

**AGENDA  
REGULAR MEETING  
CITY COUNCIL  
CITY OF MAUMELLE  
OCTOBER 17, 2016  
6:00 PM  
CITY HALL**

**1. CALL TO ORDER**

**2. INVOCATION AND PLEDGE OF ALLEGIANCE**

The City of Maumelle welcomes people of diverse cultures and beliefs. Any religious viewpoint expressed during invocation, or at any other time during the meeting, reflects only the personal opinion of the speaker. It is not intended to proselytize, advance, or disparage any religious belief.

**3. SPECIAL GUESTS AND ANNOUNCEMENTS**

A. Morgan Sanitary Sewer Project – Leigh Ann Pool & Eric Holloway

**4 APPROVAL OF MINUTES – OCTOBER 3<sup>RD</sup> REGULAR MEETING**

**5. PUBLIC COMMENT**

**During Public Comment, issues NOT on the agenda may be addressed.** Public comments concerning items on the agenda will be allowed when that item is discussed by the Council. Anyone wishing to make a comment must fill out the provided form and present it to the City Clerk. In the interest of time comments will be limited to three (3) minutes. **This privilege may be revoked by the Mayor in the case of inappropriate language or comments.** Any public member shall first state his or her name and address, followed by a concise statement of the person's position or concern. **All remarks shall be addressed to the Mayor or the Council as a whole, not to any particular member of the Council.** No person other than the Council members and the person having the floor shall be permitted to enter into any discussions without permission of the Mayor.

**6. FINANCIAL STATEMENT REVIEW (second meeting of each month)**

**7. TREE BOARD APPOINTMENT**

A. Barbara H. Baker

**8. PROCEDURAL MOTION**

**9. UNFINISHED BUSINESS**

- A. Third Reading Ordinance 913 Amendment to Chapter 46 of Maumelle City Code **Alderman Kelley**  
With no objections, Mayor Watson may call for the third reading of the ordinance amending Chapter 46, Parks and Recreation; Article I, In General; Section 3, Maumelle Veteran's Memorial—Access to and use of limited, of the Maumelle City Code. A MOTION IS IN ORDER.

## **9. NEW BUSINESS**

- A. First Reading Ordinance 915 to Appoint Commissioners to District 12 **Mayor Watson**  
With no objections, Mayor Watson may call for the first reading of the ordinance to appoint Municipal Multipurpose Property Owners Improvement District Commissioners to Muncipal Multipurpose Property Owners' Improvement District No. 12 of Maumelle, Arkansas. NO ACTION IS REQUIRED.
- B. Resolution 2016-28 Supporting Issue 3. **Mayor Watson**  
With no objections, Mayor Watson may call for the reading of the resolution supporting the passage of issue No. 3, an amendment to the Arkansas Constitution concerning the job creation, job expansion, and economic development. A MOTION IS IN ORDER.

## **10. MAYOR'S COMMENTS**

- A. Maumelle selected as a 2016 Volunteer Community of the year  
B. 2017 Budget

## **11. PLANNING COMMISISON REPORT**

## **12. ALDERMEN'S COMMENTS**

## **13. CITY ATTORNEY'S COMMENTS**

## **14. CITY CLERK'S COMMENTS**

## **15. FYI**

- A. Building Permits Report

## **16. ADJOURNMENT**

**MINUTES  
REGULAR MEETING  
CITY COUNCIL  
CITY OF MAUMELLE  
OCTOBER 3, 2016  
6:00 PM  
CITY HALL**

Mayor Watson called the meeting to order at 6:00 p.m. with seven members present. Ward 3 Position 1 was vacant.

Mayor Watson gave the invocation and led the Pledge of Allegiance.

**ALDERMAN WARD 3 POSITION 1 APPOINTMENT**

Terry Williams introduced herself to the council.

Alderman Saunders motioned to approve the appointment of Terry Williams to Ward 3 Position 1 Alderman. Alderman Timmons seconded the motion and it passed unanimously.

**CITY CLERK/TREASURER APPOINTMENT**

Alderman Vaprezsán stated he would be recusing himself from any discussion and voting since his wife was one of the applicants and left the council chambers.

Alderman Timmons stated she would be recusing herself from any discussion and voting since her daughter-in-law was one of the applicants.

Each applicant came before the Council and was interviewed.

The Council voted (4) votes for Tina Timmons and (3) for Andrea Zimmerman. Mayor Watson cast the final vote for Tina Timmons.

Mayor Watson called for a short recess at 8:02 p.m.

Mayor Watson reconvened the meeting at 8:08 p.m.

**APPROVAL OF MINUTES – SEPTEMBER 19, 2016 REGULAR MEETING**

Alderman Saunders motioned to approve the September 19<sup>th</sup> minutes. Alderman Anderson seconded the motion, and it passed unanimously.

**PUBLIC COMMENT**

Ralph Kearney, of 35 Club Manor Drive, stated he was concerned with the state of Club Manor’s road conditions and traffic. He stated he would like to see a speed bump placed by Nicklaus Drive, near Fairway Drive.

Mayor Watson stated there is a work order to repair a portion of Club Manor, and there is going to be a speed study done on that road.

**PROCEDURAL MOTION**

Alderman Vaprezsán moved to have all ordinances and resolutions read by title only. Alderman Anderson seconded the motion, and it passed unanimously.

**ORDINANCE 911 – AMENDING MAUMELLE LAND USE PLAN**

With no objections, Mayor Watson called for the third reading of the ordinance amending the current Land Use to show that the land use on the area identified as “Rezone from R-2 to R-1” with the legal description as stated on the survey attached hereto as Exhibit A, a part of the SW1/4 NW1/4 and a part of the NW1/4 SW1/4 Section 29, T-3-N, R-13-W, Pulaski County, Arkansas, dated August 4, 2016 without revision, that was previously designated as MFA (Multifamily Attached) to SFD (Single Family Detached) to accommodate the anticipated use by the applicant. The City Clerk gave the reading.

Alderman Anderson motioned to approve Ordinance 911. Alderman Vaprezsán seconded the motion and it passed unanimously.

**ORDINANCE 912 – AMENDING MAUMELLE ZONING MAP**

With no objections, Mayor Watson called for the third reading of the ordinance amending the current Zoning Map to show that the land use on the area identified as “Rezone from R-2 to R-1” with the legal description as stated on the survey attached hereto as Exhibit A, a part of the SW1/4 NW1/4 and a part of the NW1/4 SW1/4 Section 29, T-3-N, R-13-W Pulaski County, Arkansas, dated August 4, 2016 without revision, that was previously designated as R-2 to R-1 to accommodate the anticipated use by the applicant. The City Clerk gave the reading.

Alderman Vaprezsán motioned to approve Ordinance 911. Alderman Anderson seconded the motion and it passed unanimously.

**ORDINANCE 913 - AMENDMENT TO CHAPTER 46 OF MAUMELLE CITY CODE**

With no objections, Mayor Watson called for the second reading of the ordinance amending Chapter 46, Parks and Recreation; Article I, In General; Section 3, Maumelle Veteran’s Memorial – Access to and use of limited, of the Maumelle City Code. The City Clerk gave the reading.

**ORDINANCE 914 ALLOWING ALDERMAN WILLIAMS TO DO BUSINESS WITH THE CITY OF MAUMELLE**

With no objections, Mayor Watson called for the first reading of the ordinance permitting Alderman Williams to conduct business with the City of Maumelle, Arkansas, and prescribing the extent of this authority. The City Clerk gave the reading.

Alderman Williams recused herself from any discussion or vote on this ordinance.

Alderman Anderson motioned to suspend the rules and have the second and third reading of Ordinance 914. Alderman Holt seconded the motion and it passed with Alderman Mosley voting no.

With no objections, Mayor Watson called for the second and third reading of the ordinance permitting Alderman Williams to conduct business with the City of Maumelle, Arkansas, and prescribing the extent of this authority. The City Clerk gave the reading.

Alderman Anderson motioned to approve Ordinance 914. Alderman Kelley seconded the motion and it passed with Alderman Williams abstaining.

Alderman Anderson motioned to enact the Emergency Clause. Alderman Kelley seconded the motion and it passed with Alderman Mosley voting no and Alderman Williams abstaining.

**RESOLUTION 2016-26 A RESOLUTION TO CERTIFY THE TAXATION RATE FOR THE TAX YEAR 2016**

With no objections, Mayor Watson may call for the reading of the resolution certifying to the Pulaski County, Arkansas county clerk the rates of taxation to be levied by the City of Maumelle on taxable real and personal property within the City of Maumelle, Arkansas for the tax year 2016. The City Clerk gave the reading.

Alderman Anderson motioned to approve Resolution 2016-26. Alderman Kelley seconded the motion and it passed unanimously.

**RESOLUTION 2016-27 A RESOLUTION APPROVING PRELIMINARY DEVELOPMENT TRACT 4 OSBURNE ADDITION**

With no objections, Mayor Watson may call for the reading of the resolution approving a preliminary development plan for tract 4 Osborne additions. The City Clerk gave the reading.

Eric Holloway, of 200 Casey Drive, gave a brief overview of the project.

Alderman Anderson motioned to approve Resolution 2016-27. Alderman Saunders seconded the motion and it passed unanimously.

**TRAFFIC COMMITTEE MEETING**

Mayor Watson stated the committee decided to place two additional stop signs on Carnahan Dr. at the Maumelle Middle School at the eastern most drive. He stated this will create a four way stop at Louis Nelson Drive, and Carnahan Drive.

### **MAYOR'S COMMENTS**

Mayor Watson stated the budget was almost complete. He stated his goal was to have the budget ready for the next council meeting.

Mayor Watson went over possible budget meeting dates with the council.

### **PLANNING COMMISSION REPORT**

Alderman Saunders stated there was a request for a conditional use permit for Destiny of the Kingdom Ministries which was deferred.

Alderman Saunders stated there was a request for variance regarding Maumelle Ridge 223 which was denied. Alderman Saunders stated Maumelle Ridge decided to change the zoning to PRD and the variance was passed.

Alderman Saunders stated there was a preliminary plat for The Gardens at Ridgeview Trails that was passed.

Alderman Saunders stated there was a preliminary development and landscape plan for Tract 4 Osbourne Addition that both passed.

### **ALDERMAN'S COMMENTS**

Alderman Kelley requested a 5-10 year plan from each department using the Strategic Plan as a template.

Alderman Mosley thanked everyone who applied for the City Clerk position.

Alderman Vaprezsán stated it would be wise to vet potential candidates for the next time the council is put in this position. Mayor Watson stated there is no vetting for elected officials.

Alderman Saunders asked when City Hall renovations will begin. Mayor Watson stated the Senior Center will have to be moved out first.

Alderman Anderson asked when the new fire station becomes occupied. Mayor Watson stated the grand opening will be November 6, 2016 at 3:00 p.m.

### **CITY ATTORNEY'S COMMENTS**

City Attorney Norris congratulated both newly appointed public officials.

### **CITY CLERK COMMENTS**

City Clerk Timmons thanked everyone for giving her this opportunity.

**ADJOURNMENT**

Alderman Vaprezsan motioned to adjourn the meeting. Alderman Anderson seconded the motion, and it passed unanimously by all in attendance.

Mayor Watson adjourned the meeting at 8:47 p.m.

---

MAYOR MICHAEL WATSON

---

CITY CLERK/TREASURER, TINA TIMMONS

APPROVED  
October 3, 2016

Barbara H. Baker  
11 Blue Mountain Drive  
Maumelle, AR 72113

October 11, 2016

Maumelle City Council  
c/o Tina Timmons, City Clerk  
550 Edgewater  
Suite 590  
Maumelle, AR 72113

Dear Maumelle City Council Members:

I am interested in the opportunity to serve on the Tree Board. I met with the members of the Tree Board earlier this month to help plan the Arbor Day Celebration. The open position was brought up during the meeting and I was encouraged by Mr. Rule to apply to be a member. I am a Pulaski County Master Gardener and have experience in planting and caring for trees in park and suburban settings. I am aware of the value that trees add to the community, both economically and aesthetically. The trees in Maumelle are beneficial resources that make the city more livable.

I moved to Maumelle in 2014, where I live with my husband, Mike, a former Marine Corps Captain. When we retired, we chose Maumelle for our home because of its appealing residential design and its reputation as a tree city. As a Master Gardener, I volunteer for the Maumelle Community Center project gardens and participated in the Arbor Day Celebration at Lake Willastein Park, last November.

Thank you for your consideration. I look forward to hearing from you.

Sincerely,

Barbara H. Baker  
660-441-2529  
[Bbaker13@hotmail.com](mailto:Bbaker13@hotmail.com)

**Barbara H. Baker, PhD, RN**

[bhbaker@ucmo.edu](mailto:bhbaker@ucmo.edu)  
[bbaker13@hotmail.com](mailto:bbaker13@hotmail.com)

**EDUCATION AND TRAINING:**

**Education:**

2007 Doctor of Philosophy, University of Arkansas for Medical Sciences  
2001 Master of Science in Nursing, Arkansas State University  
1997 Bachelor of Science in Nursing, Arkansas State University  
1985 Associate Degree in Nursing, Neosho County Community College

**PROFESSIONAL EXPERIENCE**

**Academic:**

January, 2014 - Present	University of Central Missouri	Adjunct Emeriti
August, 2010 – Dec., 2013	University of Central Missouri	Assistant Professor
August, 2008 – June, 2010	University of Arkansas, Fort Smith	Assistant Professor
June, 2003 – July, 2008	University of Arkansas, Little Rock	Assistant Professor
August, 1998 – May, 2003	North Arkansas College	Instructor

**Clinical:**

August, 1990 - August, 2002	Baxter Regional Medical Center	RN charge nurse
March, 1984 - June, 1990	Allen County Hospital	Staff RN

**CAREER HIGHLIGHTS**

**Invited Presentations:**

- Podium presentation, “Retention Strategies for Undergraduate Nursing Students: A Review of the Literature.” Nurse Educator Conference, University of Arkansas for Medical Sciences, June 5, 2006, Little Rock, AR.
- Podium Presentation, “Weight Loss and Diet Plans.” Arkansas Nurse Association Annual Convention, Oct. 6, 2007, Rogers, AR.
- Poster Presentation, “Internet Surveys: Obtaining Feedback from Clinical Site Coordinators.” Mosby’s Faculty Development Institute, Jan. 7 -8, 2008, San Francisco, CA.
- Poster Presentation, “Faculty Ratings of Effectiveness of Retention Strategies for Minority Students.” SREB Council on Collegiate Education for Nursing, Oct. 7 – 9, 2008, Atlanta, GA.
- Podium presentation, “Retention Strategies for Minority Students in Undergraduate Nursing Programs.” UAMS College of Nursing Educator Conference, June 11-12, 2009.
- Poster presentation, “Minority Students in Undergraduate Nursing Programs”, 16th Annual Midwest Regional Nursing Educators Conference. University of Missouri, Columbia Missouri. Nov. 10 - 11, 2011.

- Poster presentation, “Faculty Ratings of Retention Strategies for Minority Students in Undergraduate Nursing Programs”, Missouri League for Nursing Annual Convention, Osage Beach, Missouri. April 11-13, 2012.
- Poster Presentation, “Technology Mediated Teaching Strategies in Nursing Education for Veterans Care”. Professional Nurse Educators Group Annual Conference. Kansas City, Missouri. Oct. 17 – 20, 2013.

## SELECTED PROFESSIONAL ACTIVITIES

### Professional Organizations

- 2014 – current Arkansas Nurses Association, Member
- 1998 – current American Nurses Association, Member

### Community:

- University of Central Missouri Human Subjects Committee, Member-at-large, 2011 – 2014.
- Certified Peer Reviewer/ Content Expert, Quality Matters 2012—2016
- Textbook reviewed for publishers of Thede, L. & Sewell, J. (2010). *Informatics and nursing: Competencies and applications*. Philadelphia: Lippincott Williams & Wilkins.
- Nurses Education Day, North Kansas City Hospital. Feb. 15, 2011.
- General Education Review Committee member. Revised Competency 1: Student learning outcomes for English 1020 and English 1030. Spring, 2011.
- Missouri Nurse Foundation. Panel member, Pursuing Excellence in Nursing Education & Nursing Practice, Jefferson City, MO. June 6, 2012
- Arkansas Master Gardener, June, 2014

## PUBLICATIONS

- Baker, B. (2005). Newspaper reports of the nursing shortage in Arkansas. *Quills and Pixels*, 8, 111- 114.
- Baker, B. (2006). Weight loss and diet plans. *American Journal of Nursing*, 106(6), 52-60.
- Baker, B. & Perkins, G. (2008). Internet surveys: Obtaining feedback from clinical site coordinators. *Nurse Educator* 33(3), 79 – 83.
- Baker, B. (2010). Faculty ratings of retention strategies for minority nursing students. *Nursing Education Perspectives*, 31(4), 216-220.
- Baker, B. (2015). Minority student retention. In Smith, M. J., Carpenter, R., & Fitzpatrick, J. J. (Eds.), *Encyclopedia of Nursing Education*. New York: Springer Publishing.

**LICENSURE:** RN License, AR. R34195

**BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF MAUMELLE,  
COUNTY OF PULASKI, STATE OF ARKANSAS,**

**AN ORDINANCE TO BE ENTITLED:**

**ORDINANCE NO. 913**

**AMENDING CHAPTER 46 OF THE MAUMELLE CITY CODE**

**WHEREAS**, Chapter 46, Section 3, of the Maumelle City Code concerns the Maumelle Veteran's Memorial; and

**WHEREAS**, in order to further preserve the Memorial and the honor for which it was built, the City Council desires to amend this section of the Maumelle City Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAUMELLE, ARKANSAS, AS FOLLOWS:**

**SECTION 1.** Chapter 46, Parks and Recreation; Article I, In General; Section 3, Maumelle Veteran's Memorial—Access to and use of limited, of the Maumelle City Code is hereby amended to read as follows:

The Maumelle Veterans Memorial was built to honor veterans of the Armed Forces of the United States. The City of Maumelle intends to preserve the honor and dignity for which the memorial was constructed. While visitors are encouraged at the memorial, the city recognizes that the purpose of the memorial makes certain activities inappropriate at any time. Any group events at the memorial must be scheduled and approved through the Maumelle Parks and Recreation Department in conjunction with the Maumelle Veteran's Memorial Committee. The Maumelle Parks and Recreation Department shall only approve a group event at the memorial if the purpose of the event is to specifically honor veterans.

- (1) Skating prohibited. It is unlawful for any person to skate upon the Veteran's Memorial using rollers of any kind.
- (2) Cycling prohibited. It is unlawful for any person to cycle upon the Veteran's Memorial using cycles or wheeled vehicles of any kind.
- (3) Fishing prohibited. It is unlawful for any person to fish from the Veteran's Memorial or within ten yards of any portion of the memorial.
- (4) Damaging activities prohibited. It is unlawful for any person to engage in any activity that could damage the fixtures or components of the Veteran's Memorial, even if no such damage occurs.
- (5) Enforcement. A code enforcement or law enforcement officer may issue a citation to any person in violation of the provisions of this section.
- (6) Penalty. Any person issued a citation pursuant to this section shall be deemed to be charged with a civil infraction. Upon conviction, a fine of at least \$100.00 and/or community service shall be assessed for each violation of this section.

**SECTION 2.** *(Do not codify).* **Codification.** It is the intention of the City Council of the City of Maumelle that the provisions of this Ordinance shall become and be made a part of the City Code of the City of Maumelle, Arkansas, and that the Sections of this ordinance may be renumbered, re-

lettered and the word "Ordinance" may be changed to "Section," "Article," or such other word(s) or phrase(s) in order to accomplish such intention.

**SECTION 3.** *(Do not codify).* **Repealer.** All other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

**SECTION 4.** *(Do not codify).* **Severability.** If any clause, sentence, paragraph, section, or other portion of this ordinance is found to be unconstitutional, invalid or inoperative by a court of competent jurisdiction, such findings shall not affect the validity of the remainder of these sections, nor shall any proceeding invalidating any portion of any section operate to affect any portion of the remainder of said sections not specifically attacked in said proceeding.

Approved this \_\_ day of \_\_\_\_\_, 2016.

By: \_\_\_\_\_  
Michael Watson, Mayor

Attest:

SPONSORED BY:  
Alderman Marc Kelley

\_\_\_\_\_  
\_\_\_\_\_, City Clerk

Approved As To Legal Form:

\_\_\_\_\_  
Caleb Norris, City Attorney

	Mosley	Saunders	Kelley	Anderson	Lewis	Timmons	Vaprezsan	Holt
Yes								
No								

**BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF MAUMELLE,  
COUNTY OF PULASKI, STATE OF ARKANSAS,**

**AN ORDINANCE TO BE ENTITLED:**

**ORDINANCE NO. 915**

**AN ORDINANCE TO APPOINT MUNICIPAL MULTIPURPOSE PROPERTY OWNERS IMPROVEMENT DISTRICT COMMISSIONERS TO MUNICIPAL MULTIPURPOSE PROPERTY OWNERS' IMPROVEMENT DISTRICT NO. 12 OF MAUMELLE, ARKANSAS, AND FOR OTHER PURPOSES**

**WHEREAS**, on December 14, 2005, the City of Maumelle, Arkansas, by Ordinance No. 581, established the Municipal Multipurpose Property Owners' Improvement District No. 12 of Maumelle, Arkansas (New Bedford Residential Subdivision Project) (the "District");

**WHEREAS**, the original Commissioners of the District, Clint Aguiar, Gary Washam and Robert Aguiar, resigned and the three positions on the Board of Commissioners were replaced by Russell W. James, Scott M. Hurley and Robert Graham Smith by Ordinance No. 841 passed February 18, 2014;

**WHEREAS**, Russell W. James, Scott M. Hurley and Robert Graham Smith have resigned and the three positions on the Board of Commissioners are vacant;

**WHEREAS**, all improvements in the District have been completed;

**WHEREAS**, New Bedford LLC has petitioned the City Council pursuant to Arkansas Code Annotated § 14-94-107(a)(2)(A), seeking to name Ryan Schoch, Melanie Bunten, and Billy Smith, as Commissioners; and

**WHEREAS**, Ryan Schoch, Melanie Bunten and Billy Smith are willing to serve as Commissioners.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAUMELLE, ARKANSAS, AS FOLLOWS:**

**SECTION 1.** That Ryan Schoch, Melanie Bunten and Billy Smith are named as Commissioners of Municipal Multipurpose Property Owners' Improvement District No. 12 of Maumelle, Arkansas (New Bedford Residential Subdivision Project).

Ryan Schoch, Melanie Bunten and Billy Smith are directed to file their Oaths of Office within thirty (30) days of the effective date of this ordinance with the Maumelle City Clerk.

**SECTION 2.** *Severability.* If any clause, section or other part of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered as eliminated and in no way effecting the validity of the other provisions of this Ordinance.

**SECTION 3. Repealer.** All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

**APPROVED, this \_\_\_ day of November, 2016.**

By: \_\_\_\_\_  
Michael Watson, Mayor

Attest:

\_\_\_\_\_  
Tina Timmons, City Clerk/Treasurer

Approved As To Legal Form:

\_\_\_\_\_  
Caleb Norris, City Attorney

SPONSORED BY:

Mayor Michael Watson

	Mosley	Saunders	Kelley	Anderson	Williams	Timmons	Vaprezsan	Holt
Yes								
No								

**WILLIAMS & ANDERSON PLC**

TWENTY-SECOND FLOOR  
111 CENTER STREET  
LITTLE ROCK, ARKANSAS 72201

DAVID F. MENZ  
dmenz@williamsanderson.com

DIRECT DIAL  
(501) 396-8416

(501) 372-0800  
TELECOPIER  
(501) 372-6453

October 4, 2016

The Honorable Mike Watson  
Mayor, City of Maumelle  
550 Edgewood Drive, Suite 590  
Maumelle, AR 72113

RE: Municipal Multipurpose Property Owners' Improvement District No. 12 of  
Maumelle, Arkansas (New Bedford Residential Subdivision Project)

Dear Mayor Watson:

I understand that the City of Maumelle is currently without a City Clerk, so I am directing this letter to you.

The captioned improvement district was established by the Maumelle City Council on December 14, 2005 by City Ordinance No. 581. The original Commissioners were Clint Aguiar, Gary Washam and Robert Aguiar.

These Commissioners resigned, and by Maumelle City Ordinance No. 841 enacted on February 18, 2014, Russell W. James, Scott M. Hurley and Robert Graham Smith as Commissioners of the District. A copy of that Ordinance is enclosed for your convenience.

The three current Commissioners now wish to resign and I have their resignations in hand. The reason for their resignation is that the property has been fully developed, and Mr. James, Mr. Hurley and Mr. Smith have located three property owners in the District who have agreed to serve as Commissioners. They are Melanie Bunten, Ryan Schoch and Billy Smith.

If you will be so kind as to put this on the next available Maumelle City Council Agenda, I would appreciate it. If you would like me to draft an Ordinance for the City Council, I will be glad to do so.

If you have any questions, please feel free to call me.

WILLIAMS & ANDERSON PLC

Mayor Mike Watson  
October 4, 2016  
Page 2

Kindest regards.

Cordially yours,

WILLIAMS & ANDERSON PLC

A handwritten signature in black ink, appearing to read "David F. Menz". The signature is written in a cursive style with a large, stylized initial "D".

David F. Menz

DFM:rcs

Encls.

cc: Caleb Norris, City Attorney  
Scott Hurley  
Shelli Jordan, Regions Bank

**PETITION FOR APPOINTMENT OF  
NEW COMMISSIONERS FOR  
MUNICIPAL MULTIPURPOSE PROPERTY OWNERS IMPROVEMENT  
DISTRICT NO. 12 OF MAUMELLE, ARKANSAS  
(NEW BEDFORD RESIDENTIAL SUBDIVISION PROJECT)**

TO THE CITY COUNCIL OF THE CITY OF MAUMELLE, ARKANSAS:

The undersigned are the current Commissioners of Municipal Multipurpose Property Owners Improvement District No. 12 of Maumelle, Arkansas. The real property situated within the District is described in the attached Exhibit "A" and incorporated herein. The undersigned further state that all of the above-described is located within the City of Maumelle, Arkansas.

The District was established by the Maumelle City Council on December 14, 2005 by Ordinance No. 581. Ordinance No. 581 appointed three commissioners, Clint Aguiar, Gary Washam and Robert Aguiar, who owned and invested in the District through their company, River Crossing Partners, LLC. The three original Commissioners resigned, and by Maumelle City Ordinance No. 841 enacted on February 18, 2014, the Maumelle City Council named Russell W. James, Scott M. Hurley and Robert Graham Smith as Commissioners of the District.

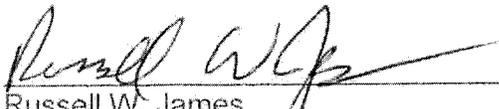
Russell W. James, Scott M. Hurley and Robert Graham Smith wish to resign as Commissioners, but have asked persons who are property owners in the District to serve as Commissioners, and they have agreed to do so. The three property owners are Ryan Schoch, Melanie Bunten and Billy Smith.

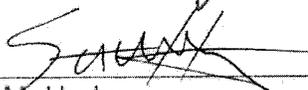
Pursuant to Arkansas Code Annotated § 14-94-107(a)(2)(A), Russell W. James, Scott M. Hurley and Robert Graham Smith petition the Maumelle City Council to appoint as commissioners the following persons who are property owners in the District:

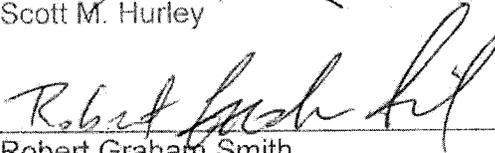
Melanie Bunten  
Ryan Schoch  
Billy Smith

DATED this 26<sup>th</sup> day of September, 2016.

**MUNICIPAL MULTIPURPOSE PROPERTY  
OWNERS IMPROVEMENT DISTRICT NO. 12  
OF MAUMELLE, ARKANSAS**

By:   
Russell W. James

By:   
Scott M. Hurley

By:   
Robert Graham Smith

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAUMELLE,  
COUNTY OF PULASKI, STATE OF ARKANSAS,**

**AN ORDINANCE TO BE ENTITLED**

**ORDINANCE NO. 841**

**A ORDINANCE TO APPOINT MUNICIPAL MULTIPURPOSE PROPERTY OWNERS  
IMPROVEMENT DISTRICT COMMISSIONERS TO MUNICIPAL MULTIPURPOSE  
PROPERTY OWNERS' IMPROVEMENT DISTRICT NO. 12 OF MAUMELLE,  
ARKANSAS, AND FOR OTHER PURPOSES**

**WHEREAS**, on December 14, 2005, the City of Maumelle, Arkansas, by Ordinance No. 581, established the Municipal Multipurpose Property Owners' Improvement District No. 12 of Maumelle, Arkansas (New Bedford Residential Subdivision Project) (the "District"); and

**WHEREAS**, the original Commissioners of the District, Clint Aguiar, Gary Washam and Robert Aguiar, have resigned and the three positions on the Board of Commissioners are vacant; and

**WHEREAS**, New Bedford LLC now owns record title and assessed value of 77% of the real property in the District; and

**WHEREAS**, all improvements in the District have been completed; and

**WHEREAS**, New Bedford LLC has petitioned the City Council pursuant to Arkansas Code Annotated § 14-94-107(a)(2)(A), seeking to name members of New Bedford LLC, Russell W. James, Scott M. Hurley and Robert Graham Smith, as Commissioners; and

**WHEREAS**, Russell W. James, Scott M. Hurley and Robert Graham Smith are willing to serve as Commissioners.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAUMELLE, ARKANSAS, THAT:**

**SECTION 1.** That Russell W. James, Scott M. Hurley and Robert Graham Smith are named as Commissioners of Municipal Multipurpose Property Owners' Improvement District No. 12 of Maumelle, Arkansas (New Bedford Residential Subdivision Project).

Russell W. James, Scott M. Hurley, and Robert Graham Smith are directed to file their Oaths of Office within thirty (30) days of the effective date of this ordinance with the Maumelle City Clerk.

**SECTION 2.** Severability If any clause, section or other part of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAUMELLE,  
COUNTY OF PULASKI, STATE OF ARKANSAS**

**A RESOLUTION TO BE ENTITLED:**

**RESOLUTION NO. 2016-28**

**A RESOLUTION OF THE MAUMELLE CITY COUNCIL SUPPORTING THE  
PASSAGE OF ISSUE NO. 3, AN AMENDMENT TO THE ARKANSAS CONSTITUTION  
CONCERNING JOB CREATION, JOB EXPANSION, AND ECONOMIC  
DEVELOPMENT**

**WHEREAS**, during the 2015 Regular Legislative Session, the Arkansas General Assembly referred Issue No. 3, An Amendment to the Arkansas Constitution to Encourage Job Creation, Job Expansion, and Economic Development; Removing the Limitation on the Principal Amount of General Obligation Bonds That May Be Issued Under Amendment 82 of the Arkansas Constitution to Attract Large Economic Development Projects; Authorizing a City, County, Town, or Other Municipal Corporation To Obtain or Appropriate Money for any Corporation, Association, Institution, Or Individual to Finance Economic Development Projects and to Provide Economic Development Services; Authorizing the Issuance of Bonds Under Amendment 62 of the Arkansas Constitution for Economic Development Projects; Authorizing the Taxes That May be Pledged to Retire Bonds Issued Under Amendment 62 of the Arkansas Constitution for Economic Development Projects; Removing the Requirement of a Public Sale for Bonds Issued Under Amendment 62 of the Arkansas Constitution for Economic Development Projects; and Authorizing Compacts for Economic Development Projects Among Cities of the First and Second Class, Incorporated Towns, School Districts, and Counties (“Issue No. 3”), to the voters of Arkansas on the 2016 General Election Ballot;

**WHEREAS**, Issue No. 3 will enhance Arkansas’s ability to compete for large employers in communities throughout the state by removing the cap on general obligation bonds issued under Amendment 82 of the Arkansas Constitution, while still requiring approval from the General Assembly;

**WHEREAS**, Issue No. 3 will empower local communities to participate in economic development by providing clear, consistent definitions in the Arkansas Constitution for “economic development projects,” “economic development services,” and “infrastructure;

**WHEREAS**, Issue No. 3 will clarify language of Amendment 62 of the Arkansas Constitution, broadening the ability of local municipalities, counties, and school districts to enter “compact” agreements to share revenue and/or costs to pursue economic development projects, with voter approval;

**WHEREAS**, Issue No. 3 will give cities and counties clear authority to spend local dollars for economic development projects by clarifying the allowable use of revenue from a local, voter-approved economic development sales tax;

**WHEREAS**, Issue No. 3 will allow cities and counties to issue bonds for “economic development projects,” with voter approval; and

**WHEREAS**, Issue No. 3 is essential to the future economic growth of Arkansas and will provide cities and counties the tools needed to create jobs for their citizens.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAUMELLE, ARKANSAS, AS FOLLOWS:**

To Encourage Job Creation, Job Expansion, and Economic Development, the Maumelle City Council supports Issue No. 3 as it appears on the November 2016 General Election Ballot.

**Approved this 17th day of October, 2016.**

\_\_\_\_\_  
Michael Watson, Mayor

ATTEST:

\_\_\_\_\_  
Tina Timmons, City Clerk

APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
Caleb Norris, City Attorney

SPONSORED BY:

Mayor Watson

	Mosley	Saunders	Kelley	Anderson	Williams	Timmons	Vaprezsan	Holt
Yes								
No								



**AN AMENDMENT TO THE ARKANSAS CONSTITUTION CONCERNING JOB CREATION, JOB EXPANSION AND ECONOMIC DEVELOPMENT**

**BACKGROUND**

The Arkansas General Assembly referred Issue No. 3 to voters during the 2015 Regular Session. The proposed constitutional amendment will be on the General Election Ballot in November, giving Arkansas voters the chance to improve economic development opportunities and create **Jobs for Arkansas** in communities *across* the state.

Right now, the Arkansas Constitution includes a patchwork of economic development language and definitions, making it difficult, and in some instances, impossible, for local communities to take full advantage of many of the state's most valuable job creation tools. This amendment would clean up those inconsistencies, provide additional opportunities for cities and municipalities to participate in economic development efforts, and enhance the state's ability to attract large employers to Arkansas.

**WHAT DOES ISSUE NO. 3 DO FOR ARKANSAS?**

**1) Enhances the State's Ability to Compete for Large Projects**

- Removes the cap on Amendment 82 general obligation bonds (currently limited to five percent of the state's general revenue budget).
- Bolsters the state's ability to compete for large projects, while still allowing the legislature to determine whether incentives should be offered, based on the impact of the project.
- Makes it more practically possible for the state to use Amendment 82 for more than one project at a time, *with* legislative approval.

## 2) Provides Clear, Consistent Constitutional Definitions, Empowering Cities and Municipalities to Participate in Economic Development

- Clearly Defines “Economic Development Projects,”<sup>1</sup> “Economic Development Services,”<sup>2</sup> and “infrastructure.”<sup>3</sup> (All definitions also align with definitions used by AEDC)
- Having these definitions in place will eliminate the need for legal interpretation of whether cities and municipalities may engage in certain economic development activities, allowing cities to confidently pursue opportunities for their communities.
- Clarifies language of Amendment 62, broadening the ability of cities, counties, and school districts to form “compact” agreements to share revenue and/or costs to pursue economic development projects.

## 3) Gives Cities and Counties Clear Authority to Spend Local Dollars for Economic Development Projects

### ***Sales Tax for Economic Development Projects***

- Many cities and counties currently collect a voter-approved sales tax for economic development, but the Constitution is unclear how the money can be spent, leaving local communities vulnerable as they work to create jobs.
- This amendment makes clear that cities and counties have authority to spend economic development sales tax revenue on “economic development projects.”

### ***Bonds for Economic Development Projects***

- With voter approval, under Amendment 62, cities and counties will be able to issue bonds for “economic development projects.”
- Allows for the voter-approved sale of bonds to offer infrastructure and incentives to companies.
- Allows the private placement of bonds, enabling cities and counties to move swiftly when competing for economic development projects.

## **BOTTOM LINE: ISSUE NO. 3 WILL CREATE JOBS FOR ARKANSAS**

Right now, Arkansas is at a *disadvantage*. Our constitution leaves us **OUT OF LINE with other states** in this part of the country when it comes to giving communities the ability to engage in economic development efforts. Even with strong local and legislative support for economic development policies, many cities and counties have found their job creation efforts are limited by a confusing, inconsistent Arkansas Constitution. Issue No. 3 would streamline our constitution, providing **ALL** of our cities, counties, and the state with *more* and *better* tools needed to help create **Jobs for Arkansas**.

---

<sup>1</sup> **Economic Development Projects** – the land, buildings, furnishings, equipment, facilities, infrastructure, and improvements that are required or suitable for the development, retention, or expansion of: (A) manufacturing, production, and industrial facilities; (B) Research, technology, and development facilities; (C) Recycling facilities; (D) Distribution centers; (E) Call centers; (F) Warehouse facilities; (G) Job training facilities; (H) Regional or national corporate headquarters facilities

<sup>2</sup> **Economic Development Services** – (A) Planning, marketing, and strategic advice and counsel regarding job recruitment, job development, job retention, and job expansion; (B) Supervision and operation of industrial parks or other such properties; and (C) Negotiation of contracts for the sale or lease of industrial parks or other such properties

<sup>3</sup> **Infrastructure** – (A) Land acquisition; (B) Site preparation; (C) Road and highway improvements; (D) Rail spur, railroad, and railport construction; (E) Water service; (F) Wastewater treatment; (G) Employee training which may include equipment for such purpose; and (H) Environmental mitigation or reclamation.

*\*The General Assembly shall amend these definitions with a three-fourths vote of each house.*

# **DHS Announces Arkansas Volunteer Communities of the Year '16**

October 11, 2016

## **FOR IMMEDIATE RELEASE**

Media Contact:  
Brandi Hinkle  
Deputy Chief of Communications  
[brandi.hinkle@dhs.arkansas.gov](mailto:brandi.hinkle@dhs.arkansas.gov)  
501-683-5286

### **Arkansas Volunteer Communities of the Year Announced**

Twelve communities have been selected to receive the 2016 Arkansas Volunteer Community of the Year Award. Chosen to receive recognition for their volunteer efforts were: Benton, Bentonville, Cherokee Village, Clarkridge, Fayetteville, Greenbrier, Heber Springs, Little Rock, Maumelle, McNeil, Mountain Home, and Van Buren.

A panel of citizens from across the state served on the selection committee. Some of the recipients have received the award in the past and some of this year's recipients have never received the award.

The award presentations will take place at the Arkansas Municipal League's Winter Conference, which will be held January 11-13, 2017 in Little Rock. The Arkansas Volunteer Community of the Year Awards is sponsored by the Governor's Office, the Arkansas Municipal League, and the Arkansas Department of Human Services Division of Community Service and Nonprofit Support. The Arkansas Highway and Transportation Department provides signs announcing the Arkansas Volunteer Community of the Year designation. The signs are placed at prominent locations along highways outside of the winning cities.

See information about past winners  
here: <http://humanservices.arkansas.gov/dcsns/Pages/VolunteerCommunityAwards.aspx>.

The Arkansas Department of Human Services Division of Community Service and Nonprofit Support promotes and supports volunteerism in the private, nonprofit, and governmental sectors as a means of enhancing the quality of life for all Arkansans.

###

CITY OF MAUMELLE  
DEPARTMENT OF CODE ENFORCEMENT / PERMITS  
THREE YEAR SINGLE FAMILY PERMIT COMPARISONS  
As of September 2016

	<u>2014</u>		<u>2015</u>		<u>2016</u>	
	<u>Permits</u>	<u>Fees</u>	<u>Permits</u>	<u>Fees</u>	<u>Permits</u>	<u>Fees</u>
January	0	\$0	0	0	6	\$9,842.80
February	5	\$8,284.40	1	\$1,083.60	4	\$4,520.60
March	2	\$5,109.60	3	\$5,370.80	2	\$2,864.80
April	8	\$7,423.60	5	\$7,149.60	9	\$10,521.60
May	10	\$15,403.60	3	\$2,710.80	1	\$1,184.40
June	6	\$6,443.60	0	0	2	\$3,032.40
July	5	\$7,116.40	6	\$7,615.60	4	\$3,320.80
August	4	\$6,964.80	3	\$3,622.40	7	\$9,212.65
September	3	\$2,664.40	4	\$4,856.40	9	\$11,744.62
October	39	\$15,964.18	4	\$6,720.00		
November	6	\$7,956.00	2	\$1,852.40		
December	10	\$11,431.20	4	\$4,551.90		
<b>TOTALS</b>	<b>98</b>	<b>\$94,761.78</b>	<b>35</b>	<b>\$45,533.50</b>	<b>44</b>	<b>\$56,244.67</b>

**CITY OF MAUMELLE**  
**DEPARTMENT OF CODE ENFORCEMENT / PERMITS**  
**THREE YEAR DEPOSIT COMPARISONS**  
**2014-2015-2016**  
**As of September 2016**

	<u>2014</u>	<u>2015</u>	<u>2016</u>
<b>JANUARY</b>	<b>\$ \$6,309.64</b>	<b>\$36,466.32</b>	<b>\$9,694.17</b>
<b>FEBRUARY</b>	<b>\$11,821.91</b>	<b>\$4,944.83</b>	<b>\$11,809.21</b>
<b>MARCH</b>	<b>\$11,342.92</b>	<b>\$15,289.41</b>	<b>\$7,978.82</b>
<b>APRIL</b>	<b>\$6,872.69</b>	<b>\$10,927.37</b>	<b>\$20,055.74</b>
<b>MAY</b>	<b>\$9,420.13</b>	<b>\$17,397.25</b>	<b>\$7908.18</b>
<b>JUNE</b>	<b>\$7,409.11</b>	<b>\$20,583.10</b>	<b>\$18,582.01</b>
<b>JULY</b>	<b>\$17,930.77</b>	<b>\$6,812.44</b>	<b>\$22,788.04</b>
<b>AUGUST</b>	<b>\$9,288.73</b>	<b>\$15,955.97</b>	<b>\$11,655.88</b>
<b>SEPTEMBER</b>	<b>\$9,964.26</b>	<b>\$24,665.94</b>	<b>\$10,408.64</b>
<b>OCTOBER</b>	<b>\$36,796.33</b>	<b>\$15,030.56</b>	
<b>NOVEMBER</b>	<b>\$18,336.67</b>	<b>\$6,190.52</b>	
<b>DECEMBER</b>	<b>\$11,603.06</b>	<b>\$5,515.82</b>	
<b>TOTALS</b>	<b>\$157,096.22</b>	<b>\$179,779.53</b>	<b>\$120,880.69</b>

**CITY OF MAUMELLE  
COMMERCIAL BUILDING PERMITS  
2016**

<u>DATE</u>	<u>BUILDER</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>SQUARE FOOTAGE</u>	<u>TOTAL VALUE</u>
<b>*NO COMMERCIAL TO REPORT AS OF 1/31/2016</b>					
<b>2/26/16</b>	<b>Ross Sparks Builders</b>	<b>Maumelle Senior Center</b>	<b>2 Club Manor Cove</b>	<b>16,060</b>	<b>\$3,904,257</b>
<b>3/14/16</b>	<b>Tri-South Contractors</b>	<b>Child Care Development</b>	<b>104 Country Club</b>	<b>9017</b>	<b>\$1,245,000</b>
<b>6/13/16</b>	<b>DL Rogers Corp.</b>	<b>SONIC</b>	<b>111 Commons Drive</b>	<b>1,800</b>	<b>\$1,350,000</b>
<b>6/22/16</b>	<b>Nabholz Construction</b>	<b>The Maumelle Foundation</b>	<b>900 Edgewood Drive</b>	<b>86,000</b>	<b>\$15,000,000</b>

**BUILDING PERMITS  
MAUMELLE, ARKANSAS  
September 2016**

**SINGLE FAMILY NEW CONSTRUCTION**

<b>Date</b>	<b>Lot &amp; Subdivision</b>	<b>Address</b>	<b>Builder</b>	<b>Sq.Feet Heated/Cooled</b>	<b>Estimated Value</b>
9/8/16	L86 Diamond Pt.	5 Apple Blossom Cove	Full Star Enterprise	3200	\$290,000
9/8/16	L27 OSH	121 Navajo Trail	Randy Wright Builders	3376	\$235,000
9/13/16	L28 OSH	119 Navajo Trail	Randy Wright Builders	3286	\$325,000
9/13/16	L65 OSH	21 Sagamore Court 71 Mountain Terrace	Summerwood Inc.	4472	\$595,000
9/21/16	L17A MTE	Circle 72 Mountain Terrace	Wayne Moore Construction	1799	\$226,500
9/21/16	L17B MTE	Circle 73 Mountain Terrace	Wayne Moore Construction	1550	\$209,900
9/21/16	L17C MTE	Circle 74 Mountain Terrace	Wayne Moore Construction	1792	\$226,500
9/21/16	L17D MTE	Circle	Wayne Moore Construction	1556	\$209,900
9/22/16	L5 TCC	102 Turtle Creek Cove	Hines Homes	2280	\$273,000

**CITY OF MAUMELLE**  
**SINGLE FAMILY TOTAL VALUES**  
**September 2016**

**Estimated Values**

<b>DATE</b>	<b>BUILDER</b>	<b>LOT/SUB</b>	<b>ADDRESS</b>	<b>LOT</b>	<b>BUILDING</b>	<b>TOTAL</b>
9/8/2016	Full Star Enterprise	L86 Diamond Pt	5 Apple Blossom Cove	\$30,000	\$260,000	\$290,000
9/8/2016	Randy Wright Builders	L27 OSH	121 Navajo Trail	\$35,000	\$200,000	\$235,000
9/13/2016	Randy Wright Builders	L28 OSH	119 Navajo Trail	\$50,000	\$275,000	\$325,000
9/13/2016	Summerwood Inc.	L65 OSH phase 6	21 Sagamore Court	\$85,000	\$510,000	\$595,000
9/21/2016	Wayne Moore Construction	L17A MTE	71 Mountain Terrace Circle	\$20,000	\$206,500	\$226,500
9/21/2016	Wayne Moore Construction	L17B MTE	72 Mountain Terrace circle	\$20,000	\$189,900	\$209,900
9/21/2016	Wayne Moore Construction	L17C MTE	73 Mountain Terrace Circle	\$20,000	\$206,500	\$226,500
9/21/2016	Wayne Moore Construction	L17D MTE	74 Mountain Terrace Circle	\$20,000	\$189,900	\$209,900
9/22/2016	Hines Homes	L5 TTC	102 Turtle Creek Cove	\$53,000	\$220,000	\$273,000