

**Little Rock Board of Directors Meeting  
June 1, 2021  
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: Webb; Peck; Wright; Wyrick; Kumpuris; Phillips; Adcock; Vice-Mayor Hines; and Mayor Scott. Directors absent: Hendrix and Richardson. City Attorney Tom Carpenter delivered the invocation followed by the Pledge of Allegiance.

**CONSENT AGENDA (Items 1 – 3 and Item 5)**

Mayor Scott asked that Item 4 be read as a separate item.

**1. RESOLUTION NO. 15,460:** To authorize the City Manager to enter into a contract with Township Builders, Inc., in an amount not to exceed \$2,606,943.60, for the Chicot 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 Chicot Road Improvement Project, Project No. 07-17-ST-357, Bid No. 1232. (Located in Ward 7)

**2. RESOLUTION NO. 15,461:** To authorize the City Manager to enter into a contract with Weaver-Bailey, Inc., in an amount not to exceed \$1,061,923.67, for ArDOT Project No. 061706, Interstate 440 at Fourche Dam Pike Interchange Improvement Project; and for other purposes. *(A portion of the funding from the 3/8-Cent Capital Improvement Sales Tax) Staff recommends approval.*

**Synopsis:** A resolution to authorizes the City Manager to execute an agreement with Weaver-Bailey, Inc., for ArDOT Project No. 061706 for the Interstate 440 at Fourche Dam Pike Interchange Improvement Project, Bid No. 1241. (Located in Ward 1)

**3. RESOLUTION NO. 15,462:** To authorize the Mayor and City Clerk to execute a Special Warranty Deed conveying real property to Blue Whale Development for property owned by the City of Little Rock, Arkansas, located at 11921 Kanis Road; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the Mayor and City Clerk to convey real property to Blue Whale Development for property located at the southeast corner of Kanis Road and Bowman Road. (Located in Ward 6)

**5. RESOLUTION NO. 15,463:** To make an appointment to the Central Arkansas Water Board of Commissioners; and for other purposes. *Staff recommends approval.*

**Synopsis:** Reappointment of Anthony Kendall to his second seven (7)-year term.

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.**

## CITIZEN COMMUNICATION

There were no cards received from individuals wanting to speak during Citizen Communication.

## GROUPED ITEMS (Items 6 - 9)

**6. ORDINANCE NO. 21,999:** To grant a Franchise to Fourteen 24 on Main, LLC, for the use of the right-of-way located at 1424 South Main Street, Suites 103 and 104, for an outdoor dining area; and for other purposes. *Staff recommends approval.*

**Synopsis:** An ordinance to authorize the granting of a Franchise Agreement for encroachments into the right-of-way for Fourteen 24 on Main, LLC, in order to erect railing and gate and the placement of tables and chairs for outdoor dining on the sidewalk directly in front of 1424 South Main Street, Suites 103 and 104. The adjacent property is owned by Fourteen 24 on Main, LLC. (Located in Ward 1)

**7. ORDINANCE NO. 22,000:** To declare it impractical and unfeasible to bid, to authorize the City Manager to issue a sole-source purchase order to HilBilt Sales Corp-Arkansas, for the total amount of \$108,150.00, for Snow Plows and Equipment for the Public Works Department Street Operations Division; and for other purposes. *Staff recommends approval.*

**Synopsis:** An ordinance to authorize the City Manager to enter into a sole-source agreement with HilBilt Sales Corp-Arkansas for the purchase of two (2) Good Roads M3-10SS Spreaders, one (1) SaltDogg 1400601SS Spreader, four (4) Good Roads Snow Plows and four (4) Boss Super Duty Moldboard Trip Edges for the Public Works Department Street Operations Division.

**8. ORDINANCE NO. 22,001; LU2021-13-01:** To amend the Land Use Plan in the 65<sup>th</sup> East District, northwest of the Interstate 30 Frontage Road and Scott Hamilton Drive from Industrial to Commercial; and for other purposes. *(Deferred from May 18, 2021) (Planning Commission: 9 ayes; 0 nays; 1 absent; and 1 open position) Staff recommends approval.*

**Synopsis:** To approve a Land Use Plan amendment in the 65<sup>th</sup> East Planning District from Industrial (I) Commercial (C) to Commercial (C). (Located in Ward 2)

**9. ORDINANCE NO. 22,002; Z-9563:** 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; 0 absent; 1 abstention; and 1 open position) Staff recommends approval.*

**Synopsis:** The owner of the 6.9-acre property located at the northwest corner of Interstate 30 and Scott Hamilton Drive is requesting that the property be reclassified from PID, Planned Industrial District, to C-4, Open Display District. (Located in Ward 2)

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 Wright, 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 4)**

**4. RESOLUTION; G-25-226:** To create the Third Street Entertainment District, for approximately thirteen (13) consecutive weeks, starting on May 20, 2021, and ending on August 19, 2021; and for other purposes. *(Deferred from May 18, 2021) Staff recommends approval.*

**Synopsis:** The Third Street Merchants Association of Downtown Little Rock is seeking Board approval for the creation of a Temporary Entertainment District. (Located in Ward 1)

Director Adcock stated that she had received a large amount of correspondence from individuals who lived in and frequented the area that complained about the caravanning that was occurring throughout the River Market District, and she was concerned with overtaxing the Police Officers that were stationed in the District. Vice-Mayor Hines asked who the petitioner had been for the application. City Manager Bruce Moore stated that staff was initially approached by the owner of Dugan's Pub, along with the Downtown Little Rock Partnership.

Director Kumpuris made the motion, seconded by Vice-Mayor Hines, to defer Item 4 until the July 6, 2021. By voice vote of the Board Members present, with Directors Phillips and Adcock voting in opposition, **Item 4 was deferred until July 6, 2021.**

#### **PUBLIC HEARINGS (Item 10)**

**10. ORDINANCE; Z-1528-A:** To approve a Planned Zoning Development and establish a Planned Commercial District titled Bark Avenue, LLC, PCD, located at 7820 Cantrell Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 5 ayes; 6 nays; and 0 absent) Staff recommends approval.*

**Synopsis:** The applicant, Regan Ellis, is appealing the Planning Commission's recommendation of denial of the Bark Avenue, LLC, PCD, located at 7820 Cantrell Road. (Located in Ward 3)

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.

Director Webb stated that each of the opposing sides of the issue had conducted their own set of studies; however, the Board had not seen an unbiased traffic study that had been conducted by City Staff. Director Webb stated that her intent had been to make a motion to defer action on the item for two (2) weeks so that the City could conduct their own traffic study. City Manager Bruce Moore stated that in order to conduct a comprehensive traffic study of the area, he would recommend thirty (30)-day deferral.

Director Webb made the motion, seconded by Director Wright, to defer Item 10 until July 6, 2021, so that City Staff could conduct a comprehensive traffic study. By roll call vote, the vote was as follows: Ayes: Webb; Peck; Wright; Wyrick; Kumpuris; and Vice-Mayor Hines. Nays: Adcock. Present: Phillips. Absent: Hendrix and Richardson. When asked if he would like to change his Present vote, Director Phillips indicated that he would like to change his vote from Present to Aye. The final roll call vote was as follows: Ayes: Webb; Peck; Wright; Wyrick; Kumpuris; Phillips; and Vice-Mayor Hines. Nays: Adcock. Absent: Hendrix and Richardson. By a vote of seven (7) ayes, one (1) nays and two (2) absent, **Item 10 was deferred until July 6, 2021.**

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Vice-Mayor Hines made the motion, seconded by Director Phillips, 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**