

**Little Rock Board of Directors Meeting  
April 7, 2020  
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: Richardson; Webb (via WebEx Teleconferencing); Peck (via WebEx Teleconferencing); Hines; Wright; Fortson (via WebEx Teleconferencing); Kumpuris; Adcock; Vice-Mayor Wyrick (via WebEx Teleconferencing); and Mayor Scott. Directors Absent: Hendrix. Vice-Mayor B.J. Wyrick delivered the invocation followed by the Pledge of Allegiance.

**ADDITIONS:**

**M-1 RESOLUTION:** To authorize the City Manager to enter into a renewal contract with WatchGuard Video, for the total amount of \$73,920.00, plus applicable taxes, for annual software maintenance for the Little Rock Police Department; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to enter into a contract with WatchGuard Digital In Car Video for the renewal of software maintenance, evidence library and redactive software.

**M-2 RESOLUTION:** To authorize the Mayor and City Clerk to execute a Special Warranty Deed conveying real property owned by the Little Rock Port Authority, an instrumentality of the City of Little Rock, Arkansas, located to the south of Zeuber Road as more fully described herein; and for other purposes. *Staff recommends approval.*

Director Adcock made the motion, seconded by Director Hines, to add Items M-1 and M-2 to the Consent Agenda. By unanimous voice vote of the Board Members present, **Items M-1 and M-2 were added to the Consent Agenda.**

**CONSENT AGENDA (Items 1 – 4 and Items M-1 & M-2)**

**1. RESOLUTION NO. 15,192:** To authorize the City Manager to enter into a contract with Summit Truck Group, for a total purchase price of \$142,525.85, for the purchase of one (1), Twelve (12) Cubic-Yard Dump Truck with Auxiliary Hydraulics for the Public Works Department Street Operations Division; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to enter into a contract with Summit Truck Group for the purchase of one (1), Twelve (12) Cubic-Yard Dump Truck with Auxiliary Hydraulics capable of operating existing snow removal equipment for the Public Works Department Street Operations Division.

**2. RESOLUTION NO. 15,193:** To authorize the City Manager to enter into a contract with Riverdale Country Ford, in an amount not to exceed \$69,340.00, for the purchase of two (2) Ford F-150 Pick-Up Trucks for the Public Works Department Civil Engineering and Traffic Control Divisions; and for other purposes. *Staff recommends approval.*

**Synopsis: A resolution to authorize the City Manager to enter into a contract with Riverdale Country Ford for the purchase of two (2) Ford F-150 Pick-Up Trucks for the Public Works Department Civil Engineering and Traffic Control Divisions.**

**3. RESOLUTION NO. 15,194:** To authorize the City Manager to enter into a contract with Tiger Corporation, through Little Rock Equipment Sales, for a total amount not to exceed \$101,603.40, for the purchase of one (1) 4X4 Tractor with Side and Rear Flail Mowers for the Public Works Department Street Operations Division; and for other purposes. *Staff recommends approval.*

**Synopsis: A resolution to authorize the City Manager to enter into a contract with Tiger Corporation through Little Rock Equipment Sales for the purchase of one (1) 4X4 Tractor with Side & Rear Flail Mowers for the Public Works Department Street Operations Division.**

**4. RESOLUTION NO. 15,195:** To authorize the City Manager to enter into a contract with Noland Construction, Inc., in an amount not to exceed \$274,281.60, for the Oakland & Fraternal Cemetery Street and Drainage Improvement Project; and for other purposes. *Staff recommends approval.*

**Synopsis: A resolution to authorize the City Manager to execute an agreement with Noland Construction, Inc., for the Oakland & Fraternal Cemetery Street and Drainage Improvements Project, Bid No. 828.**

**M-1 RESOLUTION NO. 15,196:** To authorize the City Manager to enter into a renewal contract with WatchGuard Video, for the total amount of \$73,920.00, plus applicable taxes, for annual software maintenance for the Little Rock Police Department; and for other purposes. *Staff recommends approval.*

**Synopsis: A resolution to authorize the City Manager to enter into a contract with WatchGuard Digital In Car Video for the renewal of software maintenance, evidence library and redactive software.**

**M-2 RESOLUTION NO. 15,197:** To authorize the Mayor and City Clerk to execute a Special Warranty Deed conveying real property owned by the Little Rock Port Authority, an instrumentality of the City of Little Rock, Arkansas, located to the south of Zeuber Road as more fully described herein; and for other purposes. *Staff recommends approval.*

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

## **CITIZEN COMMUNICATION**

Mayor Scott read Citizen Communication comments from the following individuals that submitted their concerns online:

Stella Cameron: Thanking the City for everything they have done during the COVID-19 Pandemic and urging them to determine how the young people could become engaged.

Alex Tingquist: Concerned about the housing insecurity and those experiencing homelessness as a result of the COVID-19 Pandemic.

Barbara Blaine: Concerned about any area churches that may not be following social distancing and obeying the groups of ten (10) or less directive.

**GROUPED ITEMS (Items 5 – 6 and 8 - 13)**

Director Hines asked that Item 7 be read separately.

**5. ORDINANCE NO. 21,849; Z-8716-B:** To approve a Planned Zoning Development and establish a Planned Development Office District titled John Cooley Revised Short-Form PD-O, located at 24201 Burlingame Road, Pulaski County, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes.

*Planning Commission: 9 ayes; 0 nays; and 2 absent. Staff recommends approval.*

**Synopsis:** The applicant is requesting approval of a Revised Planned Development - Office District to add childcare center with no more than fifteen (15) children as a permitted use and single-family residential as an alternative use within an existing structure. (Located within the City's Extraterritorial Jurisdiction)

**6. ORDINANCE NO. 21,850; Z-9257-A:** To approve a Planned Zoning Development and establish a Planned Commercial Development titled Big Rock Plaza Revised Long-Form PCD, located west of Vimy Ridge Road, between Big Rock Avenue and Pleasant Hill Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 9 ayes; 0 nays; and 2 absent. Staff recommends approval.*

**Synopsis:** The applicant is requesting approval of a Revised PCD, Planned Commercial Development, to change the site plan and permitted uses from mini-warehouse, senior living, and retail/commercial uses to retail/commercial uses, attached residential (triplex), and a solar field. (Located in Ward 7)

**8. ORDINANCE NO. 21,851; Z-9468:** To approve a Planned Zoning Development and establish a Planned Development Residential District titled C-Tract #13 Alive Short-Form PD-R, located at 1800 Valentine Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 9 ayes; 0 nays; and 2 absent. Staff recommends approval.*

**Synopsis:** The applicant is requesting approval of a PD-R, Planned Development – Residential, to allow for the construction of two (2) duplexes. (Located in Ward 1)

**9. ORDINANCE NO. 21,852; Z-9479:** To approve a Planned Zoning Development and establish a Planned Office Development titled O-Reilly Senior Living Facility Long-Form POD, located northwest of the intersection of Chenal Valley Road and Rahling Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 9 ayes; 0 nays; and 2 absent. Staff recommends approval.*

**Synopsis:** The applicant is requesting approval of a POD, Planned Office Development, to allow for the construction of a senior living community composed of independent living units, assisted living units, and memory care units. (Located in Ward 5)

**10. ORDINANCE NO. 21,853; Z-9481:** To approve a Planned Zoning Development and establish a Planned Development – Residential titled Allmon Short-Form PD-R, located at 1523 Wolfe Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 9 ayes; 0 nays; and 2 absent. Staff recommends approval.*

**Synopsis:** The applicant is requesting approval of a PD-R, Planned Development – Residential, to allow for the construction of an addition to a single-family residence located in the Central High Design Overlay District. (Located in Ward 1)

**11. ORDINANCE NO. 21,854; Z-9494:** To approve a Planned Zoning Development and establish a Planned Office Development titled L Squared Short-Form POD, located at 7002 State Highway 300, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 9 ayes; 0 nays; and 2 absent. Staff recommends approval.*

**Synopsis:** The applicant is requesting approval of a POD, Planned Office Development, to allow for the conversion of two (2) residential structures for use as a real estate office and a beauty salon. (Located in Ward 5)

**12. ORDINANCE NO. 21,855; Z-9495:** To approve a Planned Zoning Development and establish a Planned Commercial Office Development titled PBGH Short-Form PCD, located northwest of the intersection of Colonel Glenn Road and Marsh Road, Pulaski County, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 9 ayes; 0 nays; and 2 absent. Staff recommends approval.*

**Synopsis:** The applicant is requesting approval of a PCD, Planned Commercial Development, to allow for the construction of a 9,100 square-foot general merchandise retail store. (Located within the City's Extraterritorial Jurisdiction)

**13. ORDINANCE NO. 21,856:** To declare it impractical and unfeasible to bid; to authorize the City Manager to issue a Sole-Source Purchase Order to Banner Fire Equipment, Inc., in an amount not to exceed \$270,000.00, for E-One Fire Truck Parks and Service for the Fleet Services Department; and for other purposes. *Staff recommends approval.*

**Synopsis:** An ordinance to authorize City Manager to enter into an Annual Contract with Banner Fire Equipment, Inc. for E-One Parts and Service. This Annual Purchase Order is for one (1)-year, with an option to renew each year up to two (2) additional years.

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

#### **SEPARATE ITEMS (Item 7)**

**7. ORDINANCE NO. 21,858; Z-9286-A:** To approve a Planned Zoning Development and establish a Planned Development Residential District titled Mergeron Court Revised Short-Form PD-R, located at 12115 Rainwood Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 9 ayes; 0 nays; and 2 absent. Staff recommends approval.*

**Synopsis:** The applicant is requesting approval of a Revised PD-R, Planned Development – Residential, District to construct a zero-lot line residential development consisting of thirteen (13) homes. (Located in Ward 5)

Director Adcock made the motion to defer action on the item for two (2) weeks until the April 21, 2020, Board of Directors Meeting. **The motion failed due to the lack of a second.**

Vice-Mayor Wyrick asked for a presentation from staff regarding any proposed changes to the application. Planning & Development Director Jamie Collins stated that in 2018, the property had been before the Board as a Planned Development and currently that Planned Development had not expired and there had not been a revocation requested. Mr. Collins stated that what was approved at the Planning Commission and by the Board was a development with seventeen (17) attached single-family homes on the 2.42 acres of property, which was a density of approximately seven (7) units per acre. Mr. Collins stated that the application before the Board that evening was a revision of the Planned Development with detached homes with zero lot lines, thirteen (13) units with a density of approximately five (5) units per acre. Mr. Collins stated that one of the concerns raised was how drainage would be handled on site, as well as off site. Mr. Collins stated that for a Planned Development, a Preliminary Analysis was conducted to determine where the drainage would go. Mr. Collins stated that if approved, before permits were received, the applicant would be required to have full development plans associated with the Drainage Study submitted to staff for review and approval.

Director Hines stated that Yolanda Dreher had submitted the following e-mail in which she voiced her concerns. Director Hines asked that Mr. Collins address her concerns.

Yolanda Dreher (comments submitted online): stated that she lived at 12 Pleasant Tree Cove, in close proximity to the proposed project and that understood that only residents that lived within 200 feet of the property were notified; however, she wanted to challenge that policy due to the fact that the 140-foot pipes from the proposed development to the City's drainage ditch were located approximately ten (10) feet from her property. Ms. Dreher stated that there currently was flooding issues in the area and that she believed that with the proposed development would only increase the amount of flooding. Ms. Dreher asked that the Board deny the application.

Mr. Collins stated that Ms. Dreher's concerns was that the Planning Commission did not follow their own bylaws regarding notification. Mr. Collin stated that the criteria for notification was any owner with property located 200 feet from the boundary of the tract that was being rezoned. Mr. Collins stated that the applicant was required to obtain a list from the title company regarding property located within that boundary. Mr. Collins stated that after staff review, it was determined that all the notifications had been set out as prescribed by the bylaws of the Planning Commission, and there had not been any errors in that process. Mr. Collins stated that Ms. Dreher contended that her property was close enough that she should have received notification. Mr. Collins stated that in addition to the notification that was sent to the property owners within 200 feet of the property, by law the information had to be published in the local newspaper fifteen (15) days prior to the meeting in which it would be discussed.

Director Adcock asked who was responsible for the maintenance of detention ponds within a development. Public Works Director Jon Honeywell stated that the Property Owner's Association associated with the development was responsible for any maintenance. Mr. Honeywell stated that the proposed development did not contain a

detention pond and that an oversized underground pipe that would be installed to retain the volume of water that was necessary to keep the runoff from the site. Vice-Mayor Wyrick asked if any portion of the proposed development was located within the floodplain. Mr. Honeywell stated that there was no portion of the proposed development was located within the floodplain. Mr. Honeywell stated that for the houses located directly south of the development, the amount of water flowing towards them would be reduced.

Director Richardson made the motion to call the question on the vote. Mayor Scott stated that the question to vote could not be called due to the fact that the ordinance had not been read.

Mayor Scott recognized the following individuals that had called in to voice their concerns:

Yolanda Dreher: Stated that she was located on the southwest side of the proposed development. Ms. Dreher stated that she had already sent in an e-mail expressing her concern; however, she wanted to speak against the proposed development and asked that the Board deny the application.

Mayor Scott recognized the following individuals that were present that had filled out a card to voice their concerns:

Rodney Chandler: Stated that he was the applicant and that he had met with all the surrounding Property Owner's Associations, as well as those that had been dissolved, and had communicated that they would comply with all staff recommendations to ensure compliance. Mr. Chandler asked that the Board support the application.

Pat McGetrick: Stated that he was in favor of the proposed development.

Mayor Scott stated that the following individuals had submitted their comments online and wanted their concerns to be read into the record:

George Grayson (comments submitted online): Stated that he lived at 1512 Pickering Drive and he had observed several incidents of substantial flooding during heavy rainfall, which included water intrusion into his home, as well as torrents of drainage onto the lot from adjacent properties, including the site of the proposed development. Mr. Grayson stated that the conditions presented multiple health and safety hazards and had caused damage and significant limitations to the use and enjoyment of his property. Mr. Grayson stated that he felt the residents in the area were given inadequate notification, and that final approval of the development was inappropriate and premature. Mr. Grayson asked that the Board deny the application.

Janet Badeaux (comments submitted online): Stated that she was the owner of 1512 Pickering Drive and that she was in complete agreement with Mr. Grayson's comments and asked that the Board deny the application.

The ordinance was read the first time. Director Hines made the motion, seconded by Director Wright, to suspend the rules and place the ordinance on second reading. By voice vote of the Board Members present, with Director Adcock voting in opposition, the rules were suspended and the ordinance was read a second time. Director Hines made

the motion, seconded by Director Richardson, to suspend the rules and place the ordinance on third reading. By voice vote of the Board Members present, with Director Adcock voting in opposition, the rules were suspended and the ordinance was read a third time. By voice vote of the Board Members present, with Director Adcock voting in opposition, **the ordinance was approved.**

**PUBLIC HEARINGS (Item 14)**

**14. ORDINANCE NO. 21,857:** A establish and lay off City of Little Rock, Arkansas Municipal Property Owners' Multipurpose Improvement District No. 2020-002 (Bear Den Mountain Project); and for other purposes.

Mayor Scott opened the public hearing.

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

Mayor Scott asked if there were individuals present that wished to speak for or against the item. There being none present, Mayor Scott closed the public hearing.

By unanimous voice vote of the Board Members present, **the ordinance was approved.**

Mayor Scott stated that the approval of Item M-2 was significant in relation to economic development within the City of Little Rock. Mayor Scott stated that with the approval of the item, the agreement between the City and Amazon Online had been solidified. Little Rock Port Authority Executive Director Bryan Day stated that work on the project began approximately six (6) months prior and great progress would be made over the coming months. Little Rock Regional Chamber of Commerce Executive Director Jay Chesshir stated that it was an exciting day for the City of Little Rock and that the company had requested that no additional information be released until after they had closed on the property.

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

**ATTEST:**

**APPROVED:**

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**Susan Langley, City Clerk**

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**Frank Scott, Jr., Mayor**