

**AGENDA
REGULAR MEETING
CITY COUNCIL
CITY OF MAUMELLE
FEBRUARY 2, 2026
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 opinion of the speaker. It is not intended to proselytize, advance, or disparage any religious belief.

3. SPECIAL GUEST AND ANNOUNCEMENTS

4. APPROVAL OF MINUTES – JANUARY 20TH, 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. DEPARTMENT REPORT (first meeting of each month)

A. Caleb Norris, Mayor

7. FINANCIAL STATEMENT REVIEW (second meeting of each month)

8. PLANNING COMMISSION REPORT (following each PC meeting)

A. Council Member Gardner

9. PROCEDURAL MOTION

10. UNFINISHED BUSINESS

- A. Third Reading Ordinance 1164 Amending Chapter 90 of the Maumelle City Code **Mayor Norris**
With no objections, Mayor Norris may call for the third reading of the ordinance amending Chapter 90 (Vegetation) of the Maumelle City Code. A MOTION IS IN ORDER.
- B. Third Reading Ordinance 1165 Amending Section 94-448 of Maumelle City Code **Mayor Norris**
With no objections, Mayor Norris may call for the third reading of the ordinance to amend section 94-448 (Conditional Uses in Planned Commercial Districts) of the Maumelle City Code.
A MOTION IS IN ORDER.
- C. Third Reading Ordinance 1166 Amending City Code Regarding Grading **Mayor Norris**
With no objections, Mayor Norris may call for the third reading of the ordinance to amend Maumelle City Code regarding Grading and Clearing Activities. A MOTION IS IN ORDER.
- D. Third Reading Ordinance 1167 Amending Zoning Map **Mayor Norris**
With no objections, Mayor Norris may call for the third reading of the ordinance to amend the City's Zoning Map for 47.948, at Zajac Road. A MOTION IS IN ORDER.
- E. Third Reading Ordinance 1168 Amending Master Street Plan **Mayor Norris**
With no objections, Mayor Norris may call for the third reading of the ordinance to amend the City's Master Street Plan at CCA Phase 15 Curb Cut. A MOTION IS IN ORDER.
- F. Third Reading Ordinance 1169 Amending Master Street Plan **Mayor Norris**
With no objections, Mayor Norris may call for the third reading of the ordinance amending the City's Master Street Plan at CCA Phase 15 Collector. A MOTION IS IN ORDER.

11. NEW BUSINESS

- A. Resolution 2026-05 Regarding Audit Services **Mayor Norris**
With no objections, Mayor Norris may call for the reading of the resolution requiring an annual audit to be performed in accordance with the guidelines and format prescribed by the Governmental Accounting Standards Board. A MOTION IS IN ORDER.
- B. Resolution 2026-06 Approving Metro Little Rock Alliance Contract **Mayor Norris**
With no objections, Mayor Norris may call for the reading of the resolution approving an Economic Development Service Contract between the City of Maumelle and Metro Little Rock Alliance (MLRA).
A MOTION IS IN ORDER.
- C. First Reading Ordinance 1170 Amending Master Street Plan **Mayor Norris**
With no objections, Mayor Norris may call for the first reading of the ordinance amending the City's Master Street Plan at Millwood/Odom. NO ACTION IS REQUIRED.

12. MAYOR'S COMMENTS

13. COUNCIL MEMBER'S COMMENTS

14. CITY ATTORNEY'S COMMENTS

15. CITY CLERK'S COMMENT

16. FYI

A. Sales Tax Report

B. February Planning Commission Liaison – Council Member Gronwald

C. City Offices Closed February 16th in observance of President's Day

D. City Council Meeting – **Tuesday**, February 17th

**CITY OF MAUMELLE
CITY COUNCIL MEETING
MINUTES
JANUARY 20TH, 2025, | 6:00 PM | CITY HALL**

CALL TO ORDER

Mayor Norris called the meeting to order at 6:00 PM, with all members present.

INVOCATION & PLEDGE OF ALLEGIANCE

Council Member Booker led the invocation and the Pledge of Allegiance.

APPROVAL OF MINUTES – JANUARY 5TH, REGULAR MEETING

Council Member Williams motioned to approve the minutes. Council Member Wesley seconded the motion. The motion passed unanimously.

PUBLIC COMMENT

Adrien Kitchen, 23 Coronado Cove addressed concerns about unclear city boundary lines affecting his property and common areas, requesting boundary redrawing for fairness and recognition of adverse possession rights. He noted lack of city maintenance in the shared backyard area for 15 years.

FINANCIAL STATEMENT REPORT

Mayor Norris provided an overview of the city's current financial status and expressed hope that a new Finance Director would be in place by the next meeting.

Council Member Shinn motioned to approve financials as presented. Council Member Tierney seconded the motion. The motion passed unanimously.

PROCEDURAL MOTION

Council Member Tierney motioned to have all ordinances and resolutions read by title only. Council Member Wesley seconded the motion. The motion passed unanimously.

UNFINISHED BUSINESS

RESOLUTION 2025-45 APPROVING A PRELIMINARY DEVELOPMENT PLAN

Mayor Norris called for the reading of the resolution regarding approving a preliminary development plan. Clerk Timmons gave the reading.

Mayor Norris called the first resident to the podium for public comment.

Tommy Wright, 1 Country Club Development spoke in support of the Windwood Heights Addition development.

David Nance, 119 Highland Point Cove, stated he is not 100% in support of the development but appreciates the efforts made to compromise.

Scott Grummer, Director of Planning & Development, said if you recall, the planning commission had approved this with modifications to have a turnaround on their property and not to have a through street. The applicant appealed against that decision wanting you to approve the

development plan as it was originally submitted with planning commission. Grummer continued that part of that is due to after staff review, and after planning commission review, the fire department determined that you would still have to have secondary access through Winwood, and it would have to remain open. There could be no gate. So, a turnaround with an actual drive to be able to drive through would be counterproductive with what they were trying to do with closing off the property.

Grummer added they brought it back with modifications from the previous plan that they provided. And this was what they suggested going one way instead of two-way to reduce the amount of traffic that would go through there. From a staff standpoint, we will always advocate for a two-way street, but in this situation, what they're proposing is a striped one-way. Grummer said the final product would not look like this because according to the city engineer there has to be certain distances with transition from two-way to one way.

Grummer continued with it will likely be different but in concept the city engineer was okay with this and staff is okay with striping it in order with a sign that says no through traffic to try to prevent traffic from going that way, if it's just one-way. From a from a enforcement standpoint, I think you're always going to have enforcement issues with people that are going to go in there, see that they can actually drive up and they're not going to turn around and go all the way up Milwood and come down um such as UPS trucks or Amazon trucks or whether if it's just somebody driving through there. But if we do this as a one-way, then it can be something that's enforced by the police if needed be. Either way, staff is okay with this modification to be striped only and then if it never worked or if it ever wanted to be changed, then stripes could go away. And it could turn into a two-way street all the way up.

Council member Tierney asked if there any reason that we couldn't place a No Through Traffic sign at both ends of the road? Grummer asked if Tierney was referring to a No Outlet sign. Tierney confirmed and said that it may discourage people from using it as a cut through.

Grummer agreed that's probably not a bad idea.

Eric Holloway, 116 Timberland Trail, addressed the comment about if the striping would impact parking. Holloway said we were going to condense the road down to try to make that more traffic calming. It's something that is very common. Holloway continued and said we added that striping so residents could park into that area. I just want to let the residents know and you guys know that that's not an attempt to stop that parking.

Additional discussion ensued.

Council Member Williams motioned to have approve Resolution 2025-45. Council Member Wesley seconded the motion. The motion passed unanimously.

ORDINANCE 1164 AMENDING CHAPTER 90 OF THE MAUMELLE CITY CODE

With no objections, Mayor Norris called for the second reading of the ordinance amending Chapter 90 (Vegetation) of the Maumelle City Code. Clerk Timmons gave the reading.

Mayor Norris opened the floor for Public Comment.

Debra Conard with Cypress Bay Development, 1 Country Club Circle spoke said we are the developers on this property, but we are opposed to this ordinance. Not opposed to the fact of what it's trying to do. We just don't think it goes far enough and accomplishes the result that

we're trying to get to. Starting, we are opposed to any kind of non-clearing setback on the Boulevard.

We believe all commercial property, any business owner wants all the visibility they can get, and we just feel like this ordinance doesn't go far enough. It lets the planning commission have authority to reduce it to 20 a non-clearing setback down to 25 ft, but it still leaves that up to interpretation.

Kellie Wall, MACC President, 115 Audubon Dr., I wanted to speak against the proposed ordinance. I think that the 50 foot barrier or the 25-foot barrier was great for the industrial park, who but not for commercial businesses as most businesses want to be seen. The ordinance will make it harder to recruit businesses into Maumelle.

Council Member Gardner asked Scott Grummer for some clarification, asking about Millwood Station. Grummer said it is zoned open space, so this is not a requirement. Gardner went on to ask about Chick-fil-A being built all the way to the right of way. Grummer confirmed it is. Gardner asked is this version of the ordinance better than what we had before? Grummer said yes. Gardner continued, because it allows for variance, but we weren't enforcing what we already had in the books because we didn't know about it and we were allowing these properties to go to the zero-foot line for the ride of way. Is that right? Grummer said I can't speak for past action. I can speak to what I know and that is there were plats that were filed that showed a 50-foot non-clearing setback, but those developments did not adhere to the 50 foot that were on those plats.

Mayor Norris said it was known back in the day, but it wasn't adhered to. Grummer said I do need to clarify a couple of things, the variance was allowed before this amendment came into place so there was still a variance option. It was confusing as to how that variance was applied. So it's clarified knowing this to where it has to be applied in chapter 94 which is our zoning code. which you have to show is the reason for hardships and like in this situation where strict enforcement would cause undue hardship due to circumstances unique to the individual property such as could be grading or things like that.

Grummer said I do want to point out a correction that needs to be made. It's probably a minor one, but on page three, section 90-84, it says there are established two setback lines. So, that should say three setback lines based on how we amended that. I didn't catch that. That should say three. So there's been comments concerning a non-clearing setback. If you read this ordinance, there's nothing in here that says non-clearing. There's nothing here that states that it's a non-clearing area. It just says it's established two setback lines and there and the title is road setbacks. So, what it's really speaking to is preservation. In clarity, it would be a 50 foot or a 25-foot preservation setback or something like that. That's probably a little bit more in tune to what the intent is With that being said, this does clarify language. It still can be somewhat restrictive if a development has grading issues, which we're not engineers, we're planners.

The City Council collectively agreed they do not want to make doing business in Maumelle difficult.

There was additional discussion.

The ordinance will be on its 3rd reading at the next meeting.

ORDINANCE 1165 AMENDING SECTION 94-448 OF MAUMELLE CITY CODE

With no objections, Mayor Norris called for the second reading of the ordinance to amend section 94-448 (Conditional Uses in Planned Commercial Districts) of the Maumelle City Code. Clerk Timmons gave the reading.

There was some discussion.

The ordinance will be on its 3rd reading at the next meeting.

ORDINANCE 1166 AMENDING CITY CODE REGARDING GRADING

With no objections, Mayor Norris called for the second reading of the ordinance to amend Maumelle City Code regarding grading and clearing activities. Clerk Timmons gave the reading.

There was some discussion.

The ordinance will be on its 3rd reading at the next meeting.

ORDINANCE 1167 AMENDING ZONING MAP

With no objections, Mayor Norris may call for the second reading of the ordinance to amend the City's Zoning Map for 47.948 acres, at Zajac Road. Clerk Timmons gave the reading.

There was some discussion.

The ordinance will be on its 3rd reading at the next meeting.

ORDINANCE 1168 AMENDING MASTER STREET PLAN

With no objections, Mayor Norris called for the first reading of the ordinance to amend the City's Master Street Plan at CCA Phase 15 Curb Cut. Clerk Timmons gave the reading.

There was some discussion.

The ordinance will be on its 3rd reading at the next meeting.

ORDINANCE 1169 AMENDING MASTER STREET PLAN

With no objections, Mayor Norris may call for the second reading of the ordinance amending the City's Master Street Plan at CCA Phase 15 Collector. Clerk Timmons gave the reading.

There was some discussion.

The ordinance will be on its 3rd reading at the next meeting.

PLANNING COMMISSION APPOINTMENTS

Mason Gates and David Nance introduced themselves to the City council and expressed interest in serving on the Planning Commission.

The City Council appointed Mason Gates to position 1 on the Planning Commission.
The City Council appointed David Nance to position 2 on the Planning Commission.

RESOLUTION 2026-04 AMENDING GRANT AND GENERAL FUND BUDGET

With no objections, Mayor Norris called for the reading of the resolution to amend the Grant and General Fund Budget. Clerk Timmons gave the reading.

Mayor Norris provided background for the grant, and how disbursements will be made with grant funding.

Council Member Gardner motioned to approve the resolution. Council Member Williams seconded the motion. The motion passed unanimously.

ADJOURNMENT

Council Member Holt moved to adjourn. Council Member Shinn seconded. The motion passed unanimously. Mayor Norris adjourned the meeting at 7:47 PM.

Caleb Norris, Mayor

Tina Timmons, City Clerk/Treasurer

APPROVED: February 2, 2026

**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. 1164

**AN ORDINANCE TO AMEND CHAPTER 90 (VEGETATION) OF THE MAUMELLE
CITY CODE, AND FOR OTHER PURPOSES**

WHEREAS, city staff requested that the planning commission consider proposed amendments to chapter 90 (vegetation) of the Maumelle City Code; and

WHEREAS, at a public hearing on December 18, 2025, the planning commission discussed staff's proposal and approved a motion to recommend that the city council make the same amendments to the Maumelle City Code, subject to further staff, commissioner, and city engineer comments and apart from staff's proposed amendments to sections 90-82 and 90-121; and

WHEREAS, the city council now finds it necessary and proper to amend the Maumelle City Code.

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

SECTION 1. Maumelle City Code § 90-31 is amended to read as follows:

Sec. 90-31. – Definitions. . . .

Vehicular use areas means all open areas and open spaces on the land which are designated, used, required or intended to be used for storage, parking, maintenance, service, repair, display, circulation or operation of vehicles, including automobiles, buses, trailers, trucks, boats and motorcycles. This definition is intended to include areas used or intended to be used for driveways to such vehicular use areas but does not include improvements to public roads, streets, highways and alleys. However, public rights-of-way may be considered part of the vehicular use area for planting improvements if such areas are adjacent to private property being developed as a vehicular use area.

Definitions not expressly provided herein shall be as set forth in chapter 94.

SECTION 2. Maumelle City Code § 90-37(b) is amended to read as follows:

Sec. 90-37. – Landscape requirements for vehicular use areas. . . .

(b) *Street coverage requirements.*

- (1) Street landscaping shall be required along any side of a vehicular use area that abuts the right-of-way of any street, road or highway.

- (2) A landscaping strip shall be located between the vehicular use area and abutting right-of-way. This strip shall be at least eight feet in width beyond vehicular encroachment.
- a. For properties with frontage on Maumelle Boulevard (Highway 100), this strip shall be at least 15 feet in width beyond vehicular encroachment, and must comply with section 90-84. Where standards in chapter 94 also apply, the more restrictive shall govern.**
- (3) Concrete curbing or other approved material shall be provided around the base of each planter area or landscape strip.
- (4) A planting screen or durable landscape barrier (30 inches in height measured from adjacent vehicular use grade) shall extend the entire length of the landscaping strip. Breaks in the barrier may be incorporated for aesthetic or security purposes. If a barrier is of a nonliving material, its height, design and location must be approved by the designated agents. If street side plant materials or improvements are proposed which vary from the required minimums and maximums as provided in this section, the proposal may be approved by the designated agent where it is demonstrated by the applicant and so found by the designated agent that the variances proposed in the minimums and maximums would not interfere with pedestrian and vehicular traffic safety.
- a. For properties with frontage on Maumelle Boulevard (Highway 100), the planting screen or durable landscape barrier shall be 36 inches in height and must comply with section 90-84.**
- (5) One shrub or vine for each five feet of nonliving durable barrier shall be planted between the barrier and the vehicular use area. These planters need not be spaced five feet on center, but rather, except for freestanding specimen plants, may be planted in groupings of three or less. The remainder of the landscape strips shall be improved with grass, groundcover, shrubs or other landscape treatment excluding paving and sand.
- a. For properties with frontage on Maumelle Boulevard (Highway 100), one tree for each 30 linear feet of Boulevard frontage shall be planted in a staggered pattern in the landscaping strip and must apply with the applicable frontage requirements established in this chapter.**
- (6) Trees shall provide an eight-foot height limb clearance except multitrunked species, which shall be so installed and maintained as not to create obstructions to vehicular and/or pedestrian traffic.
- (7) Specimen tree preservation. For properties with frontage on Maumelle**

Boulevard (Highway 100), existing healthy trees 18 inches or greater in diameter within the required landscaping strip should be preserved where feasible and may be credited toward required tree plantings at a ratio of one existing tree for every two required trees.

SECTION 3. Maumelle City Code § 90-39(a) is amended to read as follows:

Sec. 90-39. – Procedure.

- (a) *Permit required.* Any person, in order to comply with this article, must first obtain a landscape permit from the city. **A separate landscape permit shall not be required when a site plan is approved under chapter 94.**

SECTION 4. Maumelle City Code § 90-39(c) is amended to read as follows:

Sec. 90-39. – Procedure.

- (c) *Presentation requirements.* The name, address and telephone number of the owner, the developer and the designer shall be submitted with the landscape plan. The following information shall be shown on the plan: . . .

- (10) Irrigation plan with spray radii.

- (11) For properties with frontage on Maumelle Boulevard (Highway 100), the plan shall identify existing trees 6 inches or greater in diameter within 50 feet of the right-of-way, indicating their caliper and which trees are proposed to be preserved or removed.**

SECTION 5. Maumelle City Code § 90-84 is amended to read as follows:

Sec. 90-84. – Road setback lines.

There are established two setback lines as described in subsections (1), ~~and (2), and (3)~~ of this section within which trees equal to or greater than six inches in diameter, measuring 24 inches above the ground, or dogwood trees shall not be cut, excavated, removed, destroyed or otherwise allowed to die, whether done knowingly or by negligence. The ~~two~~ setback lines referred to in this section shall be along the right-of-way of Maumelle Boulevard (Highway 100) within the city and shall extend to the following boundaries:

- (1) On lands zoned ~~commercial and~~ industrial along Maumelle Boulevard (Highway 100), the setback lines shall be 50 feet from the nearest point of the Highway 100 right-of-way.

- (2) On land zoned ~~residential~~ **commercial** along Maumelle Boulevard (Highway 100), the setback lines shall be ~~25 feet~~ **50 feet. Within a planned unit district, the planning commission may approve a reduced setback, provided the approved setback is not less than 25 feet. Measurement shall be** from the nearest point of the Highway 100 right-of-way.
- (3) **On land zoned residential along Maumelle Boulevard (Highway 100), the setback lines shall be 25 feet from the nearest point of the Highway 100 right-of-way.**

SECTION 6. Maumelle City Code § 90-85 is amended to read as follows:

Sec. 90-85. – Variances.

~~Variances may be allowed by the planning commission if necessary for roads, drainage or other necessary access.~~ **Variances from the provisions of this article shall be considered and decided in accordance with section 94-66. The applicant shall bear the burden of demonstrating undue hardship as required by section 94-66, and all findings and procedures shall comply with that section.** Trees which are completely dead from causes other than violations of this article may be removed, and trees may be cut or pruned to remove dead parts.

SECTION 7. A new section 90-86 is added to Maumelle City Code chapter 90, article III, to read as follows:

Sec. 90-86. – Exceptions.

This article applies only to undeveloped land, and does not apply to existing private property with existing building sites. Those properties shall conform to all other articles within this chapter.

SECTION 8. Maumelle City Code § 90-123(a)(2) is amended to read as follows:

Sec. 90-123. – Timber management plan.

(a) . . .

- (2) A 75-foot nonclearing buffer along public street rights-of-way and all other adjacent property.

a. Applicability. The nonclearing buffer required under this subsection applies only to approved timber management or forestry operations regulated under article III of this chapter. It

does not apply to commercial, industrial, or residential site development, which is governed by the frontage and landscaping requirements set forth in section 90-37 and chapter 94.

SECTION 9. (Do not codify.) Codification. It is the intention of the city council that the provisions of this ordinance shall become and be made a part of the Maumelle City Code.

SECTION 10. (Do not codify.) Repealer. All other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 11. (Do not codify.) Severance. 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.

Adopted this 2nd day of February 2026.

Caleb Norris, Mayor

Attest:

Tina Timmons, City Clerk/Treasurer

Approved As To Legal Form:

Andrew Thornton, City Attorney

Sponsored by:
Mayor Caleb Norris

	Wesley	Gronwald	Booker	Gardner	Williams	Tierney	Shinn	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. 1165

AN ORDINANCE TO AMEND SECTION 94-448 (CONDITIONAL USES IN PLANNED
COMMERCIAL DISTRICTS) OF THE MAUMELLE CITY CODE,
AND FOR OTHER PURPOSES

WHEREAS, city staff requested that the planning commission consider proposed amendments to section 94-448 (conditional uses in planned commercial districts) of the Maumelle City Code; and

WHEREAS, at a public hearing on December 18, 2025, the planning commission discussed staff's proposal and approved a motion to recommend that the city council make the same amendments to the Maumelle City Code, subject to further staff, commissioner, and city engineer comments; and

WHEREAS, the city council now finds it necessary and proper to amend the Maumelle City Code.

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

SECTION 1. Maumelle City Code § 94-448(d) is amended to read as follows:

Sec. 94-448. – Conditional uses in PCD (planned commercial district). . . .

~~(d) Outdoor amusement and recreation establishments.~~

(d) *Certain commercial uses suggested by the C-2 district. Certain conditional uses in the C-2 district listed below shall be conditional uses in the PCD. When deciding whether to grant a conditional use permit for a commercial use in a PCD, the planning commission and city council shall also consider the densities designated by the land use plan; the densities of surrounding development; the densities allowed under the various zoning districts; the urban development goals and other policies of the city; the topography and character of the natural environment; and the impact of a given density on the specific site and adjacent properties.*

(1) The following non-institutional uses:

Adult day care centers.

Day care centers.

Liquor stores.

Nursing homes or convalescent homes.

Outdoor amusement and recreation establishments.

Pet shops.

(2) The following institutional uses and those of similar character:

Assisted living facilities.

Churches.

Educational facilities.

Fire stations.

Government offices.

Health facilities.

Libraries.

Museums.

Police stations.

SECTION 2. (Do not codify.) Codification. It is the intention of the city council that the provisions of this ordinance shall become and be made a part of the Maumelle City Code.

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.) Severance. 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.

Adopted this 2nd day of February 2026.

Caleb Norris, Mayor

Attest:

Tina Timmons, City Clerk/Treasurer

Approved As To Legal Form:

Andrew Thornton, City Attorney

Sponsored by:
Mayor Caleb Norris

	Wesley	Gronwald	Booker	Gardner	Williams	Tierney	Shinn	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. 1166

**AN ORDINANCE TO AMEND THE MAUMELLE CITY CODE REGARDING THE
COMMENCEMENT OF GRADING AND CLEARING ACTIVITIES FOLLOWING
APPROVAL OF A PRELIMINARY PLAT OR DEVELOPMENT PLAN,
AND FOR OTHER PURPOSES**

WHEREAS, city staff requested that the planning commission consider proposed amendments to the Maumelle City Code regarding the commencement of grading and clearing activities following approval of a preliminary plat or development plan; and

WHEREAS, at a public hearing on December 18, 2025, the planning commission discussed staff's proposal and approved a motion to recommend that the city council make the same amendments to the Maumelle City Code, subject to further staff, commissioner, and city engineer comments; and

WHEREAS, the city council now finds it necessary and proper to amend the Maumelle City Code.

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

SECTION 1. Maumelle City Code § 70-73(d)(1)(c) is amended to read as follows:

Sec. 70-73. – Preliminary plat approval/notification. . . .

(d) . . .

(1) . . .

- c. Receipt by the subdivider of the executed certificate of preliminary plat approval and construction plans approved by the city engineer as described herein is authorization to proceed with the preparation of necessary plans and specifications and the installation of required public improvements, excluding land-clearing, grubbing, or mass-grading activities which require a grading permit under section 94-13. The necessary plans and specifications (engineering designs) require approval of the engineering staff prior to any construction in the subdivision. The subdivider shall build all public streets and drainage improvements to the specifications of the construction plans approved by the city. Construction work shall be subject to on-site inspections by the city to verify conformance with the approved construction plans. Any change to the approved construction plans must be approved by the city engineer prior to

construction. A subdivider who proceeds without approval of construction plans or changes to construction plans risks the requirement of removal of any installed improvements or portions thereof.

SECTION 2. Maumelle City Code § 94-13(c)(1) is amended to read as follows:

Sec. 94-13. – Grading permit required. . . .

(c) *Grading permit required.*

- (1) A grading permit shall be required before any work may be commenced on any excavation or grading, **and shall be issued only after all site and grading plans or preliminary plat and/or preliminary development plan approvals have been received from the final approving body.** ~~unless such work is otherwise authorized by the Maumelle City Code.~~

SECTION 3. Maumelle City Code § 94-13(e)(5) is amended to read as follows:

Sec. 94-13. – Grading permit required. . . .

(e) *Contents of grading and drainage plans.* The grading and drainage plan shall identify the following: . . .

- (5) Tree protection zones, **delineated with orange construction safety fencing along with durable, weathering signs clearly identifying the area as a “non-clearing buffer zone” under section 94-13(f)(1)(d)(i);**

SECTION 4. Maumelle City Code § 94-13(f)(1) is amended to read as follows:

Sec. 94-13. – Grading permit required. . . .

(f) *Issuance procedure.*

- (1) The following procedure shall be implemented for the issuance of a grading permit:
 - a. . . .
 - b. . . .
 - c. . . .

- d. PRE-CONSTRUCTION REQUIREMENTS (PHYSICAL PROTECTION).** **As a mandatory condition of the grading permit and a prerequisite for the commencement of any land-clearing, grubbing, or grading activity, the applicant shall comply with the following:**
- i. PHYSICAL PROTECTION AND DELINEATION.** **Physically delineate all required non-disturbance zones, buffers (including stream buffers, setbacks, and tree protection areas), and limits of construction using highly visible protective barriers, specifically orange construction safety fencing installed on posts. For all protected trees or groves, this fencing shall be installed at a minimum distance equal to the tree's drip line or the edge of the pre-determined tree protection zone, whichever is greater. No grading, excavation, material storage, or equipment access is permitted within this delineated area. The fencing shall be maintained in good condition for the duration of all construction activities.**

SECTION 5. Maumelle City Code § 94-451(c)(1) is amended to read as follows:

Sec. 94-451. – Application review procedure, PRD, PCD. . . .

(c) . . .

- (1) *Approval.* If the preliminary development plan is approved by the planning commission, it will be forwarded to the city council for their review. The city council may grant, deny, defer for requested changes or information, or return the application to the planning commission for further study. The city council may direct the planning commission to reconsider specific aspects of the preliminary development plan. The approval of the preliminary development plan does not constitute the recording of a plat or authorize the issuance of a building permit. Both of these actions are contingent on approval of the final development plan and plot. The approved preliminary plat permits the completion of subdivision construction, streets, grading, utilities and the like, **contingent on meeting all requirements of section 94-13.** If the preliminary application is approved, a post-preliminary application conference shall be held between the applicant and the staff. This conference will be held to discuss what changes were required by the city council. The staff will inform the applicant of any plan alteration or additional information which must be submitted for the final development plan/plat review.

SECTION 6. Maumelle City Code § 94-813 is amended to read as follows:

Sec. 94-813. – Subdivision developments requiring an approved SWP3.

Where construction of a subdivision development will disturb soil or remove vegetation on one or more acres of land during the life of the development project, approved stormwater pollution prevention plans (SWP3s) for the project must be provided and implemented by the subdivision owner/developer as follows: . . .

- (6) The subsequent owner or builder of an individual lot bears the responsibility for implementation of approved SWP3s for all construction activity within or related to the individual lot, excluding construction managed by utility agencies.
- (7) The installation and documentation of all initial SWP3 (SWIP) Best Management Practices (BMPs) must be fully functional and inspected prior to the commencement of any land-clearing or grading activity.**

SECTION 7. (Do not codify.) Codification. It is the intention of the city council that the provisions of this ordinance shall become and be made a part of the Maumelle City Code.

SECTION 8. (Do not codify.) Repealer. All other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 9. (Do not codify.) Severance. 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.

Adopted this 2nd day of February 2026.

Caleb Norris, Mayor

Attest:

Tina Timmons, City Clerk/Treasurer

Approved As To Legal Form:

Andrew Thornton, City Attorney

Sponsored by:
Mayor Caleb Norris

	Wesley	Gronwald	Booker	Gardner	Williams	Tierney	Shinn	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. 1167

**AN ORDINANCE TO AMEND THE CITY'S ZONING MAP FOR 47.948 ACRES, MORE
OR LESS, AT ZAJAC ROAD, TO BE DEVELOPED AS DEVOE BEND LAKE ESTATES,
AND FOR OTHER PURPOSES**

WHEREAS, J. Eric Holloway, on behalf of parcel's landowner Devoe Property Group, LLC, applied to amend the zoning map to change the zoning district from R-1 residential district to A-1 agricultural district for 47.948 acres, more or less, at Zajac Road in the City of Maumelle, County of Pulaski, State of Arkansas, intended to be developed as Devoe Bend Lake Estates, whose legal description is as follows:

A tract of land lying in the Northwest Quarter of Section 35, Township 3 North, Range 13 West, Pulaski County, Arkansas, being more particularly described as follows:

Beginning at the Northeast corner of the Northeast Quarter, Northwest Quarter, Section 35, Township 3 North, Range 13 West, South 00 degrees 57 minutes 09 seconds West 1225.75 feet along the East line of said Northeast Quarter, Northwest Quarter, Section 35; thence leaving said East line South 71 degrees 56 minutes 16 seconds West 823.39 feet; thence North 87 degrees 49 minutes 44 seconds West 603.54 feet; thence North 67 degrees 05 minutes 40 seconds West 250.21 feet; thence North 27 degrees 08 minutes 23 seconds West 185.21 feet; thence North 28 degrees 23 minutes 03 seconds East 160.91 feet; thence North 34 degrees 27 minutes 21 seconds East 335.78 feet; thence North 12 degrees 22 minutes 32 seconds East 306.68 feet; thence North 13 degrees 39 minutes 35 seconds East 240.96 feet; thence North 02 degrees 41 minutes 50 seconds East 275.65 feet to the Northwest Corner of the Northeast Quarter, Northwest Quarter, Section 35; thence along the North line of said Northeast Quarter, Northwest Quarter, Section 35 South 88 degrees 37 minutes 28 seconds East 1319.59 feet to the point of beginning containing 47.948 acres more or less.

as shown on the preliminary plat attached as Exhibit A hereto and incorporated by reference herein;
and

WHEREAS, at a public hearing on December 18, 2025, the planning commission approved a motion to recommend that the city council adopt the same amendment to the zoning map, subject to further staff, commissioner, and city engineer comments; and

WHEREAS, the city council has considered the recommendations of the planning commission and city staff, if any, and has obtained facts, statements, and other information concerning the request herein, including the documents attached as Exhibit A hereto; and

WHEREAS, the city council may amend the boundaries of the zoning districts whenever the public necessity and general welfare require such amendment, Maumelle City Code § 94-8; and

WHEREAS, the city council finds that evidence submitted sufficiently justifies the proposed amendment to the zoning map.

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

Section 1. The city's zoning map is hereby amended as follows: the zoning district for 47.948 acres, more or less, at Zajac Road in the City of Maumelle, County of Pulaski, State of Arkansas, as fully described by the legal description above and as shown on Exhibit A hereto and incorporated by reference herein, is amended from R-1 residential district to A-1 agricultural district.

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

Section 3. Severance. 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.

Adopted this 2nd day of February 2026.

Caleb Norris, Mayor

Attest:

Tina Timmons, City Clerk/Treasurer

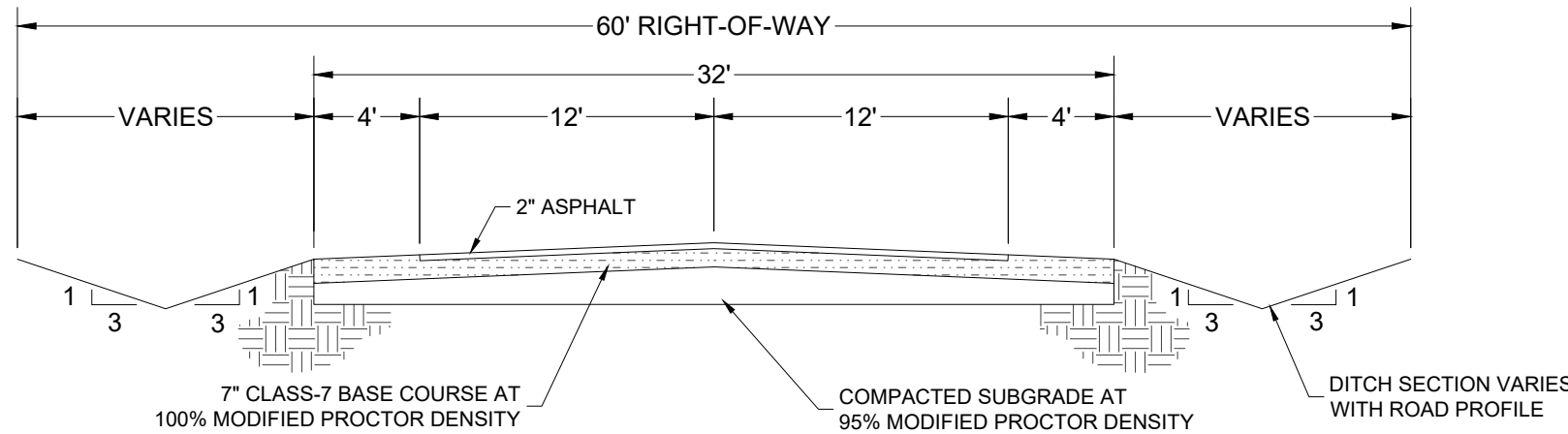
Approved as to legal form:

Andrew Thornton, City Attorney

Sponsored by:
Mayor Caleb Norris

	Wesley	Gronwald	Booker	Gardner	Williams	Tierney	Shinn	Holt
Yes								
No								

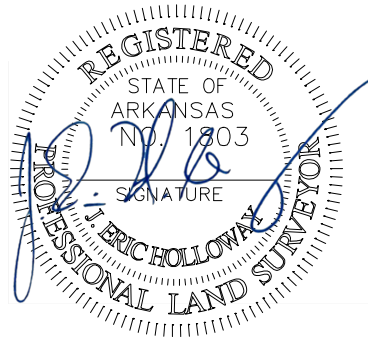
TOTAL PARCEL SIZE	47.948 ACRES
PROPOSED USAGE	PLANNED RESIDENTIAL
COMMON OPEN SPACE	19.006 ACRES (39.64%)
LENGTH OF NEW ROADS	2100 LF
MINIMUM LOT SIZE	2,002 AC
# OF LOTS (RESIDENTIAL)	11 LOTS
LOTS PER GROSS ACRE	0.229 LOTS/ACRE
AVERAGE LOT SIZE	2,280 AC



CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY
I, J. ERIC HOLLOWAY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME THAT ALL SURVEYING REQUIREMENTS OF THE STATE OF ARKANSAS AND CITY OF MAUMELLE SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH AND FILED FOR RECORD AS REQUIRED.

4/9/25
DATE

J. ERIC HOLLOWAY
PROFESSIONAL SURVEYOR NO. 1803, AR



CORNERS			
POINT #	DESCRIPTION	NORTHING	EASTING
1	CALC	190933.78	1203036.22
2	CALC	189708.21	1203015.84
3	CALC	189452.92	1202233.03
4	CALC	189475.78	1201629.92
5	CALC	189573.17	1201399.43
6	CALC	189737.99	1201314.95
7	CALC	189879.55	1201391.44
8	CALC	190156.42	1201581.41
9	CALC	190455.97	1201647.14
10	CALC	190690.11	1201704.04
11	CALC	190965.46	1201717.01

FLOOD STATEMENT:

GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 05119C0300, DATED JULY 6, 2015, INDICATES THAT PORTIONS OF THE PROPERTY SHOWN HEREON LIE WITHIN A SPECIAL FLOOD HAZARD AREA. BASE FLOOD ELEVATION = 261.10' PER WHITE OAK BAYOU FIS.

JOB NO.: 2024-010
DATE: 4/9/25
SHEET NUMBER:



LEGEND	
—	BOUNDARY FINAL
- - -	BOUND. ADJOINERS
- - -	EASEMENT
- - -	SETBACK
○	FOUND MONUMENT (AS NOTED)
●	SET MONUMENT (AS NOTED)
△	CALCULATED POINT
×	CHAIN LINK FENCE
□	ORNAMENTAL METAL FENCE

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE DEVOE PROPERTY GROUP LLC
200 CASEY DRIVE
MAUMELLE, AR 72113
(501) 851-3366

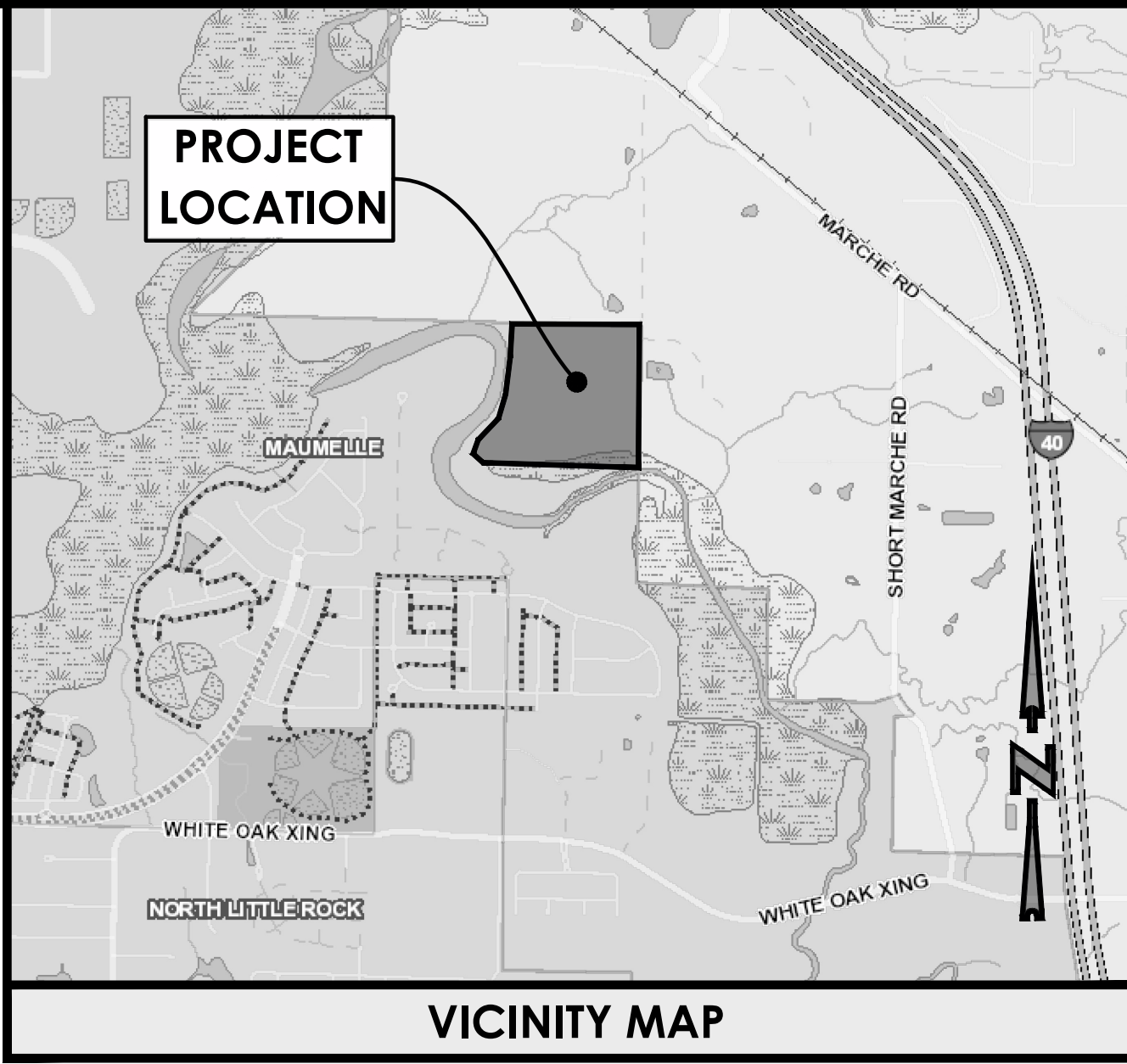
INSTRUMENT NO. _____

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

PURSUANT TO THE MAUMELLE SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE CRAIG JOHNSON
CHAIRMAN
MAUMELLE PLANNING COMMISSION

PROJECT LOCATION



VICINITY MAP

**PRELIMINARY PLAT OF
DEVOE BEND LAKE
ESTATES
MAUMELLE, PULASKI COUNTY, ARKANSAS
4/9/25
ZONED 'PROPOSED R'**

LEGAL DESCRIPTION:

A tract of land lying in the Northwest Quarter of Section 35, Township 3 North, Range 13 West, Pulaski County, Arkansas, being more particularly described as follows:

Beginning at the Northeast corner of the Northeast Quarter, Northwest Quarter, Section 35, Township 3 North, Range 13 West, South 00 degrees 57 minutes 09 seconds West 1225.75 feet along the East line of said Northeast Quarter, Northwest Quarter, Section 35; thence leaving said East line South 71 degrees 56 minutes 16 seconds West 823.39 feet; thence North 87 degrees 49 minutes 44 seconds West 603.54 feet; thence North 67 degrees 05 minutes 40 seconds West 250.21 feet; thence North 27 degrees 08 minutes 23 seconds West 185.21 feet; thence North 28 degrees 23 minutes 03 seconds East 160.91 feet; thence North 34 degrees 27 minutes 21 seconds East 335.78 feet; thence North 12 degrees 22 minutes 32 seconds East 306.68 feet; thence North 13 degrees 39 minutes 35 seconds East 240.96 feet; thence North 02 degrees 41 minutes 50 seconds East 275.45 feet to the Northwest Corner of the Northeast Quarter, Northwest Quarter, Section 35; thence along the North line of said Northeast Quarter, Northwest Quarter, Section 35 South 88 degrees 37 minutes 28 seconds East 1319.59 feet to the point of beginning containing 47.948 acres more or less.

LEGAL DESCRIPTION: ROW DEDICATION

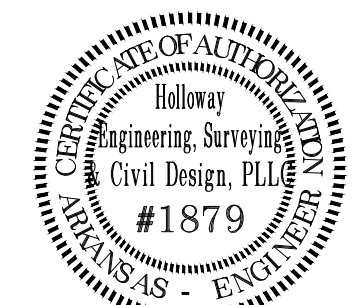
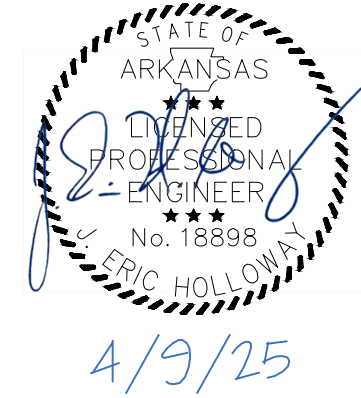
A Right-of-Way Dedication lying in the Northwest Quarter of Section 35, Township 3 North, Range 13 West, Pulaski County, Arkansas, being more particularly described as follows:

Beginning at the Northeast Corner of the Northeast Quarter, Northwest Quarter, Section 35, Township 3 North, Range 13 West, South 00 degrees 57 minutes 09 seconds West 595.84 feet along the East line of said Northeast Quarter of the Northwest Quarter, Section 35; thence leaving said East line North 88 degrees 59 minutes 34 seconds West 25 feet; thence North 00 degrees 57 minutes 09 seconds East 596 feet to the North line of the Northeast Quarter of the Northwest Quarter, Section 35; thence South 88 degrees 37 minutes 28 seconds East 25 feet to the point of beginning containing 0.342 acres more or less.

GENERAL NOTES:

- ALL FRONT BUILDING SETBACKS ARE 50' UNLESS OTHERWISE NOTED. ALL REAR YARD SETBACKS ARE 25'. ALL SIDE YARD SETBACKS ARE 25'.
- ALL LOTS HAVE A 10' DRAINAGE AND UTILITY EASEMENT ACROSS THE FRONT & A 5' DRAINAGE AND UTILITY EASEMENT ALONG THE SIDES AND BACK UNLESS OTHERWISE NOTED.
- PROPERTY IS ZONED 'PRD' AND WILL BE USED FOR SINGLE FAMILY RESIDENTIAL HOUSING.
- WATER WILL BE SUPPLIED BY CENTRAL ARKANSAS WATER.
- SEWER WILL BE INDIVIDUAL SEPTIC SYSTEMS PER LOT.
- ALL DISTURBED AREAS TO BE SEEDED WITH MULCH COVER.
- TRACT A & THE PRIVATE ROAD EASEMENT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S SPECIAL IMPROVEMENT DISTRICT.
- OPEN SPACE TRACTS ARE ACCESS, DRAINAGE, AND UTILITY EASEMENTS.
- WITH THE SUBMISSION OF CIVIL PLANS FOR REVIEW BY THE CITY, INCLUDE DESIGNS AND ASSURANCES FOR OFFSITE UTILITY, ROAD AND INFRASTRUCTURE IMPROVEMENTS NECESSARY TO SERVE THE PROPOSED DEVELOPMENT. TO BE REVIEWED AND APPROVED BY THE COUNTY, WHICH IMPROVEMENTS AND ROAD AND DRAINAGE IMPROVEMENT FROM THE PROPOSED DEVELOPMENT ALONG ZAJAC ROAD TO MARCHE ROAD.
- ALL DRIVEWAYS TO HAVE A MINIMUM OF 18" CULVERTS.

PRELIMINARY PLAT OF
DEVOE BEND LAKE,
ESTATES
MAUMELLE, PULASKI COUNTY, ARKANSAS
FOR: DEVOE PROPERTY GROUP LLC



JOB NO.: 2024-010
DATE: 4/9/25
SHEET NUMBER:

**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. 1168

**AN ORDINANCE TO AMEND THE CITY'S MASTER STREET PLAN (CCA PHASE 15,
CURB CUT), AND FOR OTHER PURPOSES**

WHEREAS, city staff requested that the city's planning commission consider a proposed amendment to the master street plan; and

WHEREAS, at a public hearing on December 18, 2025, the planning commission discussed staff's proposal and approved a motion to recommend that the city council make the same amendment to the master street plan; and

WHEREAS, the city council finds that the proposed amendment will meet the general objectives of the master street plan, namely:

The efficient and safe transportation of people and goods.

To minimize or eliminate the effect of traffic on residential areas, to minimize the effect of frontage development on through traffic, to provide a smooth transition for traffic from residential areas to traffic arterials and expressways.

To provide adequate access to all parcels of land in a manner that will suit their needs and intended use.

To recognize and fulfill the different transportation needs of properties of different uses (residential, commercial, industrial and public).

Maumelle City Code § 54-103(c); and

WHEREAS, the proposed amendment to the master street plan is shown in the attached Exhibit A, incorporated by reference herein; and

WHEREAS, in summary, the proposed amendment is as follows:

CCA Phase 15 – Add a curb cut at the existing median cut with Riverland Drive along Maumelle Boulevard, contingent on City Council, ARDOT, and Metroplan approvals. Upon approval by all parties, Staff requests the previous mid-block curb approved to be removed from the Master Street Plan.

All as shown in the attached Exhibit A; and

WHEREAS, the city council has considered the recommendations of the planning commission and city staff, if any, and has obtained facts, statements, and other information concerning the request herein, including the documents attached as Exhibit A hereto; and

WHEREAS, the city council finds that evidence submitted sufficiently justifies the proposed amendment to the master street plan.

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

Section 1. The proposed amendment to the master street plan shown in the attached Exhibit A and summarized above is hereby adopted subject to ARDOT and Metroplan approvals.

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

Section 3. Severance. 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.

Adopted this 2nd day of February 2026.

Caleb Norris, Mayor

Attest:

Tina Timmons, City Clerk/Treasurer

Approved as to legal form:

Andrew Thornton, City Attorney

Sponsored by:
Mayor Caleb Norris

	Wesley	Gronwald	Booker	Gardner	Williams	Tierney	Shinn	Holt
Yes								
No								

MEMORANDUM

To: Maumelle Planning Commission

From: Jason Lyon, Planning and GIS Supervisor

Date: December 11, 2025

Subject: Master Street Plan Amendment – CCA 15 Referred from City Council

Purpose

Staff clarifying the components of the Master Street Plan Amendment referred back to the Planning Commission from the City Council. Intent of City Council appears to not have a direct connection to Maumelle Blvd via extension of existing Paul Eells Dr located in City of North Little Rock.

Summary of Proposed Changes

- a. Add an entry point for Maumelle Blvd at the Riverland Dr median cut, per Sec. 54-101 – Control of road Entry
- b. Proposed Collector from Maumelle Blvd into Property, location and length to be determined by Planning Commission

Recommendation

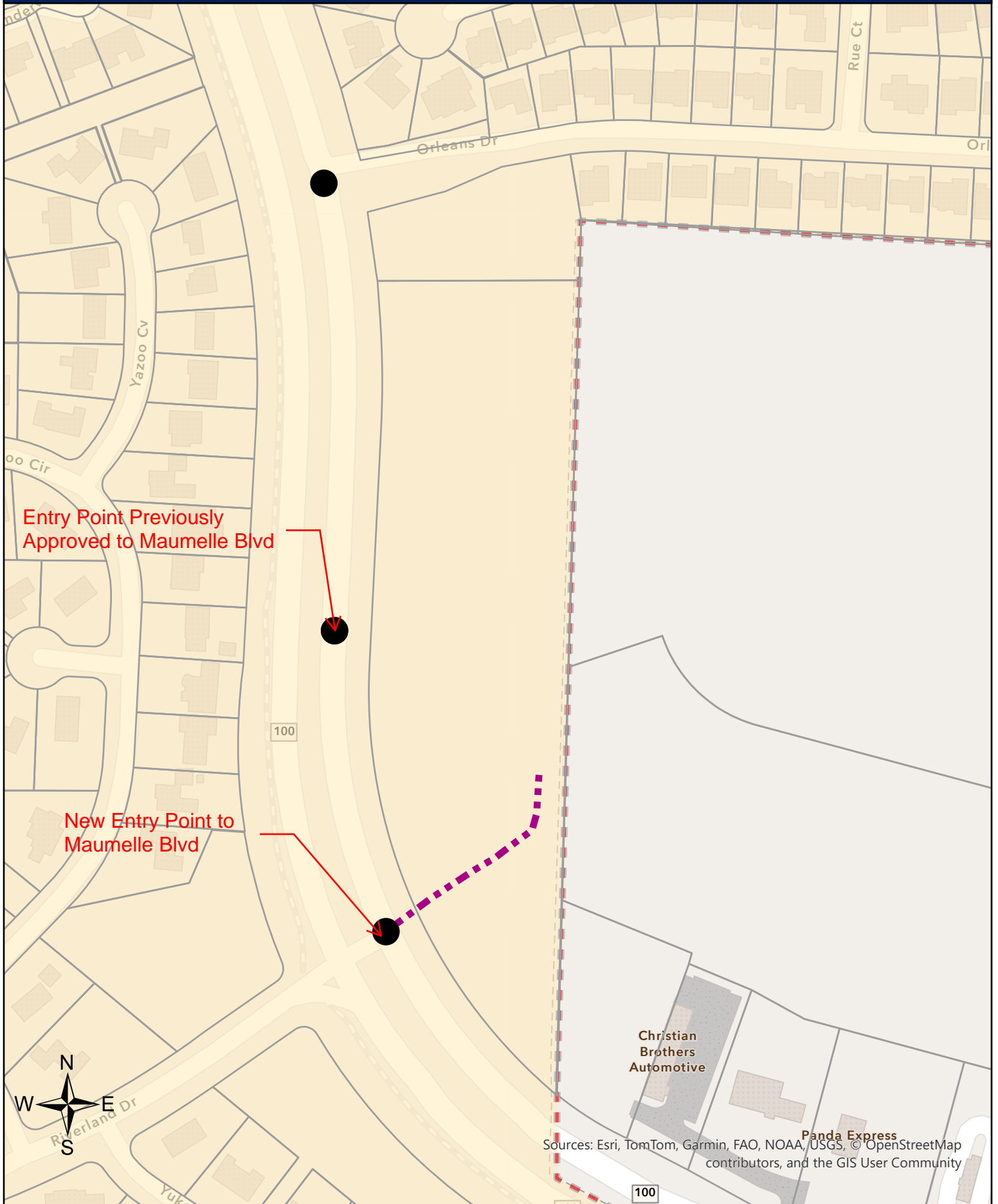
Staff recommends DO PASS for the 2 components of the Master Street Plan Amendment.

1. Add a curb cut at the existing median cut with Riverland Drive along Maumelle Boulevard, contingent on City Council, ARDOT, and Metroplan approvals. Upon approval by all parties, Staff requests the previous mid-block curb approved to be removed from the Master Street Plan.
2. Add a proposed Collector add proposed curb cut. Proposed collector extends into the CCA 15 Property for an undetermined length but expected to have a connection at some point with property lying to the east for traffic flow. From this new intersection staff proposes road then becomes a local road to its intersection with Orleans Drive to the north.



Comment:
Proposed amendment to add entry point and proposed collector





**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. 1169

**AN ORDINANCE TO AMEND THE CITY'S MASTER STREET PLAN (CCA PHASE 15,
COLLECTOR), AND FOR OTHER PURPOSES**

WHEREAS, city staff requested that the city's planning commission consider a proposed amendment to the master street plan; and

WHEREAS, at a public hearing on December 18, 2025, the planning commission discussed staff's proposal and approved a motion to recommend that the city council make the same amendment to the master street plan; and

WHEREAS, the city council finds that the proposed amendment will meet the general objectives of the master street plan, namely:

The efficient and safe transportation of people and goods.

To minimize or eliminate the effect of traffic on residential areas, to minimize the effect of frontage development on through traffic, to provide a smooth transition for traffic from residential areas to traffic arterials and expressways.

To provide adequate access to all parcels of land in a manner that will suit their needs and intended use.

To recognize and fulfill the different transportation needs of properties of different uses (residential, commercial, industrial and public).

Maumelle City Code § 54-103(c); and

WHEREAS, the proposed amendment to the master street plan is shown in the attached Exhibit A, incorporated by reference herein; and

WHEREAS, in summary, the proposed amendment is as follows:

CCA Phase 15 – Add a proposed Collector at proposed curb cut. Proposed collector extends into the CCA 15 Property for an undetermined length but expected to have a connection at some point with property lying to the east for traffic flow. From this new intersection staff proposes road then becomes a local road to its intersection with Orleans Drive to the north.

All as shown in the attached Exhibit A; and

WHEREAS, the city council has considered the recommendations of the planning commission and city staff, if any, and has obtained facts, statements, and other information concerning the request herein, including the documents attached as Exhibit A hereto; and

WHEREAS, the city council finds that evidence submitted sufficiently justifies the proposed amendment to the master street plan.

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

Section 1. The proposed amendment to the master street plan shown in the attached Exhibit A and summarized above is hereby adopted.

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

Section 3. Severance. 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.

Adopted this 2nd day of February 2026.

Caleb Norris, Mayor

Attest:

Tina Timmons, City Clerk/Treasurer

Approved as to legal form:

Andrew Thornton, City Attorney

Sponsored by:
Mayor Caleb Norris

	Wesley	Gronwald	Booker	Gardner	Williams	Tierney	Shinn	Holt
Yes								
No								

MEMORANDUM

To: Maumelle Planning Commission

From: Jason Lyon, Planning and GIS Supervisor

Date: December 11, 2025

Subject: Master Street Plan Amendment – CCA 15 Referred from City Council

Purpose

Staff clarifying the components of the Master Street Plan Amendment referred back to the Planning Commission from the City Council. Intent of City Council appears to not have a direct connection to Maumelle Blvd via extension of existing Paul Eells Dr located in City of North Little Rock.

Summary of Proposed Changes

- a. Add an entry point for Maumelle Blvd at the Riverland Dr median cut, per Sec. 54-101 – Control of road Entry
- b. Proposed Collector from Maumelle Blvd into Property, location and length to be determined by Planning Commission

Recommendation

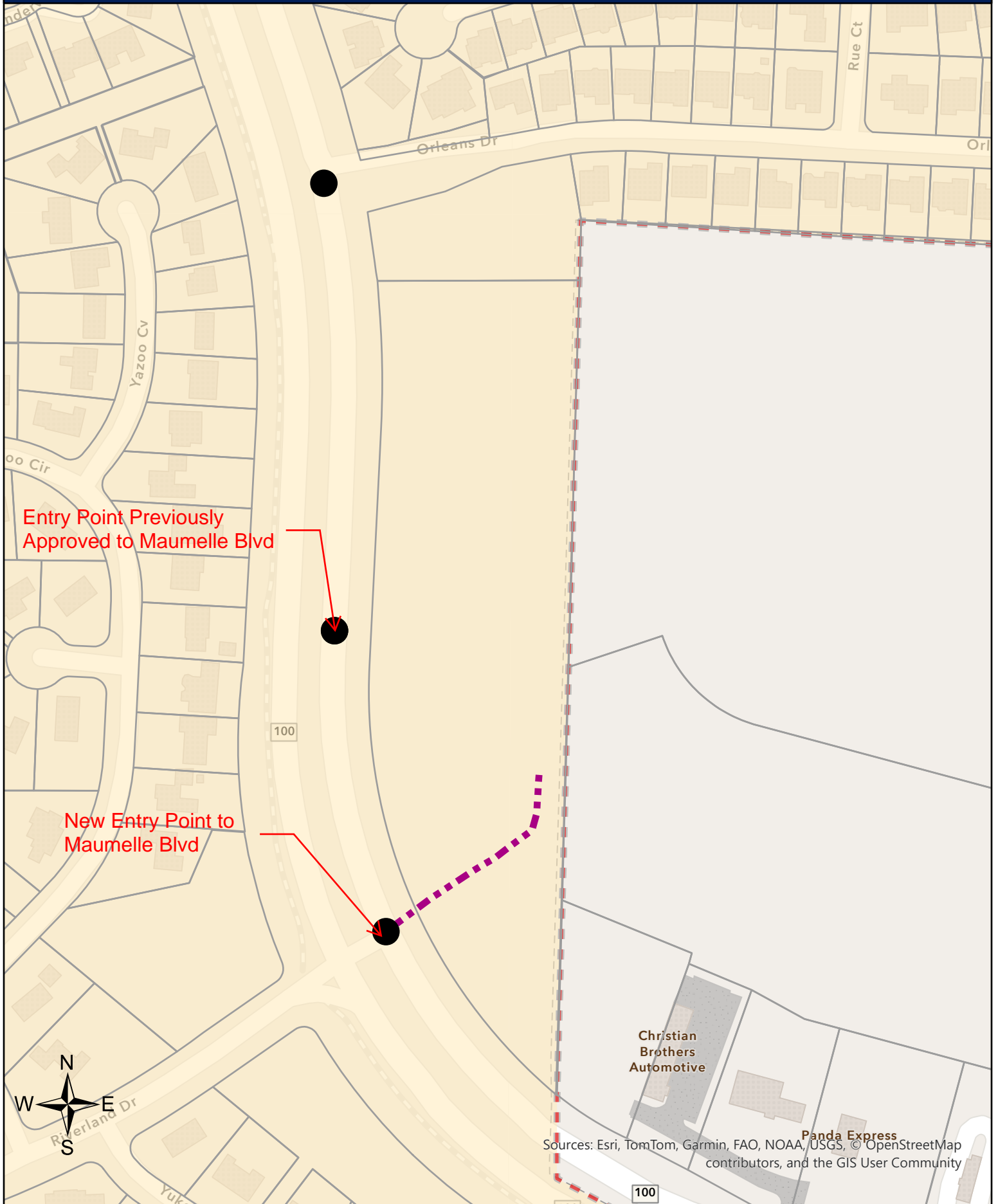
Staff recommends DO PASS for the 2 components of the Master Street Plan Amendment.

1. Add a curb cut at the existing median cut with Riverland Drive along Maumelle Boulevard, contingent on City Council, ARDOT, and Metroplan approvals. Upon approval by all parties, Staff requests the previous mid-block curb approved to be removed from the Master Street Plan.
2. Add a proposed Collector add proposed curb cut. Proposed collector extends into the CCA 15 Property for an undetermined length but expected to have a connection at some point with property lying to the east for traffic flow. From this new intersection staff proposes road then becomes a local road to its intersection with Orleans Drive to the north.



Comment:
Proposed amendment to add entry point and proposed collector





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

A RESOLUTION TO BE ENTITLED:

RESOLUTION NO. 2026-05

**A RESOLUTION REQUIRING AN ANNUAL AUDIT TO BE PERFORMED IN
ACCORDANCE WITH THE GUIDELINES AND FORMAT PRESCRIBED BY THE
GOVERNMENTAL ACCOUNTING STANDARDS BOARD, THE AMERICAN
INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS, AND THE UNITED STATES
GOVERNMENT ACCOUNTABILITY OFFICE, AND FOR OTHER PURPOSES**

WHEREAS, the City of Maumelle must, by law, have an annual audit performed; and

WHEREAS, Arkansas Code Annotated § 14-58-101 allows the governing body of a municipality to select an independent person in good standing to practice accounting by the Arkansas State Board of Public Accountancy to perform an expanded audit and Annual Comprehensive Financial Report which follows the guidelines and format prescribed by the Governmental Accounting Standards Board, the American Institute of Certified Public Accountants, and the United States Government Accountability Office; and

WHEREAS, the city council recognizes that certain fidelity bonds require the completion of the expanded Annual Comprehensive Financial Report; and

WHEREAS, the city council wishes to use the expanded format to improve financial transparency by completing a more comprehensive financial report utilizing Generally Accepted Accounting Principles and Governmental Accounting Standards Board standards; and

WHEREAS, the city council finds it to be in the city's best interest to engage the services of Forvis Mazars, LLP, and its successor entities, to perform the audit for the year 2025.

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

Section 1. The city council resolves to require the audit of the City of Maumelle to be performed in accordance with the guidelines and format prescribed by the Governmental Accounting Standards Board, the American Institute of Certified Public Accountants, and the United States Government Accountability Office.

Section 2. The city council selects Forvis Mazars, LLP, and its successor entities, to perform the city's audit for the year 2025.

Section 3. The city council authorizes the mayor to sign or negotiate any contracts necessary to carry out the expressed will of the city council on this subject.

Resolved this 2nd day of February 2026.

Caleb Norris, Mayor

Attest:

Tina Timmons, City Clerk/Treasurer

Approved as to Legal Form:

Andrew Thornton, City Attorney

SPONSORED BY:
Mayor Caleb Norris

	Wesley	Gronwald	Booker	Gardner	Williams	Tierney	Shinn	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. 1170

**AN ORDINANCE TO AMEND THE CITY'S MASTER STREET PLAN
(MILLWOOD/ODOM), AND FOR OTHER PURPOSES**

WHEREAS, city staff requested that the city's planning commission consider a proposed amendment to the master street plan; and

WHEREAS, at a public hearing on January 22, 2026, the planning commission discussed staff's proposal and approved a motion to recommend that the city council make the same amendment to the master street plan; and

WHEREAS, the city council finds that the proposed amendment will meet the general objectives of the master street plan, namely:

The efficient and safe transportation of people and goods.

To minimize or eliminate the effect of traffic on residential areas, to minimize the effect of frontage development on through traffic, to provide a smooth transition for traffic from residential areas to traffic arterials and expressways.

To provide adequate access to all parcels of land in a manner that will suit their needs and intended use.

To recognize and fulfill the different transportation needs of properties of different uses (residential, commercial, industrial and public).

Maumelle City Code § 54-103(c); and

WHEREAS, the proposed amendment to the master street plan is shown in the attached Exhibit A, incorporated by reference herein; and

WHEREAS, in summary, the proposed amendment is as follows:

Millwood/Odom – Amendment to re-align Millwood Cir South to connect with Odom at Lake Valley Dr., and have Millwood Cir North connect at a T.

All as shown more particularly in the attached Exhibit A; and

WHEREAS, the city council has considered the recommendations of the planning commission and city staff, if any, and has obtained facts, statements, and other information concerning the request herein, including the documents attached as Exhibit A hereto; and

WHEREAS, the city council finds that evidence submitted sufficiently justifies the proposed amendment to the master street plan.

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

Section 1. The proposed amendment to the master street plan shown in the attached Exhibit A and summarized above is hereby adopted.

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

Section 3. Severance. 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.

Adopted this 2nd day of March 2026.

Caleb Norris, Mayor

Attest:

Tina Timmons, City Clerk/Treasurer

Approved as to legal form:

Andrew Thornton, City Attorney

Sponsored by:
Mayor Caleb Norris

	Wesley	Gronwald	Booker	Gardner	Williams	Tierney	Shinn	Holt
Yes								
No								

January 23, 2026

To: Andrew Thornton, City Attorney

From: Scott Grummer, Director of Planning & Economic Development

Re: City Council Action Required on: Master Street Plan Amendment MSP-26-1

The Planning Commission, at its regular scheduled meeting on January 22, 2026, approved a motion for a Do Pass Recommendation to City Council to amend the Master Street Plan for Maumelle:

Amendment to re-align Millwood Cir South to connect with Odom at Lake Valley Dr., and have Millwood Cir North connect at a T.

An ordinance is needed for this item, which is to be placed on the next available City Council Agenda scheduled for February 2, 2026 at 6pm.

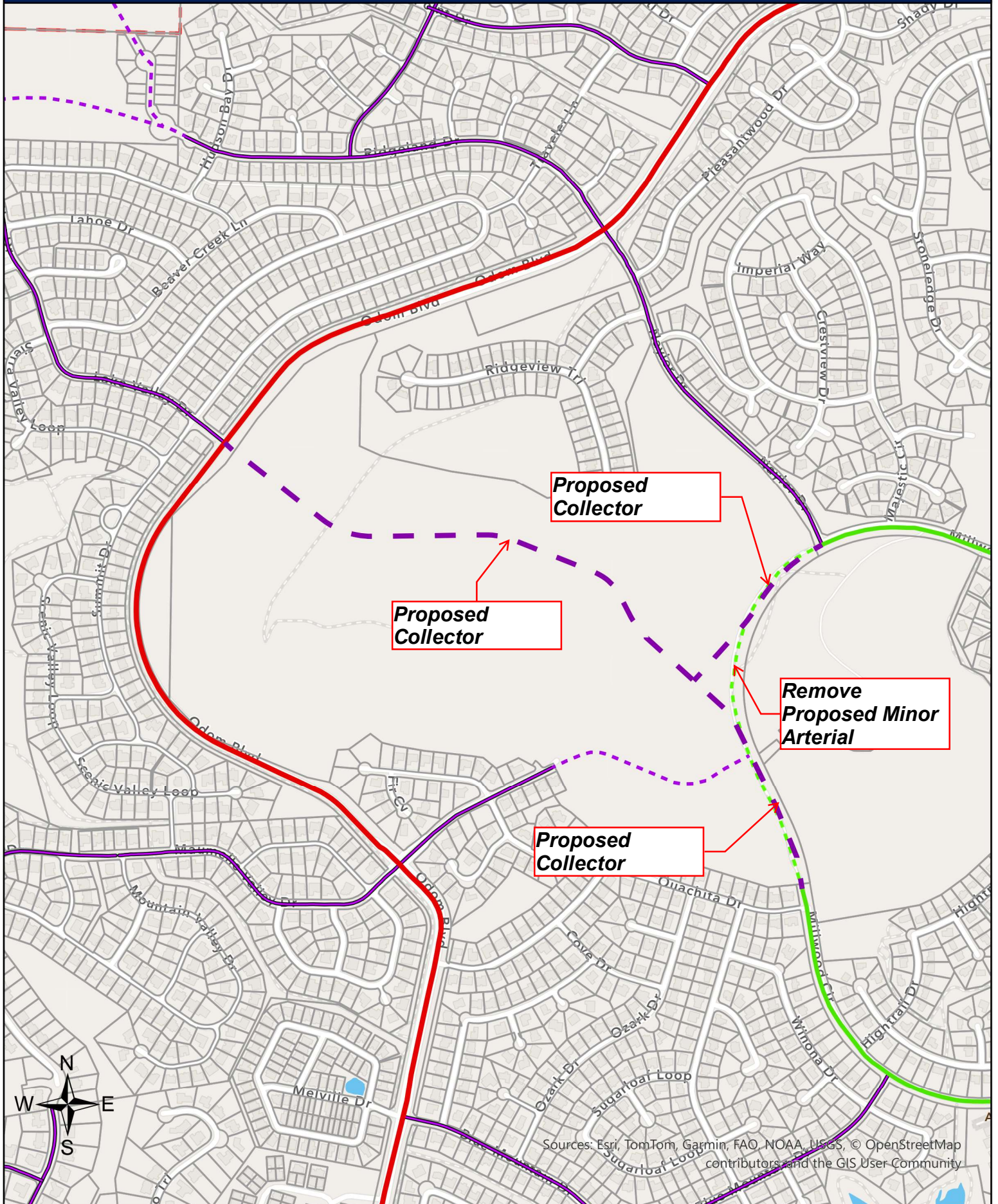
See Attachments for more detail.

Scott Grummer
Director of Planning & Economic Development

cc. City Clerk, Tina Timmons

Mayor Caleb Norris







HOLLOWAY ENGINEERING

SURVEYING & CIVIL DESIGN

200 Casey Drive, Maumelle, AR 72113 | Work: 501.851.3366

January 15, 2026

Scott Grummer
Director of Planning and Zoning
City of Maumelle
550 Edgewood Drive, Suite 590
Maumelle, AR 72113

Re: MSP-26-1 Master Street Plan Amendment of Siena Ridge, Maumelle, Pulaski County, Arkansas

Dear Mr. Grummer,

We are asking for an amendment to the master street plan to reroute Millwood Circle from Maumelle Boulevard to Odom Boulevard at the intersection of Lake Valley Drive. The City suffers from a lack of traffic in its commercial center because Odom Boulevard acts as a residential bypass for commuters that work outside the City. This extension, if made the primary route back to the boulevard, will likely draw some of these commuters to the north end of Maumelle Town Center.

The City has received many grants and is heavily invested in this area of town with Millwood Station and the improvements to Club Manor. We believe this extension, along with the development of the remaining surrounding lands, will act as a feeder for commuters into this area of investment. Given the amount of proposed development within the undeveloped area off Odom Boulevard, this improvement should greatly mitigate traffic volumes on Odom Boulevard during peak times.

One can imagine that in the afternoon, Maumelle Valley residents will likely travel Highway 100 to Millwood Circle rather than stacking up at the left turn onto Odom Boulevard, which backs up significantly today. As for the classification of the road, we will have a traffic engineer study the proposed development and existing neighborhoods to determine the necessity of improvements.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

J. Eric Holloway, PE, PS

PC AGENDA ITEM NO:	1
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RECORD NO: **MSP-26-1**

PROPERTY INFORMATION: Proposed downgrade of a section of West Odom from a Major Arterial to a Collector, and proposed re-alignment of Millwood Cir South to Lake Valley Dr and Odom West intersection.

PROJECT SUMMARY

The MSP currently reflects an older loop/circulation concept from the New Town Maumelle planned community framework. Development patterns and current growth in the Town Center area have shifted travel demand and connectivity needs. The proposed MSP amendment would create a more direct route between the Lake Valley residential area and Town Center by connecting Lake Valley Drive to Millwood Circle, while also aligning with a creek corridor that could support a future bike/ped connection.

The proposed amendment to the **Master Street Plan Map** would **Remove** a previously planned **Minor Arterial** corridor in the Millwood/Odom area; and

Add/confirm a **Collector** connection linking **Lake Valley Drive** directly to **Millwood Circle**, generally following an existing **creek system** corridor to improve:

- Vehicular connectivity between the **Lake Valley residential area** and the **Town Center** area; and
- A logical corridor for **bike/ped access** to Town Center.

PUBLIC COMMENTS

None Received

STAFF ANALYSIS

1) Street Network Connectivity & Mobility

The proposed connection improves direct access between Lake Valley neighborhoods and Town Center, supporting MSP objectives for efficient access and circulation.

2) Functional Classification (Collector vs. Arterial)

The proposed roadway is intended to serve as a connection distributing neighborhood traffic toward the Town Center street system—consistent with a **Collector** function rather than a through-movement **Minor Arterial**. Collector classification standards and ROW expectations should guide future design and dedication.

3) Traffic & Intersection Operations

A new connection will likely shift and concentrate turning movements at the endpoints (Lake Valley Drive and Millwood Circle), and at downstream Town Center intersections. Operational mitigation (stop control, turn lanes, etc.) may be needed depending on volumes.

4) Access Management / Neighborhood Compatibility

Where the corridor fronts future lots or development edges, staff recommends limiting driveway connections and using internal local streets where feasible, consistent with subdivision street access principles.

5) Creek Corridor / Drainage Considerations

Because the alignment follows a creek system, implementation must address drainage, floodplain constraints (if present), erosion control, and any required easements—consistent with subdivision objectives protecting public safety and natural resources.

6) Bicycle/Pedestrian Connectivity Opportunity

The creek-following corridor provides a logical opportunity for a shared-use path or sidepath connection between Lake Valley and Town Center, improving multimodal access.

7) Implementation / ROW & Maintenance

Future phases should identify a ROW dedication/acquisition strategy and clarify construction/maintenance responsibility. Street dedication and alignment with the MSP are consistent with subdivision requirements.

STAFF FINDINGS

1. The proposed amendment advances MSP goals for efficient/safe circulation and access appropriate to current land use and growth patterns.
2. The corridor's intended function is consistent with a **Collector** street classification, with future design expected to meet collector standards.
3. Creek corridor adjacency warrants implementation-stage drainage/environmental review and coordinated design to protect public welfare.

STAFF RECOMMENDATIONS:

Staff recommends a **DO PASS** recommendation to City Council for the Master Street Plan Amendment, as shown on the submitted exhibit, subject to the following conditions/notes:

- 1. Collector Design Standard:** The corridor shall be designed and dedicated consistent with Collector (Class V) standards, including appropriate ROW and geometry.
- 2. Traffic Review:** Prior to construction approval (plat/site plan), require a traffic analysis/memo addressing endpoint intersections and needed operational improvements.
- 3. Drainage/Creek Protections:** Require drainage documentation, erosion/sediment controls, and any necessary easements due to creek corridor alignment.
- 4. Bike/Ped Accommodation:** Include an implementation note requiring bike/ped facilities (shared-use path/sidepath or trail easement) connecting Lake Valley to Town Center where feasible.
- 5. ROW Dedication & Maintenance Plan:** To follow standard subdivision procedures for new development, contingent on City Engineer review and approval.

SUGGESTED MOTIONS:

Do Pass recommendation as presented	Do Pass recommendation with modifications	If the planning commission does not recommend approval of the proposal, the proponent may appeal to the city council, which shall review the action and may approve the proposal by not less than three-fourths vote of all the members. Such appeal shall be made via the city clerk, who shall transmit one copy to the planning commission, which will prepare and transmit a report to the city council and the applicant, stating why the proposal was not recommended for approval.
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PLANNING & PERMITS DEPARTMENT
550 EDGEWOOD DR. | MAUMELLE, AR, 72113
501.851.2500 | Planning@Maumelle.org







MEMORANDUM

January 22, 2026

TO: Roy Andrews
FROM: Finley Vinson, P.E., PTOE, PTP, RSP₁
SUBJECT: Siena Ridge
LOCATION: Maumelle, Arkansas



INTRODUCTION

Traffic Engineering Consultants, Inc. (TEC) was retained by Holloway Engineering, Surveying & Civil Design, PLLC (Client) to conduct a traffic impact review on the proposed Siena Ridge subdivision. The proposed development would be located between Odom Boulevard and Millwood Circle in Maumelle, Arkansas as shown on **Figure 1** in **Appendix A**.

Primary access to the development is provided via Odom Boulevard South, an existing, two-lane, urban, principal arterial street with a posted speed limit of 35 miles per hour (MPH). Secondary access to the development is provided via a proposed extension of Millwood Circle, which is not currently shown on the master street plan. The existing portion of Millwood Circle is a four-lane, urban, minor arterial street with a posted speed limit of 25 MPH.

SITE GENERATED TRIPS

The latest edition of the *Trip Generation Manual*, published by the Institute of Transportation Engineers, was used to determine the number of vehicle trips anticipated to be generated by the development. The report is a nationally accepted reference which provides trip rates for determining the traffic generated by different land use types.

Available information was utilized regarding land use to determine the site generated trips. The *Single-Family Detached Housing*, *Single-Family Attached Housing*, *Multifamily Housing (Low-Rise)*, *Variety Store*, *Strip Retail Plaza (<40k)*, and *High-Turnover (Sit-Down) Restaurant* land use categories were selected as the most applicable to determine the trip generation of land use for the development. The site plan was evaluated to determine the specific land uses which have direct access to Millwood Circle. The resulting trips projected to be generated by the proposed development with direct access to Millwood Circle are indicated in **Table 1**. The resulting trips projected to be generated by the proposed development without direct access to Millwood Circle are indicated in **Table 2**. The Trip Generation data plots are included in **Appendix B**.

TABLE 1

Site Generated Trips for Land Uses with Direct Access to Millwood Circle

Building Type (Land Use)	ITE Land Use Code	Approximate Gross Floor Area or Other	Average Weekday Vehicle Trips			Average AM Peak Hour Directional Distribution (%)		Average AM Peak Hour Directional Trips (vph)		Average PM Peak Hour Directional Distribution (%)		Average PM Peak Hour Directional Trips (vph)	
			Per Day	Per Peak Hour of Adjacent Street Traffic									
				One Hour Between 7am & 9am	One Hour Between 4pm & 6pm								
				(vpd)	(vph)	(vph)	IN	OUT	IN	OUT	IN	OUT	IN
Single-Family Detached Housing	210	Dwelling Units	9.09	0.70	0.93	27%	73%	25	67	62%	38%	76	46
		131	1,191	92	122								
Single-Family Detached Housing	210	Dwelling Units	9.09	0.70	0.93	27%	73%	22	61	62%	38%	69	42
		119	1,082	83	111								
Single-Family Attached Housing	215	Dwelling Units	6.57	0.47	0.51	25%	75%	13	39	57%	43%	32	24
		110	723	52	56								
Variety Store	814	1000 Sq. Ft. GFA	63.66	3.04	6.70	55%	45%	8	7	51%	49%	17	17
		5	318	15	34								
Strip Retail Plaza (<small><40k</small>)	822	1000 Sq. Ft. GFA	54.45	3.93	6.29	55%	45%	22	17	50%	50%	31	32
		10	545	39	63								
Total								90	191			225	161
			3,859	281	386								

The proposed development would be expected to generate 3,859 vehicle trips per day with direct access to Millwood Circle, including 281 trips occurring during the a.m. peak hour and 386 trips occurring during the p.m. peak hour.

TABLE 2

Site Generated Trips for Land Uses without Direct Access to Millwood Circle

Building Type (Land Use)	ITE Land Use Code	Approximate Gross Floor Area or Other	Average Weekday Vehicle Trips			Average AM Peak Hour Directional Distribution (%)		Average AM Peak Hour Directional Trips (vph)		Average PM Peak Hour Directional Distribution (%)		Average PM Peak Hour Directional Trips (vph)	
			Per Day	Per Peak Hour of Adjacent Street Traffic									
				One Hour Between 7am & 9am	One Hour Between 4pm & 6pm								
				(vpd)	(vph)	(vph)	IN	OUT	IN	OUT	IN	OUT	IN
Single-Family Attached Housing	215	Dwelling Units	6.57	0.47	0.51	25%	75%	15	45	57%	43%	37	28
		127	834	60	65								
Multifamily Housing (Low-Rise)	220	Dwelling Units	6.21	0.41	0.52	24%	76%	12	37	62%	38%	39	23
		120	745	49	62								
High-Turnover (Sit-Down) Restaurant	932	1000 Sq. Ft. GFA	103.75	8.97	9.18	55%	45%	40	32	61%	39%	45	28
		8	830	72	73								
Total								67	114			121	79
			2,409	181	200								



MEMORANDUM

January 22, 2026

The proposed development would be expected to generate 2,409 vehicle trips per day without direct access to Millwood Circle, including 181 trips occurring during the a.m. peak hour and 200 trips occurring during the p.m. peak hour.

SUMMARY

The traffic generated by the development is expected to add approximately 3,859 trips to the extension of Millwood Circle. In addition, this connection would be expected to be utilized by some drivers with trips originating from the south. However, this traffic is unlikely to necessitate four travel lanes on the Millwood Circle extension. Intersection modeling is recommended to identify the potential need for auxiliary lanes.

City Sales Tax Receipts as of 1/23/26

	2026 % Inc PY		2025 % Inc PY		2024 % Inc PY		2023 % Inc PY		2022 % Inc PY		2021 % Inc PY	
January	\$ 309,741.81	-9%	\$ 341,276.85	3%	\$ 332,840.39	3%	\$ 322,316.00	1%	\$ 318,185.41	19%	\$ 266,767.74	-8%
February			\$ 395,206.33	3%	\$ 383,802.08	-12%	\$ 433,979.28	30%	\$ 333,370.11	-2%	\$ 341,132.67	7%
March			\$ 285,330.20	-1%	\$ 288,312.60	-27%	\$ 394,780.29	63%	\$ 241,846.45	2%	\$ 236,967.44	13%
April			\$ 295,770.60	-8%	\$ 322,095.97	3%	\$ 312,893.07	27%	\$ 245,517.40	10%	\$ 223,995.33	3%
May			\$ 372,435.13	1%	\$ 368,132.86	17%	\$ 315,772.65	10%	\$ 287,029.53	-2%	\$ 294,344.80	14%
June			\$ 355,063.65	7%	\$ 331,674.33	6%	\$ 312,093.45	6%	\$ 294,945.65	11%	\$ 265,374.28	26%
July			\$ 327,922.12	0%	\$ 328,614.84	4%	\$ 316,372.33	9%	\$ 289,287.66	8%	\$ 267,086.93	17%
August			\$ 319,380.72	5%	\$ 305,145.32	-4%	\$ 317,784.20	4%	\$ 304,506.51	10%	\$ 277,200.60	30%
September			\$ 346,579.76	8%	\$ 320,834.91	-1%	\$ 323,724.22	11%	\$ 292,759.19	10%	\$ 265,966.94	9%
October			\$ 94,029.88	-65%	\$ 270,875.08	-11%	\$ 305,572.64	1%	\$ 303,618.53	8%	\$ 281,751.57	24%
November			\$ 334,014.90	10%	\$ 303,227.45	-9%	\$ 332,510.07	14%	\$ 291,838.39	6%	\$ 274,342.39	20%
December			\$ 327,341.69	-2%	\$ 335,420.35	10%	\$ 306,045.68	1%	\$ 303,217.19	11%	\$ 274,401.64	25%
Total YTD	\$ 309,741.81	-92%	\$ 3,794,351.83	-2%	\$ 3,890,976.18	-3%	\$ 3,993,843.88	14%	\$ 3,506,122.02	7%	\$ 3,269,332.33	14%

Police & Fire 1/2 Cent Tax Receipts as of 1/23/26

	2026 % Inc PY		2025 % Inc PY		2024 % Inc PY		2023 % Inc PY		2022 % Inc PY		2021 % Inc PY	
January	\$ 154,870.90	-9%	\$ 170,638.42	3%	\$ 166,420.19	3%	\$ 161,157.99	1%	\$ 159,092.70	19%	\$ 133,383.86	-8%
February			\$ 197,603.16	3%	\$ 191,901.04	-12%	\$ 216,989.64	30%	\$ 166,685.05	-2%	\$ 170,566.33	7%
March			\$ 142,665.10	-1%	\$ 144,156.29	-27%	\$ 197,390.14	63%	\$ 120,923.22	2%	\$ 118,483.72	13%
April			\$ 147,885.29	-8%	\$ 161,047.98	3%	\$ 156,446.53	27%	\$ 122,758.70	10%	\$ 111,997.66	3%
May			\$ 186,217.56	1%	\$ 184,066.42	17%	\$ 157,886.32	10%	\$ 143,514.76	-2%	\$ 147,172.39	14%
June			\$ 177,531.82	7%	\$ 165,837.16	6%	\$ 156,046.72	6%	\$ 147,472.82	11%	\$ 132,687.13	26%
July			\$ 163,961.05	0%	\$ 164,307.42	4%	\$ 158,186.16	9%	\$ 144,643.83	8%	\$ 133,543.46	17%
August			\$ 159,690.36	5%	\$ 152,572.66	-4%	\$ 158,892.09	4%	\$ 152,253.25	10%	\$ 138,600.29	30%
September			\$ 173,289.88	8%	\$ 160,417.45	-1%	\$ 161,862.11	11%	\$ 146,379.59	10%	\$ 132,983.47	9%
October			\$ 47,014.93	-65%	\$ 135,437.53	-11%	\$ 152,786.32	1%	\$ 151,809.26	8%	\$ 140,875.78	24%
November			\$ 167,007.45	10%	\$ 151,613.72	-9%	\$ 166,255.03	14%	\$ 145,919.19	6%	\$ 137,171.19	20%
December			\$ 163,670.84	-2%	\$ 167,710.17	10%	\$ 153,022.83	1%	\$ 151,608.59	11%	\$ 137,200.81	25%
Total YTD	\$ 154,870.90	-92%	\$ 1,897,175.86	-2%	\$ 1,945,488.03	-3%	\$ 1,996,921.88	14%	\$ 1,753,060.96	7%	\$ 1,634,666.09	14%



TREASURER OF STATE

John Thurston
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 December, 2025

Effective Date: 1/23/2026

Maumelle Sales and Use Tax

\$636,794.48	Deposits
\$19,103.83	Service Charge
\$1,791.50	Interest Earned
\$1.47	Vending Decals
<hr/>	
\$619,483.62	Amount Distributed



TREASURER OF STATE

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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

For December, 2025

Effective Date: 1/23/2026

Maumelle Sales and Use Tax

	<u>Rate</u>	<u>Population</u>	<u>Percentage</u>	<u>Amount Distributed</u>
Maumelle City Treasurer	1.000		100.000%	\$309,741.81
			<i>Direct Deposited into Bank Account # ending in 5871 - Routing # 7273</i>	
Maumelle City Treasurer	0.500		100.000%	\$154,870.91
			<i>Direct Deposited into Bank Account # ending in 4342 - Routing # 0019</i>	
Maumelle City Treasurer	0.500		100.000%	\$154,870.90
			<i>Direct Deposited into Bank Account # ending in 4342 - Routing # 0019</i>	
			Total	\$619,483.62

County Sales Tax Receipts as of 1/23/26

	2026		2025		2024		2023		2022		2021	
		% Inc PY		% Inc PY		% Inc PY		% Inc PY		% Inc PY		% Inc PY
January	\$ 473,652.85	-1%	\$ 479,698.09	-4%	\$ 500,748.06	10%	\$ 454,059.30	3%	\$ 442,693.28	31%	\$ 338,580.89	2%
February			\$ 554,535.37	4%	\$ 534,341.39	0%	\$ 536,121.27	4%	\$ 514,089.02	21%	\$ 425,675.95	4%
March			\$ 430,088.93	2%	\$ 421,440.95	-3%	\$ 433,872.03	13%	\$ 382,568.88	13%	\$ 337,391.15	9%
April			\$ 426,154.66	-4%	\$ 445,711.45	3%	\$ 433,048.49	11%	\$ 388,985.33	21%	\$ 321,070.66	6%
May			\$ 504,187.13	2%	\$ 493,849.73	-2%	\$ 506,254.72	8%	\$ 469,921.48	11%	\$ 423,802.60	30%
June			\$ 485,198.05	3%	\$ 472,010.05	2%	\$ 460,838.47	8%	\$ 425,794.70	7%	\$ 396,574.08	20%
July			\$ 477,449.52	0%	\$ 479,733.97	-4%	\$ 501,054.86	13%	\$ 441,886.13	10%	\$ 401,660.08	23%
August			\$ 489,388.58	3%	\$ 476,874.44	-5%	\$ 503,715.88	13%	\$ 447,454.97	11%	\$ 403,781.97	13%
September			\$ 504,286.09	7%	\$ 470,761.02	1%	\$ 464,855.55	3%	\$ 450,846.24	17%	\$ 386,447.73	14%
October			\$ 474,797.94	0%	\$ 477,173.31	0%	\$ 477,754.65	3%	\$ 464,119.21	10%	\$ 421,828.31	19%
November			\$ 510,995.17	11%	\$ 459,237.36	-3%	\$ 474,112.11	5%	\$ 451,637.08	8%	\$ 418,373.36	25%
December			\$ 494,040.77	2%	\$ 484,495.61	4%	\$ 466,672.94	2%	\$ 458,939.45	10%	\$ 417,812.50	19%
Total YTD	\$ 473,652.85	-92%	\$ 5,830,820.30	2%	\$ 5,716,377.34	0%	\$ 5,712,360.27	7%	\$ 5,338,935.77	14%	\$ 4,692,999.28	15%



TREASURER OF STATE

John Thurston
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 December, 2025

Effective Date: 1/23/2026

Pulaski County Sales and Use Tax

	<u>Rate</u>	<u>Population</u>	<u>Percentage</u>	<u>Amount Distributed</u>
Alexander City Treasurer	1.000	220		\$5,398.64
Cammack Village City Treasurer	1.000	778		\$19,091.56
Jacksonville City Treasurer	1.000	29,477		\$723,344.27
Little Rock City Treasurer	1.000	202,591		\$4,971,436.69
Maumelle City Treasurer	1.000	19,251		\$472,405.62
<i>Direct Deposited into Bank Account # ending in 5871 - Routing # 7273</i>				
North Little Rock City Treasurer	1.000	64,591		\$1,585,016.45
Pulaski County Treasurer	1.000	47,944		\$1,176,511.10
Sherwood City Treasurer	1.000	32,731		\$803,195.08
Wrightsville City Treasurer	1.000	1,542		\$37,839.56
Total				\$9,794,238.97



TREASURER OF STATE

John Thurston
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 December, 2025

Effective Date: 1/23/2026

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	220		\$13.80
Cammack Village City Treasurer	1.000	778		\$48.80
Jacksonville City Treasurer	1.000	29,477		\$1,848.82
Little Rock City Treasurer	1.000	202,591		\$12,706.68
Maumelle City Treasurer	1.000	19,251		\$1,207.44
<i>Direct Deposited into Bank Account # ending in 5871 - Routing # 7273</i>				
North Little Rock City Treasurer	1.000	64,591		\$4,051.20
Little Rock National Airport	1.000	47,944		\$3,007.09
Sherwood City Treasurer	1.000	32,731		\$2,052.92
Wrightsville City Treasurer	1.000	1,542		\$96.71
			Total	\$25,033.46



TREASURER OF STATE

John Thurston
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 December, 2025

Effective Date: 1/23/2026

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	220		\$0.45
Cammack Village City Treasurer	1.000	778		\$1.61
Jacksonville City Treasurer	1.000	29,477		\$60.93
Little Rock City Treasurer	1.000	202,591		\$418.73
Maumelle City Treasurer	1.000	19,251		\$39.79
<i>Direct Deposited into Bank Account # ending in 5871 - Routing # 7273</i>				
North Little Rock City Treasurer	1.000	64,591		\$133.50
Little Rock National Airport	1.000	47,944		\$99.10
Sherwood City Treasurer	1.000	32,731		\$67.65
Wrightsville City Treasurer	1.000	1,542		\$3.19
Total				\$824.95