

**Little Rock Board of Directors Meeting
August 17, 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: Hendrix; Richardson; Webb; Peck; Wright; Wyrick; Kumpuris; Phillips; Adcock; Vice-Mayor Hines; and Mayor Scott. Director Kathy Webb delivered the invocation followed by the Pledge of Allegiance.

ADDITIONS:

M-1 RESOLUTION: To authorize the City Manager to enter into a contract with TruePoint Solutions, in an amount not to exceed \$821,000.00, plus applicable taxes and fees, for Software and Information Technology Upgrades for the Finance Department Purchasing Division and the Planning & Development Department; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to enter into a contract with TruePoint Solutions Software and Information Technology Upgrades for the Finance Department Purchasing Division and the Planning & Development Department.

Director Adcock made the motion, seconded by Director Wyrick, to add Item M-1 to the Agenda. By unanimous voice vote of the Board Members present, **Item M-1 was added to the Agenda.**

CONSENT AGENDA (Items 1 – 5)

1. RESOLUTION NO. 15,519: To authorize the City Manager to enter into a contract with Presidio Networked Solutions, in an amount not to exceed \$3,397,042.00, plus applicable taxes and fees, to upgrade the Cisco Network Core Infrastructure and increase Cyber Security Technology for the Information Technology Department; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to enter into a contract with Presidio Networked Solutions to upgrade the City's CISCO Network Core Infrastructure in order to provide end-user advance Cyber Security Technology.

2. RESOLUTION NO. 15,520: To authorize the City Manager to enter into a contract with Redstone Construction Group, Inc., in an amount not to exceed \$6,752,363.78, for the North Rodney Parham Road Reconstruction Project; and for other purposes. *(Funding from the 3/8-Cent Capital Improvement Sales Tax) Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to execute an agreement with Redstone Construction Group, Inc., for the North Rodney Parham Road Reconstruction Project, Project No. 04-17-ST-202, Bid No. 1289. (Located in Ward 4)

3. RESOLUTION NO. 15,521: To express the willingness of the City of Little Rock, Arkansas, to utilize Arkansas Department of Parks, Heritage, and Tourism Outdoor Recreation Grant Program Funds; To authorize the Mayor and City Manager to execute any and all necessary applications, agreements, and contracts for its Administration; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to apply for a grant from the Department of Parks, Heritage, and Tourism to construct a permanent shade structure at the Little Rock Zoo's Civitan Amphitheater. (Located in Ward 3)

4. RESOLUTION NO. 15,522: To set September 7, 2021, as the date of public hearing to consider the issuance of a Port Authority Revenue Bond, in the maximum principal amount of \$1,300,000.00, for the purpose of financing capital improvements at the Industrial Park at the Port of Little Rock; and for other purposes.

5. RESOLUTION NO. 15,523: To amend Little Rock, Ark., Resolution No. 15,518 (August 3, 2021) to correct and to clarify the primary intended uses of a portion of the first tranche of the City of Little Rock, Arkansas', allotment of Local Fiscal Recovery Funds through the American Rescue Plan Act; and for other purposes.

Director Wyrick 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 6 – 14 and Items 18 & 19)

Director Wyrick stated that she had asked for Items 18 and 19 to be held separately; however, she had received answers to her questions regarding the items and was fine with both items being read with the Grouped Items. Director Wyrick made the motion, seconded by Vice-Mayor Hines, to add Items 18 & 19 to the Grouped Items. By unanimous voice vote of the Board Members present, **Items 18 & 19 were added to the Grouped Items.**

6. ORDINANCE NO. 22,023; LU2021-11-02: To amend the Land Use Plan in the Interstate 430 Planning District, between Interstate 430 and Shackelford Pass, just north of West 36th Street, in the City of Little Rock, Arkansas, from Mixed Use to Commercial; and for other purposes. *(Planning Commission: 8 ayes; 0 nays; 2 absent; and 1 open position) Staff recommends approval.*
Synopsis: To approve Land Use Plan amendment in the Interstate 430 Planning District from Mixed Use (MX) to Commercial (C). (Located in Ward 6)

7. ORDINANCE NO. 22,024; Z-9594: To reclassify property located in the Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 8 ayes; 0 nays; 2 absent; and 1 open position) Staff recommends approval.*
Synopsis: The owner of the 19.13-acre property, located at 3336 Shackelford Pass, is requesting that the property be reclassified from R-2, Single-Family District, to C-4, Open Display District, and OS, Open Space District. (Located in Ward 6)

8. ORDINANCE NO. 22,025; LU20210-18-01: To amend the Land Use Plan in the Ellis Mountain Planning District, on the north side of Kanis Road, approximately a quarter-mile northwest of Kirby Road, in the City of Little Rock, Arkansas, from Residential Low to Commercial; and for other purposes. *(Planning Commission: 8 ayes; 0 nays; 2 absent; and 1 open position) Staff recommends approval.*
Synopsis: To approve Land Use Plan amendment in the Ellis Mountain Planning District from Residential Low (RL) to Commercial (C). (Located within the City's Extraterritorial Jurisdiction)

9. ORDINANCE NO. 22,026; Z-9596: To reclassify property located in the Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 8 ayes; 0 nays; 2 absent; and 1 open position) Staff recommends approval.*

Synopsis: The owner of the 2.3-acre property, located at 14300 Kanis Road, is requesting that the property be reclassified from R-2, Single-Family District, to C-3, General Commercial District. (Located within the City's Extraterritorial Jurisdiction)

10. ORDINANCE NO. 22,027; LU2021-19-02: To amend the Land Use Plan in the Chenal Planning District, on the southeast corner of Kirk Road and Wellington Hills Road, in the City of Little Rock, Arkansas, from Mixed Office Commercial to Commercial; and for other purposes. *(Planning Commission: 8 ayes; 0 nays; 2 absent; and 1 open position) Staff recommends approval.*

Synopsis: To approve Land Use Plan amendment in the Chenal Planning District from Mixed Office and Commercial (MOC) to Commercial (C). (Located in Ward 5)

11. ORDINANCE NO. 22,028; Z-4807-R: To reclassify property located in the Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 8 ayes; 0 nays; 2 absent; and 1 open position) Staff recommends approval.*

Synopsis: The owner of the 30.52-acre property, located at the southeast corner of Kirk Road and Wellington Hills Road, is requesting that the property be reclassified from PCD, Planned Commercial Development, to C-3, General Commercial District. (Located in Ward 5)

12. ORDINANCE NO. 22,029; Z-8576-A: To approve a Planned Zoning Development and establish a Planned Commercial District, titled Avulani Enterprises PCD, located at 17524 Kanis Road, in the Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 8 ayes; 0 nays; 2 absent; and 1 open position) Staff recommends approval.*

Synopsis: The applicant is requesting that the property, located at 17524 Kanis Road, be rezoned from O-2, Office and Institutional District, and C-3, General Commercial District, to PCD, Planned Commercial District, to allow a mixed commercial development. (Located within the City's Extraterritorial Jurisdiction)

13. ORDINANCE NO. 22,030; Z-9593: To approve a Planned Zoning Development and establish a Planned Residential District, titled Brodie Creek Lot 127 Revised PRD, located at 44 Deerberry Forest Circle, in the Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 8 ayes; 0 nays; 2 absent; and 1 open position) Staff recommends approval.*

Synopsis: The applicant is requesting that the property, located at 44 Deerberry Forest Circle, be rezoned from PRD, Planned Residential District, to Revised PRD, Planned Residential District, to allow for the construction of a swimming pool and cabana structure within the street side-yard area. (Located in Ward 6)

14. ORDINANCE NO. 22,031; Z-9597: To approve a Planned Zoning Development and establish a Planned Office District, titled Peer POD, located at 1850 South Ringo Street, in the Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 8 ayes; 0 nays; 2 absent; and 1 open position) Staff recommends approval.*

Synopsis: The applicant is requesting that the property, located at 1850 South Ringo Street, be rezoned from R-4, Two-Family District, to POD, Planned Office District, to allow for a small office/residential development. (Located in Ward 1)

18. ORDINANCE NO. 22,032; Z-9407-A: To approve a Planned Zoning Development and establish a Planned Residential District, titled Village at the Gateway Phase 8 PRD, located at the west end of Big Rock Avenue, south of Alexander Road, in the Little Rock,

Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 8 ayes; 0 nays; 2 absent; and 1 open position) Staff recommends approval.*

Synopsis: The applicant is requesting that the property, located at the west end of Big Rock Avenue, south of Alexander Road, be rezoned from R-2, Single-Family District, to PRD, Planned Residential District, to allow for 117 lots and a 351-unit multifamily development. (Located in Ward 7)

19. ORDINANCE NO. 22,033; Z-9407-B: To approve a Planned Zoning Development and establish a Planned Residential District, titled Village at the Gateway Phase 9 PRD, located on the south side of Alexander Road, immediately east of 13103 Alexander Road, in the Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 8 ayes; 0 nays; 2 absent; and 1 open position) Staff recommends approval.*

Synopsis: The applicant is requesting that the property, located on the south side of Alexander Road, immediately east of 13103 Alexander Road, be rezoned from R-2, Single-Family District, to PRD, Planned Residential District to allow for fourteen (14) lots, with an eighty-four (84)-unit multifamily development. (Located in Ward 7)

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 Wyrick, 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 15, 16, 17, 20 and Item M-1)

15. ORDINANCE; LU2021-14-01: To amend the Land Use Plan in the Geyer Springs East Planning District, approximately a quarter-mile north of Baseline Road, on the east side of Scott Hamilton Drive, in the City of Little Rock, Arkansas, from Residential Medium to Commercial; and for other purposes. *(Planning Commission: 7 ayes; 1 nay; 2 absent; and 1 open position) Staff recommends denial.*

Synopsis: To approve Land Use Plan amendment in the Geyer Springs East Planning District from Residential Medium (RM) to Commercial (C). (Located in Ward 2)

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 Wyrick, 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. By roll call vote, the vote was as follows: Nays: Hendrix; Richardson; Webb; Peck; Wright; Wyrick; Kumpuris; Phillips; Adcock; and Vice-Mayor Hines. By a vote of zero (0) ayes and ten (10) nays, **the ordinance failed.**

16. ORDINANCE; Z-9592: To reclassify property located in the Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 8 ayes; 0 nays; 2 absent; and 1 open position) Staff recommends denial.*

Synopsis: The owner of the 0.664-acre property, located at 8519 Scott Hamilton Drive, is requesting that the property be reclassified from R-2, Single-Family District, to C-4, Open Display Commercial District. (Located in Ward 2)

Mayor Scott explained that due to the fact that the Land Use Plan Amendment (Item 15) had failed, the zoning reclassification could not move forward; therefore, Item 16 was moot.

17. ORDINANCE; Z-6815-A: To approve a Planned Zoning Development and establish a Planned District – Industrial, titled Levy Concrete Plant PD-I, located at 8806 Mabelvale Pike, in the Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 8 ayes; 0 nays; 2 absent; and 1 open position) Staff recommends approval.*

Synopsis: The applicant is requesting that the property, located at 8806 Mabelvale Pike, be rezoned from I-2, Light Industrial District, to PD-I, Planned District – Industrial, to allow for the development of a concrete plant. (Located in Ward 7)

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

Brad Shen: Stated that he had purchased Levy Concrete approximately two (2) years prior and they were seeking to move to a new location and asked the Board for their support.

Jess Griffen: Stated that he was the Engineer for the project and felt that it fit very well into the location seeing as that the area was already zoned Industrial. Mr. Griffen stated that the close proximity to the Interstate would make the lease impact on the City infrastructure.

John Huggler: Stated that a concrete plant was loud, dirty and dusty and asked that the Board deny the application.

Director Adcock stated that there were two (2) subdivisions located adjacent to the property in question. Director Adcock stated that it was her understanding that the applicant could in the future expand the development, which would place it right behind one of the residential neighborhoods. Director Wyrick asked with the property being zoned PD-I, was this the only development that the applicant could place on the property. Planning & Development Director Jamie Collins confirmed the fact that the applicant was bound by the zoning. Director Wyrick asked how wide the buffer was on the south side of the property. Mr. Collins stated that the buffer was fifty (50) feet wide. Director Wyrick stated that she did not feel that a fifty (50)-foot buffer was adequate to provide the adjacent neighborhood protection against the noise. Vice-Mayor Hines asked what the distance was from the adjacent neighborhood to the location that the concrete would be mixed. Mr. Griffen stated that it was 790 feet, and an additional fifty (50)-foot buffer.

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

20. RESOLUTION NO. 15,524: To state the additional intended uses of a portion of the first tranche of the City of Little Rock, Arkansas', allotment of Local Fiscal Recovery Funds through the American Rescue Plan Act; and for other purposes.

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

M-1 RESOLUTION NO. 15,525: To authorize the City Manager to enter into a contract with TruePoint Solutions, in an amount not to exceed \$821,000.00, plus applicable taxes and fees, for Software and Information Technology Upgrades for the Finance Department Purchasing Division and the Planning & Development Department; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to enter into a contract with TruePoint Solutions Software and Information Technology Upgrades for the Finance Department Purchasing Division and the Planning & Development Department.

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

CITIZEN COMMUNICATION

Luke Skrable: Deceptive Tax Advertising.

EXECUTIVE SESSION

Director Wright made the motion, seconded by Director Hendrix, for the Board to go into Executive Session for the purpose of discussing a personnel matter. By unanimous voice vote of the Board Members present, **the Board went into Executive Session for the purpose of discussing a personnel matter.**

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

Director Phillips 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