMMENDATIONS AND AMENDING CITY ORDINANCES AND REGULATIONS ACCORDINGLY; PROVIDING FOR THE SUNSET OF THIS ORDINANCE; DECLARING AN EMERGENCY AND FOR OTHER PURPOSES.**

Alderman Thompson made the motion to suspend the rules and to be placed on the third and final reading,
Alderman Cobb seconded the motion. Motion Passed 6-0

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

Alderman Cobb made the motion for **Ordinance 2025-28** to be adopted; Alderman Chitsazan seconded the Motion. Motion Passed 6-0

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

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Alderwoman Velasquez made the motion for the Emergency Clause to be adopted; Alderman Cobb seconded the Motion. Motion passed 6-0.

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

Alderman Thompson made the motion to adjourn at 6:50pm, Alderman Cobb seconded the motion.

Passed 6-0


Mayor Randall Noblett


City Clerk / Treasurer Kimberly Hutcheson

FILED FOR RECORD
AT 9:55 O'CLOCK A.M.
FEB 06 2026
CITY OF CAVE SPRINGS, AR
CITY CLERK

