

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8323



City Council Final Agenda

Tuesday, December 16, 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: 890 6833 7279
Public Registration Link: https://us06web.zoom.us/join/join?secret=us06web.zoom.us/join/register/WN_bJcKRi1ISJmWkzxEOiei4g
AgendaItemComment@Fayetteville-AR.GOV

Call to Order**Roll Call****Pledge of Allegiance****Mayor' s Announcements, Proclamations and Recognitions**

1. Recognition of Community Member James Jim Blair

City Council Meeting Presentations, Reports and Discussion Items

1. Nominating Committee Report - Committee Chair

Proposed Agenda Additions**A. Consent**

- A.1. Approval of the December 2, 2025 City Council Meeting Minutes.**

A.2. Vehicle Parts, Tear Down, Inspect and Repair Services:

A resolution to approve the purchase of parts and repair services from original equipment manufacturers or their authorized vendors or repair locations in excess of \$40,000.00 to tear down, inspect, repair and maintain warranty where applicable for vehicle and equipment repairs as needed through December 31, 2026, within the approved budget. (2025-2475)

A.3. Samsara Telematics Master Agreement for Vehicle and Asset Management:

A resolution to approve the purchase of vehicle monitoring equipment and services from Samsara, Inc. in the amount of \$107,302.57 for 2026, and to authorize the ongoing purchase of equipment and services through April 23, 2029, pursuant to a Sourcewell Cooperative Purchasing Contract. (2025-2564)

A.4. Community Access Television, Inc.:

A resolution to approve an amendment to the Professional Services Contract with Community Access Television d/b/a Your Media in the amount of \$220,725.00 to extend the agreement for public access television for one additional year, contingent on approval of the 2026 Annual Budget and Work Program. (2025-2423)

A.5. Recognize Community Access Television FPTV Trust Revenue:

A resolution to approve a budget adjustment in the amount of \$10,000.00 to recognize Public Access activity revenue for future promotional activities for Fayetteville Public Television. (2025-2424)

A.6. District Court Technology Purchase:

A resolution to approve a budget adjustment in the amount of \$122,000.00 to recognize and appropriate revenue from the Court Automation Fund for upgrades to court servers, software, computers, and related technology equipment. (2025-2545)

A.7. HR Learning Management Software Purchase:

A resolution to approve the purchase of learning management software in the amount of \$85,767.25 from Governmentjobs.com, Inc. d/b/a NeoGov, pursuant to a Sourcewell Cooperative purchasing contract. (2025-2541)

A.8. Approval of an Area Agency on Aging of Northwest Arkansas Contract:

A resolution to approve Amendment No. 1 to the contract with the Area Agency on Aging of Northwest Arkansas in the amount of \$182,577.00 to provide public recreation services for senior residents. (2025-2514)

A.9. Recognize Parks Donation Revenue:

A resolution to approve a budget adjustment in the amount of \$70,011.00 representing donation revenue to Parks, Natural Resources and Cultural Affairs from residents and local businesses. (2025-2478)

A.10. Recognize and Allocate Animal Services Donation Revenue:

A resolution to approve a budget adjustment in the amount of \$486,948.00 representing donation revenue to the Animal Services Division. (2025-2476)

A.11. Approval of Lease Agreement with the Arkansas Air and Military Museum, Inc.:

A resolution to approve a lease agreement with the Arkansas Air and Military Museum, Inc. for property located at Drake Field, to automatically renew for additional one-year terms. (2025-1846)

A.12. Purchase of Asset Inspection and Decision Support Software:

A resolution to waive competitive bidding and authorize the purchase of GraniteNet Asset Inspection and Decision Support Software from Cues, Inc. in an amount not to exceed \$50,000.00 per year on an as-needed basis through December 31, 2030. (2025-2494)

A.13. Amendment to Inframark, LLC Contract:

A resolution to approve Amendment No. 1 to the contract with Inframark, LLC for wastewater treatment operations, maintenance, and management services in the amount of \$8,450,000.00 for services provided in 2026. (2025-2431)

A.14. Bid 25-51 Grant Garrett Excavating, Inc.:

A resolution to award Bid #25-51 and authorize a contract with Grant Garrett Excavating, Inc. for construction of the Cato Springs Sewer Extension and Lift Station Improvements Project in the amount of \$2,892,557.10, to approve a project contingency in the amount of \$300,000.00, and to approve a budget adjustment. (2025-2490)

A.15. Amendment to Crafton, Tull & Associates, Inc. Contract:

A resolution to approve Amendment No. 1 to the contract with Crafton, Tull & Associates, Inc. in an amount not to exceed \$135,000.00 for design of the sanitary sewer lift station, gravity, and force main lines associated with the South Cato Springs Holdings, LLC Economic Development Project. (2025-2489)

A.16. Approval of an Agreement with Johnson Controls, Inc.:

A resolution to approve a Planned Service Agreement with Johnson Controls, Inc. in the amount of \$79,100.00, for three years, plus the cost of non-scheduled service calls. (2025-2515)

A.17. Release of Notice for Property Located at 2301 W. Martin Luther King Jr. Boulevard:

A resolution to authorize Mayor Rawn to sign a Release of Notice for property located at 2301 West Martin Luther King Jr. Boulevard to remove a potential cloud on title. (2025-2470)

A.18. Approval of a Contract with the Fayetteville Chamber of Commerce:

A resolution to approve a one year contract with the Fayetteville Chamber of Commerce in the amount of \$250,000.00 to provide economic development consulting services. (2025-2496)

A.19. Approval of an Agreement with Downtown Fayetteville Coalition:

A resolution to approve a services agreement in the amount of \$175,000.00 annually with the Downtown Fayetteville Coalition for a three-year term. (2025-2538)

A.20. Approval to Purchase Fuel Station Equipment:

A resolution to approve the purchase of fuel station equipment for the Police Department Headquarters in the amount of \$205,088.23 from SPATCO Energy Solutions, pursuant to a Sourcewell Cooperative Purchasing Contract. (2025-2477)

A.21. Approval of Police Department Policies:

A resolution to approve Fayetteville Police Department Policies 26.1.1 Disciplinary Matters & Award Procedures; 41.2.7 Department Response to Subjects with Mental Health Issues; and 61.2 Collision Investigation. (2025-2539)

B. Unfinished Business**B.1. RZN 2025-0046 North Penelope Lane:**

An ordinance to rezone the property described in rezoning petition RZN 2025-46 for approximately 2.58 acres located at 2097 North Penelope Lane in Ward 4 from R-A, Residential-Agricultural and RMF-24, Residential Multi-Family, 24 units per acre to RI-U, Intermediate-Urban. (2025-2131)

At the November 4, 2025 City Council meeting, this ordinance was left on the first reading and tabled to the November 18, 2025 City Council meeting.

At the November 18, 2025 City Council meeting, this ordinance failed.

At the December 2, 2025 City Council meeting, the City Council voted to reconsider the final vote that occurred on this item at the November 18, 2025 City Council meeting. The City Council then left this item on the third and final reading, and tabled it to the December 16, 2025 City Council meeting.

B.2. 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.

At the December 2, 2025 City Council meeting, this ordinance was left on the second reading.

B.3. 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)

At the December 2, 2025 City Council meeting, this ordinance was approved, but its emergency clause failed. The City Council then moved to reconsider the item, and tabled it to the December 16, 2025 City Council meeting. This ordinance is on the third and final reading.

C. New Business**C.1. Public Hearing: Butterfield Trail Village Public Facilities Board Revenue Bonds:**

A resolution ratifying the resolution of the Fayetteville Public Facilities Board which approved issuance of Public Facilities Board revenue bonds for the Butterfield Trail Village Project; and prescribing other matters pertaining thereto. (2025-2569)

C.2. VAC 2025-0026 N. Gregg Ave.:

An ordinance to approve the vacation of a 4,850 square foot portion of a tree preservation easement located north of 3600 North Gregg Avenue contingent on the dedication of a replacement tree preservation easement totaling 5,534 square feet and other conditions. (2025-2483)

C.3. VAC 2025-0017 S. Duncan Ave & W. Treadwell St.:

An ordinance to approve VAC-25-17 for property located west of South Duncan Ave and West Treadwell Street in Ward 2 to vacate 0.02 acres of sewer easement. (2025-2486)

C.4. VAC 2025-0025 S. Van Buren Ave.:

An ordinance to approve VAC-25-25 for property located at 1370 and 1378 South Van Buren Avenue in Ward 1 to vacate 0.25 acres of right of way. (2025-2549)

C.5. VAC 2025-0029 N. Ruppel Road:

An ordinance to approve VAC-25-29 for property located at 618 North Ruppel Road in Ward 4 to vacate 0.07 acres of utility easement. (2025-2563)

C.6. VAC 2025-0030 N. Gulley Road:

An ordinance to approve VAC-25-30 for property located at 3383 North Gulley Road in Washington County to vacate 0.10 acres of water easement. (2025-2517)

C.7. RZN 2025-0049 W. Miller St.:

An ordinance to rezone the property described in Rezoning Petition RZN 2025-49 for approximately 0.20 acres located at 258 West Miller Street in Ward 2 from RSF-4, Residential Single-Family, 4 Units Per Acre to UN, Urban Neighborhood. (2025-2547)

C.8. RZN 2025-0053 W. Sligo St.:

An ordinance to rezone the property described in Rezoning Petition RZN 2025-53 for approximately 0.17 acres located at 1539 West Sligo Street in Ward 1 from RSF-4, Residential Single-Family, 4 Units Per Acre to RI-U, Residential Intermediate-Urban. (2025-2552)

C.9. RZN 2025-0054 E. 12th St.:

An ordinance to rezone the property described in Rezoning Petition RZN 2025-54 for approximately 0.20 acres located at 187 E. 12th Street in Ward 1 from NC, Neighborhood Conservation to UN, Urban Neighborhood. (2025-2551)

C.10. RZN 2025-0055 N. Easy Ave.:

An ordinance to rezone the property described in Rezoning Petition RZN 2025-55 for approximately 0.30 acres located at 2040 North Easy Avenue in Ward 2 from RSF-4, Residential Single-Family, 4 Units Per Acre to NS-G, Neighborhood Services-General. (2025-2553)

C.11. RZN 2025-0056 N. Chestnut Ave.:

An ordinance to rezone the property described in Rezoning Petition RZN 2025-56 for approximately 0.83 acres located at 1723 North Chestnut Avenue in Ward 2 from C-2, Thoroughfare Commercial to CS, Community Services. (2025-2550)

C.12. Award RFQ 25-15 with Rania Alomar Architect, Inc.:

A resolution to award RFQ 25-15 and sign a contract with Rania Alomar Architect, Inc. for the design of the Animal Services Facility in the amount of \$180,235.00, and to approve a budget adjustment. (2025-2418)

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.