

**City of Cave Springs**  
**City Council Meeting Minutes – American Legion**  
**August 23, 2021 @ 6:30 PM**

**Call to Order of City Council Meeting**

Mayor Noblett	Present
Marc Williams	Present
Angie Caruthers	Present
Lori Bond	Present
Mike Middlecamp	Present
MC Chitszan	Present
Liz Hendricks	Present

**Others Present:**

Recorder Treasurer – Kimberly Hutcheson  
Police Chief – Rick Crisman  
Water Clerk – Julie Bradberry  
Planning – Juliette Richey / Garver  
City Attorney – Justin Eichmann

**PUBLIC HEARING:**

Started at 6:33pm – 6:38pm

**1. TO VACATE A PORTION OF 2ND STREET AS WELL AS A PORTION OF AN ALLEY  
LYING BETWEEN 2ND STREET AND 3RD STREET**

Kevin Robinson – ESI Engineering was present to answer any questions.

**Approval of the August 23, 2021, City Council Agenda**

Alderman Middlecamp made the motion to approve the agenda with amendments, Alderwoman Hendricks seconded the motion. Motion Passed 6-0

Alderwoman Hendricks added the following to the agenda:

- 12 - Planning Commission
- 13 - Covid Relief City Pay
- 14 - Fireworks
- 15 – FEMA – Have they decided on Residential applications
- 16 – Not voting on any item until discussed at a work session
- 17 – City Website
- 18 – KARST Violation
- 19 – Lower Mayor Spending / Discuss at work session
- 20 – City Planner

**Approval of City Council Minutes - July 26, 2021**

Alderman Chitszan made the motion to table City Council Minutes; Alderwoman Bond seconded the motion. Motion Passed 6-0

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**City Financial Reports:**

**July 2021 City Financial Report**

Alderman Chitszan made the motion to approve City Financials for July 2021, Alderwoman Caruthers seconded the motion. Motion Passed 6-0

**Water and Sewer Financial Reports:**

**July 2021 Water and Sewer Financial Report**

Alderman Williams made the motion to approve Water & Sewer Financials for July 2021, Alderman Chitszan seconded the motion. Motion Passed 6-0

**Department Reports:**

Fire Department – No One Present / Mayor discussed election of new Fire Chief

Police Department – Chief Rick Crisman

Water and Sewer – Julie Bradberry -Water Clerk discussed water loss & leaks

Planning Commission – Juliette Richey – Garver

**Attorney's Report:** Justin Eichman

**Recorder / Treasurers Report:** Treasurer stated there was no updates, asked the council if they had questions

**Mayor's Report:** Randall Noblett

**Public Comments:**

Sandra Hyatt – Sands Rd.

Opposes the rezone on Sands Rd.

Erica Valsquez –

Planning Survey needs to be brought to the council instead of planning

Drainage & Road Repairs

Rita Duren – Ridgewood

Write off on Water Meter \$50,000.00

Attorney & Planner submit invoices in a timely manner

Mayor stated he did not appreciate the lies and misinformation.

Resident – 3<sup>rd</sup> Street

Stated there is a water leak

Terry Rakes

Thank you, Police Chief, for doing a great job.

Flooding on new highway proposal.

**Old Business:**

- 1. AN ORDINANCE TO REZONE APPROXIMATELY 3.41 ACRES OF REAL PROPERTY LOCATED AT 739 SANDS ROAD WITHIN THE CITY LIMITS OF CAVE SPRINGS, ARKANSAS FROM RESIDENTIAL R-3 TO RESIDENTIAL R-4.**

Alderwoman Caruthers made the motion to suspend the rules and to be placed on the third and final reading by title only, Alderman Williams seconded the motion. Motion Passed 5-1



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Angie Caruthers	YES	MC Chitszan	YES
Marc Williams	YES	Liz Hendricks	NO
Lori Bond	YES	Mike Middlecamp	YES

Alderman Chitszan made the motion for the **Ordinance 2021-24** to be adopted, Alderwoman Caruthers seconded the Motion. Motion Passed 5-1

Angie Caruthers	YES	MC Chitszan	YES
Marc Williams	YES	Liz Hendricks	NO
Lori Bond	YES	Mike Middlecamp	YES

- 2. AN ORDINANCE TO REZONE APPROXIMATELY 9.13 ACRES OF REAL PROPERTY LOCATED AT THE 1300 BLOCK OF SOUTH MAIN STREET (HWY 112) AT DORAL DRIVE WITHIN THE CITY LIMITS OF CAVE SPRINGS, ARKANSAS FROM RESIDENTIAL R-2 TO RESIDENTIAL R-4.**

Alderwoman Caruthers made the motion to suspend the rules and to be placed on the third and final reading by title only, Alderman Chitszan seconded the motion. Motion Passed 4-2

Angie Caruthers	YES	MC Chitszan	YES
Marc Williams	YES	Liz Hendricks	NO
Lori Bond	NO	Mike Middlecamp	YES

Alderman Williams made the motion for the **Ordinance 2021-25** to be adopted, Alderman Chitszan seconded the Motion. Motion Passed 4-2

Angie Caruthers	YES	MC Chitszan	YES
Marc Williams	YES	Liz Hendricks	NO
Lori Bond	NO	Mike Middlecamp	YES

**New Business:**

- 1) A RESOLUTION TO SET UP A BANK ACCOUNT FOR RECOVERY ACT FUNDS AND TO AUTHORIZE SIGNATORIES FOR THE CITY OF CAVE SPRINGS, ARKANSAS.**

Alderman Chitszan made the motion to approve **Resolution 2021-26**, Alderwoman Bond seconded the motion. Motion Passed 6-0

- 2) A RESOLUTION RATIFYING AND AUTHORIZING A CHANGE ORDER WITH AN APPROXIMATE INCREASE OF \$2,618.00 FOR THE NEW FIRE DEPARTMENT HEADQUARTERS PROJECT WITHIN THE CITY OF CAVE SPRINGS, ARKANSAS.**

Alderwoman Caruthers made the motion to approve **Resolution 2021-27**, Alderman Chitszan seconded the motion. Motion Passed 6-0

- 3) A RESOLUTION AMENDING THE 2021 SEWER BUDGET FOR THE PURPOSE OF APPROPRIATING \$50,000 FROM THE SEWER GEENERAL FUND FOR REPAIRS TO THE SEWER PLANT AND SEWER SYSTEM FOR THE CITY OF CAVE SPRINGS, ARKANSAS.**



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Alderman Bond made the motion to approve Resolution 2021-25, Alderman Williams seconded the motion.  
Motion Passed 6-0

**4) A RESOLUTION AUTHORIZING THE MAYOR AND WATER AND SEWER CLERK TO CLOSE THE FIRST SECURITY BANK ACCOUNT DESIGNATED FOR WATER BOND DEPRECIATION FUNDS FOR THE CITY OF CAVE SPRINGS, ARKANSAS.**

Alderman Bond made the motion to approve Resolution 2021-28, Alderman Middlecamp seconded the motion. Motion Passed 6-0

**5) UTILITY LOCATOR PURCHASE**

Alderman Middlecamp made the motion to approve to purchase a utility locator, Alderman Chitszan seconded the motion. Motion Passed 6-0

**6) AN ORDINANCE AMENDING ORDINANCE NO. 2014-12 IN ITS ENTIRETY IN ORDER TO ESTABLISH VARIOUS FEES TO BE CHARGED BY THE CITY OF CAVE SPRINGS, ARKANSAS.**

Alderman Caruthers made the motion with amendments to Item G to suspend the rules and to be placed on the third and final reading by title only, Alderman Chitszan seconded the motion. Motion Passed 6-0

Angie Caruthers	YES	MC Chitszan	YES
Marc Williams	YES	Liz Hendricks	YES
Lori Bond	YES	Mike Middlecamp	YES

Alderman Caruthers made the motion for the Ordinance 2021-26 to be adopted, Alderman Middlecamp seconded the Motion. Motion Passed 6-0

Angie Caruthers	YES	MC Chitszan	YES
Marc Williams	YES	Liz Hendricks	YES
Lori Bond	YES	Mike Middlecamp	YES

**7) AN ORDINANCE AMENDING DIVISION C. UTILITIES OF THE CAVE SPRINGS SUBDIVISION REGULATIONS AND DECLARING AN EMERGENCY.**

Alderman Williams made the motion to suspend the rules and to be placed on the third and final reading by title only, Alderman Caruthers seconded the motion. Motion Passed 6-0

Angie Caruthers	YES	MC Chitszan	YES
Marc Williams	YES	Liz Hendricks	YES
Lori Bond	YES	Mike Middlecamp	YES

Alderman Caruthers made the motion for the Ordinance 2021-27 to be adopted, Alderman Williams seconded the Motion. Motion Passed 6-0

Angie Caruthers	YES	MC Chitszan	YES
Marc Williams	YES	Liz Hendricks	YES
Lori Bond	YES	Mike Middlecamp	YES

Alderman Chitszan made the motion to approve the Emergency Clause, Alderman Hendricks seconded the Motion. Motion Passed 6-0



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Angie Caruthers	YES	MC Chitszan	YES
Marc Williams	YES	Liz Hendricks	YES
Lori Bond	YES	Mike Middlecamp	YES

**8) AN ORDINANCE AMENDING THE CHECKLIST FOR APPENDIX 'A' SITE PLAN/CONDITIONAL USE PERMIT AND APPENDIX 'A', DIMENSION REQUIREMENTS – RESIDENTIAL AND NON-RESIDENTIAL DISTRICTS OF THE CAVE SPRINGS ZONING REGULATIONS AND DECLARING AN EMERGENCY.**

Alderman Middlecamp made the motion to suspend the rules and to be placed on the third and final reading by title only, Alderman Williams seconded the motion. Motion Passed 6-0

Angie Caruthers	YES	MC Chitszan	YES
Marc Williams	YES	Liz Hendricks	YES
Lori Bond	YES	Mike Middlecamp	YES

Alderwoman Caruthers made the motion for the **Ordinance 2021-28** to be adopted, Alderwoman Hendricks seconded the Motion. Motion Passed 6-0

Angie Caruthers	YES	MC Chitszan	YES
Marc Williams	YES	Liz Hendricks	YES
Lori Bond	YES	Mike Middlecamp	YES

Alderwoman Caruthers made the motion to approve the Emergency Clause, Alderman Chitszan seconded the Motion. Motion Passed 6-0

Angie Caruthers	YES	MC Chitszan	YES
Marc Williams	YES	Liz Hendricks	YES
Lori Bond	YES	Mike Middlecamp	YES

**9) AN ORDINANCE TO VACATE A PORTION OF 2ND STREET AS WELL AS A PORTION OF AN ALLEY LYING BETWEEN 2ND STREET AND 3RD STREET AS DESCRIBED AND DESIGNATED ON THAT PLAT OF THE JOHNSON ADDITION TO THE CITY OF CAVE SPRINGS, ARKANSAS UPON THE CONDITION OF THE RECEIPT OF A DEDICATION OF AN APPROXIMATE 15' X 625' GENERAL UTILITY EASEMENT IN PLACE OF THE SAME.**

Alderman Middlecamp made the motion to suspend the rules and to be placed on the third and final reading by title only, Alderwoman Bond seconded the motion. Motion Passed 6-0

Angie Caruthers	YES	MC Chitszan	YES
Marc Williams	YES	Liz Hendricks	YES
Lori Bond	YES	Mike Middlecamp	YES

Alderman Williams made the motion for the **Ordinance 2021-29** to be adopted, Alderwoman Caruthers seconded the Motion. Motion Passed 6-0

Angie Caruthers	YES	MC Chitszan	YES
Marc Williams	YES	Liz Hendricks	YES
Lori Bond	YES	Mike Middlecamp	YES



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**10) AN ORDINANCE TO REZONE APPROXIMATELY 0.58 ACRES OF REAL PROPERTY LOCATED AT THE 400 BLOCK OF AR 112 AND SOUTH MAIN STREET WITHIN THE CITY LIMITS OF CAVE SPRINGS, ARKANSAS FROM AGRICULTURAL A-1 AND RESIDENTIAL R-2 TO COMMERCIAL C-1.**

Alderwoman Bond made the motion to suspend the rules and to be placed on the third and final reading by title only, Alderman Williams seconded the motion. Motion Passed 6-0

Angie Caruthers	YES	MC Chitszan	YES
Marc Williams	YES	Liz Hendricks	YES
Lori Bond	YES	Mike Middlecamp	YES

Alderwoman Bond made the motion to amend the Ordinance to Show Block 400 instead of Block 700, Alderman Hendricks seconded the motion. Motion Passed 6-0

Angie Caruthers	YES	MC Chitszan	YES
Marc Williams	YES	Liz Hendricks	YES
Lori Bond	YES	Mike Middlecamp	YES

Alderwoman Caruthers made the motion for the **Ordinance 2021-30** to be adopted, Alderman Bond seconded the Motion. Motion Passed 6-0

Angie Caruthers	YES	MC Chitszan	YES
Marc Williams	YES	Liz Hendricks	YES
Lori Bond	YES	Mike Middlecamp	YES

**11) AN ORDINANCE TO WAIVE COMPETITIVE BIDDING IN ORDER TO ACCEPT A BID FROM HUTCHENS CONSTRUCTION FOR ASPHALT REMOVAL AND REPLACEMENT IN VARIOUS AREAS WITHIN THE CITY OF CAVE SPRINGS, ARKANSAS; AND DECLARING AN EMERGENCY.**

Alderman Chitszan made the motion to suspend the rules and to be placed on the third and final reading by title only, Alderman Middlecamp seconded the motion. Motion Passed 6-0

Angie Caruthers	YES	MC Chitszan	YES
Marc Williams	YES	Liz Hendricks	YES
Lori Bond	YES	Mike Middlecamp	YES

Alderman Williams made the motion for the **Ordinance 2021-31** to be adopted, Alderman Caruthers seconded the Motion. Motion Passed 5-1

Angie Caruthers	YES	MC Chitszan	YES
Marc Williams	YES	Liz Hendricks	NO
Lori Bond	YES	Mike Middlecamp	YES

Alderman Williams made the motion to approve the Emergency Clause, Alderman Chitszan seconded the Motion. Motion Passed 6-0

Angie Caruthers	YES	MC Chitszan	YES
Marc Williams	YES	Liz Hendricks	YES
Lori Bond	YES	Mike Middlecamp	YES

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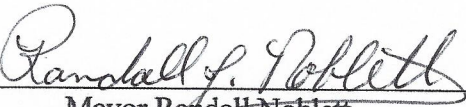
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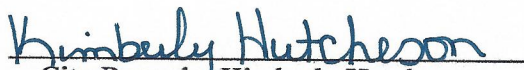
**Updates:**

1. **PLAYGROUND TURF FOR THE CITY PARK** – This will be installed in 2 weeks
2. **STREET SEAL** - Ridgewood
3. **COMMUNITY BUILDING** – Update in 2 weeks
4. **BURDINE ROAD AREA DRAINAGE**
5. **1-Step system operation** – Niko stated there has been issues since 2017
6. **2-Any existing issues with system** – Daniel Barnes spoke on these issues
7. **3-current capacity of system** – Daniel Barnes spoke on these issues

Council Meeting Adjourned @ 10:26 pm

Alderwoman Caruthers made the motion to adjourn, Alderwoman Hendricks seconded the motion. Motion Passed 6-0

  
Mayor Randall Noblett

  
City Recorder Kimberly Hutcheson

FILED FOR RECORD  
AT 1:06 O'CLOCK P. M.

SEP 29 2021

CITY OF CAVE SPRINGS, AR  
CITY CLERK



City of Cave Springs, AR City Council Meeting 08/23/2021  
City Council Minutes approved by Council on 9-27-21  
*Minutes are not verbatim transcripts of the proceedings.*