

**Little Rock Board of Directors Meeting  
January 22, 2019  
6:00 PM**

The Board of Directors of the City of Little Rock, Arkansas, met in a regular meeting with Mayor Frank Scott, Jr., presiding. City Clerk Susan Langley called the roll with the following Directors present: Hendrix; Richardson; Webb; Peck; Hines; Wright; Kumpuris; Fortson; Vice-Mayor Wyrick; and Mayor Scott. Directors Absent: Adcock. City Attorney Tom Carpenter delivered the invocation followed by the Pledge of Allegiance.

**PRESENTATIONS**

Bicycle Friendly Community Committee Update

**DEFERRALS:**

**9. RESOLUTION:** To authorize the Mayor to enter into an Option to Purchase Agreement with Entergy Arkansas, Inc., for the purchase of approximately thirty-eight (38) acres of land, for use by the Little Rock Port Authority; and for other purposes. *(Deferred at the applicant's request)*

Director Hines made the motion, seconded by Director Richardson, to defer Item 9. By unanimous voice vote of the Board Members present, **Item 9 was deferred.**

**CONSENT AGENDA (Items 1 – 8 and Items 10 - 11)**

**1. MOTION:** To approve the minutes of the November 20, 2018, Little Rock City Board of Directors Meeting.

**2. RESOLUTION NO. 14,920** To accept title to property donated to the City of Little Rock, Arkansas, by Quitclaim Deed, to be utilized for Neighborhood Revitalization Programs; and for other purposes. *Land Bank Commission: 8 ayes and 0 nays. Staff recommends approval.*

**Synopsis:** In an effort maximize the Land Bank's revitalization efforts, the Land Bank Commission and City Staff would like to accept the donation of the properties located at 5301 Blueberry Drive and 5509 Blueberry Drive. Both properties are vacant corner lots, 5301 Blueberry Drive is .24 acres (10,335 square-foot) and 5509 Blueberry Drive is .36 acres (15,522 square-foot).

**3. RESOLUTION NO. 14,921:** To accept title to property donated to the City of Little Rock, Arkansas, by Quitclaim Deed, to be utilized for Neighborhood Revitalization Programs; and for other purposes. *Land Bank Commission: 8 ayes and 0 nays. Staff recommends approval.*

**Synopsis:** In an effort maximize the Land Bank's revitalization efforts, the Land Bank Commission and City Staff would like to accept the donation of the properties located at Lots 1&2, and Lot 3, Block 135, Barrow John 8L Subdivision. Both parcels are undeveloped, vacant lots.

**4. RESOLUTION NO. 14,922:** To authorize the City Manager to enter into a contract with Mark McLarty Ford, in the amount of \$67,271.00, for the purchase of one (1) Ford F-750 Truck for the Public Works Department; and for other purposes. *Staff recommends approval.*

**Synopsis:** Approval of a resolution authorizing the City Manager to enter into a contract with Mark McLarty Ford for the purchase of one (1) Ford F-750 Truck for the Public Works Department.

**5. RESOLUTION NO. 14,923:** To authorize the City Manager to enter into a contract with Baldwin & Shell Construction Company in an amount not to exceed \$3,353,944.00, plus contingencies, to provide General Contractor Services for the construction of Fire Station No. 24 to be built at 8801 Stagecoach Road; and for other purposes. *Staff recommends approval.*

**Synopsis:** The Little Rock Fire Department is requesting approval to authorize the City Manager to enter into a contract with Baldwin & Shell Construction Company for General Contractor Services to build a Fire Station approximately 9568 square-feet on property located at 8801 Stagecoach Road.

**6. RESOLUTION NO. 14,924:** To amend Section 1 of Little Rock, Ark., Resolution No. 14,674 (November 21, 2017); to increase the square-footage of Fire Station No. 24 and to increase the Architectural Fees accordingly; and for other purposes. *Staff recommends approval.*

**Synopsis:** The Little Rock Fire Department is requesting approval to authorize the City Manager to enter into an Architectural Services Contract with Jackson Brown Palculict Architects to build a Fire Station of approximately 9,568 square-feet on property located at 8801 Stagecoach Road.

**7. RESOLUTION NO. 14,925:** To authorize the Mayor to enter into a contract with F&D Ranch for the purchase of approximately 100 acres of land to be used by the Little Rock Port Authority for the purpose of relocating the Vor Cone; and for other purposes.

**8. RESOLUTION NO. 14,926:** To authorize the Mayor to enter into a contract with The Quapaw Nation for the purchase of approximately 77.5 acres of land and to acquire an option for an additional 77.5 acres of land, for use by the Little Rock Port Authority; and for other purposes.

**10. RESOLUTION NO. 14,927:** To authorize the Mayor to enter into a contract with Multi-Management Services, Inc., for the purchase of approximately two (2) acres of land located at 6800 Lindsey Road, for use by the Little Rock Port Authority; and for other purposes.

**11. RESOLUTION NO. 14,928:** To make Mayoral and Board of Directors Liaison/Member appointments to represent the City of Little Rock Boards and Commission; and for other purposes.

Director Wright made the motion, seconded by Vice-Mayor Wyrick, to approve the Consent Agenda. By unanimous voice vote of the Board Members present, **the Consent Agenda was approved.**

#### **GROUPED ITEMS (Items 12 - 15)**

**12. ORDINANCE NO. 21,686; Z-8042-D:** To approve a Planned Zoning Development and establish a Planned Commercial District titled Lot 10 Northwest Territory Revised

Short-Form PCD, located at the northeast corner of Cantrell Road and Chenal Parkway, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; and 1 absent. Staff recommends approval.*

**Synopsis:** The applicant is requesting approval of a revision to the previously-approved PCD, Planned Commercial Development, zoning to allow for the construction of a single, 10,410 square-foot building with 3,200 square-feet designated for a restaurant with drive-thru service and 7,210 square-feet designated for retail space. (Located in Ward 5)

**13. ORDINANCE NO. 21,687; Z-9377:** To approve a Planned Zoning Development and establish a Planned Office District titled Fulmer Short-Form PD-O, located at 102 Barton Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; and 1 absent. Staff recommends approval.*

**Synopsis:** The applicant is requesting the rezoning of the C-3, General Commercial District, zoned vacant lot and R-3, Single-Family District, lot located at 102 Barton Street to PD-O, Planned Development – Office, to allow for a home office and a small six (6) – seven (7)-space parking lot to serve persons attending occasional business and personal receptions and functions. (Located in Ward 3)

**14. ORDINANCE NO. 21,688; Z-9378:** To approve a Planned Zoning Development and establish a Planned Commercial District titled 800 Towne Oaks Short-Form PD-C, located at 800 Towne Oaks Drive, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; and 1 absent. Staff recommends approval.*

**Synopsis:** The applicants are requesting the rezoning of this property from C-3, General Commercial District, to PD-C, Planned Development – Commercial, to allow use of the existing building and property for a dog daycare/kennel and grooming business. (Located in Ward 4)

**15. ORDINANCE NO. 21,689:** To declare it impractical and unfeasible to bid; to authorize the City Manager to execute a contract with WatchGuard Video, for the total amount of \$68,525.00, for an Annual Maintenance Contract for the Little Rock Police Department; and for other purposes. *Staff recommends approval*

**Synopsis:** The Little Rock Police Department is requesting approval to award a Sole-Source Purchase Order to WatchGuard Video as the only vendor who can provide software and hardware support on their products.

The ordinances were read the first time. Director Wright made the motion, seconded by Director Hines, to read the ordinances a second time. By unanimous voice vote of the Board Members present, the ordinances were read a second time. Director Wright made the motion, seconded by Director Hines, to suspend the rules and place the ordinances on third reading. By unanimous voice vote of the Board Members present, the rules were suspended and the ordinances were read a third time. By unanimous voice vote of the Board Members present, **the ordinances were approved.**

#### **PUBLIC HEARINGS (Items 16)**

**16. RESOLUTION NO. 14,929; Z-9369:** To grant a Conditional Use Permit to allow a Subdivision Management Office/Community Building on the R-2, Single-Family District, zone property within the Valley Springs Cottages Subdivision, located at the southwest corner of Geyer Springs Road and Valley Drive, in the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 5 ayes; 1 nay; and 5 absent. Staff recommends approval.*

**Synopsis:** The applicant, Riley Shantz, is appealing the Planning Commission's denial of a Conditional Use Permit to allow a Subdivision Management Office/Community Building to be located on the R-2, Single-Family District, zoned property located within the Valley Springs Cottages Subdivision, located at the southwest corner of Geyer Springs Road and Valley Drive. (Located in Ward 2)

Mayor Scott opened the public hearing and asked if there were individuals present that wished to speak for or against the item.

Leroy Glens, 57 Saxony Circle: Stated that his concern was that the new building would present more of a problem of flooding and land erosion. Mr. Glens stated that his property was located at the very end of where the building would be located. Mr. Glens stated that during the last heavy rain event, he had taken pictures of the how the property flooded up to his back steps.

Director Wright asked if there were any trees that needed to be planted to serve as a buffer between the development and the adjacent subdivision. Planning & Development Director Jamie Collins stated that due to the fact that the two (2) adjoining tracts were zoned residential, there was no requirement for a buffer. Mr. Collins stated that when the subdivision was voted on at the Planning Commission, it went through a standard zero-lot line. Mr. Collins stated that the subdivision was a Richardson Case for the Supreme Court, which meant that if all the requirements were met and there were no variances requested, then it would be approved. Mr. Collins stated that after approval, the applicant had to go through the development process of designing the subdivision per the City's adopted Codes, Ordinances and Drainage Manuals. Mr. Collins stated that the area in question was low; however, per FEMA, it was not mapped in a 100-Year Flood Plain. Mr. Collins stated that staff had requested that they run the drainage analysis and that the finished floors be set upon the elevations. Mr. Collins stated that the proposed Subdivision Management Office/Community Building was located inside the subdivision, which had already been approved. Mr. Collins stated that the zoning request was to grant a Conditional Use Permit on the property to allow for the sales office and community building for the subdivision.

Tony Miller: Stated when the applicant first presented the project at the neighborhood association meeting, it included approximately seventy-two (72) homes that were to be built. Mr. Miller stated that the neighbors felt that they didn't have a say in the development and they were worried about the drainage.

Vice-Mayor Wyrick stated that it was her understanding that before the houses were built, a Hydraulic Study had to be completed. Public Works Director Jon Honeywell stated that as part of the approval for the development, the developer was required to study how the storm water would move across the property and to install detention ponds. Mr. Honeywell stated that the developer was addressing the issue through a series of detention ponds that would hold any increased runoff from impervious structures, such as pavement, homes, driveways, etc. Mr. Honeywell stated that there would be a channel that work through the subdivision that will convey any runoff from west to east towards Geyer Springs Road. Vice-Mayor Wyrick asked for an update regarding the Hydraulic Report that was to be conducted. Mr. Honeywell stated that it was part of the design process of how any potential water would move across the property.

Vice-Mayor Wyrick asked if the homes would be rental or owner-occupied. Riley Shantz, the applicant, stated that the homes would be rental to home ownership. Director Richardson asked if the facility would be open for rentals for social activities, parties, receptions, etc. Mr. Shantz stated that the community building would be available to the residents of the forty-four (44) homes.

Director Hines made the motion, seconded by Director Wright, to call the question on the vote. By unanimous voice vote of the Board Members present, **the question to call the vote was approved.**

Mayor Scott closed the public hearing.

Director Hines made the motion, seconded by Director Wright, to approve the resolution. By voice vote of the Board Member present, with Vice-Mayor Wyrick voting in opposition and Director Richardson voting Present, **the resolution was approved.**

## **CITIZEN COMMUNICATION**

Russ Racop, 301 Alamo Drive:

Director Hines distributed copies of a proposed resolution that would declare that the City of Little Rock had complied with Federal Requirements to obtain Federal Grant Monies pursuant to 8 USC § 1373. Director Hines asked that the resolution be placed on the February 5, 2019, Board Agenda. Director Hines stated that resolution stated that the City would not engage in any program or activity which would require a failure to cooperate to the extent provided by law with any appropriate Federal Agency that needed to obtain information regarding citizenship or immigration status of a person in the custody of the City. In addition, Director Hines stated that resolution would protect those individuals in that City by stating that the City would not engage in any program or activity which violated an individual's statutory or constitutional rights in order to cooperate with any appropriate Federal Agency that needed to obtain information regarding citizenship or the immigration status of a person in the custody of the City.

Director Fortson made the motion, seconded by Director Hines, for the Board to go into Executive Session for the purpose of Personnel Issues. By unanimous voice vote of the Board Members present, **the Board went into Executive Session.**

The Board returned from Executive Session and the Mayor stated that no action was taken.

Director Fortson made the motion, seconded by Director Wright, to adjourn the meeting. By unanimous voice vote of the Board Members present, **the meeting was adjourned.**

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January 22, 2019  
6:00 PM

**ATTEST:**

**APPROVED:**

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**Susan Langley, City Clerk**

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**Frank Scott, Jr., Mayor**