



CITY OF  
**FAYETTEVILLE**  
**ARKANSAS**

100 W. Rock St. Suite 246  
Fayetteville, AR 72701

**Parks, Natural Resources and Cultural Affairs Advisory  
Board Agenda**

**Rock St. Meeting Room / Virtual Meeting Via Zoom  
Wednesday, September 3, 2025  
5:30 PM**

**Members**

***Chair Stephen Sheely (Exp: 12/25)***  
***Sky Caldwell (Exp: 12/27)***  
***Elizabeth Cunningham (Exp: 12/26)***  
***Yarri Davis (Exp: 12/27)***  
***Sarah Downing (Exp: 12/25)***  
***Dell Hall (Exp: 12/26)***  
***Hugh Kincaid (Exp: 12/25)***  
***Doug Walsh (Exp: 12/27)***  
***Melissa Zabecki (Exp: 12/26)***

**City Staff**

***Parks, Natural Resources and Cultural Affairs Director Alison Jumper***  
***Recreation Superintendent Lee Farmer***  
***Park Planning Superintendent Ted Jack***  
***Senior Administration Elizabeth Milton***

## Zoom Information

Webinar ID: 848 5323 1208

Passcode: 618335

Registration Link: [https://fayetteville-ar.zoom.us/webinar/register/WN\\_aKohn7KbQXuv52p9PHn-Cg](https://fayetteville-ar.zoom.us/webinar/register/WN_aKohn7KbQXuv52p9PHn-Cg)

## Call to Order

## Roll Call

## Minutes

Approval of July & August 2025 PNRCAAB Minutes.

## Reports and Presentations

Active Transportation Advisory Committee: Doug Walsh

Botanical Gardens Report: Elizabeth Cunningham

Arts Council Report: Sarah Downing

## Park Land Dedication

### Meadow Valley Trail Apartments

Development Name:	Meadow Valley Trial Apartments
Engineer:	Crafton Tull (C. Gardner)
Owner:	Razorback Housing LLC
Location:	Elm St & Leverett Ave
Parcel ID Number:	765-05140-000
Park Quadrant:	NW
Development Size:	14.4 AC
Units:	278 multi-family
Land Dedication Requirement:	N/A
Fee-in-Lieu Requirement:	\$264,656.00

Nearby Existing Parks: Lewis Park, Gregory Park, Gordon Long Park, Razorback Greenway  
Developer's Request: Fee-in-Lieu  
Staff Recommendation: Fee-in-Lieu  
Justification: Proximity to Existing Parks

**PNRCAAB Recommendation:**

## **New Business**

**Aquatic Feasibility Study Presentation: Lee Farmer**

**Ordinance Amendment 97.070 Recreational Activities at Lakes Fayetteville, Sequoyah and Wilson: Lee Farmer**

**Park Naming Near South Yard Development: Ted Jack**

**SE Parkland Dedication Funds at Walker Park: Ted Jack**

**Advisory Board Roles/Responsibilities: Alison Jumper**

**Partnership Subcommittee: Steve Sheely**

**Social Media: Steve Sheely**

**Project Construction and HMR Update: Ted Jack**

## **Announcements**

### **Upcoming Programs and Events**

Weekend Starts runs each Friday in the Lower Ramble or Upper Ramble from 5:30-7:30 pm, August 15 through October 17.

September 1

Wilson Park Pool Closes for Season

September 2

YRCC Fall Afterschool Starts: YRCC

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September 6	Community Forester, Invasive Plants 1: Mount Sequoyah Woods Pavilion
September 8	Outdoor Fayetteville Archery Basics: Lake Fayetteville
September 8	Underwood Park Groundbreaking Ceremony
September 9	Fall Pickleball / Tennis Starts: Wilson Park
September 10	Outdoor Fayetteville, Beginner Kayaking: Lake Fayetteville
September 11	Community Forester, Invasive Plants 2: Veterans Park Large Pavilion
September 13	Lake Fayetteville Cleanup: Veterans Park/Lake Fayetteville
September 15	Outdoor Fayetteville, Intro to Fishing: Lake Fayetteville
September 17	Fall X-Factor Starts: YRCC
September 20	Invasive Pull: Clabber Creek Hiking with a Forester: Ozark Natural Science Center at Lake Fayetteville
September 21	Walker Park and Gulley Park Splash Pad Close for Season
September 29	Outdoor Fayetteville, Intro to Disc Golf: Walker Park
October 1	Outdoor Fayetteville, Beginner Kyaking: Lake Fayetteville
October 4	Make A Difference Day: Tsa La Gi Trail
October 4	Community Forester, Right Tree, Right Location: Rock Street Public Meeting Room
October 7	Community Forester, Right Tree, Right Location: Rock Street Public Meeting Room
October 9 -10	Phantasma in the Ramble: Lower Ramble
October 11	Phantasma in the Ramble: Upper Ramble Celebration of Trees: Springs Street Parking Garage and Square Fall Square 2 Square: Upper Ramble

Next Meeting Date: October 6, 2025

## Adjournment

### NOTICE TO MEMBERS OF THE AUDIENCE

*Parks, Natural Resources and Cultural Affairs Advisory Board meetings may be attended in-person or virtually. Community members have the opportunity to address the board at a designated time during the meeting.*

*The audience may attend the meeting via telephone by dialing (Toll Free) 888-475-4499.*

*As a courtesy, please turn off all cell phones and pagers.*



CITY OF  
**FAYETTEVILLE**  
**ARKANSAS**

100 W. Rock St. Suite 246  
Fayetteville, AR 72701

**Parks, Natural Resources and Cultural Affairs Advisory Board Meeting Minutes**  
**Rock St. Meeting Room / Virtual Meeting Via Zoom**  
**July 7, 2025**  
**5:30 PM**

**Members**

Chair Stephen Sheely (Exp: 12/25)  
Sky Caldwell (Exp: 12/27)  
Elizabeth Cunningham (Exp: 12/26)  
Yarri Davis (Exp: 12/27)  
Sarah Downing (Exp: 12/25)  
Dell Hall (Exp: 12/26)  
Hugh Kincaid (Exp: 12/25)  
Doug Walsh (Exp: 12/27)  
Melissa Zabecki (Exp: 12/26)

**City Staff**

Parks, Natural Resources and Cultural Affairs Director Alison Jumper  
Recreation Superintendent Lee Farmer  
Park Planning Superintendent Ted Jack  
Senior Administration Elizabeth Milton

A meeting of the Fayetteville Parks, Natural Resources and Cultural Affairs Advisory Board was held on July 7, 2025 at 5:30 PM in Suite 246 of the City Hall Rock Street Annex Building, located at 100 W. Rock Street in Fayetteville, Arkansas.

**Zoom Information**

**Registration Link:**

**[https://fayetteville-ar.zoom.us/webinar/register/WN\\_G\\_TdbkSoST27IVO1qU7L3A](https://fayetteville-ar.zoom.us/webinar/register/WN_G_TdbkSoST27IVO1qU7L3A)**

**Join by Telephone: (Toll Free) 888-475-4499**

**Webinar ID: 837 4080 8721**

**Passcode: 148447**

**Call to Order**

Vice Chair Downing called the meeting to order at 5:30 p.m.

**Roll Call**

Present: Downing, Cunningham, Hall, Kincaid, Walsh, Zabecki

Absent: Sheely, Davis, Caldwell

**Approval of the June 2, 2025, Parks, Natural Resources and Cultural Affairs Meeting Minutes.**

Zabecki motioned for \*approval, Cunningham to second.

Approved with an edit, Kincaid was present at the May PNRCAAB Meeting. **PNRCAAB Motion: 6-0-0.**

**Park Land Dedication**

**PNRAAB Recommendation:** Walsh to move for approval, Zabecki to second. **Motion: 6-0-0.**

**Teague's Farm Subdivision**

Development Name:	Teague's Farm Subdivision
Engineer:	Jorgensen & Associates
Owner:	Frances Teague
Location:	3900 W Dinsmore Trail
Parcel ID Number:	765-22366-800, 765-22366-901
Park Quadrant:	SW
Development Size:	~60 Acres
Units:	195 Single-Family And 79 Multi-Family
Land Dedication Requirement:	N/A
Fee-In-Lieu Requirement:	\$287,563
Nearby Existing Parks:	Centennial Park, Holland Park, Woolsey Farmstead, Woolsey Wet Prairie, Owl Creek Trail Corridor

Developer's Request: Fee-In-Lieu  
Staff Recommendation: Fee-In-Lieu  
Justification: Proximity To Nearby Parks

Please refer to the City of Fayetteville Video Archive for a detailed discussion of the meeting.

### **Reports and Presentations**

Board members to give subcommittee updates.

#### **Active Transportation Advisory Committee Report: Doug Walsh**

Please refer to the City of Fayetteville Video Archive for a detailed discussion of the meeting.

#### **Botanical Garden Report: Elizabeth Cunningham**

Please refer to the City of Fayetteville Video Archive for a detailed discussion of the meeting.

#### **Arts Council Report: Sarah Downing**

Please refer to the City of Fayetteville Video Archive for a detailed discussion of the meeting.

### **New Business**

#### **Park Impact Fee Study: Ted Jack**

Please refer to the City of Fayetteville Video Archive for a detailed discussion of the meeting.

#### **Ordinance Amendment 97.070 Recreational Activities at Lakes Fayetteville, Sequoyah and Wilson: Lee Farmer**

Tabled until August meeting.

#### **Recreation Partner Overview: Lee Farmer**

Please refer to the City of Fayetteville Video Archive for a detailed discussion of the meeting.

#### **Subcommittee Discussion**

Please refer to the City of Fayetteville Video Archive for a detailed discussion of the meeting.

**Project Construction and HMR Update: Ted Jack**

Please refer to the City of Fayetteville Video Archive for a detailed discussion of the meeting.

**Announcements**

Please refer to the City of Fayetteville Video Archive for a detailed discussion of the meeting.

**Upcoming Programs and Events**

July 7-11	Outdoor Adventure Camp 4: Lake Fayetteville
July 7-10	Pickleball Camp 2: Wilson Park
July 10	Gulley Park Concert, Rochelle Bradshaw & Hypnotion: Gulley Park
July 11	Movies In The Park, Shrek: Walker Park
July 12	Story Time With Mr. Troy: Ramble
July 14-18	Outdoor Adventure Camp 5: Lake Fayetteville
July 14-17	Tennis Camp 2: Wilson Park
July 15	Community Forester, Tree Anatomy And Function 1: Fayetteville Public Library
July 17	Gulley Park Concert, Dandelion Heart: Gulley Park
July 18	Dive-In Movie 2, The Minecraft Movie: Wilson Park Pool
July 19	Community Forester, Tree Anatomy And Function 2: Fayetteville Public Library
July 21-24	Pickleball Camp 3: Wilson Park
July 21-25	Camp Wilson 1: Wilson Park
July 24	Gulley Park Concert, King Cabbage Brass Band: Gulley Park
July 25	Movie In The Park, National Treasure: Lewis Park
July 25	Last Day Of YRCC Camps: YRCC
July 26	Dickson Street Mile: Upper Ramble
July 28- August 1	Camp Wilson 2: Wilson Park
July 31	Gulley Park Concert, Ultra Suede: Gulley Park

**Next Meeting Date:** August 4, 2025

**Adjournment**

The meeting adjourned at 6:47 p.m.

**Minutes Submitted by:** Elizabeth Milton



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**ARKANSAS**

100 W. Rock St. Suite 246  
Fayetteville, AR 72701

**Parks, Natural Resources and Cultural Affairs Advisory Board Meeting Minutes**  
**Rock St. Meeting Room / Virtual Meeting Via Zoom**  
**August 4, 2025**  
**5:30 PM**

**Members**

Chair Stephen Sheely (Exp: 12/25)  
Sky Caldwell (Exp: 12/27)  
Elizabeth Cunningham (Exp: 12/26)  
Yarri Davis (Exp: 12/27)  
Sarah Downing (Exp: 12/25)  
Dell Hall (Exp: 12/26)  
Hugh Kincaid (Exp: 12/25)  
Doug Walsh (Exp: 12/27)  
Melissa Zabecki (Exp: 12/26)

**City Staff**

Parks, Natural Resources and Cultural Affairs Director Alison Jumper  
Recreation Superintendent Lee Farmer  
Park Planning Superintendent Ted Jack  
Senior Administration Elizabeth Milton

A meeting of the Fayetteville Parks, Natural Resources and Cultural Affairs Advisory Board was held on August 4, 2025 at 5:30 PM in Suite 246 of the City Hall Rock Street Annex Building, located at 100 W. Rock Street in Fayetteville, Arkansas..

**Zoom Information**

**Registration Link:**

[https://fayetteville-ar.zoom.us/webinar/register/WN\\_RV9iurPkR6ChrvWhCJWqwg](https://fayetteville-ar.zoom.us/webinar/register/WN_RV9iurPkR6ChrvWhCJWqwg)

**Join by Telephone: (Toll Free) 888-475-4499**

**Webinar ID: 865 2613 9913**

**Passcode: 618335**

**Call to Order**

Chair Steve Sheely called the meeting to order at 5:30 p.m.

**Roll Call**

Present: Sheely, Caldwell, Cunningham, Davis, Downing, Hall, Kincaid, Walsh, Zabecki

**Park Land Dedication: Zach Foster**

**Mitchell Street Townhomes**

Mitchell Street Townhomes

Development Name:	Mitchell Street Townhomes
Engineer:	Enigneering Services, Inc (C. Plumlee)
Owner:	NWARECO LLC; Wild Card Ventures LLC
Location:	1757 W Mitchell St
Parcel ID Number:	765-07564-000
Park Quadrant:	SW
Development Size:	0.7 Ac
Units:	6 Multi-Family
Land Dedication Requirement:	N/A
Fee-In-Lieu Requirement:	\$5,712.00
Nearby Existing Parks:	Markham Hill Woods, Centennial Park, Hotz Park, Finger Park, Tsa-La-Gi Bike Park, World Peace Wetland Prairie, Town Branch Trail Corridor
Developer's Request:	Fee-In-Lieu
Staff Recommendation:	Fee-In-Lieu
Justification	Proximity To Existing Parks

1. Sheely to ask for a show of hands in favor. **PNRCAAB Motion: 9-0-0.** Please refer to the City of Fayetteville Video Archive for a detailed discussion of the meeting.

**Ashwood Townhomes**

Ashwood Townhomes  
 Development Name: Ashwood Townhomes  
 Engineer: Jorgensen & Associates (J. Inman)  
 Owner: Ashwood Partners LLC  
 Location: W Of S Razorback Rd And S Of Ashwood Ave  
 Parcel ID Number: 765-04058-000, 765-15399-000, And 765-03019-000  
 Park Quadrant: SW  
 Development Size: 4.1 Ac  
 Units: 140 Multi-Family  
 Land Dedication Requirement: N/A  
 Fee-In-Lieu Requirement: \$133,280.00  
 Nearby Existing Parks: Greathouse Park, Tsa-La-Gi Bike Park, Cato Springs Trail Corridor, Town Branch Trail Corridor, Finger Park  
 Developer's Request: Fee-In-Lieu  
 Staff Recommendation: Fee-In-Lieu  
 Justification: Proximity To Existing Parks

2. Sheely to ask for a show of hands in favor. **PNRCAAB Motion: 9-0-0.** Please refer to the City of Fayetteville Video Archive for a detailed discussion of the meeting.

**Reports and Presentations**

Board members to give subcommittee updates.

**Active Transportation Advisory Committee Report: Doug Walsh**

Please refer to the City of Fayetteville Video Archive for a detailed discussion of the meeting.

**Botanical Garden Report: Elizabeth Cunningham**

Please refer to the City of Fayetteville Video Archive for a detailed discussion of the meeting.

**Arts Council Report: Sarah Downing**

Please refer to the City of Fayetteville Video Archive for a detailed discussion of the meeting.

**New Business**

**South Yard Park Land Naming**

Discussion was postponed until the September PNRCAAB meeting. Still looking for name suggestions. Please refer to the City of Fayetteville Video Archive for a detailed discussion of the meeting.

### **Park Impact Fee**

The Parks Board discussed the Park Impact Fee study, findings and implications recently conducted by Staff. Please refer to the City of Fayetteville Video Archive for a detailed discussion of the meeting.

- Concern about asking for only 30% of the amount of the maximum allowable impact fee was expressed and that this would not allow the City to offset the impact of population growth. It was expressed that if the fee was assessed at this low rate, a large amount of bond funds would need to be devoted to Parks to offset the low fee.
- Concern about being able to update the fee frequently, and as needed, was discussed. The construction inflation index was favored, but the idea of having a component that adjusted for changes in land values was identified as valuable. It was noted that the land value used in the study appears low. Staff will search for an efficient method to achieve this.
- Being able to describe how future impact fees will be used was noted as being important for future conversations.
- Next steps were discussed, which included a great deal of work to prepare for adopting the impact fee should council decide to pursue the impact fee. The timeline to accomplish that is difficult to access, but staff expect at least 3–4 months.
- A discussion on the merits of including commercial and other development in the park impact fee structure was identified as a possible future direction. The board discussed that many people from surrounding towns come to Fayetteville to work, play, to shop, etc., and they use the Parks system, and other forms of development could help mediate that impact on the Parks system. An example was residents from towns that have splash pads coming to Fayetteville.
- A discussion of zones was held and was favorable to what was proposed except for increasing the amount of funds from other zones that could be used on special-use facilities from 25% to 30%. Special-use facilities, which are unique facilities that have a citywide service radius, will be further defined in future work.
- Discussed that there will be some changes to the work of the Parks board if the PIF is adopted. That will need to be explored further.

### **PNRCAAB Recommendation: 9-0-0**

Please refer to the City of Fayetteville Video Archive for a detailed discussion of the

meeting.

**PNRCAAB Subcommittee Discussion**

Please refer to the City of Fayetteville Video Archive for a detailed discussion of the meeting.

**Project Construction and HMR Update**

Please refer to the City of Fayetteville Video Archive for a detailed discussion of the meeting.

**Ted Jack**

HMR updates will be available at next month's PNRCAAB meeting.

**Announcements**

Please refer to the City of Fayetteville Video Archive for a detailed discussion of the meeting.

**August PNRCAAB Announcements**

August 4-8	Camp Wilson
August 9	St. James Backpack Giveaway: YRCC
August 9	Tree Care: Session 1
August 11	Wilson Pool - Reduced Hours Begin
August 12	Tree Care: Session 2
August 15	Weekend Starts
August 18	Adult Soccer Begins: Kessler Fields
August 18	Afterschool Program Behind (Tentative): YRCC
August 22	Movies In The Park- E.T.: Lewis Fields
August 23	Youth Soccer Begins: Kessler Fields
August 25	Adult Softball Begins: Gary Hampton And Lake Fayetteville
August 25	Adult Kickball Begins: Lake Fayetteville
August 29	Weekend Starts
September 1	Wilson Pool- Last Day Of Season

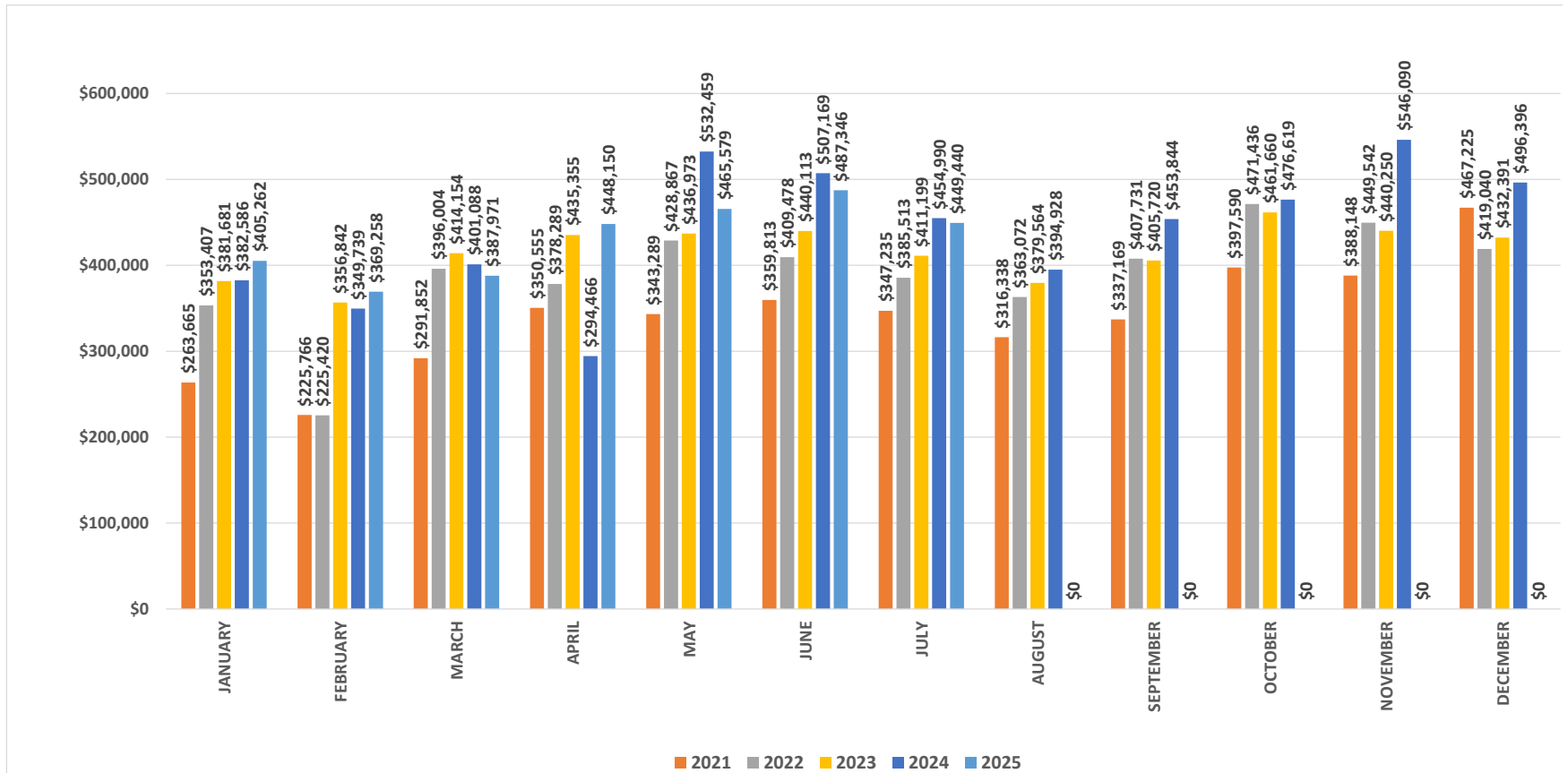
**Next Meeting Date:** August 4, 2025

**Adjournment**

The meeting adjourned at 6:38 p.m.

**Minutes Submitted by:** Elizabeth Milton

### Fayetteville Parks and Recreation HMR Comparison 2021 - 2025



Year to Date Total Comparison	2021	2022	2023	2024	2025
	\$ 2,182,176	\$ 2,576,978	\$ 2,876,318	\$ 2,922,497	\$ 3,013,006

YTD 2024-2025
3.1%

YTD 2024-2025
\$90,508