

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8323



City Council Final Agenda

Tuesday, September 2, 2025

5:30 PM

City Hall Room 219

City Council Members

Council Member Robert B. Stafford Ward 1

Council Member Dr. D'Andre Jones Ward 1

Council Member Sarah Moore Ward 2

Council Member Mike Wiederkehr Ward 2

Council Member Scott Berna Ward 3

Council Member Sarah Bunch Ward 3

Council Member Teresa Turk Ward 4

Council Member Min. Monique Jones Ward 4

Mayor Molly Rawn

City Attorney Kit Williams

City Clerk Treasurer Kara Paxton

Meeting Information:

1. Webinar ID: 898 5459 1732
[Public Registration Link: https://us06web.zoom.us/webinar/register/WN_AWZ0WYuRQJe4MEvXHRhOKA#/registration](https://us06web.zoom.us/webinar/register/WN_AWZ0WYuRQJe4MEvXHRhOKA#/registration)
AgendaItemComment@Fayetteville-AR.GOV

Call to Order**Roll Call****Pledge of Allegiance****Mayor' s Announcements, Proclamations and Recognitions****City Council Meeting Presentations, Reports and Discussion Items**

1. Sales Tax & Monthly Financial Report - Chief Financial Officer

Proposed Agenda Additions**A. Consent**

- A.1. Approval of the August 19, 2025 City Council Meeting Minutes
- A.2. A resolution to confirm Mayor Rawn's appointments to the Fayetteville Public Facilities Board. (2025-1483)
- A.3. A resolution to authorize Mayor Rawn to sign a shared parking lease agreement with the University of Arkansas for operation of the University's West Annex Parking Lot as a revenue-producing off-street parking lot within the Dickson Street Entertainment District. (2025-1357)
- A.4. A resolution to authorize Mayor Rawn to sign a shared parking lease agreement with HMT of Fayetteville, LLC for the operation of two privately-owned parking lots as revenue-producing off-street parking lots within the Dickson Street Entertainment District, and to approve a budget adjustment. (2025-1516)
- A.5. A resolution to award Bid #25-44 and authorize the purchase of concrete construction services from Sweetser Construction, Inc. in variable amounts and for varying unit prices as needed through December 31, 2025. (2025-1479)

- A.6.** A resolution to approve the purchase of a hydro-excavation truck from Gapvax Inc. in the amount of \$733,015.70, plus any applicable surcharges, freight charges, and delivery fees, pursuant to a Sourcewell Cooperative Purchasing Contract, and to approve a budget adjustment. (2025-1487)
- A.7.** A resolution to approve the purchase of a commercial roll-off truck from National Auto Fleet Group in the amount of \$251,400.00, plus any applicable surcharges, freight charges, and delivery fees, pursuant to a Sourcewell Cooperative Purchasing Contract, and to approve a budget adjustment. (2025-1488)
- A.8.** A resolution to approve the purchase of a Spartan Aerial Fire Apparatus from Delta Fire & Safety in the amount of \$2,024,386.00, plus any applicable surcharges, freight charges, and delivery fees, pursuant to a Sourcewell Cooperative Purchasing Contract, and to approve a budget adjustment. (2025-1489)
- A.9.** A resolution to award RFP 25-09 and authorize a contract with McGrath Human Resources Group, Inc. in the amount of \$171,500.00 to provide compensation and classification consulting services, and to approve a budget adjustment. (2025-1481)

B. Unfinished Business

- B.1.** A resolution to express the City Council's intent to provide \$70,000.00 in matching funds to the Salvation Army for an Emergency Solutions Grant from the US Department of Housing and Urban Development, contingent upon the award of that grant. (2025-1422)

At the August 5, 2025 City Council meeting, this resolution was tabled to the August 19, 2025 City Council meeting.

At the August 19, 2025 City Council meeting, this resolution was tabled to the September 2, 2025 City Council meeting.

- B.2.** An ordinance to approve a Residential Planned Zoning District entitled PZD-2025-002 for approximately 66.78 acres located southeast of North Double Springs Road and West Dot Tipton Road in Ward 4. (2025-1354)

At the August 19, 2025 City Council meeting, this ordinance was left on the first reading.

C. New Business

- C.1.** A resolution to approve a cost share agreement requiring South Cato Springs Holdings, LLC to provide up to the estimated amount of \$1,960,527.00 to increase the capacity of planned sewer infrastructure improvements to serve its development, and to approve Amendment # 1 to the Economic Development Project Contract with South Cato Springs Holdings, LLC. (2025-1484)
- C.2.** An ordinance to approve VAC-25-16 for property located at 835 West Cleveland Street in Ward 2 to vacate 0.02 acres of right-of-way. (2025-1510)
- C.3.** An ordinance to rezone the property described in Rezoning Petition RZN 2025-26 for approximately 1.04 acres located at 1893 North Ruppel Road in Ward 4 from RSF-1, Residential Single-Family, One Unit Per Acre to RI-U, Residential Intermediate-Urban, subject to a Bill of Assurance. (2025-1503)
- C.4.** An ordinance to rezone the property described in Rezoning Petition RZN 2025-30 for approximately 0.81 acres located at 2135 East Huntsville Road in Ward 1 from RSF-4, Residential Single-Family, 4 Units Per Acre to UN, Urban Neighborhood. (2025-1509)
- C.5.** An ordinance to rezone the property described in Rezoning Petition RZN 2025-28 for approximately 0.40 acres located at 261 East Rock Street in Ward 1 from RMF-24, Residential Multi-Family, 24 Units Per Acre to UN, Urban Neighborhood. (2025-1514)
- C.6.** An ordinance to rezone the property described in Rezoning Petition RZN 2025-24 for approximately 0.70 acres located south of 380 South Happy Hollow Road in Ward 1 from RSF-4, Residential Single-Family, 4 Units Per Acre to RSF-8, Residential Single-Family, 8 Units Per Acre. (2025-1502)
- C.7.** A resolution to approve a Memorandum of Agreement with the City of Fayetteville Public School District outlining their participation in the Stormwater Utility Credit Program. (2025-1573)
- C.8.** A resolution to approve a budget adjustment recognizing funding from the Arkansas Prosecutor Coordinator's Office in the amount of \$350,000.00 for the Fourth Judicial District Drug Task Force. (2025-1482)
- C.9.** A resolution to authorize acceptance of a State Drug Crime Enforcement and Prosecution Grant for state funding of the Fourth Judicial District Drug Task Force in the amount of \$272,301.00, and to authorize Mayor Rawn to sign all necessary documents to receive the grant funds. (2025-1369)

D. City Council Tour**E. Announcements****F. Adjournment****NOTICE TO MEMBERS OF THE AUDIENCE**

All interested persons may appear and address the City Council on Unfinished Business, New Business, and Public Hearings at City Council meetings. If you wish to address the City Council on an agenda item, please wait for the Mayor or Chair to request public comment. When the Mayor or Chair recognizes you, please start your public comment by giving your name and address. Comments are to be addressed to the Mayor or Chair. The Mayor or Chair will direct your comments to the appropriate elected officials, staff, or others for response. Keep your comments respectful, brief, to the point, and relevant to the agenda item being considered. Each speaker from the public will be allowed one turn to speak for discussion of an agenda item.

Below is a portion of the Rules of Order and Procedure of the Fayetteville City Council pertaining to City Council meetings:

Agenda Additions: A new item which is requested to be added to the agenda at a City Council meeting should only be considered if it requires immediate City Council consideration and if the normal agenda setting process is not practical. The City Council may only place such new item on the City Council meeting's agenda by suspending the rules by two-thirds vote. Such agenda addition shall be heard prior to the Consent Agenda.

Consent Agenda: Consent Agenda items shall be read by the Mayor and voted upon as a group without discussion by the City Council. If a Council Member wishes to comment upon or discuss a Consent Agenda item that item shall be removed and considered immediately after the Consent Agenda has been voted upon.

Unfinished Business and New Business:

Overview Period: Agenda items at a City Council meeting shall be introduced by the Mayor and, if an ordinance, read by the City Attorney. City staff shall then present a report. An agenda applicant (city contractor, rezoning or development applicant, appellant from a final decision of the Planning Commission or City Staff, etc.) may present its proposal only during this presentation period but may be recalled by a Council Member later to answer questions. City staff, Council Members and applicants may use electronic visual aids in the City Council meeting as part of the presentation of the agenda item. City staff's presentation and an Applicant's presentation whether presented by one or more than one presenter shall each be limited to a maximum of ten (10) minutes unless the City Council by unanimous consent or majority vote allows additional time.

Public Comments: Public comment at a City Council meeting shall be allowed on all items of unfinished and new business and subjects of public hearings. Amendments may receive public comments only if approved by the City Council by unanimous consent or majority vote. Speakers present in the City Council Chambers shall be recognized before speakers participating by electronic means. Speakers shall be limited to a maximum of three (3) minutes to discuss the agenda item or amendment being considered by the City Council. The City Council may allow a speaker additional time by unanimous consent or majority vote. As part of a person's public

comments allowed above, the speaker may use electronic visual aids during their three (3) minutes presentation period concerning the agenda item being considered by the City Council.

Courtesy and Respect: All members of the public, all city staff and elected officials shall accord the utmost courtesy and respect to each other at all times. All shall refrain from comments that are harassing or amount to a personal attack against any identifiable individual including abusive comments and derogatory remarks about integrity or offer any other comments that are also not limited to the discussion of the specific agenda item being considered by the City Council. Any member of the public who violates these standards shall be ruled out of order by the Mayor, must immediately cease speaking and shall leave the podium.

Cell Phones and Pagers: Cell phones must be turned off or put in silent mode and not used within the City Council Chambers during City Council meetings. Pagers must be turned off or put in silent mode within the City Council Chambers during City Council meetings. These restrictions also apply during Agenda Sessions.

Smoking Prohibited: There will be no smoking allowed in the City Council Chambers during City Council meetings.

Interpreters or Telecommunications Devices for the Deaf (TDD), for hearing impaired are available for all City Council meetings, a 72-hour advance notice is required. For further information or to request an interpreter, please call 479-575-8330.

A copy of the complete City Council agenda is available on our website at www.fayetteville-ar.gov or in the Office of the City Clerk, 113 W. Mountain, Fayetteville, Arkansas (479) 575-8323.