

**City of Cave Springs
City Council Meeting Minutes – Community Building
October 28, 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	Absent

Others Present:

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

Approval of October 28, 2025, City Council Agenda

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 September 23, 2025 & October 14, 2025

Alderman Williams made the motion to approve the amended council minutes created by Mayor Noblett for September 23rd & October 14th; Alderwoman Velasquez seconded the motion. Motion Passed 5-0

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

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

Carl Rabey stated that he will not have the financials ready till the December 2025 work session.

Water & Sewer Financial Reports September 2025:

Alderwoman Velasquez made the motion to approve September 2025 water & sewer financials.
Alderman Cobb seconded the motion. Motion Passed 5-0

Department Reports September & October 2025:

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

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October 28, 2025 @ 6:00 PM

Engineer's Report – Daniel Barnes / McClelland Engineering

- Water / Sewer NACA
- Stoplight / 112 & 264
- Street Updates

Attorney's Report – Justin Eichman

- Franchise Agreement
- Personnel Handbook
- Water / Sewer Naca Project
- Drainage

Clerk / Treasurer's Report – Kimberly Hutcheson

Mayor's Report – Randall Noblett

Public Comments:

- Letisha – Fairway Valley / Drainage
- Mike Armstrong – Campaigning for Family Court Judge

Follow up:

DRAINAGE

Old Business

1. AN ORDINANCE ADOPTING THE MASTER STREET PLAN AND FUTURE LAND USE MAP FOR 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, Alderwoman Velasquez seconded the motion. Motion Passed 5-0

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

Alderman Cobb made the motion for **Ordinance 2025-21** to be adopted; Alderman Chitsazan seconded the Motion. Motion Passed 4-1

Mike Middlecamp	NO	Marc Williams	YES
MC Chitsazan	YES	Erica Velasquez	YES
Jeremy Cobb	XXX	JJ Thompson	YES

Alderman Thompson made the motion for the Emergency Clause 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	XXX	JJ Thompson	YES

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New Business:

1. A RESOLUTION TO AUTHORIZE THE MAYOR TO NEGOTIATE AND EXECUTE A CONTRACT WITH APTEGY, INC. TO PROVIDE MUNICIPAL WEBSITE AND MOBILE APPLICATION SERVICES TO THE CITY OF CAVE SPRINGS, ARKANSAS.

Alderman Thompson made a motion to approve **Resolution 2025-55**; Alderman Chitsazan seconded the motion.
Motion Passed 5-0

2. AN ORDINANCE TO AMEND IN ITS ENTIRETY ORDINANCE NO. 98 AND GRANTING BLACK HILLS ENERGY ARKANSAS, INC., OR ITS SUCCESSORS, THE RIGHT, PRIVILEGE, AND FRANCHISE TO CONSTRUCT, MAINTAIN AND OPERATE A NATURAL GAS SYSTEM

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 5-0

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

Alderman Cobb made the motion for **Ordinance 2025-22** 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	XXX	JJ Thompson	YES

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

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

3. AN ORDINANCE GRANTING A FRANCHISE TO BRIGHTSPEED OF NORTHWEST ARKANSAS, LLC, F/K/A CENTURYTEL OF NORTHWEST 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 5-0

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

Alderman Cobb made the motion for **Ordinance 2025-23** 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	XXX	JJ Thompson	YES

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Alderman Thompson made the motion for the Emergency Clause to be adopted; Alderman Williams seconded the Motion. Motion passed 5-0.

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

6. 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 5-0

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

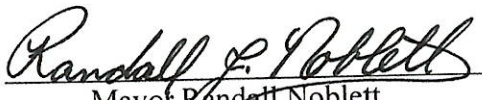
Alderman Thompson made the motion for Ordinance 2025-26 to be adopted; Alderman Chitsazan seconded the Motion. Motion Failed 3-2

Mike Middlecamp	NO	Marc Williams	NO
MC Chitsazan	YES	Erica Velasquez	NO
Jeremy Cobb	XXX	JJ Thompson	YES

Taylor with Crafton & Tull spoke regarding the drainage on Ford Lane

Alderman Thompson made the motion to adjourn at 7:30pm, Alderman Williams seconded the motion.

Passed 5-0


Mayor Randall Noblett


City Clerk / Treasurer Kimberly Hutcheson



FILED FOR RECORD
AT 3:52 O'CLOCK P.M.
NOV 23 2025
CITY OF CAVE SPRINGS, AR
CITY CLERK