

**Little Rock Board of Directors
April 19, 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. City Clerk Susan Langley called the roll with the following Directors present: Miller; Richardson; Webb; Peck; Wright (enrolled at 6:05 PM); Wyrick (enrolled at 6:03 PM); Kumpuris; Phillips (via Web-Ex Teleconferencing); Adcock (enrolled at 6:03 PM); Vice-Mayor Hines; and Mayor Scott. Director Antwan Phillips gave the invocation followed by the Pledge of Allegiance.

PRESENTATIONS

City of Little Rock Employee Retirement Recognition - Major Max Spriggs, Little Rock Police Department
Earth Day Proclamation

Director Wright stated that she was concerned about Item 12 and had asked staff for additional information. Director Wright made the motion, seconded by Vice-Mayor Hines, to defer Item 12 for thirty (30) days. By unanimous voice vote of the Board Members present, **Item 12 was deferred for thirty (30) days.**

DEFERRALS:

11. 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) Staff recommends denial. (Deferred until May 17, 2022, at the applicant's request)*

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)

13. 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) (1st, 2nd & 3rd Readings held on April 5, 2022) Staff recommends approval. (Deferred until May 3, 2022, at the applicant's request)*

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)

14. 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*) *Staff recommends approval. (Deferred until May 3, 2022, at the applicant's request)*
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)

Vice-Mayor Hines made the motion, seconded by Director Wyrick, defer Item 11 until May 17, 2022. By unanimous voice vote of the Board Members present, **Item 11 was deferred until May 17, 2022.**

Director Wright made the motion, seconded by Director Adcock, defer Items 13 and 14 until May 3, 2022. By unanimous voice vote of the Board Members present, **Items 13 and 14 were deferred until May 3, 2022.**

CONSENT AGENDA (Items 1 – 4)

1. RESOLUTION NO. 15,665: To authorize the City Manager to enter into a contract with Wagner General Contractors, in amount not to exceed \$931,442.50, to renovate Fire Station 12, located at 7003 Cantrell Road; and for other purposes. *Staff recommends approval.*

Synopsis: To authorize the City Manager to enter into a contract with Wagner General Contractors for General Contractor Services to renovate Fire Station 12 located at 7003 Cantrell Road.

2. RESOLUTION NO. 15,666: To authorize the City Manager to enter into a contract with River City Hydraulics, Inc., in an amount not to exceed \$201,624.48, plus applicable taxes and fees, for the purchase of one (1) Heil PT1000 Thirteen (13)-Yard Rear-Loader for the Public Works Department Solid Waste Division; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to enter into an agreement with River City Hydraulics, Inc., for the purchase of one (1) Heil PT1000 Thirteen (13)-Yard Rear-Loader for Public Works Department Solid Waste Division.

3. RESOLUTION NO. 15,667: To authorize the City Manager to enter into a contract with Mobley Contractors, Inc., in an amount not to exceed \$588,344.34, for the 13th Street Bridge Repair 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 enter into an agreement with Mobley Contractors, Inc., for the 13th Street Bridge Repair Project No. 1-17-ST-56B, Bid No. 1558. (Located in Ward 1)

4. RESOLUTION NO. 15,668: To authorize the City Manager to enter into a contract with BMD Builders, in an amount not to exceed \$1,459,439.00, for the construction of Basketball Courts and improvements at Kanis Park; and for other purposes. *Staff recommends approval.*

Synopsis: To authorize the City Manager to enter into a contract with BMD Builders for the construction of Basketball Courts and improvements at Kanis Park.

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

GROUPED ITEMS (Items 5 - 10)

5. ORDINANCE NO. 22,117; LU2022-18-01: To amend the Land Use Plan in the Ellis Mountain Planning District, located at 12807 Kanis Road, from Suburban Office (SO) to Neighborhood Commercial (NC); and for other purposes. *(Planning Commission: 7 ayes; 0 nays; 3 absent; and 1 open position) Staff recommends approval.*

Synopsis: To approve a Land Use Plan Map amendment in the Ellis Mountain District at 12807 Kanis Road from Suburban Office (SO) to Neighborhood Commercial (NC). (Located in Ward 6)

6. ORDINANCE NO. 22,118; Z-4468-A: 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: 6 ayes; 0 nays; 4 absent and 1 open position) Staff recommends approval.*

Synopsis: The owner of the 2.79-acre property, located at 12807 Kanis Road, is requesting that the property be reclassified from O-1, Quiet Office District, to C-3, General Commercial District. (Located in Ward 6)

7. ORDINANCE NO. 22,119; LU2022-18-02: To amend the Land Use Plan in the Ellis Mountain Planning District, located north of 15520 Lawson Road, from Residential Low Density (RL) to Mining (M); and for other purposes. *(Planning Commission: 7 ayes; 0 nays; 3 absent; and 1 open position) Staff recommends approval.*

Synopsis: To approve a Land Use Plan Map amendment in the Ellis Mountain District north of 15520 Lawson Road from Residential Low Density (RL) to Mining (M). (Located within the City's Extraterritorial Jurisdiction)

8. ORDINANCE NO. 22,120; Z-8846-B: 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: 7 ayes; 0 nays; 3 absent; and 1 open position) Staff recommends approval.*

Synopsis: The owner of the 11.95-acre property, located at 15500 Kanis Road, is requesting that the property be reclassified from R-2, Single-Family District, to M, Mining District. (Located within the City's Extraterritorial Jurisdiction)

9. ORDINANCE NO. 22,121: To establish and lay off City of Little Rock Arkansas Municipal Property Owners' Multipurpose Improvement District No. 2022-001 (Shiloh Grove Project); **to declare an emergency**; and for other purposes.

10. ORDINANCE NO. 22,122: To amend Little Rock, Ark. Ordinance No. 21,993 (May 18, 2021), to authorize an increase to the Service Agreement with Motorola Solutions, Inc., to include fees for the upgrade of the extension of the Service Agreement with Motorola Solutions, Inc., for the City's Radio Infrastructure Equipment utilized by the Communications Division; and for other purposes. *Staff recommends approval.*

Synopsis: Approval of an amendment to Ordinance No. 21,993 to increase the amount of the first extension of the contract with Motorola Solutions, Inc.

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. Director Adcock made the motion, seconded by Director Richardson, 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 voice vote of the Board Members present, with Director Adcock voting in opposition to Items 5, 6, 7, & 8, **the ordinances were approved.** By unanimous voice vote of the Board Members present, **the emergency clause for Item 9 was approved.**

SEPARATE ITEMS (Item 12)

12. ORDINANCE; Z-6049-C: To approve a Planned Zoning Development and 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) 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)

Director Wright made the motion, seconded by Vice-Mayor Hines, to defer the item until May 17, 2022. By unanimous voice vote of the Board Members present, **the item was deferred until May 17, 2022.**

PUBLIC HEARINGS (Item 15)

15. ORDINANCE NO. 22,123: To authorize the issuance of Industrial Development Revenue Bonds under the Municipalities and Counties Industrial Development Revenue Bond Law for the purpose of securing and developing industry; to authorize the sale of the Bonds and the approval of a Bond Purchase Agreement and a Payment in Lieu of Taxes Agreement in connection therewith; to authorize the execution and delivery of a Trust Indenture securing the Bonds; to authorize and prescribe certain matters pertaining to the project, the acquisition, construction and equipping thereof, and the financing thereof; to authorize the execution and delivery of a Lease Agreement relating to the project; **to declare an emergency;** and for other purposes.

Mayor Scott opened the public hearing.

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.

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

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

CITIZEN COMMUNICATION

Sandre Kia Morning: Youth Programs.

Linda 'Bumblebee' Williams: Madison Heights Community.

Malik Blackmon: Madison Heights Community.

16. **MOTION**: To set the parameters of the 2022 Millage.

City Manager Bruce Moore stated that the proposed millage would be a twenty (20)-year Bond Issue with a payoff in approximately sixteen (16) years. City Manager Moore stated that with the multiple issuances, it would generate approximately \$154,000,000.00 over the sixteen (16)-year period. City Manager Moore presented the following chart regarding the distribution of funds:

Project	Project Fund Allocation	Percentage of Total
Streets	\$46,200,000.00	30%
Drainage	\$46,200,000.00	30%
Fire Apparatus	\$18,600,000.00	12%
District Court Building	\$8,000,000.00	5%
Parks & Zoo Improvements	\$20,000,000.00 <i>Parks - \$13,000,000.00</i> <i>Zoo - \$7,000,000.00</i>	13%
Port Expansion	\$15,000,000.00	10%
Total	\$154,000,000.00	100%

Bond Counsel Shep Russell stated that the ballot would be prepared once the Board decided what they wanted to finance.

Director Kumpuris stated that if the 3/8-Cent Sales Tax was renewed and combined with the Bonds, it would approximately double the amount of money that would be generated. Director Kumpuris stated that he understood that it would be risky to ask the voters to support both a Bond Issue and a sales tax increase; however, he felt that in order to adequately take care of existing facilities – especially parks – additional funds were needed. Director Peck stated that she agreed with Director Kumpuris that the City did not have adequate funds to take care of existing facilities. Vice-Mayor Hines stated that he thought if the Board tried to add a 3/8-Cent Sales Tax increase, both issues might fail.

Director Wright made the motion, seconded by Director Wyrick, to set the parameters of the 2022 Millage at twenty (20) years for \$154,000,000.00. By unanimous voice vote of the Board Members present, **the motion was approved.**

Vice-Mayor Hines made the motion to accept the proposed percentages for each of the projects. **The motion failed due to the lack of a second.**

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Director Kumpuris made the motion, seconded by Director Peck, to move forward with a 3/8-Cent Sales Tax proposal, along with the Bond Issue. By roll call vote, the vote was as follows: Ayes: Peck; Kumpuris; and Phillips. Nays: Miller; Webb; Wright; Wyrick; Adcock; and Vice-Mayor Hines. Absent: Richardson. By a vote of three (3) ayes, six (6) nays and one (1) absent, **the motion failed.**

Director Miller made the motion, seconded by Vice-Mayor Hines, 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