

**MINUTES  
REGULAR MEETING  
CITY COUNCIL  
CITY OF MAUMELLE  
FEBRUARY 6, 2023  
6:00 PM  
CITY HALL**

Mayor Norris called the meeting to order at 6:00 pm with seven Council Members present. Council Member Mazzoni was absent.

Council Member Gardner gave the Invocation and led the Pledge of Allegiance.

**SPECIAL GUEST AND ANNOUNCEMENTS**

David Coleman, Partner with FORVIS presented the 2020 ACFR & audit report and gave their opinion.

Mr. Coleman stated the Sanitation Fund was cash flow positive, and the audit scope received unmodified clean opinions for the financial statement.

Mr. Coleman stated there were no material weaknesses with internal controls but there was a deficiency finding with separation of duties within the finance department. Mr. Coleman stated that has since been rectified.

There was additional discussion.

Council Member Holt made a motion to accept the 2020 ACFR & Audit Report as presented. Council Member Shinn seconded the motion, the motion passed by all in attendance.

**APPROVAL OF MINUTES- JANUARY 17, 2023**

Council Member Shinn motioned to adopt the minutes as submitted. Council Member Williams seconded the motion, the motion passed by all in attendance.

**FINANCIAL STATEMENT REVIEW**

Liz Mathis, Finance Director stated her department is continuing to work on year-end close-outs and a financial report for December and January will be presented at the next meeting.

**PLANNING COMMISSION REPORT**

Council Member Gardner gave a recap of the previous Planning Commission meeting.

### **PROCEDURAL MOTION**

Council Member Tierney motioned to have all ordinances and resolutions read by title only. Council Member Gardner seconded the motion, the motion passed by all attendance.

### **PLANNING COMMISSION APPOINTMENT**

The City Council interviewed Mr. Tracy Gill for Planning Commission position 4 and position 5, with terms ending January, 2027.

Mr. Wes Booker and Hall Ramsey expressed interest to serve on the Planning Commission but were not able to attend the meeting.

The City Council voted 5-2 in favor of Hall Ramsey to Position 4.

The City Council voted 4-4 to appoint Tracy Gill to position 5 Council Member Mazzoni was a no vote due to his absence. Mayor Norris voted in favor of the position 5 appointment.

### **RESOLUTION 2023-01 APPROVING A CONDITIONAL USE PERMIT**

With no objections, Mayor Norris called the reading of Resolution 2023-01, granting a conditional use permit to KRASH Events Enterprises, LLC for the operation of an event center in an area zoned PCD (Planned Commercial District). Clerk Timmons gave the reading.

Scott Grummer, Director of Planning and Permits introduced the resolution. Grummer stated prior to 2022 there have been 18 public hearings for this property regarding zoning. Grummer stated during that time there has been a change in ownership from Northwind Holdings to KRASH Event Enterprises, LLC. Grummer stated originally the minimum parking requirements were 135 spaces but were specific to the event center. The proposed conditional use request variances to include 335 parking spaces, and paved spaces in overflow parking to allow for more parking a distance of 500 feet from venue.

### **PUBLIC COMMENT**

Jerry Parker, 15 Par Dive spoke against Resolution 2023-01

Jody Parker, and 15 Par Drive Club Manor Drive spoke against Resolution 2023-01

Keith Bennen, 100 Quapaw, spoke against Resolution 2023-01

Mike Holligan, 20 Sand Trap Drive, spoke against Resolution 2023-01.

Brent Ashcraft, Applicant, 2 Green Oaks Cove, went on record to thank those who have been willing to listen to their business plan to expand the event center. Ashcraft stated they will primarily be a wedding venue. Ashcraft stated the floor plan has increased 4000 feet to allow for lower level storage to be able to store tables, chairs and other accessories.in additional to providing for space for guests. Stephanie Krouser is a new owner in the company which is why the business name changed. Ashcraft said a parking agreement has been executed with Maumelle Country Club.

Council Member Moseley made a motion to defer the resolution for two weeks to give people an opportunity to view the site. Council Member Shinn seconded the motion.

Mosley made a motion to include a 400 capacity limit to the conditional use and to attach the latest parking plan. Council Member Tierney seconded the motion, the motion passed by all in attendance.

Council Member Gardner stated the conditions Council Member Mosley suggested are already in the Planning Development Plan.

The motion to defer the resolution for two weeks failed for lack of a majority.

Council Member Mosley made a motion to contain all events to the inside of the event center and prohibit concerts, sporting events, fairs and outside events.

Andrew Thorton, City Attorney stated all conditions would have to be enforceable by Code Enforcement.

Council Member Mosley withdrew his motion.

Council Member Gardner motioned to adopt Resolution 2023-01 as amended. Council Member Williams seconded the motion, the motion passed by all in attendance.

**RESOLUTION 2023-02 APPROVING A PRELIMINARY DEVELOPMENT PLAN**

Council Member Gardner made a motion to amend the resolution to include exhibits A-E. Council Member Williams seconded the motion, the motion passed by all in attendance.

With no objections, Mayor Norris called for the reading of Resolution 2023-02, approving a preliminary development plan for Venue 10 event center. Clerk Timmons gave the reading.

Council Member Mosley made a motion to require adequate screening to the residential area to prevent light pollution. Council Member Tierney seconded the motion. Council Member Gardner voted no. Council Member Mazzoni was absent and considered a no vote. The motion passed.

Council Member Mosley made a motion to have the City post a no parking signs on Par Drive.

Mr. Grummer stated Par Drive is not part of the development plan or the conditional use.

Council Member Mosley withdrew his motion.

Council Member Gardner motioned to adopt Resolution 2023-02 as amended. Council Member Williams seconded the motion, the motion passed.

**ORDINANCE 1085 ANNEXATION OF LAND, ASCENT DEVELOPMENT PROPERTY**

With no objections, Mayor Norris called the reading of the ordinance of ordinance 1085 to accept lands contiguous to and adjoining the City. Clerk Timmons gave the reading.

Mr. Grummer stated the land is located at White Oak Crossing and Short Marche. Grummer stated most of the property is not developable since it is located in a floodway. The owner has sold it for tax credits but a small portion of the land can be developed.

Council Member Mosley asked how this would benefit Maumelle.

Eric Holloway, 116 Timberland Trail, stated there will help protect the natural landscape of the area.

The ordinance will be on the second reading at the next meeting.

**ORDINANCE 1086 AMENDMENT TO LAND USE PLAN**

With no objections, Mayor Norris called for the reading ordinance 1086 to amend the current Land Use Plan from ETJ (Extra Territorial Jurisdiction) to O-S (Open Space), and SUR (Special Use Residential). Clerk Timmons gave the reading.

Scott Grummer stated it is located mostly in floodway in open space and the smaller parts of the land request are PRD and SUR for possible future residential use.

With no further discussion, Ordinance 1086 will be on the second reading at the next city council meeting.

**ORDINANCE 1087 AMENDMENT TO ZONING MAP**

With no objections, Mayor Norris called for the reading of Ordinance 1087, an ordinance amending the current zoning map previously designated as COUNTY is hereby changed to O-S (Open Space), FW (Flood Way), and PRD (Planned Residential District. Clerk Timmons gave the reading.

With no further discussion, Ordinance 1086 will be on the second reading at the next city council meeting.

**RESOLUTION 2023-03 APPROVING A PRELIMINARY DEVELOPMENT PLAN**

With no objections, Mayor Norris called for the reading of Resolution 2023-03, approving a preliminary development plan for Cypress Bend at Maumelle Crossing. Clerk Timmons gave the reading.

Scott Grummer stated at a recent preconstruction meeting building plans were submitted with a build of 1200sqft whereas originally a build of 1500 sqft were approve. This created a material change which is why it is back before the council.

There was some additional discussion.

Council Member Gardner motioned to adopt Resolution 2023-03 in accordance to staff comments. Council Member Williams seconded the motion, the motion passed.

#### **RESOLUTION 2023-04 AMENDING THE 2023 GENERAL FUND BUDGET**

With no objections, Mayor Norris called for the reading of Resolution 2023-04, to amend the 2023 General Fund budget. Clerk Timmons gave the reading.

Mayor Norris stated an amendment is needed for a new EVAP coil for the rooftop heat and air unit at the Police Department.

Cory Pickard, Chief of Police stated the cost for the repair has increased by \$800 since the budget was approved.

Council Member Gardner motioned to approve Resolution 2023-04 to cover the total cost of the EAP coil at the Police station. Council Williams seconded the motion, the motion passed by all in attendance.

#### **MAYOR'S COMMENTS**

The next City Council meeting will be held on Tuesday, February 20<sup>th</sup> due to Presidents Day.

#### **COUNCIL MEMBER COMMENTS**

Council Member Holt asked if we would need to do a separate Resolution for the name change of the event center from Northwinds to Krash Event Center. Mayor Norris stated the new conditional use included the name change

Council Member Mosley asked for an update on the Crystal Hill project.

Roy Andrews, 3 Monarch Dr., stated the work continues to progress as the weather permits.

#### **ADJOURNMENT**

Council Member Shinn motioned to adjourn the City Council meeting. Council Tierney seconded the motion, the motion passed by all in attendance.

Mayor Norris adjourned the meeting at 8:36pm.

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MAYOR CALEB NORRIS

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TINA TIMMONS CITY CLERK/TREASURER

APPROVED  
February 21, 2023