

**Little Rock Board of Directors
March 15, 2022
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. Deputy City Clerk Allison Segars called the roll with the following Directors present: Miller; Richardson; Webb; Peck; Wright; Wyrick; Kumpuris; Phillips (via WebEx Teleconferencing); Adcock; Vice-Mayor Hines; and Mayor Scott. Director B.J. Wyrick gave the invocation followed by the Pledge of Allegiance.

Mayor Scott stated that he had received the request from several Board Members to hold Items 7, 8 & 11 separately; therefore, they would be added to Separate Items.

ADDITIONS:

M-1 RESOLUTION: To authorize payment to the Little Rock Convention and Visitors Bureau, in a total amount of \$228,900.00, for the rental of the William Still Ballroom at the Robinson Center, for the purposes of conducting City Board of Directors Meetings, Alternate Operations Center, coordination of COVID-19 response and other City business, from March 2020 through August 2020 during the COVID-19 Pandemic; and for other purposes. *Staff recommends approval.*

DEFERALS:

16. ORDINANCE; Z-8066-A: To amend Resolution No. 12,369 (October 17, 2006), which established conditions on the Little Rock Maumelle Wastewater Treatment Plant Conditional Use Permit, located approximately one (1)-mile north of the Cantrell Road and The Divide Parkway intersection, in the City of Little Rock, Arkansas; and for other purposes. *(Deferred until April 5, 2022, at the applicant's request) Staff recommends approval.*

Synopsis: The applicant is requesting to amend the Conditional Use Permit (Z-8066), which established the Little Maumelle Wastewater Treatment Plant, to remove one (1) condition adopted by the Board of Directors via Resolution No. 12,369 (October 17, 2006). (Located in Ward 5)

17. ORDINANCE; Z-5097-L: To approve a Planned Zoning Development and establish a Planned Commercial District, titled Chenal Valley Commercial Lot 1R PCD, located at the southeast corner of Highway 10 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 open position) (Deferred until April 5, 2022, at the applicant's request) Staff recommends approval.*

Synopsis: The applicant is requesting that the 2.25-acre property, located at the southeast corner of Highway 10 and Chenal Parkway, be rezoned from C-3, General Commercial District, to PCD, Planned Commercial District, to allow for a two (2)-lot commercial development. (Located in Ward 5)

18. 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 until April 5, 2022, at the applicant's request*) *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)

Vice-Mayor Hines made the motion, seconded by Director Peck, to add Item M-1 to the Consent Agenda, to defer Items 16 & 17 until April 5, 2022, and to defer Item 18 until April 19, 2022. By unanimous voice vote of the Board Members present, **Item M-1 was added to the Consent Agenda, Items 16 & 17 was deferred until April 5, 2022, and Item 18 was deferred until April 19, 2022.**

CONSENT AGENDA (Items 1 – 8 and Item M-1)

1. RESOLUTION NO. 15,637: To authorize the City Manager to enter into a contract with Scott Equipment, in an amount not to exceed \$116,290.00, plus applicable taxes and fees, for the purchase of one (1) Case CE 580SN Backhoe 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 Scott Equipment for the purchase of one (1) Case CE 580SN Backhoe for the Public Works Department Street Operations Division.

2. RESOLUTION NO. 15,638: To authorize the City Manager to enter into a contract with Arkansas Regional Commission, in an amount not to exceed \$106,180.00, for Housing Opportunities for Persons with AIDS (HOPWA), for a one (1)-year period; and for other purposes. *Staff recommends approval.*
Synopsis: Authorizes the City Manager to enter into contract for Housing Opportunities for Persons With AIDS (HOPWA) Grant Funding to the Arkansas Regional Commission in a total amount not to exceed a combined total of \$106,180.00 for one (1)-year.

3. RESOLUTION NO. 15,639: To authorize the City Manager to enter into a final six (6)-month contract extension with four (4) organizations, in a total amount not to exceed \$370,481.00, to provide ten (10) Prevention, Intervention and Treatment Funds for Positive Prevention Programs for 2022, as endorsed by the Commission on Children Youth and Families; and for other purposes. *Staff recommends approval.*
Synopsis: A resolution to authorize the City Manager to enter into a final six (6)-month contract extension with four (4) organizations to provide ten (10) Afterschool/Out-of-School Time Positive Prevention Programs.

4. RESOLUTION NO. 15,640: To authorize the City Manager to enter into a six (6)-month contract with two (2) organizations, in a total amount not to exceed \$80,000.00, to provide Prevention, Intervention and Treatment Funds for Positive Prevention Programs for 2022, as endorsed by the Commission on Children Youth and Families; and for other purposes. *Staff recommends approval.*
Synopsis: A resolution to authorize the City Manager to enter into a six (6)-month contract with two (2) organizations to provide Afterschool/Out-of-School Time Positive Prevention Programs.

5. RESOLUTION NO. 15,641: To amend Little Rock, Ark., Resolution No. 15,619 (February 15, 2022), to denote another funding source for the contract with FAB44 to provide a Day Labor Program to the residents of Little Rock, in an effort to reduce

community violence and increase public safety; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to amend Little Rock Resolution No. 15,619 (February 15, 2022), to denote another funding source for the contract with FAB44 to provide a Day Labor Program in an effort to reduce community violence and increase public safety.

6. RESOLUTION NO. 15,642: To authorize the City Manager to negotiate and enter into a contract with Friday, Eldredge & Clark, LLP, as Bond Counsel for the proposed issuance of City of Little Rock, Arkansas Limited Tax General Obligation Capital Improvement Bonds in one (1) or more series; and providing for other matters in connection with the issuance of the Bonds; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to negotiate and enter into a contract with Friday Eldredge & Clark, LLP, as Bond Counsel for the proposed issuance of City of Little Rock, Arkansas Limited Tax General Obligation Capital Improvement Bonds in one (1) or more series.

M-1 RESOLUTION NO. 15,643: To authorize payment to the Little Rock Convention and Visitors Bureau, in a total amount of \$228,900.00, for the rental of the William Still Ballroom at the Robinson Center, for the purposes of conducting City Board of Directors Meetings, Alternate Operations Center, coordination of COVID-19 response and other City business, from March 2020 through August 2020 during the COVID-19 Pandemic; and for other purposes. *Staff recommends approval.*

Director Adcock made the motion, seconded by Vice-Mayor Hines, to approve the Consent Agenda. By voice vote of the Board Members present, with Director Richardson voting Present for Items 3 & 4, **the Consent Agenda was approved.**

GROUPED ITEMS (Items 9 – 10 and Items 12 - 15)

9. ORDINANCE NO. 22,103; LU2021-19-04: To amend the Land Use Plan in the Chenal Planning District, at the southeast corner of Chenal Parkway and Chenal Valley Drive, from Office (O) to Neighborhood Commercial (NC) and Commercial (C); and for other purposes. *(Planning Commission: 10 ayes; 0 nays; and 1 open position) Staff recommends approval.*

Synopsis: To approve the amended Land Use Plan application at the southeast corner of Chenal Parkway and Chenal Valley Drive from Office (O) to Neighborhood Commercial (NC) and Commercial (C). (Located in Ward 5)

10. ORDINANCE NO. 22,104; Z-9606: 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) Staff recommends approval.*

Synopsis: The owner of the 30.56-acre property, located at the southeast corner of Chenal Parkway and Chenal Valley Drive is requesting that the property be reclassified from MF-24, Multifamily District, and O-2, Office and Institutional District, to C-3, General Commercial District, and C-1, Neighborhood Commercial District (with conditions). (Located in Ward 5)

12. ORDINANCE NO. 22,105; Z-8978-A: To approve a Planned Zoning Development and establish a Planned District – Commercial, titled Lucy Self Storage Revised Long-Form PD-C, located at 10616 Stagecoach 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 2.0-acre property, located at 10616 Stagecoach Road, be rezoned from C-2, Shopping Center District, to Revised Long-Form PD-C, Planned District – Commercial, to allow for an extension of an existing mini-warehouse development. (Located in Ward 7)

13. ORDINANCE NO. 22,106; Z-9480-B: To approve a Planned Zoning Development and establish a Planned Commercial District, titled Hamilton Station PCD, located at 14524 Cantrell Road, Little Rock, Arkansas; amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 7 ayes; 3 nays; and 1 open position*) *Staff recommends approval.*

Synopsis: The applicant is requesting that the 10-67-acre property, located at 14524 Cantrell Road, be rezoned from R-2, Single-Family District, and PCD, Planned Commercial District, to PCD, to allow for a mixed use commercial and mini-warehouse development. (Located in Ward 4)

14. ORDINANCE NO. 22,107; Z-9643: To approve a Planned Zoning Development and establish a Planned District – Residential, titled Williams PD-R, located at 4105 A 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 open position*) *Staff recommends approval.*

Synopsis: The applicant is requesting that the 0.15-acre property, located at 4105 A Street, be rezoned from R-4, Two-Family District, to PD-R, Planned District – Residential, to allow for three (3) residential units on the property. (Located in Ward 3)

15. ORDINANCE NO. 22,108: To declare it impractical and unfeasible to bid; to authorize the City Manager to issue a sole-source purchase order to G&W Diesel, in an amount not to exceed an annual budget of \$285,000.00, for an annual contract for Pierce Fire Truck Parts and Service for the Fleet Services Department; and for other purposes. *Staff recommends approval.*

Synopsis: Approval of a Sole-Source Ordinance authorizing the City Manager to enter into a contract with G & W Diesel for Pierce Parts and Service.

The ordinances were read the first time. Director Adcock made the motion, seconded by Vice-Mayor Hines, 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. Vice-Mayor Hines made the motion, seconded by Director Adcock, 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 (Items 7 – 8, Item 11 and Item 19)

7. RESOLUTION: A reimbursement resolution regarding a new parking deck to be financed by Capital Improvement Bonds; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution authorizing the reimbursement of funds advanced by the City to pay costs of the parking deck prior to the issuance of bonds.

By roll call vote, the vote was as follows: Ayes: Miller; Peck; Kumpuris; Adcock; and Vice-Mayor Hines. Nays: Webb; and Wyrick. Present: Richardson; Wright; and Phillips. When asked if he would like to change his Present vote, Director Phillips

indicated that he would like his vote to remain registered as Present. When asked if he would like to change his Present vote, Director Richardson indicated that he would like his vote to remain registered as Present. When asked if she would like to change her Present vote, Director Wright indicated that she would like her vote to remain registered as Present. The final roll call vote was as follows: By a vote of five (5) ayes, two (2) nays; and three (3) Present, **the resolution failed.**

Mayor Scott stated that due to the fact that Item 7 failed; Item 8 would be removed from the agenda.

8. RESOLUTION: To authorize the preparation of documents for the offering of Capital Improvement Refunding and Improvement Revenue Bonds to finance a new parking deck and refund the City's Capital Improvement and Refunding Bonds (Downtown Parking Project), Series 2003; prescribing other matters relating thereto; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution authorizing the preparation of documents for the offering of Capital Improvement Bonds to finance a new parking deck and refund the City's Capital Improvement and Refunding Revenue Bonds (Downtown Parking Project), Series 2003.

11. ORDINANCE; Z-7500-H: To approve a Planned Zoning Development and establish a Planned Commercial District, titled Hamilton Station PCD, located at 14524 Cantrell Road, Little Rock, Arkansas; amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 7 ayes; 3 nays; and 1 open position*)
Staff recommends approval.

Synopsis: The applicant is requesting that the 10-67-acre property, located at 14524 Cantrell Road, be rezoned from R-2, Single-Family District, and PCD, Planned Commercial District, to PCD, to allow for a mixed use commercial and mini-warehouse development. (Located in Ward 4)

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 Vice-Mayor Hines, 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.

Jess Griffin: Stated that he was in support of the development and thought that it met the character of the surrounding properties of the current neighborhood.

Director Peck stated that the Board had received a letter in support from Keith Wingfield; however, it was dated 2015 and in reference to a completely different project. Director Peck stated that she had listened to the Planning Commission Meeting where the item had been discussed and that one of her concerns was that a very similar project had been before the Board in 2016 and unanimously failed; however, she was not sure that the Planning Commission had received the information regarding the previous project. Planning & Development Director Jamie Collins stated that every application stood on its own and they would not have provided information from that long ago.

Chris Stewart: Stated that he was Legal Counsel for the applicant and that he had been involved with the project from the very beginning dating back to 2016 and was familiar with all of the Traffic Studies and Engineering Studies that had been conducted. Mr.

Stewart stated that in 2015, Mr. Wingfield had a project in a neighborhood that he wanted to develop; however, he did not have access to the property for construction vehicles and for grading. Mr. Wingfield had approached the applicant and requested an easement for access, and the agreement was made for access in exchange for support for future projects. Mr. Stewart stated that the previous agreement between the applicant and Mr. Wingfield had been reflected in the recent application that was filed.

Jeff Hankins: Stated that his property shared the property line with the proposed development and that he was in opposition to the application. Mr. Hankins stated that the write-up showed that the property in question was designated as PCD, Planned Commercial Development; however, five (5) acres on the western side was actually zoned as R-2, Single-Family District. Mr. Hankins asked that the Board protect the integrity of the Zoning Plan and the Land Use Plan.

John Rees: Stated that he was the applicant and that there would not be much commercial built on the site due to the location of the property. Mr. Rees asked that the Board approve the application.

Keith Wingfield: Stated that he previously supported Mr. Rees in his 2016 application, which was for office and office warehouse; however, the current application had a huge commercial component, which he was opposed to.

By voice vote of the Board Members present, **the ordinance failed.**

19. ORDINANCE NO. 22,109; Z-9662: To approve a Planned Zoning Development and establish a Planned Zoning Development, titled Club Empire Private Club and Event Center PD-C, and to approve the action of Club Empire, located at 3315 West Roosevelt Road, Little Rock, Arkansas, by filing an application with the Arkansas Beverage Control Division, for operation during certain hours; 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 0.34-acre property, located at 3315 West Roosevelt Road, be rezoned from C-3, General Commercial District, to PD-C, Planned District – Commercial, to allow for the transfer of a 5:00 AM Private Club License and to allow the use of the existing facility as an event center. (Located in Ward 1)

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.

Bryan Stewart: Stated that he was the owner of Club Empire and requested that the Board approve his application for additional hours.

Director Adcock stated that both the Goodwill Neighborhood Association and Love Neighborhood Association had sent letters to the Board stating that they were in opposition to the additional hours. Director Miller stated that he had visited members of the Goodwill Neighborhood Association and they had indicated that they were in support of the application

By voice vote of the Board Members present, with Director Adcock voting in opposition, **the ordinance was approved.**

DISCUSSION (Items 20 – 21)

20. DISCUSSION: 3/8-Cent Proposal sponsored by Director Kumpuris.

21. DISCUSSION: Options regarding the renewal of the 2012 Millage.

CITIZEN COMMUNICATION

Johnny Hasan: FOP Lawsuits.

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

ATTEST:

APPROVED:

Allison Segars, Deputy City Clerk

Frank Scott, Jr., Mayor