

**Little Rock Board of Directors  
May 17, 2022  
6:00 PM**

The Board of Directors of the City of Little Rock, Arkansas, met in Regular Meeting with Mayor Frank Scott, Jr., presiding. City Clerk Susan Langley called the roll with the following Directors present: Miller; Richardson; Peck; Wright; Wyrick; Kumpuris; Phillips (via WebEx Teleconferencing); Adcock; Vice-Mayor Hines; and Mayor Scott. Directors Absent: Webb. Director Virgil Miller gave the invocation followed the invocation followed by the Pledge of Allegiance.

**PRESENTATIONS**

Hanam City, South Korea and Little Rock, Arkansas Sister Cities 30<sup>th</sup> Anniversary Day Proclamation

Director Peck stated in regards to Item 14, considerable changes had been made and she felt that the item needed to be referred back to the Planning Commission. Director Peck made the motion, seconded by Vice-Mayor Hines, to refer Item 14 back to the Planning Commission. By voice vote of the Board Members present, with Director Richardson voting Present, **the motion was approved and Item 14 was referred back to the Planning Commission.**

**14. ORDINANCE; Z-5817-K:** To approve a Planned Zoning Development and establish a Planned Commercial District, titled Cantrell West Retail Center PCD, located at 15122 Cantrell Road, Little Rock, Arkansas; amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 8 ayes; 2 nays; and 1 open position) (Deferred from March 15, 2022) (Deferred from April 19, 2022) Staff recommends denial.*

**Synopsis:** The applicant is requesting that the 3.803-acre property, located at 15122 Cantrell Road, be rezoned from R-2, Single-Family District, and PD-O, Planned District – Office, to PCD, Planned Commercial District, to allow for the development of a 20,012 square-foot shopping center and a 5,200 square-foot restaurant. (Located in Ward 4)

**DEFERRALS:**

**15. ORDINANCE; LU2022-15-01:** To amend the Land Use Plan in the Geyer Springs West District, northwest of the Mabelvale Pike and Sibley Hole Road intersection from Light Industrial (LI) to Commercial (C); and for other purposes. *(Planning Commission: 10 ayes; 0 nays; and 1 open position) (Deferred from April 5, 2022) (Deferred from April 19, 2022) (Deferred from May 3, 2022) (1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> Readings held on April 5, 2022) (Deferred until June 7, 2022, at the applicant's request) Staff recommends approval.*

**Synopsis:** To approve a Land Use Plan amendment in the Geyer Springs District at the northwest corner of Mabelvale Pike and Sibley Hole Road from Light Industrial (LI) to Commercial (C). (Located in Ward 7)

**16. ORDINANCE; Z-9655:** To reclassify property located in the City of 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 open position) (Deferred from*

*April 5, 2022) (Deferred from April 19, 2022) (Deferred from May 3, 2022) (Deferred until June 7, 2022, at the applicant's request) Staff recommends approval.*

**Synopsis:** The owner of the 17.707-acre property, located at the northwest corner of Mabelvale Pike and Sibley Hole Road, is requesting that the property be reclassified from R-2, Single-Family District, to C-3, General Commercial District, and OS, Open Space District. (Located in Ward 7)

**17. ORDINANCE; Z-6049-C:** To approve a Planned Zoning Development and to establish a Planned District – Commercial titled C-Store-PD-C, located at 3600 Bowman Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 7 ayes; 0 nays; 3 absent; and 1 open position*) (*Deferred from April 19, 2022) (Deferred until June 7, 2022, at the applicant's request) Staff recommends approval.*

**Synopsis:** The applicant is requesting that the 1.77-acre property, located at 3600 Bowman Road, be rezoned from O-2, Office and Institutional District, to PD-C, Planned District – Commercial, to allow for the development of a convenience store with gas pumps. (Located in Ward 7)

Vice-Mayor Hines made the motion, seconded by Director Adcock, to defer Items 15, 16 and 17 until June 7, 2022. **By unanimous voice vote of the Board Members present, Items 15, 16 and 17 were deferred until June 7, 2022.**

#### **CONSENT AGENDA (Items 1 – 8)**

**1. RESOLUTION NO. 15,680; G-23-483:** To set June 7, 2022, as the date of public hearing on the request to abandon the South Cedar Street right-of-way and abutting street and alley rights-of-way, located from the south right-of-way line of Plateau Street to the south right-of-way line of West 7<sup>th</sup> Street, between Jack Stephens Drive right-of-way and UAMS Boulevard right-of-way, in the City of Little Rock, Arkansas; and for other purposes.

**2. RESOLUTION NO. 15,681; G-23-485:** To set June 7, 2022, as the date of public hearing on the request to abandon the portion of Reichardt Street right-of-way, between East 8<sup>th</sup> Street and East 9<sup>th</sup> Street, the portion of Fletcher Street right-of-way between East 7<sup>th</sup> Street and East 8<sup>th</sup> Street, and a portion of the alley right-of-way within Block 5, McClean's Addition in the City of Little Rock, Arkansas; and for other purposes.

**3. RESOLUTION NO. 15,682:** To authorize the City Manager to enter into a contract with Boyles Construction, Inc., in an amount not to exceed \$5,753,117.94, for the Bowman Road/Kanis Road Improvement Project; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to execute an agreement with Boyles Construction, Inc., for the Bowman Road/Kanis Road Improvement Project, Job No. 061693, Bid No. 1616. (Located in Ward 6)

**4. RESOLUTION NO. 15,683:** To authorize the City Manager to enter into a contract with Delta Fire & Safety, in an amount not to exceed \$76,274.00, plus applicable taxes and fees, for the purpose of purchasing Firefighting Protective Helmets for the Little Rock Fire Department; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to enter into a contract with Delta Fire & Safety for the purchase of Firefighting Protective Helmets for the Little Rock Fire Department.

**5. RESOLUTION NO. 15,684:** A resolution of the Board of Directors of the City of Little Rock, Arkansas, in support of the goals and objectives of the South End Improvement Plan Revision; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution of support of the Goals and Objects of the South End Improvement Plan Revision.

**6. RESOLUTION NO. 15,685:** To appoint Dr. Sybil Jordan Hampton to the Central Arkansas Library System Board of Trustees; and for other purposes. *Staff recommends approval.*

**Synopsis:** Appointment to Dr. Sybil Jordan Hampton to fill the unexpired term of Marilyn Porter, said term to expire on December 31, 2023.

**7. RESOLUTION NO. 15,686:** To authorize the City Manager to enter into a contract with Teeco Safety, in the total amount of \$126,406.74, for the purchase of Ballistic Vests 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 Teeco Safety for the purchase of seventy-one (71) replacement Ballistic Vests for the Little Rock Police Department.

**8. RESOLUTION NO. 15,687:** To authorize the City Manager to enter into a contract with Township Builders, Inc., in an amount not to exceed \$1,352,244.00, for the Reservoir Road Improvement Project; and for other purposes. *(Funding from the 3/8-Cent Capital Improvement Sales Tax and the Limited Tax General Obligation Capital Improvement Bonds)* *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to execute an agreement with Township Builders, Inc., for the Reservoir Road Improvement Project, Bid No.1650. (Located in Ward 4)

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.**

#### **GROUPED ITEMS (Items 9 - 13)**

**9. ORDINANCE NO. 22,127; LU2022-22-01:** To amend the West Fourche Planning District, located at 19300 Lawson Road, from Residential Low Density (RL) to Commercial (C); and for other purposes. *(Planning Commission: 9 ayes; 0 nays; 1 recusal; and 1 open position)* *Staff recommends approval.*

**Synopsis:** To approve a Land Use Plan amendment in the West Fourche Planning District at 19300 Lawson Road from Residential Low Density (RL) to Commercial (C). (Located within the City's Extraterritorial Jurisdiction)

**10. ORDINANCE NO. 22,128; Z-9669:** To reclassify property located in the City of 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; 1 recusal; and 1 open position)* *Staff recommends approval.*

**Synopsis:** The owner of the 2.139-acre property, located at 19300 Lawson Road, from R-2, Single-Family District, to C-3, General Commercial District.

Steve Owen, Sr.: Stated that he was related to the property owners who lived just north of the proposed rezoning and asked that the Board vote to deny the application and to retain the R-2, Single-Family District, zoning.

**11. ORDINANCE NO. 22,129; Z-9323:** To repeal Ordinance No. 21,594 (June 19, 2018), to revoke a Planned Commercial District titled 818 West Capitol Short-Form PCD,

and to reclassify property located in the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 10 ayes; 0 nays; and 1 open position) Staff recommends approval.*

**Synopsis:** The Planning & Development Staff is requesting that the PCD, Planned Commercial Development, zoning for the property located at 818 West Capitol Avenue be revoked and the previous UU, Urban Use District, zoning be restored. (Located in Ward 1)

**12. ORDINANCE NO. 22,130; Z-9673:** To approve a Planned Zoning Development and establish a Planned District – Commercial titled Wellington Plaza Event Center PD-C, located at 222 Wellington Hills Road, 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 open position) Staff recommends approval.*

**Synopsis:** The applicant is requesting that the 2.60-acre property, located at 222 Wellington Hills Road, be rezoned from O-3, General Office District, to PD-C, Planned District – Commercial, to allow for the use of a portion of an existing commercial building as an events venue. (Located in Ward 5)

**13. ORDINANCE NO. 22,131:** To amend Little Rock, Arkansas Ordinance No. 22,079 (December 21, 2021), to adjust the Fiscal Year 2022 Budget Ordinance to reflect expenditure adjustments for the General Fund, Street Fund, and Waste Disposal Fund; to provide non-uniform full-time employees a hiring salary at a minimum of Fifteen Dollars (\$15.00) an hour; **to declare an emergency**; and, for other purposes. *Staff recommends approval.*

**Synopsis:** The City wishes to provide non-uniform full-time employees a minimum of Fifteen Dollars (\$15.00) an hour to provide competitive wages therefore increasing the cost of wages and impacted fringe benefits. To avoid compression that would result due to this increase, additional employees will have their salary adjusted according to the City's Equity Policy. The increased cost presented represents the pro-rated seven (7) month impact for the 2022 Fiscal Year. This is the only adjustment included in this Budget Amendment. Additional revenue and expenditure adjustments will be made following the conclusion of the City's 2021 Annual Audit.

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 Vice-Mayor 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.** By unanimous voice vote of the Board Members present, **the emergency clause for Item 13 was approved.**

#### **SEPARATE ITEMS (Item 18)**

**18. ORDINANCE NO. 22,132:** To call a Special Election for the City of Little Rock, Arkansas, for the purpose of submitting to the Electors of the City the questions of issuing Bonds for various Capital Improvements; and prescribing other matters relating thereto; and for other purposes. *Staff recommends approval.*

The ordinance was read the first time. Director Adcock made the motion, seconded by Vice-Mayor Hines, 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 Richardson, 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.

Director Phillips stated that he was still unsure of the best way to divide up the allocation for the Streets and Drainage Funds. Director Phillips stated that as an At-Large Director, there was the possibility for constituents to reach out to him regarding certain street improvements, but those improvements might not align with the Ward Director. Director Phillips stated that he would like clarification before he voted on the ordinance.

City Manager Bruce Moore stated that the ordinance before the Board that evening was just to call the Special Election and to outline exactly what the wording would be for the ballot. Director Phillips stated that he would be bringing forth a resolution to divide the Street and Drainage Funds up evenly between all ten (10) City Directors.

City Manager Moore stated that it was necessary to get the public meetings scheduled so that the Citizens could voice their options regarding how the funds were spent. City Manager Moore asked if it would be possible to address Director Phillips' resolution at a Special Called Meeting on May 31, 2022. Director Phillips stated that he would work with the City Attorney to draft a resolution for a possible Special Called Meeting.

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

#### **CITIZEN COMMUNICATION**

Luke Skrable: Mayor Scott, Jr's., FOI Violation.

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

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
**Susan Langley, City Clerk**

\_\_\_\_\_  
**Frank Scott, Jr., Mayor**