

**Little Rock Board of Directors Meeting  
May 18, 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 (via WebEx Teleconferencing); Richardson; Webb; Peck (enrolled at 6:30 PM); Wright; Wyrick; Kumpuris; Phillips; Adcock; Vice-Mayor Hines; and Mayor Scott. Director Wyrick delivered the invocation followed by the Pledge of Allegiance.

**PRESENTATIONS**

Rock Academy Graduate Recognition

**DEFERRALS:**

**2. 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. *Staff recommends approval. (Deferred until June 1, 2021, at staff's request)*  
**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)

**19. ORDINANCE; 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. *(Planning Commission: 9 ayes; 0 nays; 1 absent; and 1 open position) Staff recommends approval. (Deferred until June 1, 2021, at the applicant's request)*  
**Synopsis:** To approve Land Use Plan amendment in the 65<sup>th</sup> East Planning District from Industrial (I) Commercial to Commercial (C). (Located in Ward 2)

**20. ORDINANCE; 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. (Deferred until June 1, 2021, at the applicant's request)*  
**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)

Vice-Mayor Hines made the motion, seconded by Director Richardson, to defer Items 2, 19 and 20 until June 1, 2021. By unanimous voice vote of the Board Members present, **Items 2, 19 and 20 were deferred until June 1, 2021.**

**CONSENT AGENDA (Item 1 and Item 3 - 9)**

**1. RESOLUTION NO. 15.452; Z-1528-A:** To set June 1, 2021, as the date of public hearing on the appeal of the Planning Commission's recommendation of denial of a

Planned Zoning District titled Bark Avenue, LLC, PCD, located at 7820 Cantrell Road, in the City of Little Rock, Arkansas; and for other purposes.

**3. RESOLUTION NO. 15,453:** To authorize the City Manager to enter into a contract with CHF Contractors, Inc., in an amount not to exceed \$97,000.00, to provide labor and materials for the construction of ADA walks and other improvements at the Rebsamen Tennis Center; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to enter into a contract with CHF Contractors, Inc., to provide labor and materials for the construction of ADA walks and other improvements at the Rebsamen Tennis Center.

**4. RESOLUTION NO. 15,454:** To transfer the title of the property located at 3104 West 13<sup>th</sup> Street, from the City of Little Rock, Arkansas, to Cross Property Group, LLC, to be used for Neighborhood Revitalization Programs; and for other purposes. *Staff recommends approval.*

**Synopsis:** In an effort by the Land Bank to maximize the City's revitalization efforts, staff would like to transfer the lots located at 3104 West 14<sup>th</sup> Street Little Rock, Arkansas, to Cross Property Group, LLC. The property contains a 1,664 square-foot rehab structure.

**5. RESOLUTION NO. 15,455:** To authorize the City Manager to enter into a contract with Streamworks Mitigation Services, LLC, in an amount not to exceed \$72,845.14, to purchase Wetland Mitigation Credits for the Briarwood Ditch Project, Phase 2; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to execute an agreement with Streamworks Mitigation Services, LLC, for Wetland Mitigation Credits for the Briarwood Ditch Project, Bid No. 1231. (Located in Ward 3)

**6. RESOLUTION NO. 15,456:** To approve the extension of sewer services outside the City Limits to CF BAT LIT, LLC, a Delaware Limited-Liability Company, and owner of certain property located in Pulaski County, Arkansas; to authorize entry into a Pre-Annexation Sewer Service Agreement; and for other purposes. *Staff recommends approval.*

**7. RESOLUTION NO. 15,457:** To authorize the Mayor and City Clerk to enter into an agreement with Today's Power, Inc., for the sale of approximately eighty (80) acres of land located in the City of Little Rock, Pulaski County, Arkansas, by the City of Little Rock, Arkansas, for the benefit of the Little Rock Port Authority to Today's Power; and for other purposes. *Staff recommends approval.*

**8. RESOLUTION NO. 15,458:** To authorize the City Manager to enter into an agreement with the Little Rock Municipal Airport Commission, to provide Aircraft Rescue and Firefighting Services and the Little Rock National Airport; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to enter into an Agreement with the Little Rock Municipal Airport Commission for Aircraft Rescue and Firefighting Services at the Little Rock National Airport.

**9. RESOLUTION NO. 15,459:** To make an appointment to the Central Arkansas Library Systems Board of Directors; and for other purposes. *Staff recommends approval.*

**Synopsis:** Appointment of Susana O'Daniel to fill the unexpired term of Dr. Karama Neal.

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.**

### **GROUPED ITEMS (Items 10 - 17)**

**10. ORDINANCE; Z-8531-B:** To approve a Planned Zoning Development and establish a Planned Commercial District titled Alisha 126 Investments ATV Sales and Repair/Wheel and Tire Shop PCD, located at 3618 Baseline Road, 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 applicant is requesting that the property located at 3618 Baseline Road be rezoned from PCD, Planned Commercial District, to Revised PCD, Planned Commercial District, to allow an ATV sales and repair business and a wheel and tire shop. (Located in Ward 2)

Director Wyrick asked if there were any cards received from individuals wanting to address the Board regarding Item 10. Mayor Scott stated that he had not received any cards. Director Wyrick stated that she had spoken with several of the residents in Southwest Little Rock and they would like the opportunity to meet with the applicant. Mayor Scott stated that he had in fact had received two (2) e-mails from individuals that wanted their opinions stated.

Jacqueline Hunt (via e-mail correspondence): Stated that she was against the proposed ATV/Tire Shop operating on Baseline Road. Ms. Hunt stated that Southwest Little Rock had an overabundance of those type of businesses.

Pamela Bingham (via e-mail correspondence): Stated that she was against the proposed development due to the fact that the client was unable to make a concise decision regarding the operation of the property. Ms. Bingham asked that the Board vote against the application.

Director Wyrick made the motion, seconded by Director Richardson, to defer Item 10 until June 15, 2021. By voice vote of the Board Members present, with Director Adcock voting in opposition, **Item 10 was deferred until June 15, 2021.**

**11. ORDINANCE NO. 21,992; Z-9103-B:** To approve a Planned Zoning Development and establish a Planned Commercial District titled 10115 Rodney Parham Road Conceptual PCD, located at 10115 Rodney Parham Road, 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 applicant is requesting that the property located at 10115 Rodney Parham Road be rezoned from O-3, General Office District, to Conceptual PCD, Planned Commercial District, and OS, Open Space District, to allow a future commercial development. (Located in Ward 4)

Yolanda Dreher (via e-mail correspondence): Stated that the property was near the intersection of Rodney Parham Road and Breckenridge Drive and that there was already a drive-thru carwash located at 9500 Rodney Parham Road, which was approximately a half-mile in distance.

**12. ORDINANCE NO. 21,993; Z-9508-A:** To approve a Planned Zoning Development and establish a Planned Commercial District titled Posh Automotive PCD, located at 8900/8916 Colonel Glenn Road, 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 applicant is requesting that the property located at 8900/8916 Colonel Glenn Road be rezoned from C-3, General Commercial District, and R-4, Two-Family District, to PCD, Planned Commercial District, to allow for a Pre-Owned Auto Sales Business. (Located in Ward 6)

Director Wright stated that she would like to question the applicant regarding the development.

Jeremiah Russell: Stated that he was with Rogue Architecture, and was representing the applicant.

Director Wright asked if there were any renderings or sketches as to how the structure would look. Mr. Russell stated that the application was just for the rezoning and that the structure was still in the design phase. Director Wright stated that because there was an architect involved, she felt assured that the design of the structure would be compatible with the neighborhood; therefore, she was supportive of the application.

**13. ORDINANCE NO. 21,994; Z-9567:** To approve a Planned Zoning Development and establish a Planned Industrial District titled CALS AND LRWRA Solar Development PID, located at 6700 Fourche Dam Pike, 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 applicant is requesting that the property located at 6700 Fourche Dam Pike be rezoned from R-2, Single-Family District, to PID, Planned Industrial District, to allow for a solar panel development. (Located in Ward 1)

**14. ORDINANCE NO. 21,995:** To amend Little Rock, Ark., Ordinance No. 21,984 (April 20, 2021), to increase the amount 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. 21,984 to increase the amount of the first extension of the contract with Motorola Solutions, Inc., for the City's Radio Infrastructure Equipment used by the Little Rock Police Department Communications Division.

**15. ORDINANCE NO. 21,996:** To declare it impractical and unfeasible to bid; to amend Little Rock, Ark., Ordinance No. 21,821 (December 17, 2019) to approve a \$64,245.37 increase to the Sole-Source Ordinance approved for the agreement with Governmentjobs.com, Inc., d/b/a NEOGOV, to include the purchase of the LEARN Module and Job Posting Expansion for a revised amount not to exceed \$135,000.00, plus applicable taxes and fees; and for other purposes. *Staff recommends approval.*  
**Synopsis:** Approval of an amendment to Ordinance No. 21,821 to authorize the City Manager to enter into an agreement for the purchase of NEOGOV LEARN Module and job posting expansion to Governmentjobs.com, which integrates with the existing NEOGOV System utilized by the Human Resources Department.

**16. ORDINANCE NO. 21,997:** To approve the action of the Lt. Walter E. Parker Veterans of Foreign Wars Post 1316, located at 2304 South Arch Street, Little Rock, Arkansas, in filing an application for operation as a private club permitted from the

Arkansas Alcohol Beverage Control Division of the Arkansas Department of Finance and Administration; to comply with Ark., Code Ann. § 3-9-222(a)(1); **to declare an emergency**; and for other purposes. *Staff recommends approval.*

**Synopsis:** To grant approval for the Lt. Walter E. Parker Veterans of Foreign Wars Post 1316 to operate as a private club for the location of its hall located at 2304 South Arch Street, Little Rock, Arkansas, 72206.

**17. ORDINANCE NO. 21,998:** To amend Little Rock, Ark., Rev. Code § 22-34 (1988), to clarify when a child must be accompanied by an adult in a public restroom facility; **to declare an emergency**; and for other purposes. *Staff recommends approval.*

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 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 16 was approved**. By unanimous voice vote of the Board Members present, **the emergency clause for Item 17 was approved**.

#### **SEPARATE ITEMS (Item 18 and Item 21)**

**18. ORDINANCE NO. 22,000; Z-9560:** To approve a Planned Zoning Development and establish a Planned Office District titled Kustom Made Properties POD, located at 2916 West 12<sup>th</sup> Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 6 ayes; 3 nays; 1 absent; and 1 open position)* *Staff recommends denial.*

**Synopsis:** The applicant is requesting that the property located at 2916 West 12<sup>th</sup> Street be rezoned from R-3, Single-Family District, to POD, Planned Office District, to allow a Neighborhood Resource Center and a Temporary Lodging Facility. (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 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.

Director Adcock asked what type of occupants would be staying in the proposed facility. Planning & Development Director Jamie Collins stated that there was not an age designation listed in the application. Director Adcock asked if the facility was designated as a drug/alcohol or re-entry facility. Mr. Collins stated that that information was not included in the information. Director Adcock asked why staff had recommended denial. Mr. Collins stated that staff felt that the proposed development was too intense for the single-family residential lot.

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

**21. ORDINANCE NO. 22,001:** To declare it the policy of the City of Little Rock, Arkansas, that the investigation, citation, arrest, seizure or prosecution of Misdemeanor Marijuana Offenses by adults be its lowest law enforcement and prosecutorial priority; and for other purposes. *(Sponsored by Director Ken Richardson)*

The ordinance was read the first time. Director Richardson made the motion, seconded by Director Wright, to suspend the rules and place the ordinance on second reading. By voice vote of the Board Members present, with Director Adcock voting in opposition, the rules were suspended and the ordinance was read a second time. Director Richardson made the motion, seconded by Director Wright, to suspend the rules and place the ordinance on third reading. By voice vote of the Board Members present, with Director Adcock voting in opposition, the rules were suspended and the ordinance was read a third time.

Dashauna Dean: Stated that it was not right to arrest someone that had a small amount of marijuana in their possession and that the Police should be focused more on solving violent crimes and arresting those criminals.

Dr. Patrice Bax: Stated that one of the issues that the ordinance addressed was how minority youth were affected.

Jacqueline Smith: Stated that she agreed with Dr. Bax and that if an individual was pulled over for another offense and marijuana was involved, that was completely different than being pulled over specifically for a small amount of marijuana.

Director Kumpuris asked how the proposed ordinance would affect the Little Rock Police Department (LRPD) in executing their duty within the City. Little Rock Police Chief Keith Humphrey stated that the ordinance did not decriminalize marijuana, but made it the lowest priority. Chief Humphrey stated that LRPD had not physically arrested anyone for the sole purpose of a small amount of marijuana in the last several years. Chief Humphrey stated that unofficially, marijuana arrests the lowest priority; however, by actually listing it in a document, he worried that it would open the flood gates for other individuals wanting to deprioritize other crimes.

By roll call vote, the vote was as follows: Ayes: Richardson; Webb; Peck; Wright; Kumpuris; and Phillips. Nays: Wyrick; Adcock; and Vice-Mayor Hines. Present: Hendrix. When asked if she would like to change her Present vote, Director Hendrix indicated that she would like to change her vote from Present to Aye. The final roll call vote was as follows: Ayes: Hendrix; Richardson; Webb; Peck; Wright; Kumpuris; and Phillips. Nays: Wyrick; Adcock; and Vice-Mayor Hines. By a vote of seven (7) ayes and three (3) nays, **the ordinance was approved.**

## **CITIZEN COMMUNICATION**

Shayla Hooks: Hooks Construction Services.

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6:00 PM

Director Richardson 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:**

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**Susan Langley, City Clerk**

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**Frank Scott, Jr., Mayor**