

**AGENDA  
REGULAR MEETING  
CITY COUNCIL  
CITY OF MAUMELLE  
MARCH 7, 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. MFOA Check Presentation to the Maumelle Animal Services

**4. APPROVAL OF MINUTES – FEBRUARY 16<sup>TH</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. PROCEDURAL MOTION**

**8. UNFINISHED BUSINESS**

**9. NEW BUSINESS**

A. First Reading Ordinance 901 Amending Chapter 62, Solid Waste

**Mayor Watson**

With no objections, President Pro Tem Kelley may call for the first reading of the ordinance amending Chapter 62, Solid Waste, of the Maumelle City Code. **NO ACTION IS REQUIRED.**

- B. First Reading Ordinance 902 Amending Maumelle Land Use Plan **Mayor Watson**  
With no objections, President Pro Tem Kelley may call for the first reading of the ordinance amending the current Land Use Plan to show that the land use on the area identified as "Area to be Rezoned to R-1" with the description as stated on the attached survey, a part of the N1/2 Section 29, T-4-N, R-13-W Pulaski County, Arkansas, dated January 21, 2016, that was previously designated as COMM (Commercial) to SFD (Single Family Detached) to accommodate the anticipated use by the applicant. NO ACTION IS REQUIRED. A SECOND AND THIRD READING WILL BE REQUESTED AT THE MARCH 21<sup>ST</sup> COUNCIL MEETING.
- C. First Reading Ordinance 903 Amending Maumelle Zoning Map **Mayor Watson**  
With no objections, President Pro Tem Kelley may call for the first reading of the ordinance amending the current Zoning Map to show that the land use on the area identified as "Area to be Rezoned to R-1" with the description as stated on the attached survey, a part of the N1/2 Section 29, T-4-N, R-13-W Pulaski County, Arkansas, dated January 21, 2016, that was previously designated as C-1 to R-1 to accommodate the anticipated use by the applicant. NO ACTION IS REQUIRED. A SECOND AND THIRD READING WILL BE REQUESTED AT THE MARCH 21<sup>ST</sup> COUNCIL MEETING.
- D. Resolution 2016-07 Granting a Conditional Use Permit **Mayor Watson**  
With no objections, President Pro Tem Kelley may call for the reading of the resolution granting a conditional use permit to Real Estate School of Profession for an educational facility in a PCD (Planned Commercial District) zone. A MOTION IS IN ORDER.
- E. Resolution 2016-08 Granting a Conditional Use Permit **Mayor Watson**  
With no objections, President Pro Tem Kelley may call for the reading of the resolution granting a conditional use permit to Academics Plus Charter School to construct and operate an educational facility in an area zoned C-1 and PCD, subject to applicant satisfaction of all Staff, City Engineer, and Commissioner comments as well as the closing of the land swap authorized by the City Council in Resolution No. 2016-03. A MOTION IS IN ORDER.
- F. Resolution 2016-09 Approving the Utilization of Federal-AID 5310 Grant Funding **Alderman Saunders**  
With no objections, President Pro Tem Kelley may call for the reading of the resolution pledging the City Council's full support and authorizing the City of Maumelle to cooperate with the Arkansas State Highway and Transportation Department and Federal Transit Administration under the terms and conditions of the 5310 Enhanced Mobility of Seniors and Disabilities Program. A MOTION IS IN ORDER.
- G. Resolution 2016-10 Regarding Surplus Property **Mayor Watson**  
With no objections, President Pro Tem Kelley may call for the reading of the resolution approving the disposal of an 2000 Chevy Impala for the Fire Department. A MOTION IS IN ORDER.

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

- A. Maumelle's Representative for North Little Rock Wastewater Treatment Committee Meetings
- B. 2016 Proposed Sign Ordinance Committee
- C. Wetland Grant Information

## **11. PLANNING COMMISSION REPORT (following each PC meeting)**

- A. Alderman Mosley

**12. ALDERMEN'S COMMENTS**

**13. CITY ATTORNEY'S COMMENTS**

A. Memo Regarding Sign Ordinance

**14. CITY CLERK'S COMMENTS**

**15. FYI**

A. Sales Tax Reports

B. Building Permits Report

C. MHS Booster Letter of Support

D. 2015 Tree City USA Recognition

E. March Planning Commission Liaison—Alderman Vaprezsan

**16. ADJOURNMENT**

**MINUTES  
REGULAR MEETING  
CITY COUNCIL  
CITY OF MAUMELLE  
FEBRUARY 16<sup>th</sup> , 2016  
6:00 PM  
CITY HALL**

Mayor Watson called the meeting to order at 6:00 p.m. with seven members present. Alderman Kelley was absent.

Alderman Lewis gave the invocation and led the Pledge of Allegiance.

**SPECIAL GUESTS AND ANNOUNCEMENTS**

Jared Varner, Executive Director of Rock Region Metro, gave a presentation on a new public transit service plan and proposed sales tax.

**APPROVAL OF MINUTES – FEBRUARY 1<sup>ST</sup> REGULAR MEETING**

Alderman Lewis motioned to approve the February 1<sup>ST</sup> minutes. Alderman Saunders seconded the motioned and it passed unanimously by all in attendance.

**FINANCIAL STATEMENT REVIEW**

Tasha Thompson, Director of Finance, gave a PowerPoint presentation on the current financials.

Alderman Mosley asked if there are any significant changes in the financials for 2015. Ms. Thompson stated the ending general fund balance was at 5.3 million and the ending street fund is at 3.6 million. Ms. Thompson stated each of those funds are higher than what was budgeted.

Alderman Saunders motioned to approve the financials for January 2016. Alderman Anderson seconded the motion and it passed unanimously by all in attendance.

**PROCEDURAL MOTION**

Alderman Lewis moved to have all ordinances and resolutions read by title only. Alderman Saunders seconded the motion and it passed unanimously by all in attendance.

**DISCUSSION OF MARCH 7<sup>TH</sup> COUNCIL MEETING**

Alderman Lewis motioned to elect Alderman Kelley President Pro Tem for the March 7<sup>th</sup> City Council meeting. Alderman Anderson seconded the motion and it passed with Aldermen Mosley and Vaprezsan voting no.

**PLANNING COMMISSION APPOINTMENTS**

Mayor Watson called each applicant to the podium to give statements and answer questions from the Council.

The Council voted to reappoint Roy Andrews to the Planning Commission.

### **RESOLUTION 2016-06 EXPRESSING A WILLINGNESS TO UTILIZE GRANT FUNDING**

With no objections, Mayor Watson called for the reading of the resolution expressing a willingness to utilize Federal-aid Transportation Alternative Funds. The City Clerk gave the reading.

Alderman Anderson asked if the City would pay for this upfront and then get reimbursed. Jack Stowe, Special Projects Manager, stated that was correct.

Alderman Lewis asked when the project planning had begun. Mr. Stowe stated January 8<sup>th</sup> 2016. Alderman Lewis asked if there was a minimum/maximum figure to the project. Mr. Stowe stated the maximum you can ask is \$500,000 dollars. Alderman Lewis asked if there was any preferential criteria that is mentioned. Mr. Stowe stated there was not. Alderman Lewis asked if there were any alert devices as part of the project. Mr. Stowe stated there are not, but there are street crossings.

Alderman Mosley stated he was hesitant to allocate money for this year, but looks like a great project.

Alderman Anderson motioned to approve Resolution 2016-06. Alderman Lewis seconded the motion and it passed unanimously by all in attendance.

### **ORDINANCE 900 WAIVING COMPETITIVE BIDDING PROCEDURES**

With no objections, Mayor Watson called for the first reading of the ordinance waiving competitive bidding procedures for the purpose of purchasing a 2013 Ford Police Interceptor SUV. The City Clerk gave the reading.

Chief of Police, Sam Williams, stated this used vehicle was found by Captain Pickard. Chief Williams stated it already had some equipment installed that would save the Police department money and therefore would like to use the insurance money to purchase the vehicle.

Alderman Lewis asked if the vehicle had a rear camera. Chief Williams stated it did.

Alderman Lewis motioned to suspend the rules and execute a second and third reading of Ordinance 900. Alderman Scott seconded the motion and it passed unanimously by all in attendance.

With no objections, Mayor Watson called for the second and third reading of the ordinance waiving competitive bidding procedures for the purpose of purchasing a 2013 Ford Police Interceptor SUV. The City Clerk gave the readings.

Alderman Vaprehsan motioned to approve Ordinance 900. Alderman Anderson seconded the motion and it passed unanimously by all in attendance.

Alderman Lewis motioned to execute an emergency clause for immediate ratification of Ordinance 900. Alderman Anderson seconded the motion and it passed unanimously by all in attendance.

### **MAYOR'S COMMENTS**

Mayor Watson stated there will be a public meeting on the ethanol facility held at Maumelle High School March 2<sup>nd</sup>, at 6:30 pm.

Mayor Watson mentioned 8 acres of the 223 acre tract that was purchased on Odom Boulevard will be considered for rezoning for single family homes.

Mayor Watson stated early voting started today at the Community Center.

**ALDERMAN'S COMMENTS**

Alderman Holt thanked Alderman Saunders for doing a good job as President Pro Tem for the last meeting.

**CITY ATTORNEY'S COMMENTS**

City Attorney Norris stated that a bench trial was held today on the resident at 198 Deauville. City Attorney Norris stated the resident was found guilty of unlawful disposal of trash. He stated there will likely be an appeal to circuit court.

**CITY CLERK'S COMMENTS**

City Clerk Clausen mentioned the vacant spot on the tree board.

**ADJOURNMENT**

Alderman Lewis moved to adjourn the meeting. Alderman Anderson seconded the motion and it passed unanimously by all in attendance.

Mayor Watson adjourned the meeting at 7:24 pm.

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MAYOR MICHAEL WATSON

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CITY CLERK JOSHUA CLAUSEN

**APPROVED**  
March 7, 2016

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

AN ORDINANCE TO BE ENTITLED:

ORDINANCE NO. 901

AMENDING CHAPTER 62, SOLID WASTE, OF THE MAUMELLE CITY CODE

WHEREAS, Chapter 62 of the Maumelle City Code governs the unlawful disposal of trash and solid waste, among other things; and

WHEREAS, the City Council desires to amend Chapter 62 of the Maumelle City Code.

NOW, THEREFORE, BE IT ENACTED AND DECLARED BY THE CITY COUNCIL OF THE CITY OF MAUMELLE, ARKANSAS:

**SECTION 1.** Chapter 62, Solid Waste; Article I, In General; Section 2, Unlawful disposal of trash and solid waste, of the Maumelle City Code is hereby amended to read as follows

*Sec. 62-2. - Unlawful disposal of trash and solid waste.*

(a) *Prohibited.* Pursuant to the authority of its power for the health, safety and welfare of the citizens of the city, the city hereby designated and provided and prohibits the unlawful disposal of trash, solid waste and other material as defined below, within the city limits. Unlawful disposal of such solid waste and other material includes, but is not limited to:

- (1) Placement in or upon any public or private highway or road, including any portion of the right-of-way.
- (2) Placement in or upon any private property into or upon which the public is admitted by easement or license, or any private property.
- (3) Placement in or upon any public park, or other public property, other than the property designated or set aside for waste disposal by the governing board or body having charge thereof.

(b) *Definitions.* For the purpose of this section, the following words and phrases shall have the meanings respectively ascribed to them under this section:

*Alley:* ~~Any public way, generally of less width than a street, used for the public utility purposes and right of way and as an alternate secondary or emergency route for vehicle and pedestrian traffic, generally situated and the rear of or along side a tier of lots.~~

*Brush:* ~~Nonputrescible Solid waste consisting of leaves, grass clippings, biodegradable garden materials, vegetation, or tree, shrub, plant, or and hedge clippings. , provided that trunks and limbs do not exceed three inches in diameter and are cut in lengths not to exceed five feet.~~

*Garbage:* Solid waste consisting of ~~nonputrescible~~ putrescible animal, fruit, and vegetable waste materials resulting from the handling, preparation, cooking and consumption of food, including waste materials from markets, storage facilities, handling and sale of produce and other food products.

*Occupant:* The person residing in a dwelling unit, specifically the head of such household.

*Owner:* The record title holder of real property.

*Rubbish or trash:* All putrescible and nonputrescible wastes in solid, semisolid, or liquid form, including, but not limited to, yard or food waste, glass, metals, plastics, paper, paperboard, and all other solid, semisolid, and liquid wastes resulting from industrial, commercial, agricultural, community, and residential activities. ~~Nonputrescible solid waste, consisting of both combustible and noncombustible waste materials; combustible rubbish (or trash) includes paper, rags, cartons, wood, excelsior, rubber, plastics, yard trimmings, leaves and similar materials; noncombustible rubbish (or trash) includes glass crockery, tin cans, aluminum cans, and like materials.~~

*Street:* Any public thoroughfare for the passage of vehicle and pedestrian traffic.

*Vehicles:* Any wheeled conveyance.

(c) *Enforcement.*

(1) It shall be unlawful for any person to place, deposit, discard, or otherwise cause to be put, brush, garbage, rubbish, or any other type of waste, on any outside premises within the city, whether public or private, ~~in such a manner as to cause unsanitary, unsightly, or unhealthy conditions,~~ except at such places as are and have been designated for the pickup of such materials on the day in which city pick-up occurs. The term "outside premises" shall be construed to include streets, alleys, sidewalks, ditches, yards, lots, fields<sup>2</sup>, streams, exterior ~~portion~~ portions of buildings and any other property located within the city limits.

(2) The code enforcement officer shall regularly inspect all outside premises to enforce the provisions of this section. The code enforcement officer shall issue citations for violations hereof.

(3) In the prosecution of this section the following presumptions shall apply:

a. If the condition resulting from the violation was found on premises owned and/or occupied by the person to whom notice was given, then it shall be presumed that said owner and/or occupant was responsible for said condition. If the person to whom notice was given fails to remove or otherwise correct said condition without notifying the code enforcement officer for the reason for his failure to do so within ten days, then it shall be presumed that the said person notified was in fact responsible for said conditions not being removed. The presumptions described above are rebuttable by the person charged and must be rebutted by clear and convincing evidence in order for the person so charged to be exonerated.

b. If the condition resulting from the violation was found on property whereon multiple dwelling units exist and the party actually committing the violation cannot with reasonable certainty be determined, then it shall be presumed that the owner of the subject premises, upon being given notice, is the party responsible for ensuring that the condition is removed from the premises.

(d) *Unlawful to transport in uncovered vehicle.* It shall be unlawful for any person engaged in commercial or for-hire hauling to operate any truck or other vehicle within the limits of the city to transport litter, trash, or garbage unless said vehicle is covered to prevent its contents from blowing, dropping or falling off or otherwise departing from the vehicle. In addition, any person operating his own truck or other vehicle to transport litter, trash or garbage shall take reasonable steps to prevent its contents from blowing, dropping or falling off or otherwise departing from the vehicle. Provided, no vehicle hauling predominately metallic material shall be required to be covered if it is loaded in a manner which will prevent such material from falling or dropping from the vehicle.

(e) *Penalty.* Any violator of this section shall upon conviction be punished by a fine of not more than \$500.00 plus court costs plus not less than \$25.00, nor more than \$200.00 for each day during any part of which the violation shall have continued to occur.

**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. Due to the changes made to the code by this ordinance, Chapter 58 may be reorganized and the sections may be renumbered.

**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: \_\_\_\_\_  
City Clerk Joshua Clausen

Approved As To Legal Form:

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

SPONSORED BY:

Mayor Michael Watson

	Mosley	Saunders	Kelley	Anderson	Lewis	Scott	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. 902**

**AN ORDINANCE AMENDING THE MAUMELLE LAND USE PLAN  
AND MAP AND FOR OTHER PURPOSES**

**WHEREAS,** the Maumelle Planning Commission, upon request of the property owner, considered an amendment to the Maumelle Land Use Map and desires to adopt the Maumelle Land Use Map reflecting said changes;

**WHEREAS,** on February 25, 2016, at a public hearing, a majority of the members of the Planning Commission approved a motion to recommend adoption of the amendment to the land use map to the Maumelle City Council; and

**WHEREAS,** the City Council has reviewed the recommendations of the Planning Commission, the recommendation of staff, has obtained facts, statements and other information concerning the request to adopt the land use plan on certain property.

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

**Section 1.** The Maumelle Land Use Plan and Map is hereby amended to show that the land use on the area identified as "Area to be Rezoned to R-1" with the description as stated on the attached survey, a part of the N1/2 Section 29, T-4-N, R-13-W Pulaski County, Arkansas, dated January 21, 2016, that was previously designated as COMM (Commercial) to SFD (Single Family Detached) to accommodate the anticipated use by the applicant. The description on the attached survey reflects the property that is the subject of this action.

**Section 2.** All other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

**Section 3.** 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: \_\_\_\_\_  
City Clerk Joshua Clausen

Approved As To Legal Form:

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

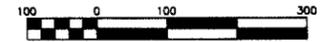
SPONSORED BY:

Mayor Michael Watson

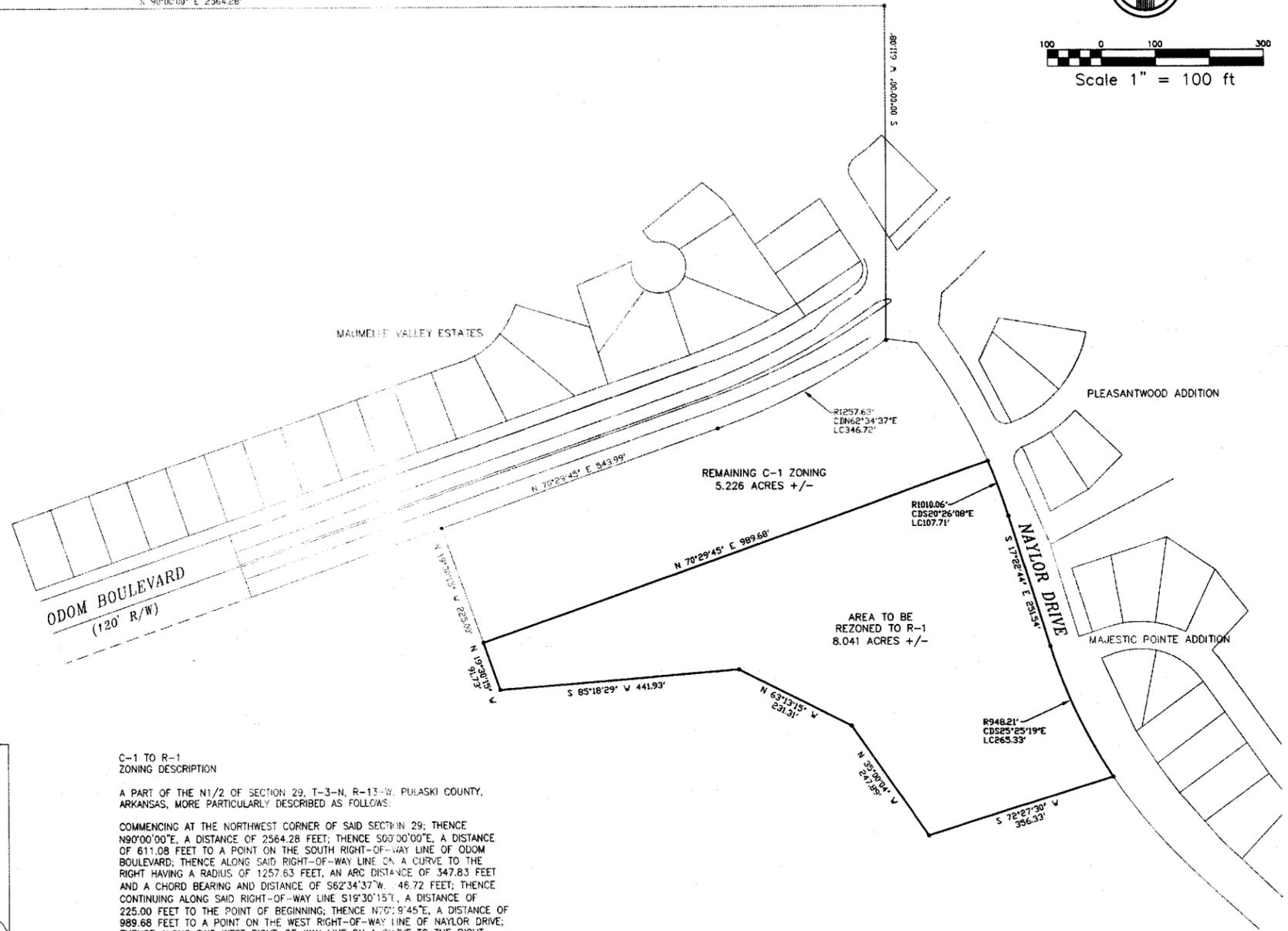
	Mosley	Saunders	Kelley	Anderson	Lewis	Scott	Vaprezsan	Holt
Yes								
No								

NW CORNER  
SECTION 29  
T-3-N, R-13-W

S 90°00'00" E 2564.28'



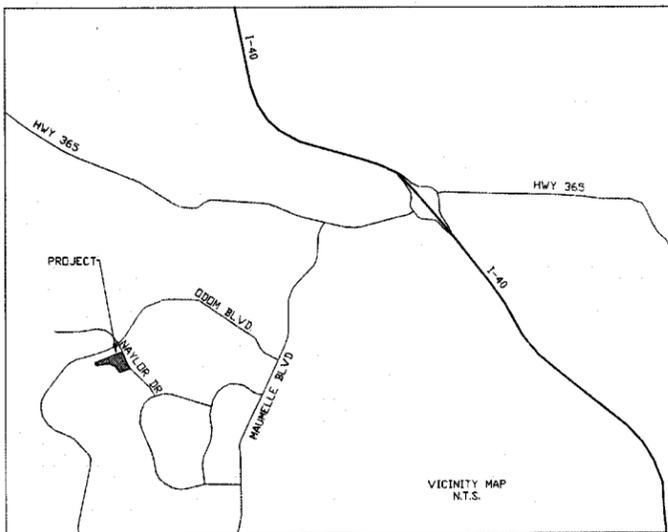
Scale 1" = 100 ft



C-1 TO R-1  
ZONING DESCRIPTION

A PART OF THE N1/2 OF SECTION 29, T-3-N, R-13-W, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29; THENCE N90°00'00"E, A DISTANCE OF 2564.28 FEET; THENCE S00°00'00"E, A DISTANCE OF 611.08 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ODOM BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1257.63 FEET, AN ARC DISTANCE OF 347.83 FEET AND A CHORD BEARING AND DISTANCE OF S62°34'37"W, 46.72 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE S19°30'15"E, A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING; THENCE N70°29'45"E, A DISTANCE OF 989.68 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NAYLOR DRIVE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1010.06 FEET, AN ARC DISTANCE OF 107.76 FEET AND A CHORD BEARING AND DISTANCE OF S20°26'08"E, 107.71 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE S17°22'41"E, A DISTANCE OF 251.54 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 948.21 FEET, AN ARC DISTANCE OF 266.21 FEET AND A CHORD BEARING AND DISTANCE OF S25°25'19"E, 265.33 FEET; THENCE S72°27'30"W, A DISTANCE OF 356.33 FEET; THENCE N35°00'04"W, A DISTANCE OF 247.89 FEET; THENCE N33°00'04"W, A DISTANCE OF 231.31 FEET; THENCE S85°18'29"W, A DISTANCE OF 441.93 FEET; THENCE N19°30'15"W, A DISTANCE OF 91.73 FEET TO THE POINT OF BEGINNING, CONTAINING 8.041 ACRES, MORE OR LESS.



**WHITE-DATERS & ASSOCIATES, INC.**  
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING  
24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223  
PH. 501-821-1667 FAX. 501-821-1666

REZONING	
A part of the N1/2 Section 29, T-3-N, R-13-W Pulaski County, Arkansas	
Revised	
Date	JAN. 21, 2016
Drawn	
Checked	
Job No.	



**WHITE - DATERS & ASSOCIATES, INC.**

24 Rahling Circle  
Little Rock, Arkansas 72223  
Phone: 501-821-1667  
www.whitedaters.com

February 26, 2015

**Mayor Watson and City Council Members  
City of Maumelle  
550 Edgewood Drive, Suite 590  
Maumelle, AR**

**RE: Ridgeview Trails  
Rezoning Application**

**Mayor Watson and City Council Members,**

Maumelle Ridge 223, LLC recently acquired the 223 acres at the southeast corner of Naylor Drive and Odom Boulevard. White-Daters and Associates has designed a residential development plan for this project that follows the natural terrain of the property. We will develop the ridge tops into single family homes and every lot will have a green space behind it. The project will have large common space areas set aside with a trail system for the residents to enjoy.

The owner recently made an application to "downzone" approximately eight acres of C-1 zoned property to R-1 zoning to accommodate the above mentioned development plan. On February 25<sup>th</sup> the Planning Commission unanimously forwarded this rezoning request with a "Do-Pass" recommendation. There was no opposition present at the meeting, and no registered objections filed with the Planning Staff. The first reading of this rezoning request is scheduled to be heard at the March 7<sup>th</sup> City Council meeting.

The developer respectfully requests the second and third readings to occur at the March 21<sup>st</sup> City Council meeting for this zoning request. In addition, the developer requests an emergency clause for the rezoning to immediately take effect. This would allow the preliminary plat to be voted on at the March 24<sup>th</sup> Planning Commission meeting. With your assistance, this residential neighborhood could begin immediately, allowing for a wonderful residential development to be added to the City of Maumelle.

Should you have any questions, please feel free to call at 501-821-1667. Your help in this matter is greatly appreciated.

Best Regards,

Brian Dale

**MINUTES  
REGULAR MEETING  
CITY OF MAUMELLE  
PLANNING COMMISSION**

**January 28, 2016**

**6:30 PM**

**CITY HALL**

**COMMISSION MEMBERS PRESENT**

John Todd  
Mike Fisher  
Craig Johnson  
David Gershner  
Roy Andrews  
Hall Ramsey  
Adrian Greene

**COMMISSION MEMEBERS ABSENT**

**STAFF MEMBERS PRESENT**

Jim Narey, Planning Director  
Caleb Norris, City Attorney  
Lawren Aycock, Project Coordinator

**OTHER STAFF MEMBERS ABSENT**

Mizan Rahman, City Engineer  
Dwight Pattison, Planning Consultant

Chairman Fisher called the regular meeting of the Maumelle Planning Commission to order at 6:30 pm.

**ANNOUNCEMENTS**

Mr. Narey stated the Expo would be March 3, 2016.

**APPROVAL OF MINUTES FOR January 28, 2016**

Chairman Fisher asked for comments and/or changes to the minutes as submitted.

**MOTION:** Commissioner Todd made a motion to approve the minutes as submitted.  
Commissioners Ramsey and Gershner seconded the motion and the motion passed unanimously.

**PUBLIC COMMENT**

Chairman Fisher opened public comment at 6:31pm.

**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

**ELECTION OF OFFICERS**

Chairman Fisher asked for any nominations for Chairman.

MOTION: Commissioner Todd made a motion that all officers continue to serve another year in their current positions.  
Commissioners Ramsey and Johnson seconded the motion and the motion passed unanimously.

2016 Maumelle Planning Commission Officer Positions are as follows:

Chairman Mike Fisher

Vice- Chairman John Todd

Secretary Roy Andrews

**1) Request for a conditional use permit to locate an educational facility in a PCD zoning district.**  
**(This request is in regard to locating a school for real estate agents at Maumelle Corners.)**

Mr. Narey stated the conditional use permit application was a request to locate an educational facility, specifically a real estate school, in a PCD zoning district. Mr. Narey stated that Staff recommended for a “do-pass” recommendation to the Maumelle City Council.

MOTION: Commissioner Todd made a motion to recommend to the Maumelle City Council a “do-pass” recommendation the conditional use permit application to locate an educational facility in a PCD zoning district for Real Estate School of Profession.  
Commissioner Greene seconded the motion and the motion passed unanimously.

**2) Request for amendment to the Maumelle Master Land Use Plan.**

Mr. Narey stated any request for rezoning also amended the Maumelle Master Land Use Plan and that the applicant was requesting a land use amendment for 8.04 acres of a 13.1 acre tract currently “COMM” be amended to “SFD”. Mr. Narey stated that Staff recommended for a “do-pass” recommendation to the Maumelle City Council.

Commissioner Todd asked Staff if there had been any public comment.

Mr. Narey stated that there were 14 citizen phone calls and all were in favor.

MOTION: Commissioner Todd made a motion to recommend to the Maumelle City Council a “do-pass” recommendation to amend the Maumelle Master Land Use Plan for 8.04 acres from “COMM” to “SFD” at the southeast corner of Naylor Drive and Odom Boulevard.  
Commissioner Johnson seconded the motion and the motion passed unanimously.

**3) Request for amendment to the Maumelle Zoning Map.**

Mr. Narey stated the applicant was requesting a zoning map amendment for 8.04 acres of a 13.1 acre tract currently “C-1” be amended to “R-1”. Mr. Narey stated that Staff recommended for a “do-pass” recommendation to the Maumelle City Council.

MOTION: Commissioner Todd made a motion to recommend to the Maumelle City Council a “do-pass” recommendation to amend the Maumelle Zoning Map for 8.04 acres from “C-1” to “R-1” at the southeast corner of Naylor Drive and Odom Boulevard.  
Commissioner Gershner seconded the motion and the motion passed unanimously.

**4) Request for a conditional use permit to locate an educational facility in a C-1 zoning district**

Mr. Narey stated there were no public comments regarding this request from the public and that Staff recommended for a “do-pass” recommendation to the Maumelle City Council.

MOTION: Commissioner Johnson made a motion to recommend to the Maumelle City Council a “do-pass” recommendation for a conditional use permit application to locate an educational facility in a C-1 zoning district for Academics Plus Charter School.  
Commissioner Todd seconded the motion and the motion passed unanimously.

**5) Proposed preliminary plat for Academics Plus Charter School.**

Mr. Narey stated that Staff recommended to applicant’s representative that whatever City Engineer Rahman recommends regarding detention be followed to satisfy outstanding City Engineer comments.

Josh Minton, applicant’s representative, agreed to comply.

City Attorney Norris suggested that the Commission include the approval be contingent upon finalization of the transfer of a portion of the property from the City to Academics Plus Charter School.

MOTION: Commissioner Todd made a motion to approve the preliminary plat for Academics Plus Charter School contingent upon satisfaction of all Staff, City Engineer, and Commissioner comments as well as the completion of the transfer of the City owned property to the ownership of Academics Plus Charter School.  
Commissioner Andrews seconded the motion and the motion passed unanimously.

THE BOARD OF ZONING ADJUSTMENT WAS CONVENED AT 6:43pm.

**6) Request for variance in regard to Sec. 94-324 (a), height regulations**

Mr. Narey stated that this same variance had been granted twice in the past for this applicant, and that Staff recommended for approval.

MOTION: Commissioner Todd made a motion to grant the variance regarding height regulations for Academics Plus Charter School.  
Commissioner Andrews seconded the motion and the motion passed unanimously.

THE MAUMELLE PLANNING COMMISSION WAS RECONVENED AT 6:45pm.

**7) Proposed Site Plan for Academics Plus Charter School.**

Mr. Narey stated that there were two Staff comments remaining, to satisfy all City Engineer and Fire Marshall comments. Mr. Narey also stated that Staff recommended for contingent approval.

MOTION: Commissioner Todd made a motion to approve the Site Plan for Academics Plus Charter School contingent upon satisfaction of all Staff, City Engineer, Fire Marshall comments as well as the completion of the transfer of the City owned property to the ownership of Academics Plus Charter School.  
Commissioner Andrews seconded the motion and the motion passed unanimously.

**8) Proposed Landscape Plan for Academics Plus Charter School.**

Mr. Narey stated after a second Staff review the only comment that remained was to add a fence to the area of R-2 property.

Josh Minton, agreed to comply.

Chairman Fisher asked if the fencing style would be similar to the existing fence.

Rob McGill, applicant, stated yes they planned to use the same style of iron fence.

Commissioner Johnson asked that it be noted on the landscape plan.

John Minton agreed to comply.

MOTION: Commissioner Todd made a motion to approve the Landscape Plan for Academics Plus Charter School contingent upon satisfaction of all Staff, Commissioner, and City Engineer comments as well as the completion of the transfer of the City owned property to the ownership of Academics Plus Charter School.  
Commissioner Andrews seconded the motion and the motion passed unanimously.

**9) Proposed Commercial Building Design for Academics Plus Charter School.**

Mr. Narey stated after a second Staff review, Staff recommended for approval as resubmitted.

MOTION: Commissioner Todd made a motion to approve the Commercial Building Design Plan for Academics Plus Charter School contingent upon the completion of the transfer of the City owned property to the ownership of Academics Plus Charter School.  
Commissioner Andrews seconded the motion and the motion passed unanimously.

PUBLIC HEARING WAS CLOSED AT 6:54 PM.

**LIASON REPORT**

February 1- Commissioner Ramsey – Commissioner Ramsey stated the Council reappointed Chairman Fisher to the Maumelle Planning Commission.

February 16- Commissioner Todd – Commissioner Todd stated the Council reappointed Commissioner Andrews.

MOTION: Commissioner Andrews made a motion to adjourn the meeting.  
Commissioner Todd seconded the motion and the motion passed.

The meeting was adjourned at 6:57 pm.

Approved:

\_\_\_\_\_  
Chairman Mike Fisher, March 24, 2016

**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. 903**

**AN ORDINANCE AMENDING THE MAUMELLE ZONING MAP AND  
FOR OTHER PURPOSES**

**WHEREAS**, the Maumelle Planning Commission, upon request of the property owner, considered an amendment to the Maumelle Zoning Map and desires to adopt the Maumelle Zoning Map reflecting said changes;

**WHEREAS**, on February 25, 2016, at a public hearing, a majority of the members of the Planning Commission approved a motion to recommend adoption of the amendment to zoning map to the Maumelle City Council; and

**WHEREAS**, the City Council has reviewed the recommendations of the Planning Commission, the recommendation of staff, has obtained facts, statements and other information concerning the request to adopt the land use plan on certain property.

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

**Section 1.** The Maumelle Zoning Map is hereby amended to show that the land use on the area identified as "Area to be Rezoned to R-1" with the description as stated on the attached survey, a part of the N1/2 Section 29, T-4-N, R-13-W Pulaski County, Arkansas, dated January 21, 2016, that was previously designated as C-1 to R-1 to accommodate the anticipated use by the applicant. The description on the attached survey reflects the property that is the subject of this action.

**Section 2.** All other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

**Section 3.** 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: \_\_\_\_\_  
City Clerk Joshua Clausen

Approved As To Legal Form:

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

SPONSORED BY:

Mayor Michael Watson

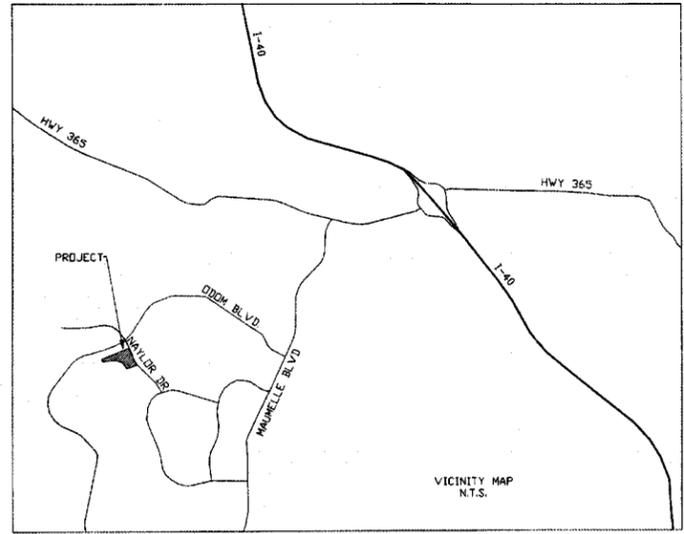
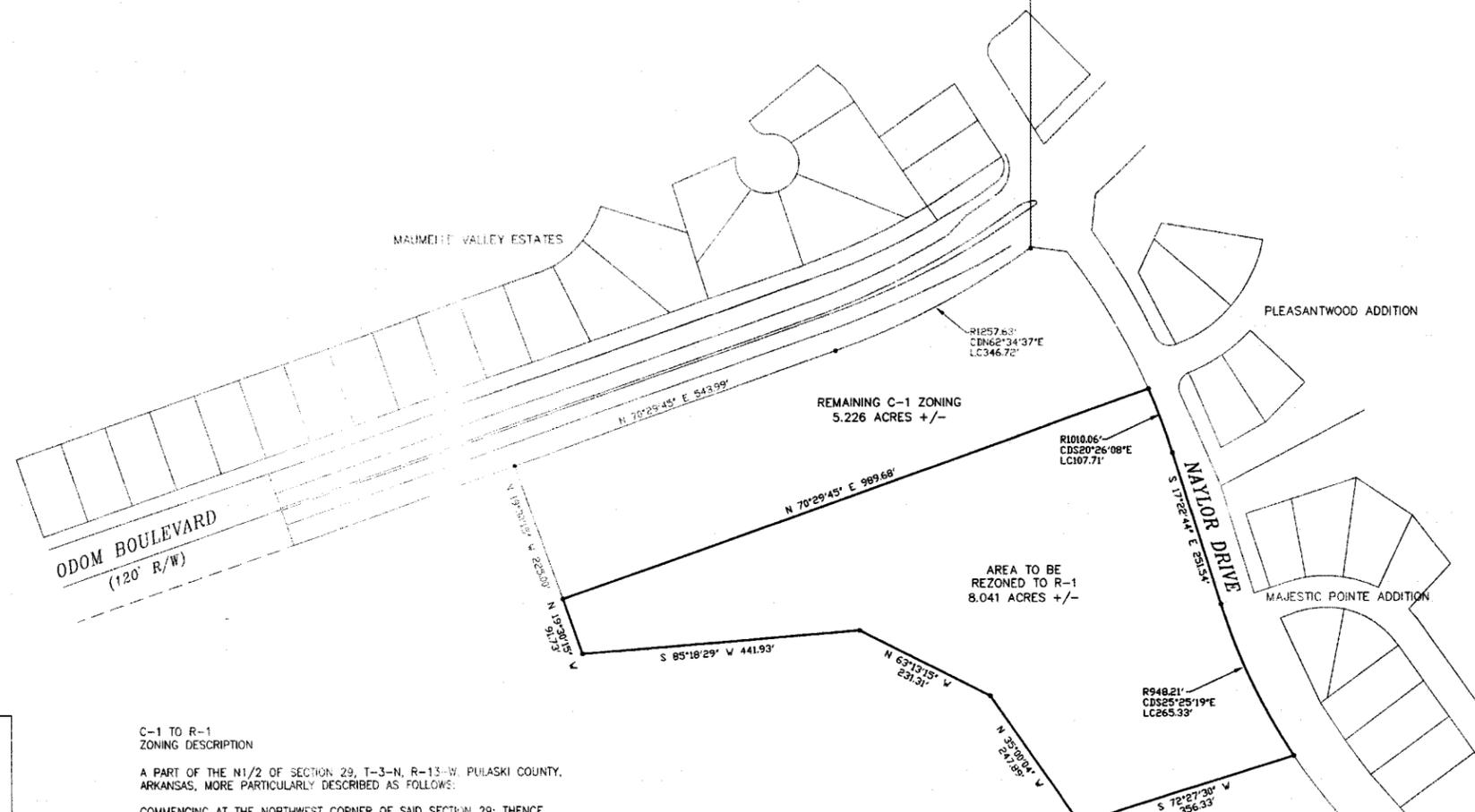
	Mosley	Saunders	Kelley	Anderson	Lewis	Scott	Vaprezsan	Holt
Yes								
No								

NW CORNER  
SECTION 29  
T-3-N, R-13-W

S 90°00'00" E 2564.28'



Scale 1" = 100 ft



VICINITY MAP  
N.T.S.

**C-1 TO R-1  
ZONING DESCRIPTION**

A PART OF THE N1/2 OF SECTION 29, T-3-N, R-13-W, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29; THENCE N90°00'00"E, A DISTANCE OF 2564.28 FEET; THENCE S00°00'00"E, A DISTANCE OF 611.08 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ODOM BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1257.63 FEET, AN ARC DISTANCE OF 347.83 FEET AND A CHORD BEARING AND DISTANCE OF S82°34'37"W, 46.72 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE S19°30'15"E, A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING; THENCE N70°29'45"E, A DISTANCE OF 989.68 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NAYLOR DRIVE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1010.06 FEET, AN ARC DISTANCE OF 107.76 FEET AND A CHORD BEARING AND DISTANCE OF S20°26'08"E, 107.71 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE S17°22'44"E, A DISTANCE OF 251.54 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 948.21 FEET, AN ARC DISTANCE OF 266.21 FEET AND A CHORD BEARING AND DISTANCE OF N25°25'19"E, 265.33 FEET; THENCE S72°27'30"W, A DISTANCE OF 356.33 FEET; THENCE N35°00'04"W, A DISTANCE OF 247.89 FEET; THENCE S72°19'15"W, A DISTANCE OF 231.31 FEET; THENCE S85°18'29"W, A DISTANCE OF 441.93 FEET; THENCE N19°30'15"W, A DISTANCE OF 91.73 FEET TO THE POINT OF BEGINNING, CONTAINING 8.041 ACRES, MORE OR LESS.

**WHITE-DATERS & ASSOCIATES, INC.**  
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING  
24 BAKING CIRCLE, LITTLE ROCK, ARKANSAS 72223  
PH. 501-821-1667 FAX. 501-821-1666

REZONING	
A part of the N1/2 Section 29, T-3-N, R-13-W Pulaski County, Arkansas	
Date	JAN. 21, 2016
Scale	1" = 100'
Sheet	of
Job No.	

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

**RESOLUTION NO. 2016-07**

**A RESOLUTION TO GRANT A CONDITIONAL USE PERMIT TO PHYLLIS  
HARRINGTON TO LOCATE AN EDUCATIONAL FACILITY IN A PCD  
ZONING DISTRICT**

**WHEREAS**, the Maumelle Planning Commission conducted a public hearing and meeting on February 25, 2016, to consider a Conditional Use Permit for certain property, zoned PCD (Planned Commercial Development), which is within the City of Maumelle, Arkansas;

**WHEREAS**, the Planning Commission unanimously passed a motion to recommend approval of the Conditional Use Permit to the City Council;

**WHEREAS**, according to those provisions of the Maumelle City Code which govern the use of lands zoned PCD in the City of Maumelle, an educational facility is a conditional use; and

**WHEREAS**, the educational facility as described in the application for a conditional use permit does not adversely affect the character of the subject property or surrounding properties.

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

**SECTION 1.** The application filed by Phyllis Harrington, on behalf of Real Estate School of Profession, seeking a conditional use permit for an educational facility in a PCD (Planned Commercial District) zone, is approved. A conditional use permit is hereby granted to Phyllis Harrington, to operate an educational facility at 301 Millwood Circle, Suite 106.

**SECTION 2.** The Council approves the application as presented and fully incorporates the application and approved plans herein as if set forth word for word by attaching the same hereto as Exhibit A.

**RESOLVED** this 7th day of March, 2016.

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

ATTEST:

\_\_\_\_\_  
Joshua Clausen, City Clerk

APPROVED AS TO LEGAL FORM:

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

SPONSORED BY:

Mayor Watson

	Mosley	Saunders	Kelley	Anderson	Lewis	Scott	Vaprezsan	Holt
Yes								
No								



City of Maumelle

**APPLICATION FOR CONDITIONAL USE PERMIT**

Application is hereby made to the Maumelle City Council through the Planning Commission pursuant to the provisions of Ordinance #61, the Maumelle Zoning Ordinance which was adopted in accordance with the requirements of Act 186 of 1957 Acts of Arkansas petitioning to allow a Conditional Use Permit in the following described area:

Real Estate School

Title to this property is, vested in: Golden Group, Inc.

Property is zoned: Commercial

It is desired that a Conditional Use Permit be issued to allow for the following use: Real Estate School

It is understood that notice of the public hearing hereon must be published in accordance with the requirements set forth in the instructions given with this application. It is further understood that the cost and responsibility of such notice is borne by the applicant.

[Signature]  
Signature of Applicant

2-04-16  
Date

Address: 301 Millwood Circle, Site 106

Phone: 501-804-0747

[Signature]  
Signature of Owner

2-4-2016  
Date

Address: 2901 W. 12th Street LR. AR 72204

Phone: 501 250 1217

**STAFF USE ONLY**

Planning Commission Meeting Docketed for \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ p.m.

Filing Fee: \_\_\_\_\_

Planning Commission Action: Approved: \_\_\_\_\_ Denied: \_\_\_\_\_  
Date: \_\_\_\_\_

City Council Action: Approved: \_\_\_\_\_ Denied: \_\_\_\_\_  
Date: \_\_\_\_\_ Ordinance No: \_\_\_\_\_

**ZONING SUMMARY  
CONDITIONAL USE PERMIT  
NAME**

OWNER: Steve Im

APPLICANT: Phyllis Harrington

REQUEST: Conditional use permit to locate an educational facility in a C-2 zoning district.

PURPOSE: To train real estate agents

EXISTING ZONING: PCD (Planned Commercial Development)

LEGAL DESCRIPTION: See Site Plan

LOCATION: Millwood Circle and Club Manor

SITE CHARACTERISTICS: existing strip center

EXISTING LAND USE: COMM (Commercial)

ABUTTING LAND USE AND ZONING:

NORTH: Zoning: R-2 (Multi Family)  
Land Use: MFA (Multi-family attached)

SOUTH: Zoning: C-2 (Town Center)  
Land Use: COMM (Commercial)

EAST: Zoning: PCD (Planned Commercial District)  
Land Use: COMM (Commercial)

WEST: Zoning: PCD (Planned Commercial District)  
Land Use: COMM (Commercial)

ZONING HISTORY: NO rezoning requests on file

**ZONING ANALYSIS**  
**Conditional Use**

DEMAND: First request of it's kind.

CONFORMANCE WITH MUNICIPAL PLANS: Allowable Condition Use in PCU.

ENVIRONMENTAL IMPACT: None noted

NEIGHBORHOOD POSITION: No response of any kind from the community.

PUBLIC SERVICES: None noted

PUBLIC FINANCES: Some additional sales tax

LEGAL CONSIDERATIONS/REASONABLENESS: Proposal seems reasonable

QUALITY CONTROLS: Adequate parking and standard hours of operation.

TRAFFICE AND STREET RIGHT-OF-WAY: Two points on ingress/ egress

ANALYSIS AND SUMMARY: Proposal in keeping with low-impact commercial area

STAFF RECOMMENDATIONS: Do-pass recommendation to the Maumelle City Council.

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

**RESOLUTION NO. 2016-08**

**A RESOLUTION TO GRANT A CONDITIONAL USE PERMIT TO  
ACADEMICS PLUS CHARTER SCHOOL TO LOCATE AN EDUCATIONAL  
FACILITY IN C-1 AND PCD ZONING DISTRICTS**

**WHEREAS**, the Maumelle Planning Commission conducted a public hearing and meeting on February 25, 2016, to consider a Conditional Use Permit for certain property, zoned C-1 and PCD, which is within the City of Maumelle, Arkansas; ethanol

**WHEREAS**, the Planning Commission unanimously passed a motion to recommend approval of the Conditional Use Permit, Site Plan, and Landscape Plan to the City Council subject to applicant satisfaction of all Staff, City Engineer, and Commissioner comments as well as the closing of the land swap authorized by the City Council in Resolution No. 2016-03;

**WHEREAS**, according to the Maumelle City Code, an educational facility is a conditional use in these zones; and

**WHEREAS**, the educational facility as described in the application for a conditional use permit does not adversely affect the character of the subject property or surrounding properties.

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

**SECTION 1.** The application filed by Academics Plus Charter School, seeking a conditional use permit for an educational facility in areas zoned C-1 and PCD, is approved subject to applicant satisfaction of all Staff, City Engineer, and Commissioner comments as well as the closing of the land swap authorized by the City Council in Resolution No. 2016-03. A conditional use permit is hereby granted to Academics Plus Charter School, to construct and operate an educational facility at Academics Plus Addition, Maumelle, Arkansas.

**SECTION 2.** The Council approves the application as presented (including the Site and Landscape Plans approved by the Planning Commission) and fully incorporates the application and approved plans herein as if set forth word for word by attaching the same hereto as Exhibit A.

**RESOLVED** this 7th day of March, 2016.

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

ATTEST:

\_\_\_\_\_  
Joshua Clausen, City Clerk

APPROVED AS TO LEGAL FORM:

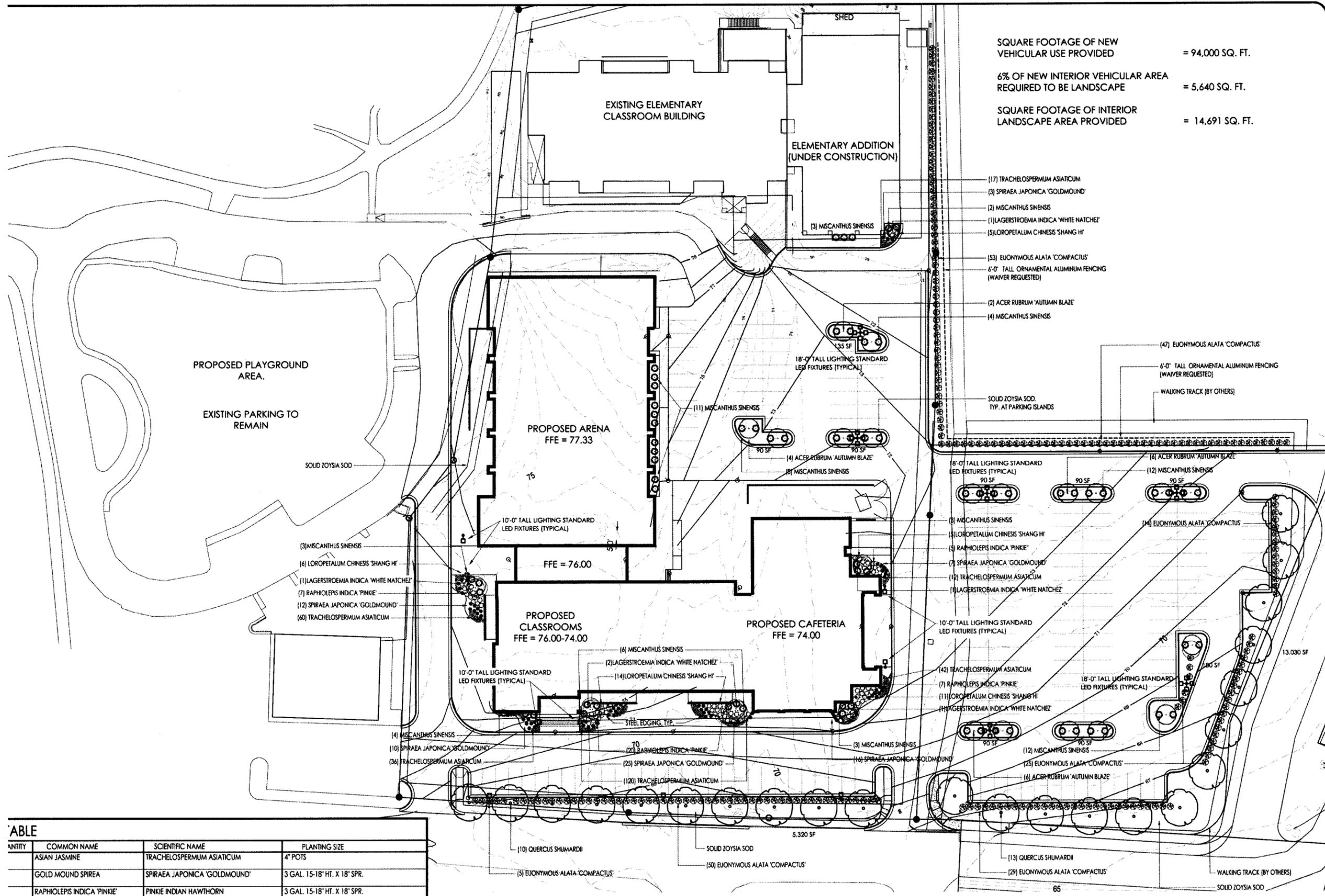
\_\_\_\_\_  
Caleb Norris, City Attorney

SPONSORED BY:

Mayor Watson

	Mosley	Saunders	Kelley	Anderson	Lewis	Scott	Vaprezsan	Holt
Yes								
No								





SQUARE FOOTAGE OF NEW VEHICULAR USE PROVIDED = 94,000 SQ. FT.  
 6% OF NEW INTERIOR VEHICULAR AREA REQUIRED TO BE LANDSCAPE = 5,640 SQ. FT.  
 SQUARE FOOTAGE OF INTERIOR LANDSCAPE AREA PROVIDED = 14,691 SQ. FT.

PLANT	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
1	ASIAN JASMINE	TRACHELOSPERMUM ASIATICUM	4" POTS
2	GOLD MOUND SPIREA	SPIRAEA JAPONICA 'GOLDMOUND'	3 GAL. 15-18" HT. X 18" SPR.
3	RAPHIOLEPIS INDICA 'PINKIE'	PINKIE INDIAN HAWTHORN	3 GAL. 15-18" HT. X 18" SPR.
4	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINESE 'SHANG HI'	5 GAL. 18-24" HT. X 18" SPR.
5	MAIDEN GRASS	MISCANTHUS SINENSIS	7 GAL. 48-60" HT. X 30"-36" SPR.
6	DWARF BURNING BUSH	EUONYMUS ALATA 'COMPACTUS'	5 GAL. 18"-24" HT. X 18" SPR.
7	NATCHEZ WHITE CRAPE MYRTLE	LAGERSTROEMIA INDICA 'WHITE NATCHEZ'	1 1/2" CAL. EACH CANE 10-12', 3 CANES MIN.
8	AUTUMN BLAZE RED MAPLE	ACER RUBRUM 'AUTUMN BLAZE'	3" CAL. 14-16' HT.
9	SHUMARD OAK	QUERCUS SHUMARDII	3" CAL. 14-16' HT.

NORTH  
 LANDSCAPING PLAN  
 SCALE: 1"=30'  
 0 30 60



City of Maumelle

**APPLICATION FOR CONDITIONAL USE PERMIT**

Application is hereby made to the Maumelle City Council through the Planning Commission pursuant to the provisions of Ordinance #61, the Maumelle Zoning Ordinance which was adopted in accordance with the requirements of Act 186 of 1957 Acts of Arkansas petitioning to allow a Conditional Use Permit in the following described area:

Academics Plus Addition, Lots 2 & 3, Maumelle, Arkansas

Title to this property is vested in: Academics Plus Charter School

Property is zoned: O-S & C-1

It is desired that a Conditional Use Permit be issued to allow for the following use: High School and Gymnasium Building

It is understood that notice of the public hearing hereon must be published in accordance with the requirements set forth in the instructions given with this application. It is further understood that the cost and responsibility of such notice is borne by the applicant.

[Signature]  
Signature of Applicant

2-4-10  
Date

Address: 300 Northport Drive, Cabot, AR 72023

Phone: (501) 941-3599

[Signature]  
Signature of Owner

2-4-10  
Date

Address: 900 Edgewood Drive, Maumelle, AR 72113

Phone: (501) 803-9730

**STAFF USE ONLY**

Planning Commission Meeting Docketed for \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ p.m.

Filing Fee: \_\_\_\_\_

Planning Commission Action: \_\_\_\_\_  
Date: \_\_\_\_\_

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

City Council Action: \_\_\_\_\_  
Date: \_\_\_\_\_

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_  
Ordinance No: \_\_\_\_\_

**ZONING SUMMARY  
CONDITIONAL USE PERMIT  
NAME**

OWNER: Maumelle Foundation for Higher Education

APPLICANT: Academics Plus Charter School

REQUEST: Conditional use permit to locate an educational facility in a C-1 and PCD zoning districts

PURPOSE: To construct new high school and gymnasium

EXISTING ZONING: C-1 and PCD

LEGAL DESCRIPTION: see site plan

LOCATION: North of Lake Point Drive

SITE CHARACTERISTICS: Parcels have existing educational buildings

EXISTING LAND USE: COMM (Commercial)

ABUTTING LAND USE AND ZONING:

NORTH: Zoning: OS (Open Space)  
Land Use: INST (Institutional)

SOUTH: Zoning: C-1 (Village Center)  
Land Use: COMM (Commercial)

EAST: Zoning: PRD (Planned Residential District)  
Land Use: SUR (Special Use Residential)

WEST: Zoning: OS (Open Space)  
Land Use: OS (Open Space)

ZONING HISTORY: Third request in five years for a conditional use permit.

**ZONING ANALYSIS**  
**Conditional Use**

DEMAND: Will facilitate better facilities and parking for faculty and students.

CONFORMANCE WITH MUNICIPAL PLANS: Allowable conditional use in the applicable zoning districts.

ENVIRONMENTAL IMPACT: None noted

NEIGHBORHOOD POSITION: No community response of any kind

PUBLIC SERVICES: No impact noted

PUBLIC FINANCES: No impact noted

LEGAL CONSIDERATIONS/REASONABLENESS: Proposal seems reasonable

QUALITY CONTROLS: Proposal should improve parking and school facilities.

TRAFFICE AND STREET RIGHT-OF-WAY: Proposal should improve existing traffic situation.

ANALYSIS AND SUMMARY: The proposal is in keeping with the overall master plan for the Charter School.

STAFF RECOMMENDATIONS: Do-pass recommendation to the Maumelle City Council.

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

**RESOLUTION NO. 2016-09**

**TO UTILIZE FEDERAL-AID 5310 ENHANCED MOBILITY OF SENIORS  
AND INDIVIDUALS WITH DISABILITIES PROGRAM**

**WHEREAS**, Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Program grant funds are available at 80% federal participation and 20% local match and vehicles are awarded through the State procurement process according to AHTD specifications;

**WHEREAS**, the City Council budgeted \$17,500 for two transportation vehicles for Senior Services that are currently estimated to cost approximately \$83,000;

**WHEREAS**, the City Council understands that Federal-aid Funds are available to fund 80% of the cost of vehicles for this project and that the City will maintain records and remain within the 5310 program until the vehicles are beyond useful life of 7 years and/or 100,000 miles; and

**WHEREAS**, this project, using federal funding, will allow for the City to receive a Lowered-Floor Minivan with Ramp (SBN: PT XX-01) and an Aisle Conversion Van with Executive Top #2 (SBN: PT XX-03) to reduce response time to transport non-ambulatory seniors.

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

**SECTION 1.** The City of Maumelle will participate in accordance with its designated responsibility, including maintenance of this project.

**SECTION 2.** Mayor Michael Watson is hereby authorized and directed to execute all appropriate agreements and contracts necessary to execute this certification and obligate the City of Maumelle under the terms of the above stated project.

**SECTION 3.** The Maumelle City Council pledges its full support and hereby authorizes the City of Maumelle to cooperate with the Arkansas State Highway and Transportation Department and Federal Transit Administration under the terms and conditions of the 5310 Enhanced Mobility of Seniors and Disabilities Program.

**SECTION 4.** The Maumelle City Council pledges to allocate the 20% local match for the grant—currently estimated to be \$16,600—which was approved by the City Council in the 2016 Budget as a Capital expense for Department of Senior Services and the required match be from non-federal sources within 10 calendar days of notice to possess a vehicle(s).

**RESOLVED** this 7th day of March, 2016.

---

Mayor Michael Watson

ATTEST:

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Joshua Clausen, City Clerk

APPROVED AS TO LEGAL FORM:

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Caleb Norris, City Attorney

SPONSOR:

Alderman Ken Saunders

	Mosley	Saunders	Kelley	Anderson	Lewis	Scott	Vaprezsan	Holt
Yes								
No								

MEMO TO: MAYOR WATSON

FROM: NICOLE HEAPS, DIRECTOR OF SENIOR WELLNES

DATE: FEBRUARY 29, 2016

RE: Resolution to approve application for (2) Enhanced Mobility of Seniors and Individuals with Disabilities Program Grants

Please place on the agenda a Resolution to approve the applications for (2) 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Program grants from the Federal Transit Administration in cooperation with the Arkansas Highway and Transportation Department. The (2) grants would allow for the City to receive (2) vehicles for only 20% of cost. Both vehicles are ADA and contain either a lift or ramp and if approved, would replace (2) of the older vehicles in Senior Services Department fleet-a 2005 Chevrolet Classic Sedan, silver and a 2008 Chevrolet Uplander Minivan. These vehicles have been marked for replacement as they have high mileage and/or have been costly to maintain.

During the 2016 budget process, \$17,500 was appropriated in capital for Senior Services Department. The match for 5310 capital assistance grants is \$16,600. As part of the grant process I will ask each Alderman to consider signing a letter of support for these grants and to approve the application for the City to apply for the (2) 5310 Capital Assistance Grants. The deadline to apply is March 14, 2016 and if approved, the City will receive the vehicles in December of 2016. I have attached a copy of both vehicles.

**VEHICLE ORDER TYPE #01**

**7-Passenger Standard Van**

SBN: SP XX-0001-#38:

7-Passenger Standard Van Base Price:  
\$24,000

(Agency's 20% local match - \$4,800)

NOTE: Not a Minivan



**VEHICLE ORDER TYPE #2**

**11-Passenger Standard Van**

SBN: SP XX-0001-#34:

11-Passenger Standard Van Base Price:  
\$27,000

(Agency's 20% local match - \$5,400)

NOTE: Not a Minivan



**VEHICLE ORDER TYPE #3.**

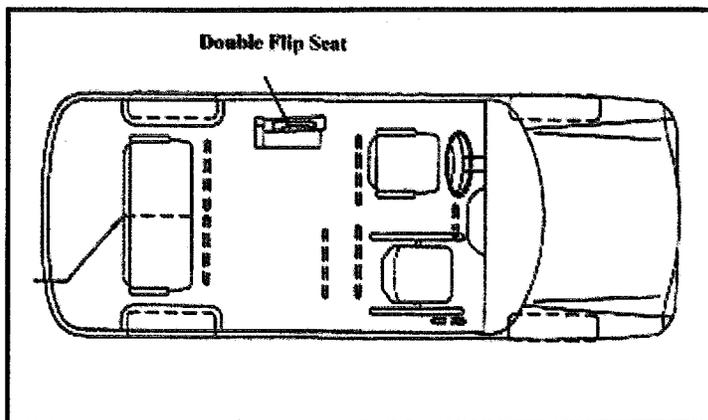
**Lowered-Floor Minivan With Ramp**

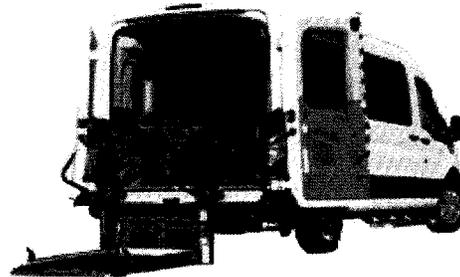
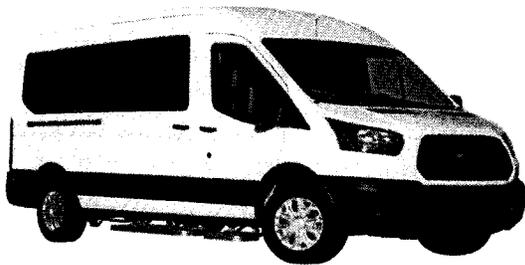
SBN: PT XX-01:

5/0 or 3/1 WC; Base Price: \$38,000  
(Agency's 20% local match - \$7,600)



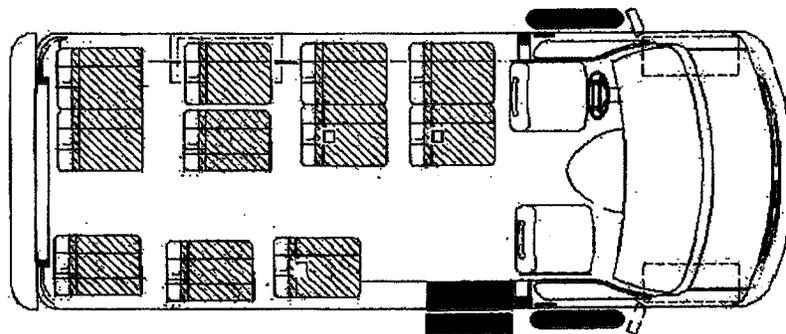
**PT XX-01 Seating Configuration**



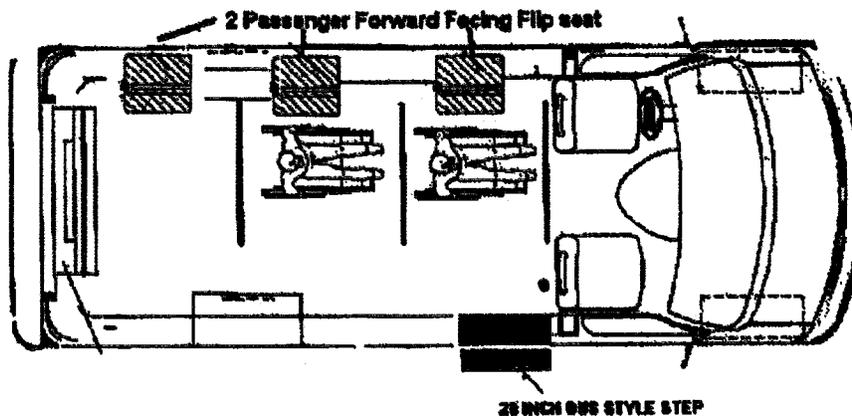


**Vehicle Order Types 4 and 5.  
Aisle Conversion Van with Executive Top**

Vehicle Order Type 4: (Executive Top), SBN: PT XX-03 Item #1, 12-Passenger Van  
Base Price: \$40,000 (Agency's 20% local match - \$8,000)



Vehicle Order Type 5: (Executive Top), SBN: PT XX-03 Item #2, 7/10 or 3/2 WC  
Base Price: \$45,000 (Agency's 20% local match - \$9,000)\*\*



\*\* Interior Configuration will not include 3<sup>rd</sup> Flip Seat-Replaced with Two Single Seats on Right Side at Rear

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

**RESOLUTION NO. 2016-10**

**A RESOLUTION TO APPROVE THE DISPOSAL OF CITY SURPLUS PROPERTY**

**WHEREAS**, Ordinance #418 allows the Mayor to dispose of surplus property, but requires that disposal of City property valued between One Hundred (\$100) and One Thousand Dollars (\$1,000.00) be approved by the City Council; and,

**WHEREAS**, the Fire Department has a 2000 Chevy Impala that is inoperable and no longer of use to the department, and

**WHEREAS**, the Fire Department has estimated the value of the vehicle to be \$750.

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

The Council approves of the disposal of the above vehicle.

RESOLVED this 7<sup>th</sup> day of March, 2016.

---

Michael Watson, Mayor

ATTEST:

---

Joshua Clausen, City Clerk

APPROVED AS TO FORM:

---

Caleb Norris, City Attorney

SPONSOR:

Mayor Watson

	Mosley	Saunders	Kelley	Anderson	Lewis	Scott	Vaprezsan	Holt
Yes								
No								



# City of Maumelle

## Property Activity Form

Date

Department Requesting Action

### Property Description

Make or Brand Name

Estimated Value of Property

Type of Property

≤ \$100.00

Mayor Approval

Model Number

\$100.01-1,000

City Council Approval

Serial Number

Above \$1000

Bid or Sale

(by Council direction)

Property Value

City Asset Number

Asset Value

Condition of property

Good

Fair

Poor

### Type of Action Requesting

Declare Surplus:

Declare Surplus/Request permission to Dispose of

Number of pages attached

Person Requesting Action:

Date

Department Approval By:

*[Signature]*

Date

**ALL REQUEST MUST BE APPROVED BY MAYOR BEFORE PROPERTY BEING DELIVERED TO PUBLIC WORKS**

### Type of Disposal

Discard

Donate to other Agency

Destroy

Declare Surplus/Put in Storage

Declare Surplus/Hold for City Auction

Transfer

From:

To:

Trade In:

Reason:

**NOTE:** Confiscated or abandoned property must have been in the possession of the City for no less than 60 days, published twice in the newspaper, and a 5 day waiting period after the last publication of advertisement before any property activity being requested.  
  
Date Last Published: \_\_\_\_\_  
See Ord. #170

Mayor Approval By:

Date

Received for Storage By:

Date

# City of Maumelle

## City of Maumelle

### Memo

Date: March 2, 2016

To: Aldermen, City of Maumelle

From: Mayor Mike Watson

Subject: North Little Rock Wastewater Treatment Committee Representative

At the invitation of the Chairman of the North Little Rock Wastewater Treatment Committee (see attached letter), I have assigned Jack Stowe to be Maumelle's representative at the Committee's monthly meetings. Mr. Stowe is a city employee that will be aware of upcoming projects and subdivisions within Maumelle that would be of interest to the North Little Rock Wastewater Utility. He could also serve as the liaison to the Maumelle Building Permits Department with regard to issues or regulations that could affect plumbers, builders and/or contractors.

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



**NORTH LITTLE ROCK WASTE WATER UTILITY**

February 5, 2016

Michael Watson  
Mayor of the City of Maumelle  
550 Edgewood Dr., Suite 590  
Maumelle, AR 72113

Re: Monthly Meetings of the North Little Rock Wastewater Treatment Committee

Dear Mayor Watson:

On behalf of the North Little Rock Wastewater Treatment Committee ("Committee"), I have the pleasure to invite you to designate a representative from the City of Maumelle to attend monthly meetings of the North Little Rock Wastewater Treatment Committee which are held on the second Tuesday of every month beginning at 12:15 p.m. The Committee believes that attendance by a representative of the City of Maumelle would facilitate cooperation between your city and the Committee regarding the provision of sewer services to those residents of your City which are customers of the Committee.

Thank you for your courteous attention to this matter. I look forward to seeing a representative from your City at future meetings.

Sincerely,

K. W. Matthews, Chairman  
North Little Rock Wastewater  
Treatment Committee

# City of Maumelle

## City of Maumelle

### Memo

Date: March 2, 2016

To: Aldermen, City of Maumelle

From: Mayor Mike Watson

Subject: 2016 Proposed Sign Ordinance Committee

Because of the recent Supreme Court ruling regarding content neutrality, we need to revise our current code. City Attorney Norris provided a draft Ordinance with changes to the sign regulations for review at the January 4<sup>th</sup> Council meeting. It was apparent from the discussion at the meeting, more input and consideration was needed to move forward with the Ordinance. I have asked the following individuals to serve on the committee and they have all agreed to serve.

Alderman Marion Scott, Chairperson  
Alderman Ken Saunders  
Planning Commissioner David Gershner  
Alicia Gillen, Executive Director Maumelle Chamber of Commerce  
Ray Schwankhart, Citizen  
Jim Morley, Director of Building Permits and Code Enforcement  
City Attorney Caleb Norris

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



## Memorandum

DATE: March 1, 2016  
TO: Mayor Watson  
FROM: Greg Phillips  
GBM<sup>c</sup> & Associates  
RE: White Oak Bayou information for City Council  
GBM<sup>c</sup> No. 3028-15-330

---

### Outline for White Oak Bayou History and Purpose for the Maumelle City Council

#### 1. History

##### a. How did the WOB project get started?

In 2003, Joyce Perser, Assistant Regulatory Chief of the USACE, Little Rock District, visited Maumelle with her Project Manager Tim Scott, along with Jerry Harris, Chief of Regulatory. At this meeting, The Corps tasked Maumelle with coming up with a means to protect the White Oak Bayou (WOB), through use of a "SAMP" (Special Area Management Plan). A SAMP had never been attempted in all of Region VI, much less Arkansas, so Maumelle staff could get no direction or funding. Then Maumelle Mayor, Burch Johnson, made this project the responsibility of Jim Narey (Director of Planning). There several meetings during the next few years about the project, some attended by North Little Rock and Pulaski County representatives, but it was obvious that the City of Maumelle would carry most of the burden. In 2007 Jim Narey began working with Leigh Ann Pool (Central Arkansas Planning and Development District) to find a grant that would fund such a project and the EPA Wetlands Development Grant (WPDG) for wetlands management fit the need, was applied for and \$60,000.00 was secured for use. Procurement of the grant was timely as the city was getting some pressure from the Corps for results.

With the award in place, no local or regional examples of remotely similar projects, and lack of technical staff necessary at the city to fully implement such an undertaking progress was slow. In an effort to get the project moving forward EPA Region 6 decided to fund a parallel project that would create the foundation for the rest of the effort. EPA contracted directly with Science Applications International Corporation (SAIC) out of Denver, CO to do some initial limited mapping of wetlands within the watershed. As SAIC began the process of trying to tackle this without any familiarity of the watershed, the Little Rock District of the U.S. Army Corps of Engineers referred them to Wetland Consultants, Inc. (WCI), Alexander, AR who had extensive experience with conducting wetland delineations within the watershed. SAIC contracted with WCI to complete a wetland mapping project within the watershed.

In 2008 the city received proposals to develop the SAMP and interviewed Carter-Burgess, FTN & Associates, and Wetland Consultants, Inc. Wetland Consultants Inc. was selected to be the Project Consultants.

**b. What is the UASCE and the EPA connection to the project?**

In addition to their roles described above, EPA Region 6 continues to fund the project through Wetland Program Development Grants (WPDG). The USACE initiated this project and have supported and participated in the project from day 1 (Attachment A) and currently have two staff that are active on the Technical Advisory Committee (TAC). The USACE is in the process of helping in the development of the Mitigation Bank for WOB and development of a General Permit for WOB that will aid in wetland management and provide a streamlined permitting process for development in some lower priority wetlands.

**c. What have the grant money provided?**

**i. What are wetland program development grants (WPDG) for?**

WPDGs are available for state and local governments to conduct wetland projects. They provide applicants an opportunity to develop and refine comprehensive state/tribal/local government wetland programs. These programs are meant to: build the capacity of state/tribal/local governments to increase the quantity and quality of wetlands in the U.S. by conserving and restoring wetland acreage and improving wetland condition; and use one or more of the following “Core Elements” in order to achieve this goal: monitoring and assessment, restoration and protection, regulatory approaches and wetland specific water quality standards.

<http://www.epa.gov/wetlands/wetland-program-development-grants>

**ii. What has the grant money generally paid for? (See Attachment B)**

**d. Who has been involved in the project and what was their role?**

(See Attachment C)

**2. Project Goals**

**a. Purpose of the overall Project (See Attachment D)**

**b. How has this project been steered?**

One of the first tasks that was completed for this overall project (around 2008) was the creation of a Steering Committee (SC) made up of local interested citizens. The SC includes City Council members, local developers, concerned citizens in the watershed, a representative from the Arkansas Natural Resources Commission (ANRC), Directors of Planning from both Maumelle and North Little Rock, among others. This committee developed the mission statement and goals and objectives that the project would follow. The SC was the primary group overseeing development of the Wetland Management Plan throughout this process and was tasked with addressing both environmental and socio-economic concerns. The SC is active to this day. During early phases of the second grant (2009) a Technical Advisory Committee (TAC) was formed, made up of State and Federal Agency technical staff with knowledge of wetlands. Their core role was to advise on, collect and review scientific data related to the project. The TAC is still active.

**c. What are the ultimate benefits of the project to Maumelle?**

There are several tangible benefits of the project to Maumelle including: a management planning document that provides recommendations for management of the WOB in the ever expanding urban environment; a map of the wetlands in the WOB with a priority level assigned to each, to aid in planning future city expansion; a mitigation bank (under development) that can be used to offset impacts to the WOB wetlands and streams from development projects; a USACE General Permit (under development) that will allow some low priority jurisdictional wetlands to be permitted in an expedited manner. Other benefits of the project include, community education about the value of wetlands, involvement of the schools in local wetland projects, potential increase in community green space and trails making the area more desirable for potential commercial and private development, and national recognition for the overall project. (This project helped Maumelle be selected "Floodplain Community of the Year" in 2010 by the State Floodplain organization for watershed management, and was featured prior to that in Environmental Law Review as one of the top environmental programs in America.)

**3. Section 404 of the Clean Water Act**

**a. How it relates to impacting Waters of the US (WOUS)**

The USACE is mandated through Section 404 of the Clean Water Act with the protection of Waters of the United States (WOUS). WOUS include wetlands, streams, lakes, oceans and ponds. They share this responsibility with the USEPA. In order for any construction project (pipelines, transmission lines, roads, harbors, commercial/industrial developments, residential developments, etc.) to be allowed to impact WOUS a Section 404 permit is required, under most circumstances. That is, if a developer or a city wishes to build a road or a building (for instance) and the project will impact a WOUS, a permit is likely required for this project to move forward. Impacts are considered to be as minor as culverting a stream crossing or mechanized land clearing in a wetland to as major as filling a section of stream or wetland with dirt to build something over it.

**b. What is the required permit process**

There are three main components to the Section 404 process: jurisdictional determination, permitting and compensatory mitigation. A jurisdictional determination is simply identifying and mapping the boundaries of WOUS on the prospective site. A permit application is then required that describes the need for, and purpose of, the project, the impacts to WOUS, and the avoidance efforts that were undertaken to limit impacts to WOUS. If the impact of a project are above the USACE thresholds then compensatory mitigation is required and a Mitigation Plan must be provided along with the permit application to describe how the permittee will off-set impacts to WOUS. This can be done through purchase of credits from an approved Mitigation Bank or through a project the permittee does on their own. These projects are typically protection and enhancement or restoration of existing WOUS (usually for streams or wetlands) along with a legal protection device (deed restriction, conservation easement, etc.) that keeps the property protected in perpetuity.

**c. Relationship to Counts Massie project**

The Counts Massie Road extension project crosses WOB and several small associated wetlands and streams. The City of Maumelle was responsible to evaluate their portion of the road extension and to obtain a Section 404 Permit, following the process explained in item 3.b. above, as necessary. This action was not funded by the EPA WPDG and had to be paid for with City funds.

**d. Relationship to Carnahan option**

During the Maumelle Interchange feasibility study that was completed by Leidos, three options for the interchange corridor were evaluated. One of the evaluation points was wetland impacts and the associated mitigation. Extension of Carnahan was included in two of the interchange options. These two options both required more wetland impacts than the other option and also required crossing through a section of wetland that is currently deed restricted as a protected mitigation area (Attachment E). Impacting these wetlands would require a Section 404 permit (following the process in item 3.b. above) and would require a more complicated and likely more expensive mitigation effort (based on having to mitigate impacts to a protected mitigation area).

**Attachment A**

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**USACE Involvement in Project**

**Regulatory Office**

**Honorable Michael Watson  
550 Edgewood Drive  
Suite 500  
Maumelle, Arkansas 72113**

**Dear Mayor Watson:**

This letter is in support of the City of Maumelle's grant request for funds to provide for the protection of the White Oak Bayou watershed and wetland complex. We commend and endorse the fine efforts the City of Maumelle has taken in this endeavor through the years. Now it is appropriate to take that protection to a higher level due to increasing economic development.

The protection of White Oak Bayou has been accomplished by Department of the Army permitting under Section 404 of the Clean Water Act. It has become exceedingly difficult to protect White Oak Bayou given the rapid development of Maumelle especially with the permitting of a new road crossing the bayou. Steps must be taken to identify and minimize future individual and cumulative impacts in this area. The Corps proposed the development of a Special Area Management Plan (SAMP) to address these concerns and adequately balance the protection of White Oak Bayou and permit reasonable economic development. The proposal has been well received by Maumelle, North Little Rock and Pulaski County.

The Corps is dedicated to assisting in the ongoing efforts to protect White Oak Bayou. The cooperation of the local, state and Federal agencies in this work will result in a win-win situation for the environment and thus for everyone. Please contact me at (501) 324-5296 or Mr. Tim Scott, Project Manager at the same phone number if additional information is required.

*js*  
**Joyce C. Perser  
Assistant Chief,  
Regulatory Office**

## **White Oak Bayou Preservation**

The preservation of the White Oak Bayou watershed began in the 1970's. It began with Rosenbaum Lake, a large cypress wetland lake adjacent to the Arkansas River located south of White Oak Bayou. Plans were developed and submitted for review by the Corps of Engineers to construct a large marina and impact the lake. The Corps denied a permit for the work because the cypress-filled lake was unique and pristine in its landscape setting. In another long hard-fought battle that began in the 1970's, a wetland consisting of 43 acres on the Mehaffy property adjacent to Rosenbaum Lake was denied for filling, thus preserving it.

White Oak Bayou is a large wetland complex located in the urban area of Maumelle, Arkansas. It is unique in that it is located in an area that is densely populated and has been under heavy developmental pressure since the development of the City of Maumelle. It is the only large wetland complex located along the Arkansas River which is found in the center of the most populated area of Arkansas. Environmental agencies had discussed for years the need to take action to pursue the preservation of the natural high quality wetlands in White Oak Bayou. White Oak Bayou has always been considered the most threatened wetland complex in the Little Rock District. In the early 1990's, impacts to the watershed were being permitted in a piecemeal fashion with small permits requested along Highway 100 (Maumelle Boulevard) as it was rapidly developed. The Section 404 regulations were promulgated in 1986 so mitigation was in its infancy when Maumelle Boulevard development was occurring. Most mitigation, if any was required, was outside of the White Oak Bayou watershed or by monetary donations to The Nature Conservancy.

In 1992, there was no agency guidance on mitigation such as the 1995 mitigation banking guidance, the 2000 in-lieu fee guidance, the 2008 Compensatory Mitigation for Losses of Aquatic Resources (The Mitigation Rule) or Regulatory Guidance Letters providing guidance on compensatory mitigation projects for aquatic resources impacted by activities authorized by Department of the Army permits. Mitigation requirements for filling wetlands consisted of the regulators using "best professional" judgment to determine the mitigation ratio. Regulators developing mitigation during this period of time were usually biologists with a considerable

amount of experience in wetlands and their development. There were no methods available to calculate the wetland impacts and appropriate mitigation. Nationwide Permit No. 26 was available during these years, and in the early years of use, allowed as much as 10 acres of wetlands to be filled. Also, in the early 1990's mitigation was only beginning to be required on a regular basis. Nationwide permits could be authorized without mitigation unless regulators decided it was necessary.

The Regulatory Chief and the Deputy Chief of the Little Rock District realized that the White Oak Bayou wetlands would be removed from the landscape in a very short time if drastic measures were not taken to protect them. There was an ongoing dialogue with state and Federal agencies about the need to identify, preserve, and protect the natural quality of White Oak Bayou, but no action was being taken. The Corps made the decision that if preservation during permitting activities would protect and preserve White Oak Bayou it would be appropriate for mitigation. During this period of the Corps Regulatory Program there was no national policy for requiring mitigation. The regulations did restrict the use of preservation for mitigation only in areas where the threat to destruction of wetlands was imminent due to developmental pressure. The Corps decided that the White Oak corridor fit the criteria for preservation.

The plan for the preservation of the White Oak Bayou stream and wetland complex was developed to allow wetland filling along Highway 100 (Maumelle Boulevard) as the City of Maumelle developed. The City of Maumelle due to its proximity to Little Rock and North Little Rock began as a family-oriented bedroom community. In the beginning, Maumelle development consisted of sprawling residential developments and a golf course. The rapid growth of subdivisions and residential spaces threatened to quickly require filling large wetland areas.

The Corps decided to require any mitigation in the White Oak Bayou watershed to be preservation and that it had to be within the watershed. No mitigation as a result of a Corps permit would allow mitigation outside the watershed. Also, the preservation mitigation ratio would be 7:1. The mitigation ratio was determined by the Regulatory Division using "best professional judgment" taking into account everything they knew about mitigation at the time. The accepted mitigation ratio for impacts to wooded bottomland hardwoods was 4:1. The

preservation mitigation ratio decision was difficult because the Corps was held to a “no net loss” standard for wetland impacts. This standard was required to be reported on a national level. The decision to preserve the wetlands of White Oak Bayou was considered important enough to exceed the standard. White Oak Bayou is the only watershed that has ever been designated for preservation in the Little Rock District.

The requirement of a 7:1 preservation mitigation ratio was surrounded by much push back from local developers trying to race to develop the rapidly growing city. Consultants did not really know how to plan mitigation and there were no areas available for mitigation. Regulatory stood firm in the requirement during the 1990's. As a result of the requirement, many of the wetlands in White Oak Bayou remain and are viable today. Developers agreed to fill the minimal necessary and some offered the onsite wetlands for preservation mitigation. The City of Maumelle got involved in the efforts to preserve White Oak Bayou with good results. The city was responsible for the preservation of the Devore property which consisted of 222.3 acres preserved at a ratio of 15.5:1. In addition, due to the need for preservation in the watershed by developers requesting permits, the 635-acre Joint Venture provided 167 acres for preservation mitigation purchases. Also, one of the first violations (1989) along Maumelle Boulevard resulted in a large area of the Bayou being preserved.

A typical paragraph explaining in the documentation the requirement to mitigate by preservation was written, “The applicant was informed that suitable mitigation must be obtained within the White Oak Bayou watershed to mitigate for impacts of the project. Regulatory guidance and standard operating procedures state that, in exceptional circumstances, the preservation of existing wetlands or other aquatic resources may be authorized as mitigation. Preservation used as the sole basis of mitigation will be acceptable only where a wetland is under demonstrable threat of degradation by development or is unique and performs important functions to the region where it is located. To provide mitigation for projects in the Maumelle area, the decision was made by Regulatory Branch to accept **preservation** mitigation in the White Oak Bayou watershed.”

Methods of determining appropriate mitigation for wetlands and streams have improved in the years following the consolidated efforts to preserve the White Oak Bayou watershed. In early 2000, the Little Rock District began using the Charleston Method for wetland mitigation and later developed the Little Rock Stream Method for determining stream mitigation. The 635-acre Joint Venture was permitted as a consolidated mitigation area and was vital to allow developers to develop Maumelle Boulevard and provide preservation mitigation in the watershed. There were no public mitigation banks in the Little Rock District so the preferred method of mitigation was not available. The few mitigation banks in the District were authorized for the Arkansas Highway and Transportation Department. Successful public mitigation banks would not provide mitigation options until a decade later during the natural gas development of the Fayetteville Shale in Arkansas.

The Corps regulators were ahead of their time in making decisions that provided for the preservation of White Oak Bayou. The current regulations in "The Mitigation Rule" allow for the use of only preservation for mitigation in exceptional cases. On page 19660 of the Preamble to the rule, the use of preservation only is described, "Preservation may also be used as the only form of compensatory mitigation at the discretion of the district engineer, but this should only be allowed where preservation of specific resources has been identified as a high priority using a watershed approach, and in this case higher compensation ratios should be required." The preservation of White Oak Bayou also still complies with 33 *CFR* §332.3 (*h*) regarding all preservation compliance criteria.

Mr. Jim Narey of the City of Maumelle is instrumental in the continued preservation of White Oak Bayou. He involved the EPA in awarding grant money for the identification of the wetlands and establishing programs to make the public aware of the natural treasure located within the City of Maumelle. The Corps had the vision to preserve White Oak Bayou and Mr. Narey has helped to develop the vision.

One of the concerns that has existed since the inception of the City of Maumelle is the limited access due to only one road entering the city. The development of an additional road for ingress was conceived as an imminent threat to the White Oak Bayou complex back in 1992.

Regulatory Chiefs knew that with any road result in heavy developmental pressure along the route. The Corps is still involved and proposes to develop a Regional General Permit to allow only limited wetland fills along White Oak Bayou if any new road is developed. The general permit and ordinances developed by the City of Maumelle should continue the efforts to preserve White Oak Bayou for decades.

Joyce Perser  
Regulatory Technical Expert  
March 27, 2014

## **Attachment B**

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### **What Grant Has Funded**

## **Executive Summary – White Oak Bayou Wetland Management Plan**

The White Oak Bayou Wetland Management Plan project is a strategic framework to address concerns dating back to the 1970's by local state and federal agencies regarding wetland loss within the White Oak Bayou watershed of Pulaski County, AR<sup>1</sup>. The City of Maumelle was approached by the U.S. Army Corps of Engineers in the mid 2000's regarding concerns over development pressure and loss of wetland acreage within the White Oak Bayou watershed and tasked with identifying measures to address this concern. Based on this directive, in 2007 the city of Maumelle applied for, and was awarded, a Wetland Program Development (WPD) Grant for \$60,000 through EPA Region 6 to begin the process of tackling the aforementioned agency concerns. Although the application was for a Strategic Area Management Plan (SAMP), a SAMP was not consistent with what the Corps and other agencies needed to be accomplished within the White Oak Bayou watershed and the final approach was different than that of a true SAMP which typically is targeted for coastal wetland areas. With the award in place, no local or regional examples of remotely similar projects, and lack of technical staff necessary to fully implement such an undertaking, EPA Region 6 contracted directly with Science Applications International Corporation (SAIC) out of Denver, CO to do some initial limited mapping of wetlands within the watershed. As SAIC began the process of trying to tackle this without any familiarity of the watershed, the Little Rock District of the U.S. Army Corps of Engineers referred them to Wetland Consultants, Inc. (WCI), Alexander, AR who had extensive experience with conducting wetland delineations within the watershed. SAIC contracted with WCI to complete a geographic information system (GIS) wetland mapping project within the watershed. This was a crucial component to developing a wetland management strategy due to the need to understand the location and extent of wetlands within the watershed. Subsequent to completion of the wetland mapping, the City of Maumelle put forth a request for proposals (RFP) to contract for the 2007 WPD grant that had been awarded to the city. Through a competitive process, WCI put together a proposal and was awarded the contract for the work in December 2008. It became readily apparent that given the connectivity of wetlands within the watershed, that any successful management strategy would have to occur at the watershed level, involve multiple stakeholders, and focus on a management vs. strictly protection strategy. The result of the contracted work was the completion of a guidance document for developing a Wetland Management Plan for the White Oak Bayou watershed<sup>2</sup>.

The guidance document has served as a framework for all work to date including the early development of a Steering Committee and Technical Advisory Committee (TAC). Early on, it was realized that for the project to be successful it would need to include a wide array of stakeholders. Members of the Steering Committee have donated hundreds of hours of volunteer time to help in ensuring the success of the project and the TAC has proven to be a vital resource to moving the project forward in a scientifically sound fashion. Throughout the process there has been a consistent list of participants that have not lost focus on the goals and objectives of the project. Members of the committees have included local landowners, citizen groups, business owners, developers, local governments, and others. The TAC includes members of the Arkansas Game and Fish Commission, Arkansas Natural Heritage Commission, Arkansas Department of Environmental Quality, U.S. Army Corps of Engineers, Camp Robinson, the Arkansas Multi-agency Wetland Planning Team, and the University of Central Arkansas. The approach to assessing, classifying, and mapping wetlands within the watershed using the hydrogeomorphic (HGM) methodology has built upon, and contributed to, the vast resources of HGM work done within Arkansas prior to the White Oak Bayou Project. The project has garnered national attention from the Association of State Wetland Managers, Society of Wetland Scientists, Association of State Floodplain Managers, and others. The project has been highlighted in the Environmental Law Institute's National Wetland's Newsletter (July-August 2010) and a nation-wide webinar was conducted for ASWM in July 2013. Many

wetland professionals have become aware of the project and interested in the outcome as a result of these efforts. The project has been touted by EPA as a potential model for other communities to manage wetland and aquatic resources.

The project has not been without difficulty. In 2011 a change in EPA staff that was new to the Wetland Program Development grant process created an environment where future funding was, for a period of time, uncertain. This led to loss of some of the original consulting staff. A subsequent renewal of funding and a resurgence of support from EPA necessitated contracting with a new consulting firm that was unsuccessful in accomplishing project objectives. This was partly due to the inability to find personnel willing to relocate to Arkansas and partly due to the complexity and uniqueness of the project. Other issues involved the difficulty of developing 5 and 10 year floodplain maps across the watershed which are necessary for assigning wetland subclasses under the HGM methodology. Nevertheless, through perseverance of staff and the willingness of other agencies and local governments to commit time and resources, the floodplain maps were finally developed. This exemplifies the type of collaborative partnerships that have come to define the project.

In addition to the science and wetland management planning side of the project, educational outreach has played an extremely important role. Maumelle Middle School students have participated in wetland and water quality research; UCA undergraduate students have completed three semesters of Environmental Practicum research projects within White Oak Bayou; a UCA graduate completed a M.S. thesis and published her findings in a peer reviewed journal<sup>3</sup> and another graduate student is continuing data collection within the watershed; educational booths have been utilized at the Maumelle Expo, Marche Karnival, and the Arbor Day festival; staff have participated in the Arkansas Department of Environmental Quality Make a Splash and Wet and Wild projects; a series of public workshops with different themes were developed and attended by numerous landowners with wetlands on their property; dozens of public presentations have been conducted; wetland posters have been on display for several months at the Maumelle Public Library; two articles have been written for MauMag; and several wetland field trips have been conducted for the public. Also, a volunteer group of retired educators, trail builders, conservation groups and others has now been established to work on canoe and hiking trails, educational programs, etc.

Wetland and watershed management projects similar to White Oak Bayou typically suffer from lack of stakeholder commitment and clear direction. However, the White Oak Bayou project has all the right components and potential to become a national model project. More and more communities are realizing the value of green space and natural resources. The city of Maumelle has the opportunity to smartly manage these resources before they are gone forever. Few communities have achieved this, but Maumelle is poised to do so with continued public support. Based on feedback at public open houses held throughout the watershed, many citizens are supportive of the goals and objectives of the project and would like to become more involved.

<sup>1</sup> U.S. Army Corps of Engineers – Little Rock: Appendix A, *Wetland Management Plan for the White Oak Bayou Watershed-draft*

<sup>2</sup> Owen et al. 2009. *Guidelines for Developing a Wetland Management Plan for the White Oak Bayou Watershed; Pulaski County, AR*

<sup>3</sup> Fuell et al., 2013. *Drivers of Leaf Decomposition in Two Wetland Types in the Arkansas River Valley, Wetlands* 33:6 1127-1137

Following is a synopsis of grant tasks to date related to the White Oak Bayou project:

**EPA Region 6 WPD Grant: *White Oak Bayou Strategic Area Management Plan \$60,000***  
(completed December 2009)

City of Maumelle contracted with Wetland Consultants, Inc. to provide the following:

- Research similar SAMP plans nationwide
- Interview individuals that have similar SAMP plan experience
- Develop a framework and guidelines needed to create a SAMP for the White Oak Bayou watershed

Scope of Work:

- Expand and update the White Oak Bayou GIS with additional layers and field work for verification
- Organize a kickoff meeting to convene with key stakeholders that will be involved with the SAMP.
- Develop methods to identify citizens and other stakeholders that may eventually be involved in the SAMP planning process
- Research and identify key wetland and watershed issues to be covered by the SAMP
- Research methods to evaluate the quality of wetlands within the watershed that allow for a ranking system
- Research various mechanisms for protecting and managing the "special area"
- Assist the city of Maumelle with developing a Quality Management Plan (QMP) specific to the SAMP
- Develop, complete, and submit a final product to the city consisting of a detailed framework that lays out steps to develop and implement the SAMP

**EPA Region 6 WPD Grant: *White Oak Bayou HGM Pilot Study \$100,000***  
(completed December 2010)

**COMPONENT 1**

- Task A: Develop a quality assurance project plan (QAPP) for the HGM assessment work.  
Task B: Assemble a Technical Advisory Committee (TAC)  
Task C: Conduct field work for HGM assessments.  
Task D: Analyze field data and apply assessment results  
Task E: Finalize HGM results and present findings to the Steering Committee

**COMPONENT 2**

- Task A: Refine wetland boundaries based on HGM field inspections  
Task B: Incorporate Functional Capacity Index (FCI) data into the GIS  
Task C: Incorporate HGM wetland subclass data into the GIS  
Task D: Create maps for incorporation into the HGM assessment report.

**COMPONENT 3**

- Task A: Assemble a Steering Committee for the Wetland Management Plan for the White Oak Bayou Watershed  
Task B: Formulate goals and objectives for the Wetland Management Plan for the White Oak Bayou Watershed.

- Task C: Develop methods to keep the public involved with, and educated about, the development of the Wetland Management Plan for the White Oak Bayou Watershed.  
Task D: Provide project updates to EPA and other key stakeholders.

**EPA Region 6 WPD Grant: *Developing a Wetland Management Plan for the White Oak Bayou Watershed* \$277,955**

(completed December 2012)

**COMPONENT 1**

- Task A: Collect, Analyze and Review HGM Field Data  
Task B: Continue TAC Meetings and Field Trips  
Task C: Determine and Oversee Additional Environmental Sampling Needs

**COMPONENT 2**

- Task A: Document HGM Results and Refine Wetland Boundaries  
Task B: Incorporate Additional Information into the GIS

**COMPONENT 3**

- Task A: Public Presentations  
Task B: Wetland Tours  
Task C: Wetland Fair  
Task D: Other Public Outreach

**COMPONENT 4**

- Task A: Continue Steering Committee Meetings  
Task B: Gather Public Input  
Task C: Develop Management Categories for Wetlands  
Task D: Develop Draft Wetland Management Plan  
Task E: Identify and Select Management Tools

**COMPONENT 5**

- Task A: Present Methods and Results to Other Professionals

**EPA Region 6 WPD Grant: *Continuing the Development of a Wetland Management Plan for the White Oak Bayou Watershed* \$289,597**

(completed December 2014)

**COMPONENT 1**

- Task A: Collect, Analyze, and Review HGM Field Data  
Task B: Continue TAC Meetings and Field Trips  
Task C: Determine and Oversee Additional Environmental Sampling Needs  
Task D: Intergovernmental Meetings

**COMPONENT 2**

- Task A: Document HGM Results and Refine Wetland Boundaries  
Task B: Land Use Determination/GIS Data Analysis

**COMPONENT 3**

- Task A: Continue Public Outreach

Task B: Continue Wetland Tours/School Education  
Task C: Develop Conceptual Signage  
Task D: Other Public Outreach

**COMPONENT 4**

Task A: Continue Steering Committee Meetings

Task B: Gather Public Input  
Task C: Continue Development of Management Categories  
Task D: Identify Additional Data Needs  
Task E: Revised Draft WMP  
Task F: Management Tools  
Task G: Develop Draft Land Management Concept Plan for Maumelle  
Task H: Threats Assessment

**COMPONENT 5**

Task A: Present Methods and Results to Other Professionals

**EPA Region 6 WPD Grant: WAG Development and Ecological Sampling for the White Oak Bayou Watershed \$581,098**

(Currently in progress)

**Component 1**

Task A: Perform additional HGM assessments on wetlands with landowners  
Task B: Ecological Assessment of 6 Wetland Subclasses  
Task C: Continue TAC meetings and field trips

**Component 2:**

Task A: Research WAG development  
Task B: Develop structure of WAG  
Task C: Hire WAG administrator

**Component 3**

Task A: Document HGM results and refine wetland boundaries  
Task B: Update GIS as data needs develop  
Task C: Document land use change  
Task D: Begin revisions for submittal to NWI database

**Component 4**

Task A: Public Outreach  
Task B: Wetland tours  
Task C: Planning for future public access

**Component 5**

Task A: Continued public involvement  
Task B: Refinement of management categories

**Task C: Revisions of WMP Documentation for future changes**

**Task D: Develop watershed level mitigation planning**

**Task E: Develop management guidance for public and private lands**

**Component 6**

**Task A: Present methods and results to other professionals**

## White Oak Bayou Wetland Management Plan History

### **Apr - Jun 2008: GIS Wetland Mapping**

- Wetland Consultants, Inc. (WCI) contracted with Science Applications International Corporation (SAIC) who had contracted with EPA Region 6
- Digitized delineated wetlands from hardcopy maps obtained from USACE, WCI, and North Little Rock
- Downloaded various shapefiles (soils, topographic maps, DOQQs, etc.) to GIS
- Digitized non-delineated wetlands using large flat screen monitor and aerial photographs
- This phase of the project provided the base map for wetlands in the watershed and has been continually updated since

### **Jan - Dec 2009: Guidance Document for Developing a Wetland Management Plan**

- Conducted an initial kickoff meeting with various agencies, citizens groups, local governments, etc.
- Continued GIS revisions
- Researched other wetland management plans
- Assisted with developing a Quality Management Plan (QMP)
- Identified potential stakeholders, assessment methods, and issues of concern
- Researched methods of public involvement, educational opportunities, etc.
- Completed a guidance document: *Guidelines for Developing a Wetland Management Plan for the White Oak Bayou Watershed: Pulaski County, AR*

### **Jan - Dec 2010: HGM Pilot Study**

- Continued refinement of GIS, field truthing of wetland boundaries initiated
- Organized a Steering Committee and Technical Advisory Committee
- Newsletter started, The Cypress Knee
- Quality Assurance Project Plan (QAPP) developed
- HGM field trips, data collection, and mapping
- 5 year floodplain maps created by USACE for lower watershed
- HGM subclass maps created for lower watershed
- Project logo created
- Public presentations conducted
- Field trips for Steering Committee
- UCA environmental practicum
- Marche oral history project initiated
- Online survey created
- Webpage on city of Maumelle's website created
- Water quality/biological sampling by Arkansas DEQ initiated
- Project poster for Society of Wetland Scientists chapter meeting
- Maumelle Monitor and MauMag articles written about project

### **Jan 2011 – Feb 2012: Developing a Draft Wetland Management Plan**

- 10 additional HGM Wetland Assessment Areas completed (48 subplots)
- Six Technical Advisory Committee (TAC) meetings completed

- Six TAC field trips completed
- Continuation of DEQ water quality sampling
- Vegetation surveys started by Arkansas Natural Heritage Commission
- UCA graduate student research completed
- UCA environmental practicum started new projects for Spring Semester 2012
- Continued refinement of GIS
- Wetland tours conducted for 4H and Arkansas Master Naturalists
- Wetland and project information booths set up for Karnawal Festival, Arbor Day Festival, and Maumelle Chamber of Commerce Expo
- Continuation of newsletter, *The Cypress Knee*
- Tri-fold booth display created and set up in various locations for education and public input using the White Oak Bayou survey forms
- Refinement of city of Maumelle website regarding project
- Five Steering Committee meetings conducted
- Initiation of wetland category development
- Dissemination of UCA graduate student research at two professional conferences

#### **Feb 2012 - September 2012**

- Time lapse cameras were deployed in 4 locations to monitor hydrology
- UCA graduate research presented at the annual Society for Freshwater Science meeting
- Field truthing on additional wetlands north of I-40 conducted
- Field tour with planning director for the City of Sherwood
- UCA research project results presented
- A project overview and field tour was conducted with EPA Region 6 personnel
- A meeting was held with developers and larger landowners in the watershed
- A project overview and field tour was given as part of ADEQ/AGFC Wet and Wild
- An oral history project of the Marche community also presented at Wet and Wild
- Located and documented several seeps in the watershed headwaters
- Steering committee review of sample wetland ordinances from other communities
- LiDAR mapping of 10 year floodplain completed for upper watershed
- 3 additional TAC meetings
- 3 additional Steering Committee meetings
- 6 additional TAC field trips

#### **October 2012 – December 2013**

- Create tri-fold brochure
- Develop HGM subclass maps for upper watershed
- Meetings with USACE to discuss Regional General Permit
- Meet with UALR regarding website development
- Project discussion and presentation planning with Association of State Wetland Managers
- DEQ water quality data review
- Continue data collection from field cameras
- Attend Association of State Wetland Managers meeting / presentation
- HGM data analysis and figure preparation

- Create and distribute public workshop flyers
- Create and distribute public workshop signs
- Create large maps for public workshops
- Create posters for public workshops
- Organize and hold 6 public workshops
- UCA meeting to discuss future student projects
- GIS land use mapping
- GIS wetland prior priority
- Association of State Wetland Managers webinar presentation
- Watershed boundary field verification
- Maumelle Expo
- Additional time lapse camera deployment
- Maumelle Middle School Environment and Spatial Technology (EAST) project
- Field visits and follow ups with landowners that attended public workshops
- Presentation for Rotary Club
- 6 TAC meetings
- 5 Steering Committee meetings
- 4 technical field trips
- Continuation of newsletter, *The Cypress Knee*

#### **January 2014 – December 2014**

- Developed Rapid Wetland Assessment forms and procedures for additional HGM assessment work
- Work plan modification to accommodate an advisory group and a city staff position for a WOB coordinator.
- Drafted job description for the White Oak Bayou Coordinator
- Organized and met with new volunteer group
- 3 Steering Committee Meetings
- White Oak Bayou strategic planning meeting
- Continued coordination with Maumelle Middle School EAST program
- Met with the Lions Club and Maumelle Middle School to discuss improving the Middle School's wetland trail and funding educational signs along trail
- Water test kits for Maumelle EAST students
- Led two organized wetlands walks into White Oak Bayous
- Scouted possible access points and routes for a public water trail
- Contacted AR Game and Fish commission for information on water trails and then met a specialist at the site to discuss ideas
- Continuation of newsletter, *The Cypress Knee*
- Presented project updates to Maumelle City Council
- Gave brief presentation at City Planning Commission concerning portion of WOB under an easement
- Presented PowerPoint on the current work of the WMP to the Ozark Society
- Consultants and chairman of SCM met in Dallas, TX with EPA Region 6 Grant and Wetland Team to discuss project

- Prepared WOB status presentation for the EPA meeting
- Contact list was updated
- Completed a draft Prospectus and submitted it to Arkansas Natural Resources Commission
- Website training for GBMc employee and updated WOB website
- Continued coordination with ECU environmental practicum
- UCA Environmental Practicum projects
- Continued GIS land use mapping
- Summarize public survey forms
- Documented HGM results and refined wetland boundaries
- Review HGM data and compile graphs
- Revised Wetland Management Plan
- Compiled/Created Draft Wetland Management Plan materials
- Drafted chapters of Wetland Management Plan

#### **January 2015 – June 2015**

- Refined the Rapid Wetland Assessment forms and protocol for use in ranking wetland priority
- Met with UCA lead professor and her graduate student to start their data collection activities
- UCA Environmental Practicum project
- Met with volunteer group and discussed projects they would assist
- Member of volunteer group gave a talk at the Maumelle High School related to trail building and WOB
- Member of Steering Committee wrote an article about WOB in MauMag (local magazine)
- One Steering Committee Meeting
- Drafted two potential versions of a Wetland Priority Map
- Drafted conceptual General Permit for WOB wetlands
- Led an organized Water Trail Trip for the Volunteer group and Steering Committee
- Continued work with Maumelle Middle School on expanding their wetlands trail system
- Taught Maumelle Middle School students how to use a GPS and how to download and upload waypoints from GPS
- Distributed large scale maps to the schools in the WOB watershed
- Continued organizing and updating GIS database
- Documented land-use changes
- Updated WOB website
- Continuation of the newsletter, *The Cypress Knee*
- Updated WOB contact list
- Worked with City of Maumelle to apply for a wetlands trail grant for the Highway Department.
- Prepared quarterly reports
- Continued coordinating with USACE and ANRC on the WOB Mitigation Bank In-Lieu Fee Program

**June 2015 - December 2015**

- Met with TAC and discussed wetland priority map, mitigation bank and general permit
- Met with SC to review the WMP outline
- Refined wetland priority categories for mapping
- Completed final draft of wetland priority map
- Received confirmation from TAC on wetland priority map
- Solidified an agreement with the ANRC to manage the WOB Mitigation Bank
- Continued updating GIS database

## **Attachment C**

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### **Grant and Staffing Timeline**

## WOB Grant and Staffing History and Timeline

2007	EPA awards a \$60,000 grant to Maumelle for work on a Special Area Management Plan
2007	EPA awards a grant to SAIC in Denver, Colorado to map wetlands in the White Oak Bayou Watershed
April 2007	SAIC subcontracted with Wetland Consultants, Inc. (WCI) to do the wetland mapping in White Oak Bayou (\$18,710)
June 2007	WCI made a presentation of mapping procedures and results to representatives from Maumelle, EPA, COE and SAIC at a meeting in Maumelle
Fall 2008	Maumelle advertises request for qualifications, interviews three firms and selects WCI to work on a Wetland Management Plan for White Oak Bayou (EPA requested the name change from Special Area Management Plan – a COE procedure, to Wetland Management Plan – an EPA procedure.)
January 2009	WCI named Scott Owen as Project Manager, and Sara Owen to the team to work on the project. (Scott as well as Sara Owen are employees of WCI and were present during the fall, 2008 interview.) Resumes are available if requested.
Summer 2011	Scott and Sara Owen initiate a move to Montana for family reasons. WCI seeks assistance from local sources to continue the project. The local Jacobs Engineering firm promised to provide a project manager as well as a qualified wetland scientist to take over the project. WCI subcontracts with Jacobs for \$198,205. Jacobs begins to fly in a project manager from Fort Worth, Texas and a Senior Wetland Scientist from Atlanta, Georgia. Sally Horsey, a local Jacobs's employee, would provide logistic support. Scott Owen continued working part-time, transitioning information concerning the project to Jacobs. Sara Owen continued to work part time providing GIS services for the project. A new grant application was submitted, and work assessing local wetlands utilizing the hydrogeomorphic (HGM) approach progressed during the summer and early fall. However, public outreach, education, social and economic components as well as landowner contacts faltered without a local presence.
December 2011	Maumelle officials verbalized the same frustration that Bill and Katy Richardson had also been discussing privately – that monthly expenditures were increasing markedly with the addition of Jacobs while progress was sporadic and inconsistent. WCI learned on December 5, 2011, that neither of the Jacob wetland professionals (that had been flying in from Fort Worth and Atlanta) had any intention of moving to central Arkansas. WCI once again searched for alternative local assistance and again, after finding none, surmised that if someone flying in was a necessity, it would be much better if that person had local wetland knowledge, knew the local people and area, knew the process and could move the project forward more quickly. After discussions with Scott and

	<p>Sara Owen, Scott agreed to return as Project Manager and work under the name Terra Aquatica. Scott returned to Arkansas every 4 – 6 weeks, or as needed, for Steering Committee meetings, Technical Advisory Committee meetings, landowner meetings, wetland assessment field work, and etc. Scott was welcomed back enthusiastically by people assisting with the project. Great progress was made until....</p>
January 2014	<p>Scott Owen accepted a full time job in Montana. WCI once again sought out local assistance and partnered with GBMc and Associates (GBMc) of Bryant to provide the qualified manpower required to move the project forward to completion. GBMc worked without a contract, basically as a sub-contractor to WCI, on a time and expenses basis, through December 2014.</p>
January 2015	<p>GBMc &amp; Associates purchases WCI and assumes project management responsibility for the WOB project. Bill Richardson and Terra Aquatica take on a role as sub-contractors to GBMc and work on an as-needed basis.</p>

## **Attachment D**

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### **Goals and Purpose of Project**

## **Goals and Objectives of the Wetland Management Plan for the White Oak Bayou Watershed**

### **Goals as developed by the White Oak Bayou Steering Committee and stated in the Mission Statement:**

- 1) Encourage and guide wise development
- 2) Manage, protect, and enhance wetlands
- 3) Provide opportunities for public education and recreation

### **Objectives to meet the stated goals:**

- 1) Encourage and guide wise development
  - *Reduce uncertainties in permitting through a Regional General Permit*
  - *Develop a guidance document and map for managers to deal with development pressure*
  - *Provide economic incentives to developers and businesses for incorporating green space, upland buffers, stormwater wetlands into their plans*
  - *Develop ordinances specific to the municipality that address local develop pressures*
- 2) Manage, protect, and enhance wetlands
  - *Develop a Wetland Mitigation Bank*
  - *Form a Watershed Advisory Group made up of local citizens and stakeholders*
- 3) Provide opportunities for public education and recreation
  - *Raise public awareness on the importance of wetlands through an outreach campaign*
  - *Involve students from local schools in wetland education, science, and conservation efforts*
  - *Develop trails and public access to wetlands*

**Attachment E**

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**Maumelle Wetlands Deed Restriction**

2002118768  
02/22/2002 03:09:21 PM  
Filed & Recorded in  
Official Records of  
CAROLYN STALEY  
PULASKI COUNTY  
CIRCUIT/COUNTY CLERK  
Fees \$29.00

NOTICE OF DEED RESTRICTION

STATE OF ARKANSAS  
COUNTY OF Pulaski

KNOW ALL MEN BY THESE PRESENTS THAT: The City of Maumelle is the owner of that real property more particularly described in the attached legal description and shown in the attached map of the mitigation site based on a survey performed by a registered professional land surveyor; the legal description and the map are both made a part hereof. For all purposes throughout this document, that real property will be referred to as the "Property." As of the date executed, the Property has been designated as a mitigation site associated with U.S. Army Corps of Engineers Section 404 Permit No. 16101, or a revision thereof. A copy of the permit is attached. The permit grants authorization to the City of Maumelle for the placement of fill material in wetlands and waters of the United States. Any purchaser of all or any part of the Property or any person having an interest in or proposing to acquire an interest in all or any part of the Property, or any person proposing to develop or improve all or any part of the Property, is hereby notified of the following development restriction affecting the Property:

Any activity on the Property must comply with the terms and special conditions described in U.S. Army Corps of Engineers Section 404 Permit No. 16101, or a revision thereof. It should be noted that the 222.3-acre preserved wetland area, and the 50-foot-wide upland buffer has been designated to be preserved for wetland mitigation, and may not be converted to another use, including but not limited to: clearing, logging, bushhogging, mowing, spraying with herbicides, filling, leveling, draining, dumping, construction of any structure, or any other activity that would adversely impact the natural state of the area. Natural resource management or wildlife enhancement activities involving alteration of the Property would require prior approval from the Little Rock District Corps of Engineers.

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 200\_\_.

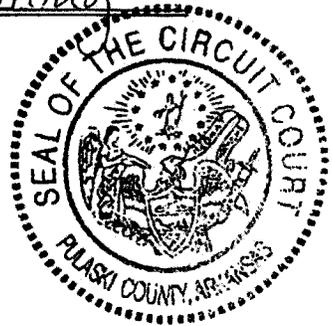
By Suzanne Sebo  
Suzanne Sebo, Assistant to Mayor Burch Johnson

SUBSCRIBED AND SWORN TO BEFORE ME by \_\_\_\_\_, on this the 22  
day of February, 2002 to certify which witness my hand and seal of office.

Summer D. Sontag  
Notary Public in and for the State of Arkansas

My Commission expires:  
2/6/2008

Printed Name of Notary:  
Summer D. Sontag





## OFFICE OF THE CITY ATTORNEY

February 22, 2016

Jim Morley  
Director of Code Enforcement/Permits

RE: Maumelle Sign Regulations

Dear Mr. Morley:

Until the City Council amends the City's sign regulations and for the reasons we have discussed, I will no longer prosecute many violations of the City's non-commercial sign regulations.

Due to Supreme Court of the United States' ruling in *Reed v. Town of Gilbert, Arizona*, many of the City of Maumelle's sign regulations are unconstitutional. The Maumelle City Code contains various categories of non-commercial signs that are determined by reference to the content contained on the sign. Unconstitutionally, the Code then treats those categories of signs differently. For example, many categories of signs defined in M.C.C. § 58-2 are unconstitutionally content based. Such definitions include the following: area identification sign, banner, building marker, bulletin board, directional sign, flag, garage/yard sale sign, identification and informational signs, incidental sign, joint identification sign, outdoor menu board, political sign, and real estate sign. Another example is Section 58-2, which authorizes signs on private property when those signs contain personal messages.

I will not prosecute for violations of content-based sign regulations unless the regulation is narrowly tailored to serve a compelling governmental interest. For enforcement purposes, it should be presumed that if any content-based category of signs are permitted, then all non-commercial, content-based categories of signs will be permitted. If you or anyone in your department has any questions, please do not hesitate to contact me.

Sincerely,

Caleb Norris  
City Attorney

cc: Mayor & City Council



## TREASURER OF STATE

**Dennis Milligan**  
Treasurer

500 Woodlane Street, Suite 220  
Little Rock, Arkansas 72201

**Maumelle City Treasurer**  
550 Edgewood Drive, Suite 590  
Maumelle, AR 72113-6907

### City Sales and Use Tax Funds Distribution

**From January, 2016**

Effective Date: 2/25/2016

#### Maumelle Sales and Use Tax

\$326,390.87	Deposits
\$9,791.73	Service Charge
\$44.94	Interest Earned
\$1.80	Vending Decals
<hr/>	
\$316,645.88	Amount Distributed

## City Sales Tax Receipts as of 2/25/16

<b><u>City Sales Tax 2016</u></b>		<b><u>City Sales Tax 2015</u></b>		<b><u>City Sales Tax 2014</u></b>	
January	\$ 183,840.41	January	\$ 163,827.26	January	\$ 158,595.58
February	\$ 316,645.88	February	\$ 245,918.10	February	\$ 220,714.92
March		March	\$ 171,927.13	March	\$ 152,724.85
April		April	\$ 172,283.49	April	\$ 127,834.26
May		May	\$ 174,677.48	May	\$ 192,715.85
June		June	\$ 176,055.42	June	\$ 160,899.48
July		July	\$ 172,953.46	July	\$ 206,241.98
August		August	\$ 211,343.96	August	\$ 195,095.70
September		September	\$ 194,181.79	September	\$ 198,303.58
October		October	\$ 194,693.99	October	\$ 189,891.92
November		November	\$ 208,235.41	November	\$ 188,520.22
December		December	\$ 195,134.66	December	\$ 179,306.78
	<b>\$ 500,486.29</b>		<b>\$ 2,281,232.15</b>		<b>\$ 2,170,845.12</b>
<b><u>City Sales Tax 2013</u></b>		<b><u>City Sales Tax 2012</u></b>		<b><u>City Sales Tax 2011</u></b>	
January	\$ 163,422.53	January	\$ 160,103.50	January	\$ 151,181.21
February	\$ 183,544.64	February	\$ 198,693.06	February	\$ 206,761.98
March	\$ 171,807.10	March	\$ 151,921.55	March	\$ 151,487.76
April	\$ 153,503.81	April	\$ 170,042.44	April	\$ 165,453.84
May	\$ 145,537.47	May	\$ 181,523.50	May	\$ 185,560.42
June	\$ 178,471.10	June	\$ 164,250.89	June	\$ 174,272.12
July	\$ 190,009.82	July	\$ 177,201.76	July	\$ 159,773.87
August	\$ 188,935.09	August	\$ 183,159.96	August	\$ 138,414.71
September	\$ 159,795.86	September	\$ 118,708.52	September	\$ 175,334.79
October	\$ 198,429.04	October	\$ 128,803.19	October	\$ 190,341.47
November	\$ 194,153.56	November	\$ 136,815.59	November	\$ 201,384.39
December	\$ 185,969.04	December	\$ 239,084.77	December	\$ 169,464.35
	<b>\$ 2,113,579.06</b>		<b>\$ 2,010,308.73</b>		<b>\$ 2,069,430.91</b>

Agency Name: TREASURER OF STATE  
Address : 220 STATE CAPITOL BLDG  
City,St Zip: LITTLE ROCK AR 72201

(501-682-5888)

Warrant Numb: 16DDA-0458475  
Warrant Date: 2/23/2016  
Payment Date: 2/23/2016

Vendor Number: 080000607

Invoice #	Document Text	Net Amount
80328046882016	Local Sales and Use Tax	316,645.88

TOTALS THIS WARRANT

316,645.88



## TREASURER OF STATE

**Dennis Milligan**  
Treasurer

500 Woodlane Street, Suite 220  
Little Rock, Arkansas 72201

**Maumelle City Treasurer**  
550 Edgewood Drive, Suite 590  
Maumelle, AR 72113-6907

### County Sales and Use Tax Funds Distribution

For January, 2016

Effective Date: 2/25/2016

Pulaski County Sales and Use Tax

	<u>Rate</u>	<u>Population</u>	<u>Percentage</u>	<u>Amount Distributed</u>
Alexander City Treasurer	1.000	236		\$5,176.93
Cammack Village City Treasurer	1.000	768		\$16,846.96
Jacksonville City Treasurer	1.000	28,364		\$622,196.73
Little Rock City Treasurer	1.000	193,524		\$4,245,169.96
Maumelle City Treasurer	1.000	17,163		\$376,490.01
North Little Rock City Treasurer	1.000	62,304		\$1,366,709.40
Pulaski County Treasurer	1.000	48,752		\$1,069,430.80
Sherwood City Treasurer	1.000	29,523		\$647,620.72
Wrightsville City Treasurer	1.000	2,114		\$46,373.00
			<b>Total</b>	<b>\$8,396,014.51</b>

## COUNTY Sales Tax Receipts as of 2/25/16

<u>COUNTY Sales Tax 2016</u>		<u>COUNTY Sales Tax 2015</u>		<u>COUNTY Sales Tax 2014</u>	
January	\$ 291,026.79	January	\$ 284,524.61	January	\$ 285,664.21
February	\$ 377,134.36	February	\$ 369,255.24	February	\$ 343,875.87
March		March	\$ 275,803.19	March	\$ 253,307.63
April		April	\$ 282,207.46	April	\$ 280,989.89
May		May	\$ 325,940.56	May	\$ 308,431.98
June		June	\$ 295,504.97	June	\$ 265,161.37
July		July	\$ 298,089.77	July	\$ 311,463.75
August		August	\$ 309,943.74	August	\$ 295,398.43
September		September	\$ 302,187.22	September	\$ 285,825.22
October		October	\$ 303,824.05	October	\$ 296,287.46
November		November	\$ 297,797.86	November	\$ 293,386.95
December		December	\$ 314,316.50	December	\$ 297,190.93
	<u>\$ 668,161.15</u>		<u>\$ 3,659,395.17</u>		<u>\$ 3,516,983.69</u>
<u>COUNTY Sales Tax 2013</u>		<u>COUNTY Sales Tax 2012</u>		<u>COUNTY Sales Tax 2011</u>	
January	\$ 274,912.01	January	\$ 268,668.22	January	\$ 176,944.14
February	\$ 336,987.13	February	\$ 351,268.58	February	\$ 338,596.28
March	\$ 267,731.52	March	\$ 263,673.17	March	\$ 252,353.59
April	\$ 286,460.07	April	\$ 286,941.78	April	\$ 263,424.65
May	\$ 287,261.20	May	\$ 303,641.16	May	\$ 293,083.54
June	\$ 285,986.44	June	\$ 282,248.68	June	\$ 285,294.87
July	\$ 293,878.70	July	\$ 294,806.80	July	\$ 271,871.00
August	\$ 294,289.60	August	\$ 300,682.03	August	\$ 294,236.47
September	\$ 281,267.01	September	\$ 263,570.85	September	\$ 285,701.98
October	\$ 288,464.56	October	\$ 286,864.46	October	\$ 277,877.41
November	\$ 285,529.62	November	\$ 288,870.38	November	\$ 301,706.88
December	\$ 296,557.30	December	\$ 294,572.68	December	\$ 276,834.03
	<u>\$ 3,479,325.16</u>		<u>\$ 3,485,808.79</u>		<u>\$ 3,317,924.84</u>
P:\ACCOUNT\Mary\Account Reconciliations\City & County Sales Tax\COUNTY sales tax					

Agency Name: TREASURER OF STATE  
Address : 220 STATE CAPITOL BLDG  
City,St Zip: LITTLE ROCK AR 72201

(501-682-5888)

Warrant Numb: 16DDA-0458478  
Warrant Date: 2/23/2016  
Payment Date: 2/23/2016

Vendor Number: 080000607

<u>Invoice #</u>	<u>Document Text</u>	<u>Net Amount</u>
80328085472016	Local Sales and Use Tax	376,490.01

TOTALS THIS WARRANT

376,490.01



## TREASURER OF STATE

**Dennis Milligan**  
Treasurer

500 Woodlane Street, Suite 220  
Little Rock, Arkansas 72201

**Maumelle City Treasurer**  
550 Edgewood Drive, Suite 590  
Maumelle, AR 72113-6907

### County Sales and Use Tax Funds Distribution

For January, 2016

Effective Date: 2/25/2016

Little Rock National AF Pulaski Co Sales and Use Tax

	<u>Rate</u>	<u>Population</u>	<u>Percentage</u>	<u>Amount Distributed</u>
Alexander City Treasurer	1.000	236		\$8.71
Cammack Village City Treasurer	1.000	768		\$28.34
Jacksonville City Treasurer	1.000	28,364		\$1,046.76
Little Rock City Treasurer	1.000	193,524		\$7,141.93
Maumelle City Treasurer	1.000	17,163		\$633.39
North Little Rock City Treasurer	1.000	62,304		\$2,299.31
Little Rock National Airport	1.000	48,752		\$1,799.18
Sherwood City Treasurer	1.000	29,523		\$1,089.54
Wrightsville City Treasurer	1.000	2,114		\$78.02
			<b>Total</b>	<b>\$14,125.18</b>

Agency Name: TREASURER OF STATE  
Address : 220 STATE CAPITOL BLDG  
City,St Zip: LITTLE ROCK AR 72201

(501-682-5888)

Warrant Numb: 16DDA-0458476  
Warrant Date: 2/23/2016  
Payment Date: 2/23/2016

Vendor Number: 0800000607

<u>Invoice #</u>	<u>Document Text</u>	<u>Net Amount</u>
80328077012016	Local Sales and Use Tax	633.39

TOTALS THIS WARRANT

633.39



## TREASURER OF STATE

**Dennis Milligan**  
Treasurer

500 Woodlane Street, Suite 220  
Little Rock, Arkansas 72201

**Maumelle City Treasurer**  
550 Edgewood Drive, Suite 590  
Maumelle, AR 72113-6907

### County Sales and Use Tax Funds Distribution

For January, 2016

Effective Date: 2/25/2016

North Little Rock AF Pulaski Co Sales and Use Tax

	<u>Rate</u>	<u>Population</u>	<u>Percentage</u>	<u>Amount Distributed</u>
Alexander City Treasurer	1.000	236		\$0.15
Cammack Village City Treasurer	1.000	768		\$0.49
Jacksonville City Treasurer	1.000	28,364		\$18.12
Little Rock City Treasurer	1.000	193,524		\$123.61
Maumelle City Treasurer	1.000	17,163		\$10.96
North Little Rock City Treasurer	1.000	62,304		\$39.80
Little Rock National Airport	1.000	48,752		\$31.14
Sherwood City Treasurer	1.000	29,523		\$18.86
Wrightsville City Treasurer	1.000	2,114		\$1.34
			<b>Total</b>	<b>\$244.47</b>

Agency Name: TREASURER OF STATE  
Address : 220 STATE CAPITOL BLDG  
City,St Zip: LITTLE ROCK AR 72201

(501-682-5888)

Warrant Numb: 16DDA-0458477

Warrant Date: 2/23/2016

Payment Date: 2/23/2016

Vendor Number: 0800000607

<u>Invoice #</u>	<u>Document Text</u>	<u>Net Amount</u>
80328081752016	Local Sales and Use Tax	10.96

TOTALS THIS WARRANT

10.96

**Local Distribution by NAICS  
February 2016  
MAUMELLE**

<b>NAICS Code</b>	<b>NAICS Description</b>	<b>Net Sales</b>	<b>Net Use</b>	<b>Total</b>	<b>Rebates</b>	<b>Audits</b>
1152	Support Activities for Animal Production	\$58.00	\$221.00	\$279.00	\$0.00	\$0.00
2213	Water; Sewage and Other Systems	\$2,595.00	\$0.00	\$2,595.00	\$0.00	\$0.00
2351	Plumbing; Heating; and Air-Conditioning Contractors	\$777.10	\$724.56	\$1,501.66	-\$93.03	\$0.00
2353	Electrical Contractors	\$32.97	\$0.00	\$32.97	\$0.00	\$0.00
2355	Carpentry and Floor Contractors	\$50.00	\$153.00	\$203.00	\$0.00	\$0.00
2359	Other Special Trade Contractors	\$12.00	\$0.00	\$12.00	\$0.00	\$0.00
2381	Foundation; Structure; and Building Exterior Contractors	\$35.01	\$60.00	\$95.01	\$0.00	\$0.00
2382	Building Equipment Contractors	\$275.47	\$0.00	\$275.47	-\$5.18	\$0.00
2383	Building Finishing Contractors	\$137.00	\$0.00	\$137.00	\$0.00	\$0.00
2389	Other Specialty Trade Contractors	\$108.38	\$0.00	\$108.38	\$0.00	\$0.00
3119	Other Food Manufacturing	\$52.00	\$18.00	\$70.00	\$0.00	\$0.00
3121	Beverage Manufacturing	\$94.12	\$780.06	\$874.18	\$0.00	\$0.00
3133	Textile and Fabric Finishing and Fabric Coating Mills	\$87.00	\$274.00	\$361.00	\$0.00	\$0.00
3152	Cut and Sew Apparel Manufacturing	\$423.00	\$207.56	\$630.56	\$0.00	\$0.00
3222	Converted Paper Product Manufacturing	\$0.00	\$22.25	\$22.25	\$0.00	\$0.00
3231	Printing and Related Support Activities	\$129.33	\$72.00	\$201.33	\$0.00	\$0.00

**Local Distribution by NAICS  
February 2016  
MAUMELLE**

3256	Soap; Cleaning Compound; and Toilet Preparation Manufacturing	\$11.00	\$27.00	\$38.00	\$0.00	\$0.00
3273	Cement and Concrete Product Manufacturing	\$416.00	\$0.00	\$416.00	\$0.00	\$0.00
3323	Architectural and Structural Metals Manufacturing	\$1,157.00	\$0.00	\$1,157.00	\$0.00	\$0.00
3324	Boiler; Tank; and Shipping Container Manufacturing	\$13.00	\$47.00	\$60.00	\$0.00	\$0.00
3333	Commercial and Service Industry Machinery Manufacturing	\$20.00	\$403.00	\$423.00	\$0.00	\$0.00
3339	Other General Purpose Machinery Manufacturing	\$12.00	\$36,119.00	\$36,131.00	\$0.00	\$0.00
3341	Computer and Peripheral Equipment Manufacturing	\$11.73	\$532.58	\$544.31	\$0.00	\$0.00
3342	Communications Equipment Manufacturing	\$6.00	\$4.00	\$10.00	\$0.00	\$0.00
3345	Navigational; Measuring; Electromedical; and Control Instruments Manufacturing	\$0.00	\$86.67	\$86.67	\$0.00	\$0.00
3346	Manufacturing and Reproducing Magnetic and Optical Media	\$11.00	\$34.00	\$45.00	\$0.00	\$0.00
3352	Household Appliance Manufacturing	\$1.00	\$25.00	\$26.00	\$0.00	\$0.00
3371	Household and Institutional Furniture and Kitchen Cabinet Manufacturing	\$431.50	\$0.00	\$431.50	\$0.00	\$0.00
3391	Medical Equipment and Supplies Manufacturing	\$8.00	\$139.01	\$147.01	\$0.00	\$0.00

**Local Distribution by NAICS  
February 2016  
MAUMELLE**

3399	Other Miscellaneous Manufacturing	\$5.00	\$37.00	\$42.00	\$0.00	\$0.00
4211	Motor Vehicle and Motor Vehicle Parts and Supplies Wholesalers	\$3.00	\$277.97	\$280.97	\$0.00	\$0.00
4213	Lumber and Other Construction Materials Wholesalers	\$647.00	\$5.99	\$652.99	\$0.00	\$0.00
4214	Professional and Commercial Equipment and Supplies Wholesalers	\$406.11	\$3,015.01	\$3,421.12	\$0.00	\$0.00
4215	Metal and Mineral (except Petroleum) Wholesalers	\$41.00	\$0.00	\$41.00	\$0.00	\$0.00
4216	Electrical Goods Wholesalers	\$5,580.27	\$117.00	\$5,697.27	\$0.00	\$0.00
4217	Hardware; and Plumbing and Heating Equipment and Supplies Wholesalers	\$112.08	\$33.00	\$145.08	\$0.00	\$0.00
4218	Machinery; Equipment; and Supplies Wholesalers	\$2,376.53	\$268.99	\$2,645.52	\$0.00	\$0.00
4219	Miscellaneous Durable Goods Wholesalers	\$134.07	\$51.00	\$185.07	\$0.00	\$0.00
4221	Paper and Paper Product Wholesalers	\$258.04	\$6,109.00	\$6,367.04	\$0.00	\$0.00
4224	Grocery and Related Product Wholesalers	\$272.99	\$23.00	\$295.99	\$0.00	\$0.00
4226	Chemical and Allied Products Wholesalers	\$351.00	\$525.00	\$876.00	\$0.00	\$0.00
4229	Miscellaneous Nondurable Goods Wholesalers	\$9.00	\$28.00	\$37.00	\$0.00	\$0.00
4232	Furniture and Home Furnishing Merchant Wholesalers	\$230.00	\$0.00	\$230.00	\$0.00	\$0.00

**Local Distribution by NAICS  
February 2016  
MAUMELLE**

4233	Lumber and Other Construction Materials Merchant Wholesalers	\$351.00	\$5.96	\$356.96	\$0.00	\$0.00
4234	Professional and Commercial Equipment and Supplies Merchant Wholesalers	\$510.33	\$279.24	\$789.57	\$0.00	\$0.00
4236	Electrical and Electronic Goods Merchant Wholesalers	\$197.27	\$24.00	\$221.27	\$0.00	\$0.00
4237	Hardware; and Plumbing and Heating Equipment and Supplies Merchant Wholesalers	\$50.59	\$0.76	\$51.35	\$0.00	\$0.00
4238	Machinery; Equipment; and Supplies Merchant Wholesalers	\$284.83	\$45.01	\$329.84	\$0.00	\$0.00
4239	Miscellaneous Durable Goods Merchant Wholesalers	\$73.00	\$64.00	\$137.00	\$0.00	\$0.00
4242	Drugs and Druggists' Sundries Merchant Wholesalers	\$5.00	\$55.00	\$60.00	\$0.00	\$0.00
4243	Apparel; Piece Goods; and Notions Merchant Wholesalers	\$1.94	\$9.51	\$11.45	\$0.00	\$0.00
4244	Grocery and Related Product Merchant Wholesalers	\$438.00	\$10.00	\$448.00	\$0.00	\$0.00
4249	Miscellaneous Nondurable Goods Merchant Wholesalers	\$0.00	\$9.00	\$9.00	\$0.00	\$0.00
4411	Automobile Dealers	\$124.00	\$0.00	\$124.00	\$0.00	\$0.00
4413	Automotive Parts; Accessories; and Tire Stores	\$119.90	\$1,159.00	\$1,278.90	\$0.00	\$0.00
4421	Furniture Stores	\$1,833.92	\$133.00	\$1,966.92	\$0.00	\$0.00

**Local Distribution by NAICS  
February 2016  
MAUMELLE**

4422	Home Furnishings Stores	\$1,388.08	\$359.00	\$1,747.08	\$0.00	\$0.00
4431	Electronics and Appliance Stores	\$2,665.14	\$1,805.19	\$4,470.33	\$0.00	-\$2.97
4441	Building Material and Supplies Dealers	\$2,846.63	\$542.80	\$3,389.43	-\$61.00	\$0.00
4442	Lawn and Garden Equipment and Supplies Stores	\$104.00	\$12.00	\$116.00	\$0.00	\$0.00
4451	Grocery Stores	\$54,843.00	\$220.00	\$55,063.00	\$0.00	\$0.00
4452	Specialty Food Stores	\$22.00	\$91.46	\$113.46	\$0.00	\$0.00
4461	Health and Personal Care Stores	\$4,138.93	\$868.72	\$5,007.65	\$0.00	\$0.00
4471	Gasoline Stations	\$6,275.00	\$0.00	\$6,275.00	\$0.00	\$0.00
4481	Clothing Stores	\$202.90	\$1,773.75	\$1,976.65	\$0.00	\$0.00
4482	Shoe Stores	\$2.00	\$209.35	\$211.35	\$0.00	\$0.00
4483	Jewelry; Luggage; and Leather Goods Stores	\$10.00	\$180.01	\$190.01	\$0.00	\$0.00
4511	Sporting Goods; Hobby; and Musical Instrument Stores	\$600.36	\$523.59	\$1,123.95	\$0.00	\$0.00
4512	Book; Periodical; and Music Stores	\$12.00	\$19.00	\$31.00	\$0.00	\$0.00
4521	Department Stores	\$270.00	\$560.00	\$830.00	\$0.00	\$0.00
4529	Other General Merchandise Stores	\$8,524.11	\$107.00	\$8,631.11	\$0.00	\$0.00
4532	Office Supplies; Stationery; and Gift Stores	\$2,478.72	\$301.93	\$2,780.65	\$0.00	\$0.00
4533	Used Merchandise Stores	\$1,103.88	\$6.00	\$1,109.88	\$0.00	\$0.00
4539	Other Miscellaneous Store Retailers	\$1,739.07	\$214.89	\$1,953.96	\$0.00	\$0.00
4541	Electronic Shopping and Mail-Order	-\$40,946.78	\$1,825.16	-\$39,121.62	-\$41,499.00	\$0.00

**Local Distribution by NAICS  
February 2016  
MAUMELLE**

<b>Houses</b>						
4543	Direct Selling Establishments	\$348.29	\$150.46	\$498.75	\$0.00	\$0.00
4884	Support Activities for Road Transportation	\$43.63	\$0.00	\$43.63	\$0.00	\$0.00
4931	Warehousing and Storage	\$51.00	\$421.00	\$472.00	\$0.00	\$0.00
5111	Newspaper; Periodical; Book; and Directory Publishers	\$2.00	\$6.07	\$8.07	\$0.00	\$0.00
5112	Software Publishers	\$21.00	\$8.00	\$29.00	\$0.00	\$0.00
5132	Cable Networks and Program Distribution	\$0.00	\$28.00	\$28.00	\$0.00	\$0.00
5133	Telecommunications	\$13,847.03	\$23.95	\$13,870.98	\$0.00	-\$32.50
5142	Data Processing Services	\$25.00	\$10.00	\$35.00	\$0.00	\$0.00
5171	Wired Telecommunications Carriers	\$873.00	\$20.00	\$893.00	\$0.00	\$0.00
5172	Wireless Telecommunications Carriers (except Satellite)	\$89,897.07	\$232.88	\$90,129.95	\$0.00	\$0.00
5179	Other Telecommunications	\$329.00	\$1.00	\$330.00	\$0.00	\$0.00
5221	Depository Credit Intermediation	\$8.00	\$26.00	\$34.00	\$0.00	\$0.00
5222	Nondepository Credit Intermediation	\$139.00	\$18.00	\$157.00	\$0.00	\$0.00
5239	Other Financial Investment Activities	\$26.00	\$19.00	\$45.00	\$0.00	\$0.00
5241	Insurance Carriers	\$137.00	\$0.00	\$137.00	\$0.00	\$0.00
5311	Lessors of Real Estate	\$2.00	\$2.00	\$4.00	\$0.00	\$0.00
5321	Automotive Equipment Rental and Leasing	\$885.94	\$17.00	\$902.94	\$0.00	\$0.00

**Local Distribution by NAICS  
February 2016  
MAUMELLE**

5322	Consumer Goods Rental	\$1,868.99	\$140.38	\$2,009.37	\$0.00	\$0.00
5324	Commercial and Industrial Machinery and Equipment Rental and Leasing	\$710.41	\$62.54	\$772.95	\$0.00	\$0.00
5413	Architectural; Engineering; and Related Services	\$14.00	\$655.00	\$669.00	\$0.00	\$0.00
5414	Specialized Design Services	\$148.73	\$0.00	\$148.73	\$0.00	\$0.00
5415	Computer Systems Design and Related Services	\$4.00	\$5,077.44	\$5,081.44	\$0.00	\$0.00
5418	Advertising; Public Relations; and Related Services	\$196.00	\$6.00	\$202.00	\$0.00	\$0.00
5419	Other Professional; Scientific; and Technical Services	\$136.06	\$46.00	\$182.06	\$0.00	\$0.00
5614	Business Support Services	\$13.00	\$64.00	\$77.00	\$0.00	\$0.00
5616	Investigation and Security Services	\$924.29	\$39.03	\$963.32	\$0.00	\$0.00
5617	Services to Buildings and Dwellings	\$2,961.97	\$25.00	\$2,986.97	\$0.00	\$0.00
5621	Waste Collection	\$346.00	\$5.00	\$351.00	\$0.00	\$0.00
5629	Remediation and Other Waste Management Services	\$3,061.75	\$19.00	\$3,080.75	\$0.00	\$0.87
7139	Other Amusement and Recreation Industries	\$718.00	\$41.00	\$759.00	\$0.00	\$0.00
7211	Traveler Accommodation	\$2,835.17	\$0.00	\$2,835.17	\$0.00	\$0.00
7221	Full-Service Restaurants	\$15,763.17	\$192.49	\$15,955.66	\$0.00	\$0.00
7222	Limited-Service Eating Places	\$1,098.64	\$29.77	\$1,128.41	\$0.00	\$0.00
7225	Food Services and Drinking Places;	\$3,751.35	\$25.00	\$3,776.35	\$0.00	\$0.00

**Local Distribution by NAICS  
February 2016  
MAUMELLE**

	Unknown Subclassification					
8111	Automotive Repair and Maintenance	\$1,889.66	\$0.00	\$1,889.66	\$0.00	\$0.00
8112	Electronic and Precision Equipment Repair and Maintenance	\$359.00	\$1.00	\$360.00	\$0.00	\$0.00
8113	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance	\$120.22	\$34.00	\$154.22	\$0.00	\$0.00
8114	Personal and Household Goods Repair and Maintenance	\$122.00	\$78.68	\$200.68	\$0.00	\$0.00
8123	Drycleaning and Laundry Services	\$962.00	\$1,262.00	\$2,224.00	\$0.00	\$0.00
8129	Other Personal Services	\$456.90	\$12.00	\$468.90	\$0.00	\$0.00
Other	NAICS with Less Than 3 Businesses	\$32,656.27	\$5,148.07	\$37,804.34	-\$2,504.66	\$0.00
	Automobile	\$4,745.51	\$450.00	\$5,195.51	\$0.00	\$0.00
	Wholesale Vending and Other Unidentified Receipts	-\$18.44	\$0.00	-\$18.44	\$0.00	\$0.00
<b>TOTALS</b>		<b>\$250,139.13</b>	<b>\$76,251.74</b>	<b>\$326,390.87</b>	<b>-\$44,162.87</b>	<b>-\$34.60</b>

**CITY OF MAUMELLE  
DEPARTMENT OF CODE ENFORCEMENT / PERMITS  
THREE YEAR SINGLE FAMILY PERMIT COMPARISONS  
As of February 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		
April	8	\$7,423.60	5	\$7,149.60		
May	10	\$15,403.60	3	\$2,710.80		
June	6	\$6,443.60	0	0		
July	5	\$7,116.40	6	\$7,615.60		
August	4	\$6,964.80	3	\$3,622.40		
September	3	\$2,664.40	4	\$4,856.40		
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>10</b>	<b>\$14,363.40</b>

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

	<u>2013</u>	<u>2014</u>	<u>2015</u>
<u>JANUARY</u>	<u>\$ \$6,309.64</u>	<u>\$36,466.32</u>	<u>\$9,694.17</u>
<u>FEBRUARY</u>	<u>\$11,821.91</u>	<u>\$4,944.83</u>	<u>\$11,809.21</u>
<u>MARCH</u>	<u>\$11,342.92</u>	<u>\$15,289.41</u>	
<u>APRIL</u>	<u>\$6,872.69</u>	<u>\$10,927.37</u>	
<u>MAY</u>	<u>\$9,420.13</u>	<u>\$17,397.25</u>	
<u>JUNE</u>	<u>\$7,409.11</u>	<u>\$20,583.10</u>	
<u>JULY</u>	<u>\$17,930.77</u>	<u>\$6,812.44</u>	
<u>AUGUST</u>	<u>\$9,288.73</u>	<u>\$15,955.97</u>	
<u>SEPTEMBER</u>	<u>\$9,964.26</u>	<u>\$24,665.94</u>	
<u>OCTOBER</u>	<u>\$36,796.33</u>	<u>\$15,030.56</u>	
<u>NOVEMBER</u>	<u>\$18,336.67</u>	<u>\$6,190.52</u>	
<u>DECEMBER</u>	<u>\$11,603.06</u>	<u>\$5,515.82</u>	
<u>TOTALS</u>	<u>\$157,096.22</u>	<u>\$179,779.53</u>	<u>\$21,503.38</u>

**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>2/26/15</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>

**BUILDING PERMITS  
MAUMELLE, ARKANSAS  
February 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>
2/24/16	L51 B6 MVE	205 Lake Valley Drive	Todd Davis	2937	\$381,762
2/26/16	L27 B1 VNB	232 Nantucket loop	Graham Smith Construction	1635	\$185,000
2/26/16	L7 B3 VNB	111 Mariner Lane	Graham Smith Construction	1647	\$185,000
2/29/16	L40 B6 MVE	215 Lake Valley Drive	Randy James Construction	3192	\$410,000

**CITY OF MAUMELLE**  
**SINGLE FAMILY TOTAL VALUES**  
**February 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>
2/24/2016	Todd Davis	L51 B6 MVE	205 Lake Valley Drive	\$70,900	\$310,862	\$381,762
2/26/2016	Graham Smith Construction	L27 B1 VNB	232 Nantucket Loop	\$35,000	\$150,000	\$185,000
2/26/2016	Graham Smith Construction	L7 B3 VNB	111 Mariner Lane	\$35,000	\$150,000	\$185,000
2/29/2016	Randy James Construction	L40 B6 MVE	215 Lake Valley Drive	\$70,000	\$340,000	\$410,000



## MAUMELLE HIGH SCHOOL BAND BOOSTERS

P.O. Box 13552, Maumelle AR 72113

(501)766-2611 [maumellebandboosters@gmail.com](mailto:maumellebandboosters@gmail.com)

February 25, 2016

Mayor Mike Watson  
City of Maumelle  
550 Edgewood Drive Ste. 590  
Maumelle, AR 72113

Dear Mayor Watson,

I am the drum major for the Maumelle High School Hornet Marching Band. The band is invited to march in the upcoming 2016 National Memorial Day Parade in Washington, D.C. The chance to represent our community in the national parade honoring America's heroes is a wonderful opportunity for our band, and one which comes around rarely for many of our members.

Several months ago, I wrote to you about the band's opportunity, and the financial goal needed to bring it into reality. Today, I am thrilled to update you on the band's progress in paying its way to DC. With an original projected cost of \$140,000, only \$38,000 remains to be paid! Through hard work, countless fundraisers, participant payments, and fantastic community support, we are close to reaching our goal.

We are entering the home stretch in our fundraising effort with just a couple of months left before the final payment is due. While we still have many ongoing fundraising efforts underway, any support you could provide us at this critical time would be greatly appreciated.

Would you consider helping us achieve this final goal?

The Maumelle High School Band Boosters organization is a 501(c)(3) non-profit organization, so your donation may be tax deductible.

If you have any questions or suggestions, please contact us. If you know someone else who might be willing to help us, please pass our information along.

Thank you for your consideration.

Respectfully,

Abi Couch  
Drum Major

Mayor Michael Watson  
550 Edgewood Drive  
Maumelle, AR 72113

Dear Tree City USA Supporter,

On behalf of the Arbor Day Foundation, I write to congratulate Maumelle on earning recognition as a 2015 Tree City USA. Residents of Maumelle should be proud to live in a community that makes the planting and care of trees a priority.

Maumelle is one of more than 3,400 Tree City USAs, with a combined population of 140 million. The Tree City USA program is sponsored by the Arbor Day Foundation in partnership with the U.S. Forest Service and the National Association of State Foresters.

As a result of your commitment to effective urban forest management, you already know that trees are vital to the public infrastructure of cities and towns throughout the country, providing numerous environmental, social and economic benefits. In fact, trees are the one piece of community infrastructure that actually increases in value over time.

We hope you are excited to share this accomplishment. Enclosed in this packet is a press release for your convenience as you prepare to contact local media and the public.

State foresters are responsible for the presentation of the Tree City USA flag and other materials. We will forward information about your awards to your state forester's office to coordinate presentation. It would be especially appropriate to make the Tree City USA award a part of your community's Arbor Day ceremony.

Again, we celebrate your commitment to the people and trees of Maumelle and thank you for helping to create a healthier planet for all of us.

Best Regards,



Dan Lambe  
President

cc: Peter Rausch

enclosure

For more information, contact:  
Danny Cohn, 402-473-9563  
dcohn@arborday.org



FOR IMMEDIATE RELEASE:

### **Arbor Day Foundation Names Maumelle Tree City USA**

Maumelle, AR was named a 2015 Tree City USA by the Arbor Day Foundation in honor of its commitment to effective urban forest management.

The Tree City USA program is sponsored by the Arbor Day Foundation, in partnership with the U.S. Forest Service and the National Association of State Foresters.

Maumelle achieved Tree City USA recognition by meeting the program's four requirements: a tree board or department, a tree-care ordinance, an annual community forestry budget of at least \$2 per capita and an Arbor Day observance and proclamation.

"Tree City USA communities see the impact an urban forest has in a community first hand," said Dan Lambe, President of the Arbor Day Foundation. "Additionally, recognition brings residents together and creates a sense of community pride, whether it's through volunteer engagement or public education."

Trees provide multiple benefits to a community when properly planted and maintained. They help to improve the visual appeal of a neighborhood, increase property values, reduce home cooling costs, remove air pollutants and provide wildlife habitat, among many other benefits.

More information on the program is available at [arborday.org/TreeCityUSA](http://arborday.org/TreeCityUSA).

**About the Arbor Day Foundation:** The Arbor Day Foundation is a million member nonprofit conservation and education organization with the mission to inspire people to plant, nurture, and celebrate trees. More information is available at [arborday.org](http://arborday.org).