

**MINUTES
VIRTUAL REGULAR MEETING
CITY COUNCIL
CITY OF MAUMELLE
JUNE, 15, 2020
6:00 PM
CITY HALL**

Mayor Norris called the meeting to order at 6:00 p.m. with all eight Council Members present.

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

MINUTES – June 1, 2020

Council Member Vaprezsán motioned to accept the minutes as submitted. Council Member Williams seconded the motion, and the motion passed 8-0.

SPECIAL GUEST AND ANNOUNCEMENTS

Mayor Norris introduced new Finance Director, Liz Mathis.

FINANCIAL STATEMENT REVIEW

This has been postponed until July.

PROCEDURAL MOTION

Council Member Tierney motioned to have all ordinances and resolutions read by title only. Council Member Scott seconded the motion, and the motion passed 8-0.

ORDINANCE 1001 AMENDING MAUMELLE LAND USE PLAN

Mayor Norris called for the 3rd reading of Ordinance 1001. The City Clerk gave the reading.

The City Clerk read two public comments. The first was from Mr. Brad Frederickson, 31 Fairway Circle, President of Maumelle Country Club (MCC). Mr. Frederickson stated that on June 9th the Board of Directors for MCC voted to unanimously to oppose the rezoning of the open space property adjacent to the golf course.

The second comment came from Mr. Mark Bingman, 7 Chicot Road, Mr. Bingman represents Central Arkansas Water (CAW). Mr. Bingman is not oppose to the rezoning.

Mayor Norris reminded the Council that they are not voting to approve the development of the plans, but to approve or deny the changes to the land use and zoning map. Mayor Norris went on to say that most of the correspondence he has received are concerns over traffic and safety. These concerns will have to be addressed by the land developer before the Maumelle Planning Commission. Council Member Vaprezsán asked Eric Holloway, Holloway Engineering, if they will submit the building plans to Maumelle Country Club in order to find a mutual agreement. Mr. Holloway explained that they have not put together a cohesive plan yet because they need to know if the land can be rezoned.

Council Member Scott said that according to city code 94-492, protecting open space is a policy, not a law. Council Member Scott went on to quote city code 54-79 that describes the conditions and changes that a property has to have to submit a rezoning request.

Council Member Saunders pointed out that the lot in question meets all the requirements for rezoning.

Council Member Mosley stated that there has not been sufficient changes in the area surrounding the open space that would require a rezoning.

Council Member Holt agrees with Council Member Vaprezsan, if the Maumelle Country Club could see what kind of buildings are planned they may agree with the development of the land.

Council Member Williams pointed out that this parcel of land was always considered open space, even when the water treatment plant was there. CAW could build another industrial structure, if they so wish. Council Member Williams believes that if the city decides to rezone, at least the City council will have a say in what is built there.

Council Member Tierney said the main concerns he has is about where the access roads will be.

Mayor Norris explained that the type of buildings and the access roads needed aren't finalized because the developer doesn't know if the land will be rezoned.

City Attorney, Melissa Krebs, stated that there are guidelines for this issue and they can be found under city code 54-79.

Mr. Gib Carpenter, of the MCC, explained that the land sits in the middle of the Country Club property and that is why Maumelle Country Club wants it to remain as an open space.

Council Member Scott motioned to approve Ordinance 1001. Council Member Gardner seconded the motion.

Council Member Tierney wanted to give Mr. Bingman a chance to respond to the comments made by Mr. Carpenter. It is Mr. Bingman's belief that the developers and Maumelle Country Club can come up with a plan that everyone can agree on.

There was some additional discussion.

Having already had a motion and a second to approve Ordinance 1001, the Council voted 5-3 to deny the amendment to the Land Use Map. The yes votes were Council Members Saunders, Gardner and Williams. Council Members Mosley, Scott, Tierney, Vaprezsan and Holt voted no.

ORDINANCE 1002 AMENDING THE MAUMELLE ZONING MAP

Mayor Norris explained that the zoning map cannot be changed, due to Ordinance 1001 failing.

There was no additional discussion.

Council Member Vaprezsan made a motion to approve Ordinance 1002. Council Member Gardner seconded the motion and the motion failed 7-1, with Council Member Gardner being the only yes vote.

ORDINANCE 1008 AMENDING SECTION 94-9 OF THE MAUMELLE CITY CODE

With no objections, Mayor Norris called for the first reading of Ordinance 1008. The City Clerk gave the reading.

Mayor Norris explained that this Ordinance was passed by the City Council as a resolution and sent to the planning commission. After the planning commission reviewed it, they recommended it back to the City Council for approval

There was no additional discussion.

ORDINANCE 1009 AMENDING THE MAUMELLE ZONING MAP

With no objections, Mayor Norris called for the first reading of Ordinance 1009. The City Clerk gave the reading.

Mayor Norris informed the Council that this property was previously rezoned as C3 for an applicant, but the plans for the property would not fit into the zoning requirements. Now the applicant is asking the City Council to re-zone it to a C2.

Council Member Gardner asked if this change in zoning was a downgrade. Mayor Norris replied that is a lighter commercial rating than a C3.

Council Member Holt made a motion to suspend the three separate readings and to vote on this Ordinance tonight. Council Member Gardner seconded the motion.

City Attorney Krebs asked if there was an emergency situation that would warrant the Council to forgo the normal three separate readings.

Council Member Scott asked if there is a reason that this request should be expedited. Mayor Norris answered no.

Council Member Saunders believes that the public should have the opportunity to respond, and for that reason, he is not in favor of suspending the rules.

Council Member Holt made a motion to suspend the three separate readings and to vote on this Ordinance tonight. Council Member Gardner seconded the motion. The motion failed 1 to 7. Council Member Holt was the only yes vote.

DISCUSSION ON CONSOLIDATING DEPARTMENTS

Mayor Norris explained that since the department of Planning & Zoning and Code Enforcement are closely related, merging them into one will help streamline day to day processes.

Council Member Tierney motioned to accept the merger. Council Member Scott seconded the motion, and the motion passed 8-0.

MAYOR'S COMMENTS

Mayor Norris stated that there will be a convoy at 4 p.m. for those wishing to watch the fireworks on the 4th of July. Due to complying with social distancing there will not be a 4th Fest this year.

Council Member Scott asked what the rules are for people who shoot off their own fireworks. Mayor Norris said that the designated times for individuals are from 4-10 on private property. City Attorney Krebs reminded everyone to please not light their fireworks in the street and to make sure all trash is disposed of.

Mayor Norris also updated everyone on the latest COVID-19 news. Playgrounds are now open. The Center on the Lake will begin letting 2 people at a time in the fitness/weight room by appointment. Each person will have 45 minutes to work out, and the staff will be sanitizing the equipment between appointments. The café will be open but reservations must be made in advance.

The See-Click-Fix app is running well, and Mayor Norris encourages everyone to download the app.

The police brutality protest, brought about by the murder of George Floyd, was very uplifting. Maumelle residents and police officers came together in a non-confrontational peaceful gathering.

Mayor Norris asked the Council if they wanted to meet in the Council Room, Community Center or virtually for the first meeting in July.

Council Member Gardner made a motion to have the July 6 Council meeting in person. Council Member Holt seconded the motion. The motion failed 2-6. Council Member Gardner and Holt were yes votes.

COUNCIL MEMBER'S COMMENTS

Council Member Vaprepsan brought up the problem of people littering on Deville Road. Council Member Vaprepsan also warned everyone that 2 dogs, a shepherd and a pit bull mix have been terrorizing neighborhoods and actually killed a cat.

Council Member Tierney stated how proud he was of the people involved at the Maumelle protest.

Council Member Mosley said that he too had heard of a pack of dogs running loose, and that they had killed a little boy out in the county. Council Member Mosley expressed the desire of the residents on Yazoo Cove to have another streetlight installed to deter crime. Council Member Mosley also asked if the city is ready for the annual audit, to which Mayor Norris replied, "Not yet".

Council Member Gardner corrected the times for shooting off fireworks, it is allowed between 4:30 and 10:30.

CITY ATTORNEY COMMENTS

City Attorney Krebs spoke with a representative for the Arkansas Bond Authority and was told the City is bonded 2019-2020.

ADJOURNMENT

Council Member Vaprepsan made a motion to adjourn the meeting. Council Member Tierney seconded the motion, and the motion passed by all in attendance.

Mayor Norris adjourned the meeting at 7:45p.m..

MAYOR CALEB NORRIS

TINA TIMMONS CITY CLERK/TREASURER

APPROVED

July 6, 2020