

**City of Cave Springs
City Council Meeting Minutes – Community Building
September 23, 2025 @ 6:00 PM**

Call to Order of City Council Meeting @ 6:04pm

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

Others Present:

Clerk / Treasurer – Kimberly Hutcheson
Police Dept. – Keith Lawson
Fire Dept. – Gary Jordan
Public Works – Will Smith
Planning – David Keck
City Attorney – Justin Eichman
City Engineer – Representative for McClelland Engineering

Approval of September 23, 2025, City Council Agenda

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

Approval of City Council Meeting Minutes for August 26, 2025 & September 9, 2025

Alderman Cobb made the motion to approve the Council Minutes for August 26th & September 9th. Alderswoman Velasquez seconded the motion. Motion Passed 5-0

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

Alderman Cobb made the motion to table May, June, July, & August 2025 city financials to discuss at October work session, Alderman Middlecamp seconded the motion. Motion Passed 5-0

Water & Sewer Financial Reports August 2025:

Alderman Cobb made the motion to table May, June, July & August water & sewer financials to discuss at October work session, Alderman Middlecamp seconded the motion. Motion Passed 5-0

NOTE

Water & Sewer Financials for May, June & July were approved at the September 26th city council meeting.

Department Reports July & August 2025:

- Fire Department – Gary Jordan
- Police Department - Keith Lawson
- Planning – David Keck
- Water & Sewer Department / July – Will Smith

Engineer's Report – Representative for McClelland Engineering

Attorney's Report – Justin Eichman

**Revised by Mayor Noblett*
Not approved by Clerk*

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Clerk / Treasurer's Report – Kimberly Hutcheson

Mayor's Report – Randall Noblett

Public Comments: NONE

Follow up:

LIFT STATION UPDATE

DRAINAGE

Old Business – NONE

New Business:

- 1. A RESOLUTION AUTHORIZING THE RATE OF PROPERTY TAX FOR THE CITY OF CAVE SPRINGS, ARKANSAS FOR THE YEAR 2025 TO BE COLLECTED IN 2026.**

Alderman Chitsazan made a motion to approve *Resolution 2025-48*; Alderman Williams seconded the motion.
Motion Passed 5-0

- 2. A RESOLUTION APPROVING A LEASE AGREEMENT WITH JOYHOUSE COFFEE COMPANY, LLC FOR THE LEASE OF CERTAIN REAL PROPERTY OWNED BY THE CITY OF CAVE SPRINGS, ARKANSAS.**

Alderman Middlecamp made a motion to approve *Resolution 2025-49*; Alderman Cobb seconded the motion.
Motion Passed 5-0

- 3. A RESOLUTION TO SET FORTH AND AUTHORIZE THE APPROVED SIGNERS FOR CERTAIN CITY OF CAVE SPRINGS BANK ACCOUNTS.**

Alderman Middlecamp made a motion to approve *Resolution 2025-50*; Alderman Cobb seconded the motion.
Motion Passed 5-0

- 4. A RESOLUTION AUTHORIZING THE REAL ESTATE EXCHANGE AGREEMENT WITH TRILLIUM SUBDIVISION.**

Alderman Williams made a motion to approve *Resolution 2025-51*; Alderman Velasquez seconded the motion.
Motion Passed 5-0

- 5. A RESOLUTION TO AMEND THE 2025 BUDGET FOR THE CITY OF CAVE SPRINGS, ARKANSAS.**

Alderman Chitsazan made a motion to approve *Resolution 2025-52*; Alderman Cobb seconded the motion.
Motion Passed 5-0

City of Cave Springs
City Council Meeting Minutes – Community Building
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6. AN ORDINANCE TO REZONE APPROXIMATELY 7.04 ACRES LOCATED AT PARCEL NO. 05-10002-002 FROM NEIGHBORHOOD COMMERCIAL (C-3) TO PLANNED ZONING DISTRICT (PZD) IN THE CITY OF CAVE SPRINGS, ARKANSAS.

Alderwoman Chitsazan 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
MC Chitsazan	YES	Erica Velasquez	YES
Jeremy Cobb	YES	JJ Thompson	XXX

Alderwoman Velasquez made the motion to strike the word BAR/LOUNGE from description, Alderman Chitsazan seconded the motion. Motion Passed 5-0

Alderman Thompson made the motion for Ordinance 2025-18 to be adopted; Alderman Middlecamp seconded the Motion. Motion Passed 5-0

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

7. AN ORDINANCE TO REZONE APPROXIMATELY 39.97 ACRES LOCATED AT 116 S. RAINBOW ROAD FROM GENERAL AGRICULTURE (A-1) TO SINGLE FAMILY RESIDENTIAL (R-3) IN THE CITY OF CAVE SPRINGS, ARKANSAS.

Alderwoman Cobb 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
MC Chitsazan	YES	Erica Velasquez	YES
Jeremy Cobb	YES	JJ Thompson	XXX

Alderman Cobb made the motion for Ordinance 2025-19 to be adopted; Alderman Chitsazan seconded the Motion. Motion Passed 5-0

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

8. AN ORDINANCE ADOPTING STANDARD SPECIFICATIONS FOR WATER AND SEWER FACILITIES; REPEALING CODE PROVISIONS IN CONFLICT THEREWITH; DECLARING AN EMERGENCY

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

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

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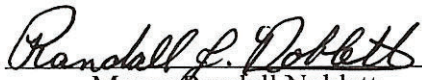
Alderman Chitsazan made the motion for **Ordinance 2025-20** to be adopted; Alderman Cobb seconded the Motion. Motion Passed 5-0

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

Alderwoman Velasquez made the motion for the Emergency Clause to be adopted; Alderman Middlecamp seconded the Motion. Motion passed 5-0.

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

Alderman Middlecamp made the motion to adjourn at 6:50pm, Alderman Cobb seconded the motion.
Passed 5-0



Mayor Randall Noblett

City Clerk / Treasurer Kimberly Hutcheson

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Call to Order of City Council Meeting @ 6:04pm

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

Others Present:

Clerk / Treasurer – Kimberly Hutcheson
Police Dept. – Keith Lawson
Fire Dept. – Gary Jordan
Public Works – Will Smith
Planning – David Keck
City Attorney – Justin Eichman
City Engineer – Representative for McClelland Engineering

Approval of September 23, 2025, City Council Agenda

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

Approval of City Council Meeting Minutes for August 26, 2025 & September 9, 2025

Alderman Cobb made the motion to approve the Council Minutes for August 26th & September 9th. Alderswoman Velasquez seconded the motion. Motion Passed 5-0

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

Alderman Cobb made the motion to table May, June, July, & August 2025 city financials to discuss at October work session, Alderman Middlecamp seconded the motion. Motion Passed 5-0

Water & Sewer Financial Reports August 2025:

Alderman Cobb made the motion to table May, June, July & August water & sewer financials to discuss at October work session, Alderman Middlecamp seconded the motion. Motion Passed 5-0

NOTE

Water & Sewer Financials for May, June & July were approved at the September 26th city council meeting.

Department Reports July & August 2025:

- Fire Department – Gary Jordan
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Engineer's Report – Representative for McClelland Engineering

Attorney's Report – Justin Eichman

** Original Minutes Completed *
by City Clerk Highlighted was
removed by Mayor Noblett*

City of Cave Springs, AR City Council Meeting 09/23/2025
City Council Minutes approved by Council on _____

Minutes are not verbatim transcripts of the proceedings.

City of Cave Springs
City Council Meeting Minutes – Community Building
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Clerk / Treasurer's Report – Kimberly Hutcheson

Mayor's Report – Randall Noblett

Public Comments: NONE

Follow up:

LIFT STATION UPDATE

DRAINAGE

Old Business – NONE

New Business:

1. **A RESOLUTION AUTHORIZING THE RATE OF PROPERTY TAX FOR THE CITY OF CAVE SPRINGS, ARKANSAS FOR THE YEAR 2025 TO BE COLLECTED IN 2026.**

Alderman Chitsazan made a motion to approve **Resolution 2025-48**; Alderman Williams seconded the motion.
Motion Passed 5-0

2. **A RESOLUTION APPROVING A LEASE AGREEMENT WITH JOYHOUSE COFFEE COMPANY, LLC FOR THE LEASE OF CERTAIN REAL PROPERTY OWNED BY THE CITY OF CAVE SPRINGS, ARKANSAS.**

Alderman Middlecamp made a motion to approve **Resolution 2025-49**; Alderman Cobb seconded the motion.
Motion Passed 5-0

3. **A RESOLUTION TO SET FORTH AND AUTHORIZE THE APPROVED SIGNERS FOR CERTAIN CITY OF CAVE SPRINGS BANK ACCOUNTS.**

Alderman Middlecamp made a motion to approve **Resolution 2025-50**; Alderman Cobb seconded the motion.
Motion Passed 5-0

4. **A RESOLUTION AUTHORIZING THE REAL ESTATE EXCHANGE AGREEMENT WITH TRILLIUM SUBDIVISION.**

Alderman Williams made a motion to approve **Resolution 2025-51**; Alderman Velasquez seconded the motion.
Motion Passed 5-0

5. **A RESOLUTION TO AMEND THE 2025 BUDGET FOR THE CITY OF CAVE SPRINGS, ARKANSAS.**

Alderman Chitsazan made a motion to approve **Resolution 2025-52**; Alderman Cobb seconded the motion.
Motion Failed 1-4 (Alderman Williams was the only vote that came across the audio as a YES)

Council will need to revote at the next called City Council Meeting to pass this Resolution.

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Alderman Chitsazan 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
MC Chitsazan	YES	Erica Velasquez	YES
Jeremy Cobb	YES	JJ Thompson	XXX

Alderman Velasquez made the motion to strike the word BAR/LOUNGE from description, Alderman Chitsazan seconded the motion. Motion Passed 5-0

Alderman Thompson made the motion for Ordinance 2025-18 to be adopted; Alderman Middlecamp seconded the Motion. Motion Passed 5-0

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

7. AN ORDINANCE TO REZONE APPROXIMATELY 39.97 ACRES LOCATED AT 116 S. RAINBOW ROAD FROM GENERAL AGRICULTURE (A-1) TO SINGLE FAMILY RESIDENTIAL (R-3) IN THE CITY OF CAVE SPRINGS, ARKANSAS.

Alderman Cobb 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
MC Chitsazan	YES	Erica Velasquez	YES
Jeremy Cobb	YES	JJ Thompson	XXX

Alderman Cobb made the motion for Ordinance 2025-19 to be adopted; Alderman Chitsazan seconded the Motion. Motion Passed 5-0

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

8. AN ORDINANCE ADOPTING STANDARD SPECIFICATIONS FOR WATER AND SEWER FACILITIES; REPEALING CODE PROVISIONS IN CONFLICT THEREWITH; DECLARING AN EMERGENCY

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

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

City of Cave Springs
City Council Meeting Minutes – Community Building
September 23, 2025 @ 6:00 PM

Alderman Chitsazan made the motion for **Ordinance 2025-20** to be adopted; Alderman Cobb seconded the Motion. Motion Passed 5-0

Mike Middlecamp	YES
MC Chitsazan	YES
Jeremy Cobb	YES

Marc Williams	YES
Erica Velasquez	YES
JJ Thompson	XXX

Alderwoman Velasquez made the motion for the Emergency Clause to be adopted; Alderman Middlecamp seconded the Motion. Motion passed 5-0.

Mike Middlecamp	YES
MC Chitsazan	YES
Jeremy Cobb	YES

Marc Williams	YES
Erica Velasquez	YES
JJ Thompson	XXX

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

Passed 5-0

Mayor Randall Noblett

Kimberly Hutcheson
City Clerk / Treasurer Kimberly Hutcheson

FILED FOR RECORD
AT 3:08 O'CLOCK P.M.

OCT 29 2025

CITY OF CAVE SPRINGS, AR
CITY CLERK

