

# **City of Fayetteville, Arkansas**

*113 West Mountain Street*

*Fayetteville, AR 72701*

*(479) 575-8323*



## **City Council Final Agenda**

**Tuesday, December 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: 893 9695 2540  
[Public Registration Link: https://us06web.zoom.us/join/join?secret=89396952540](https://us06web.zoom.us/join/join?secret=89396952540)  
[AgendaItemComment@Fayetteville-AR.GOV](mailto: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**
2. **Housing and Community Services Update – Marlee Stark Chief Housing Officer**

**Proposed Agenda Additions****A. Consent**

**A.1. Approval of the November 4, 2025 City Council Meeting Minutes.**

**A.2. Approval of the November 18, 2025 City Council Meeting Minutes.**

**A.3. Replacement Asphalt Paver for the Transportation Department through J.A. Riggs Tractor Co.:**

A resolution to approve the purchase of an asphalt paver from J.A. Riggs Tractor Co. in the amount of \$582,984.00, pursuant to a Sourcewell Cooperative Purchasing Contract, plus any applicable surcharges, freight charges, and delivery fees. (2025-2280)

**A.4. Replacement Generator for Fleet Operations through Nixon Power Services:**

A resolution to approve the purchase of a Kohler generator and automatic transfer switch from Nixon Power Services in the amount of \$79,295.00, pursuant to a Sourcewell Cooperative Purchasing Contract, plus any applicable surcharges, freight charges, and delivery fees. (2025-2281)

**A.5. Replacement Bobcat UW56 for Parks Operations through Williams Tractor Inc.:**

A resolution to approve the purchase of a Bobcat Toolcat from Williams Tractor Inc. in the amount of \$83,269.30, pursuant to a Sourcewell Cooperative Purchasing Contract, plus any applicable surcharges, freight charges, and delivery fees, and to approve a budget adjustment. (2025-2282)

**A.6. Replacement Work Trucks for Parks Operations and Water Sewer through Randall Ford Inc.:**

A resolution to approve the purchase of two work trucks from Randall Ford Inc. in the amount of \$88,050.00, pursuant to Ordinance 6491, plus any applicable surcharges, freight charges, and delivery fees; and to approve a budget adjustment. (2025-2283)

**A.7. A Resolution to Approve Franchise Agreement Ozark Dumpster Service:**

A resolution to approve an agreement with Ozark Dumpster Service LLC for the hauling and disposal of solid waste in the City of Fayetteville for a period of 2 years with automatic renewals for two additional 2 year terms. (2025-2292)

**A.8. Contract Amendment for Ozark Compost and Swap:**

A resolution to approve Amendment No. 2 to the contract with Ozark Compost and Swap, LLC in the amount of \$15,000.00 for residential food waste curbside collection, and to approve a budget adjustment. (2025-2425)

**A.9. Approve Hauler Franchise Agreement:**

A resolution to approve an agreement with Republic Services for the hauling and disposal of solid waste in the City of Fayetteville for a period of 2 years with automatic renewals for two additional 2 year terms. (2025-2433)

**A.10. Approve Purchase of Recycling and Glass Carts:**

A resolution to approve the purchase of recycling and glass carts, and related products and services, from Rehrig Pacific Company in the amount of \$17,630.24, pursuant to a Sourcewell Cooperative Purchasing Contract. (2025-2428)

**A.11. Bid 25-50 Carl Holley Plumbing, Inc. (Construction):**

A resolution to award Bid #25-50 and authorize a contract with Carl Holley Plumbing, Inc. for installation of private service lines associated with the

relocation of a water main along Ridgeway Drive and Crestwood Drive in the amount of \$560,134.64 and to approve a budget adjustment. (2025-2152)

**A.12. City of West Fork (Water Purchase Agreement):**

A resolution to approve a 15 year Water Purchase Agreement between the City of Fayetteville and the City of West Fork to allow the City of Fayetteville to furnish wholesale potable water to the City of West Fork and its residents. (2025-2432)

**A.13. Bid Waiver for FARO Technologies, Inc.:**

A resolution to waive competitive bidding and approve the purchase of 3D laser scanner hardware and software from FARO Technologies, Inc. in the total amount of \$71,092.72. (2025-2366)

**B. Unfinished Business**

**B.1. RZN 2025-0048 N. Marks Mill Lane:**

An ordinance to rezone the property described in Rezoning Petition RZN 2025-48 for approximately 26.7 acres located south of North Marks Mill Lane in Ward 3 from RSF-4, Residential Single-Family, 4 Units Per Acre and UC, Urban Corridor to P-1, Institutional. (2025-2270)

At the November 18, 2025 City Council meeting, this ordinance was left on the first reading.

**C. New Business**

**C.1. Cato Springs Sewer Project (Easement Condemnations):**

A resolution to authorize the City Attorney to seek condemnation and possession of certain lands owned by individuals needed for the Cato Springs Sewer Extension and Lift Station Project. (2025-2430)

**C.2. Downtown Outdoor Refreshment Area Amendment:**

An ordinance to amend § 111.07 (D) Outdoor Refreshment Area to adopt a new Downtown Outdoor Refreshment Area Boundary Map. (2025-2112)

**C.3. Amend §167.04 and §167.05 of the Unified Development Code:**

An ordinance to align the Unified Development Code with the Urban Forestry Management Plan by amending § 167.04, Tree Preservation and Protection and § 167.05, Tree Protection Measures and Construction. (2025-2259)

**C.4. VAC 2025-0027 West Megan Drive:**

An ordinance to approve VAC-25-27 for property located at 2411 West Megan Drive Ward 2 to vacate 0.02 acres of general utility easement. (2025-2293)

**C.5. VAC 2025-0023 South Duncan Avenue:**

An ordinance to approve VAC-25-23 for property located at 65 South Duncan Avenue in Ward 2 to vacate 0.11 acres of right-of-way. (2025-2429)

**C.6. RZN 2025-0052 East Rock Street:**

An ordinance to rezone the property described in Rezoning Petition RZN-2025-52 for approximately 0.20 acres located south of 111 East Rock Street in Ward 1 from R-O, Residential-Office to DG, Downtown General. (2025-2426)

**C.7. Short-Term Rental Ordinance:**

An ordinance to repeal Ordinances 6427, 6625, 6710, 6820, 6888, and 6936 and to enact this replacement ordinance to legalize the operation of Short-Term Rentals pursuant to reasonable regulations. (2025-2485)

**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](http://www.fayetteville-ar.gov) or in the Office of the City Clerk, 113 W. Mountain, Fayetteville, Arkansas (479) 575-8323.