

**City of Cave Springs**  
**City Council Meeting Minutes – American Legion**  
**July 26, 2021 @ 6:30 PM**

**Call to Order of City Council Meeting**

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

**Others Present:**

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

**PUBLIC HEARING:**

Started at 6:33pm – 8:36pm

- 1. A PUBLIC HEARING ON THE PROPOSED WATER AND SEWER REVENUE BOND.**
- 2. SCHEDULE A PUBLIC HEARING FOR THE BEGINNING OF THE AUGUST 23, 2021, MEETING TO CONSIDER THE VACATION OF A PARTIAL STREET AND ALLEY**

**Approval of the July 26, 2021, City Council Agenda**

Alderman Middlecamp made the motion to approve the agenda with amendments, Alderman Chitszan seconded the motion. Motion Passed 5-0

Alderwoman Hendricks added the following to the agenda:

- 7 – Community Building
- 8 – Rainbow Rd Culvert
- 9 – Brown Rd Flooding
- 10 – Update on Turf at City Park
- 11 – Subdivision Street Paving
- 12 – Planning Commission

Alderman Chitszan added the following to the agenda:

- 13 – Stormwater Management

**Approval of City Council Minutes – June 28, 2021**

Alderwoman Caruthers made the motion to approve City Council Minutes; Alderman Williams seconded the motion. Motion Passed 5-0

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**City Financial Reports:**

**June 2021 City Financial Report**

Alderman Chitszan made the motion to approve City Financials for June 2021, Alderwoman Caruthers seconded the motion. Motion Passed 5-0

**Water and Sewer Financial Reports:**

**June 2021 Water and Sewer Financial Report**

Alderman Chitszan made the motion to approve Water & Sewer Financials for June 2021, Alderwoman Caruthers seconded the motion. Motion Passed 5-0

**Department Reports:**

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

Police Department – Chief Rick Crisman

Water and Sewer – Andrew Williams

Planning Commission – No One Present

**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.

Rita Duren – Ridgewood

Planning needs to post public notices

Kevin Frazier – Sands Rd.

Opposes the rezone on Sands Rd.

Don Roan –

Annexation & Future of Cave Springs

Farmers do not trust the City of Cave Springs

Dewayne Wright –

Annexation & Town Hall Meeting

Larry Williams –

Fire Association - How can the council make a decision about the Association without attending the Fire Association meetings.

Stephanie Duncan – Deere Run Dr

Fairway Valley Rezoning – Opposes due to the flooding that already exists in the subdivision

Jason Elam –

Flooding has become a huge issue over the years and is not going to get better

Easements – Water & Sewer Lines

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**NEW BUSINESS:**

- 1) AN ORDINANCE AUTHORIZING THE CONSTRUCTION OF EXTENSIONS, BETTERMENTS, AND IMPROVEMENTS TO THE SEWER FACILITIES OF THE CITY OF CAVE SPRINGS, ARKANSAS; AUTHORIZING THE ISSUANCE OF A WATER AND SEWER REVENUE BOND FOR THE PURPOSE OF FINANCING A PORTION OF THE COST OF CONSTRUCTION; PROVIDING FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THE BOND; AND PRESCRIBING OTHER MATTERS RELATING THERETO.**

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

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

Alderman Williams made the motion for the **Ordinance 2021-18** to be adopted, Alderman Chitszan seconded the Motion. Motion Passed 5-0

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

- 2) AN ORDINANCE AMENDING ORDINANCE NO. 2008-8 PROVIDING FOR THE REGULATION OF THE SALE AND USE OF FIREWORKS WITHIN THE CORPORATE LIMITS OF THE CITY OF CAVE SPRINGS; PRESCRIBING OTHER MATTERS RELATED THERETO AND DECLARING AN EMERGENCY.**

Alderwoman Caruthers made the motion to suspend the rules and to be placed on the third and final reading by title only, Alderwoman Hendricks seconded the motion. Motion Passed 5-0

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

Alderman Williams made the motion for the **Ordinance 2021-19** to be adopted, Alderwoman Caruthers seconded the Motion. Motion Passed 5-0

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

Alderwoman Caruthers made the motion to approve the Emergency Clause, Alderman Chitszan seconded the Motion. Motion Passed 5-0

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

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**3) AN ORDINANCE TO REZONE APPROXIMATELY 30.63 ACRES OF REAL PROPERTY LOCATED AT 758 BURDINE LANE WITHIN THE CITY LIMITS OF CAVE SPRINGS, ARKANSAS FROM RESIDENTIAL R-3 TO RESIDENTIAL R-4.**

Alderman Caruthers made the motion to amend to change to place on third and final reading, Alderman Williams seconded the motion. Motion Passed 5-0

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

Alderman Caruthers made the motion for the Ordinance 2021-20 to be adopted, Alderman Middlecamp seconded the Motion. Motion Passed 5-0

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

**4) AN ORDINANCE TO REZONE APPROXIMATELY 11.5 ACRES OF REAL PROPERTY LOCATED ON THE 700 BLOCK OF FORD LANE WITHIN THE CITY LIMITS OF CAVE SPRINGS, ARKANSAS FROM AGRICULTURAL A-1 TO RESIDENTIAL R-4.**

Alderman Middlecamp 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 5-0

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

Alderman Williams made the motion for the Ordinance 2021-21 to be adopted, Alderman Hendricks seconded the Motion. Motion Passed 5-0

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

**5) 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.**

Alderman Hendricks 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 Failed 3-2

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

Alderman Caruthers made the motion to place on the first reading by title only Ordinance 2021-22, Alderman Middlecamp seconded the motion. Motion Passed 4-1

Angie Caruthers	YES	Lori Bond	
Marc Williams	YES	MC Chitszan	YES

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Liz Hendricks

NO

Mike Middlecamp

YES

**6) 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.**

Alderman Caruthers made the motion to place on first reading by title only Ordinance 2021-23, Alderman Chitszan seconded the motion. Motion Passed 4-1

Angie Caruthers

YES

MC Chitszan

YES

Marc Williams

YES

Liz Hendricks

NO

Lori Bond

YES

Mike Middlecamp

YES

**7) COMMUNITY BUILDING**

- o Alderman Hendricks wants to create a committee to get the building started
- o Mayor has contacted an Architect

**8) RAINBOW ROAD CULVERT**

- o Mayor Stated - Phase 2 Contractor is going to be completing the work

**9) BROWN RD FLOODING**

- o Mayor Stated - Waiting on FEMA to decide on State/Federal level

**10) DATE ON TURF AT CITY PARK**

- o Mayor Stated they are waiting on materials due to COVID

**11) SUBDIVISION STEETS PAVING TIMEFRAME**

- o Mayor Stated – Will start when school starts August or September

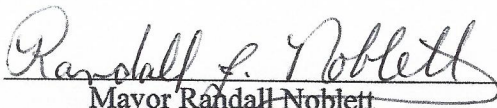
**12) PLANNING COMMISSION**


- o Alderman Hendricks wants to know why Planning is not on Facebook or Zoom
- o The sound is terrible during the meetings, we need a new sound system

**13) STORMWATER MANAGEMENT**

- o Alderman Chitszan – Still has concerns with Stormwater and the City Flooding.

Alderman Middlecamp made the motion to adjourn at 9:50pm, Alderman Caruthers seconded the motion. Motion Passed 5-0

  
Mayor Randall Noblett

  
City Recorder Kimberly Hutcheson

FILED FOR RECORD  
AT 1:05 O'CLOCK P.M.

SEP 29 2021

CITY OF CAVE SPRINGS, AR  
CITY CLERK



City of Cave Springs, AR City Council Meeting 07/26/2021  
City Council Minutes approved by Council on 9-27-21

*Minutes are not verbatim transcripts of the proceedings.*

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