



**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
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

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	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