

**Little Rock Board of Directors Meeting  
February 21, 2023  
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; Peck; Hines; Lewis; Wyrick; Kumpuris; Phillips; Adcock; Vice-Mayor Webb; and Mayor Scott. Director Joan Adcock delivered the invocation followed by the Pledge of Allegiance.

Vice-Mayor Webb made the motion, seconded by Director Hines, to defer action on Item 26 until March 7, 2023. By unanimous voice vote of the Board Members present, **Item 26 was deferred until March 7, 2023.**

**26. ORDINANCE:** To amend Little Rock, Ark., Rev. Code Chapter 17, Article IV, § 96(A) (1988) and various Zoning Articles and Sections of Chapter 36; and for other purposes. *(Deferred from September 6, 2022)(Deferred from September 20, 2022)(Deferred from October 18, 2022)(Deferred from November 15, 2022)(Deferred from January 17, 2023) (Planning Commission: 10 ayes; 0 nays; and 1 open position) Staff recommends approval.*  
**Synopsis:** To approve an ordinance regulating Short-Term Rentals within the zoning area of the City of Little Rock, Arkansas.

Director Hines made the motion, seconded by Director Adcock, to defer action on Item 23 until March 7, 2023. By unanimous voice vote of the Board Members present, **Item 23 was deferred until March 7, 2023.**

**23. RESOLUTION:** To express the disagreement of the City of Little Rock, Arkansas, to the ten (10)-year rate increase and issuance of indebtedness by Central Arkansas Water to deal with certain infrastructure issues; and for other purposes. *(Sponsored by Director Hines)*

**ADDITIONS:**

**M-1 RESOLUTION:** To authorize the City Manager to approve an Annual Purchase Order with Enterprise FM Trust, in an amount not to exceed \$463,804.00, plus applicable taxes and fees, for Year 2 of the four (4)-year lease plan to lease fifty-one (51) vehicles for the Little Rock Police Department; and for other purposes. *Staff recommends approval.*  
**Synopsis:** A resolution to authorize the City Manager to approve an Annual Purchase Order with Enterprise FM Trust for the leasing of fifty-one (51) vehicles for the payment of year two (2) of the four (4)-year lease plan to be utilized by the Little Rock Police Department.

**M-2 RESOLUTION:** To authorize the City Manager to approve an Annual Purchase Order with Enterprise FM Trust, in an amount not to exceed \$419,600.00, plus applicable taxes and fees, for Year 3 of the five (5)-year lease plan to lease eighty-four (84) vehicles for the Little Rock Police Department; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to approve an Annual Purchase Order with Enterprise FM Trust for the leasing of eighty-four (84) vehicles for the payment of year three (3) of the five (5)-year lease plan to be utilized by the Little Rock Police Department.

**M-3 RESOLUTION:** To authorize the City Manager to approve an Annual Purchase Order with Enterprise FM Trust, in an amount not to exceed \$377,000.00, plus applicable taxes and fees, for Year 3 of the five (5)-year lease plan to lease seventy-one (71) vehicles for the Little Rock Police Department; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to approve an Annual Purchase Order with Enterprise FM Trust for the leasing of seventy-one (71) vehicles for the payment of year three (3) of the five (5)-year lease plan to be utilized by the Little Rock Police Department.

**M-4 RESOLUTION:** To authorize the City Manager to execute an amendment to the Construction Management Services Agreement with Baldwin & Shell Construction Company, in the amount of \$275,183.00, for the Little Rock Police Department Headquarters Project; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to execute an amendment to the Construction management Services Agreement with Baldwin & Shell Construction Company for the Little Rock Police Department Headquarters Project.

**M-5 RESOLUTION:** To authorize the City Manager to execute an amendment to the Architectural Services Agreement with Wittenberg, Delony & Davidson, Inc., in the amount of \$6,706.00, for the Little Rock Police Department Headquarters Project; and for other purposes. *Staff recommends approval.*

**A resolution to authorize the City Manager to execute an amendment to the Architectural Services Agreement with Wittenberg, Delony & Davidson, Inc., for the Little Rock Police Department Headquarters Project.**

**M-6 RESOLUTION:** To authorize the Mayor and City Clerk to execute any and all documents necessary to identify properties within, and without, the William Jefferson Clinton Presidential Park to be involved in a series of transactions with OneHealth East Village Development, LLC, Heifer Project International, The Bill, Hillary & Chelsea Clinton Foundation, the Arkansas Symphony Orchestra Society, Inc., and the City of Little Rock, Arkansas, to assure the location of the Lyon College School of Veterinary Medicine and the Lyon College of Dental Medicine and Oral Health, within the City of Little Rock, Arkansas; and for other purposes. *Staff recommends approval.*

**M-7 RESOLUTION:** To agree to the cancellation of the lease between the City of Little Rock, Arkansas, and Heifer Project International; and for other purposes. *Staff recommends approval.*

**M-8 ORDINANCE:** To amend Little Rock, Ark., Rev. Code § 6-41(1988), and any other provision of the Little Rock Code necessary to permit The Lyon College of Veterinary Medicine and keep or maintain animals necessary to fulfill the purposes of the College; and for other purposes. *Staff recommends approval.*

**M-9 RESOLUTION:** For the City to agree to accept title to property from OneHealth East Village Development, LLC; to state that some of the property shall be placed within the boundaries of the William Jefferson Clinton Presidential Park; and for other purposes. *Staff recommends approval.*

**M-10 RESOLUTION:** To agree to amend that certain lease dated March 1, 2002, between The Bill, Hillary & Chelsea Clinton Foundation and the City of Little Rock,

Arkansas, for land located in the William Jefferson Clinton Presidential Park; and for other purposes. *Staff recommends approval.*

**M-11 RESOLUTION:** For the City to agree to deed titled to property to OneHealth East Village Development, LLC; to state that some of the property shall be removed from the boundaries of the William Jefferson Clinton Presidential Park; and for other purposes. *Staff recommends approval*

**M-12 RESOLUTION:** To agree to the cancellation of subleases between The Bill, Hillary & Chelsea Clinton Foundation and Heifer International for land located in the William Jefferson Clinton Presidential Park; and for other purposes. *Staff recommends approval*

Director Adcock made the motion, seconded by Director Hines, to add Items M-1, M-2, M-3, M-4, M-5, M-6, M-7 M-9, M-10, M-11 & M-12 to the Consent Agenda and to add Item M-8 to the Grouped Items. By unanimous voice vote of the Board Members present, **Items M-1, M-2, M-3, M-4, M-5, M-6, M-7 M-9, M-10, M-11 & M-12 were added to the Consent Agenda and Item M-8 was added to the Grouped Items.**

**CONSENT AGENDA (Items 1 – 15 and Items M-1, M-2, M-3, M-4, M-5, M-6 M-7, M-9, M-10, M-11 & M-12)**

1. **MOTION**: To accept the Overall City Goals and Objectives.
2. **RESOLUTION NO. 15,895**: To certify Local Government Endorsement of Natural State Concrete Supply Company to participate in the Arkansas Tax Back Program, as authorized by Ark. Code Ann § 15-4-2706(D) of the Consolidate Incentive Act of 2003; and for other purposes.
3. **RESOLUTION NO. 15,896**: To authorize the City Manager enter into a contract with Friday, Eldredge & Clark, in an amount not to exceed \$75,000.00, to provide legal counsel to represent the City before the Civil Service Commission; and for other purposes. *Staff recommends approval*  
**Synopsis: A resolution to authorize the City Manager to enter into an agreement with Friday, Eldredge & Clark to provide legal counsel to represent the City before the Civil Service Commission, for the period of January 1, 2023, to December 31, 2023.**
4. **RESOLUTION NO. 15,897**: To authorize the City Manager enter into a contract with Goodyear Tires and Looney's Tire Center, Inc., for an annual purchase amount not to exceed \$900,000.00, for the purchase of Commercial Tires for the Fleet Services Department; and for other purposes. *Staff recommends approval*  
**Synopsis: To authorize the City Manager to enter into an Annual Contract with Goodyear Tires and Looney's Tires Center, Inc., for Commercial Tires. This contract is for (1)-year, with an option to renew each year up to two (2) additional years.**
5. **RESOLUTION NO. 15,898**: To authorize the Mayor to enter into a contract with Dale McGinnis for the purchase of approximately 3.19 acres located at 3405 and 3511 West Roosevelt Road to develop a Micro Home Village and Emergency Shelter; and for other purposes. *(Funding from the American Rescue Plan Act) Staff recommends approval*  
**Synopsis: To help decrease homelessness in the City of Little Rock, staff recommends purchasing the two (2) continuous parcels of land totaling 3.19+/- acres located at 3405 & 3511 West Roosevelt**

Road (Parcel 34L-292-00-002-00 & 34L-292-00-003-00), to develop a Micro Home Village and Emergency Shelter. The owner of the property is Dale McGinnis. (Located in Ward 1)

**6. RESOLUTION NO. 15,899:** To authorize the City Manager to execute an amendment to the Construction Management Services Agreement with East-Harding, Inc., to approve the guaranteed maximum price of \$436,779.50, for the Willie L. Hinton Neighborhood Resource Center Rehabilitation Project to reflect waterproofing and masonry restoration; and for other purposes. *Staff recommends approval*

**Synopsis:** A resolution to authorize the City Manager to amend the Construction Management Services Agreement with East-Harding, Inc., for the Willie L. Hinton Neighborhood Resource Center Rehabilitation Project in order to reflect the Waterproofing & Masonry Restoration of the building.

**7. RESOLUTION NO. 15,900:** To authorize the City Manager to enter into a Construction Services Contract with Doyme Construction Company, Inc., in an amount not to exceed \$1,193,000.00, to develop the intake addition at the Little Rock Animal Village; 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 authorize the City Manager to enter into a Construction Services Contract with Doyme Construction Company, Inc., to develop the intake addition at the Little Rock Animal Village.

**8. RESOLUTION NO. 15,901:** To authorize the Mayor to enter into a contract with Jack Tyler Family, LLC, for the purchase of approximately 117 acres of land, for use by the Little Rock Port Authority for economic prospect recruitment; and for other purposes. *Staff recommends approval*

**9. RESOLUTION NO. 15,902:** To amend Little Rock, Ark., Resolution No. 14,916 (December 18, 2018), to edit Page 1, Line 21 to reflect that at the end of the lease with Enterprise FM, the City will not own the vehicles; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution amend Resolution No. 14,916 (December 18, 2018) to remove Line 21 that states that at the end of the lease, the City will own the vehicles.

**10. RESOLUTION NO. 15,903:** To amend Little Rock, Ark., Resolution No. 15,044 (August 20, 2019), to edit Page 1, Line 26 to reflect that at the end of the lease with Enterprise FM, the City will not own the vehicles; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution amend Resolution No. 15,044 (August 20, 2019) to remove Line 26 that states that at the end of the lease, the City will own the vehicles.

**11. RESOLUTION NO. 15,904; G-25-227-C:** To extend the Heights Temporary Entertainment District, for five (5) days on February 25, 2023, March 16, 2023, April 1, 2023, April 20, 2023 and May 5, 2023; and for other purposes. *Staff recommends approval.*

**Synopsis:** The Heights Business Association is seeking Board approval to extend a Temporary Entertainment District to support outdoor dining areas not adjacent to the associated restaurant facility.

**12. RESOLUTION NO. 15,905; G-25-226-D:** To extend the Third Street Temporary Entertainment District, for approximately thirteen (13) consecutive weeks starting on February 22, 2023, and ending on May 22, 2023; and for other purposes. *Staff recommends approval.*

**Synopsis:** The Third Street Merchants Association of Downtown Little Rock is seeking Board approval to extend a Temporary Entertainment District.

**13. RESOLUTION NO. 15,906; G-23-486:** To set March 7, 2023, as the date of public hearing on the request to abandon the ten (10)-foot wide alley right-of-way, located within Block 16, Gibraltar Heights Addition in the City of Little Rock, Arkansas, block bounded by Atkins Road (700 Block) to the east and three (3) undeveloped rights-of-way to the north, south and west; and for other purposes. *Staff recommends approval.*

**14. RESOLUTION NO. 15,907; G-23-487:** To set March 7, 2023, as the date of public hearing on the request to abandon the twenty (20)-foot wide alley right-of-way, located within Block 176, Original City of Little Rock, Arkansas, block bounded by West 7<sup>th</sup> Street, West 8<sup>th</sup> Street, State Street and South Gaines Street; and for other purposes. *Staff recommends approval.*

**15. RESOLUTION NO. 15,908; ED-23-001:** To express the willingness of the City of Little Rock, Arkansas, to participate in a Cost Sharing Agreement with Village at BC, LLC, in an amount not to exceed \$900,000.00, for improvements to Colonel Glenn Plaza Drive and Topgolf Way; and for other purposes. *(Funding from the 3/8-Cent Capital Improvement Sales Tax) Staff recommends approval*  
**Synopsis:** To express the willingness of the City of Little Rock, to participate in a Cost Sharing Agreement with Village at BC, LLC, for improvements to Colonel Glenn Plaza Drive and Topgolf Way. (Located in Ward 7)

**M-1 RESOLUTION NO. 15,909:** To authorize the City Manager to approve an Annual Purchase Order with Enterprise FM Trust, in an amount not to exceed \$463,804.00, plus applicable taxes and fees, for Year 2 of the four (4)-year lease plan to lease fifty-one (51) vehicles for the Little Rock Police Department; and for other purposes. *Staff recommends approval.*  
**Synopsis:** A resolution to authorize the City Manager to approve an Annual Purchase Order with Enterprise FM Trust for the leasing of fifty-one (51) vehicles for the payment of year two (2) of the four (4)-year lease plan to be utilized by the Little Rock Police Department.

**M-2 RESOLUTION NO. 15,910:** To authorize the City Manager to approve an Annual Purchase Order with Enterprise FM Trust, in an amount not to exceed \$419,600.00, plus applicable taxes and fees, for Year 3 of the five (5)-year lease plan to lease eighty-four (84) vehicles for the Little Rock Police Department; and for other purposes. *Staff recommends approval.*  
**Synopsis:** A resolution to authorize the City Manager to approve an Annual Purchase Order with Enterprise FM Trust for the leasing of eighty-four (84) vehicles for the payment of year three (3) of the five (5)-year lease plan to be utilized by the Little Rock Police Department.

**M-3 RESOLUTION NO. 15,911:** To authorize the City Manager to approve an Annual Purchase Order with Enterprise FM Trust, in an amount not to exceed \$377,000.00, plus applicable taxes and fees, for Year 3 of the five (5)-year lease plan to lease seventy-one (71) vehicles for the Little Rock Police Department; and for other purposes. *Staff recommends approval.*  
**Synopsis:** A resolution to authorize the City Manager to approve an Annual Purchase Order with Enterprise FM Trust for the leasing of seventy-one (71) vehicles for the payment of year three (3) of the five (5)-year lease plan to be utilized by the Little Rock Police Department.

**M-4 RESOLUTION NO. 15,912:** To authorize the City Manager to execute an amendment to the Construction Management Services Agreement with Baldwin & Shell Construction Company, in the amount of \$275,183.00, for the Little Rock Police Department Headquarters Project; and for other purposes. *Staff recommends approval.*  
**Synopsis:** A resolution to authorize the City Manager to execute an amendment to the Construction management Services Agreement with Baldwin & Shell Construction Company for the Little Rock Police Department Headquarters Project.

**M-5 RESOLUTION NO. 15,913:** To authorize the City Manager to execute an amendment to the Architectural Services Agreement with Wittenberg, Delony & Davidson, Inc., in the amount of \$6,706.00, for the Little Rock Police Department Headquarters Project; and for other purposes. *Staff recommends approval.*

**A resolution to authorize the City Manager to execute an amendment to the Architectural Services Agreement with Wittenberg, Delony & Davidson, Inc., for the Little Rock Police Department Headquarters Project.**

**M-6 RESOLUTION NO. 15,914:** To authorize the Mayor and City Clerk to execute any and all documents necessary to identify properties within, and without, the William Jefferson Clinton Presidential Park to be involved in a series of transactions with OneHealth East Village Development, LLC, Heifer Project International, The Bill, Hillary & Chelsea Clinton Foundation, the Arkansas Symphony Orchestra Society, Inc., and the City of Little Rock, Arkansas, to assure the location of the Lyon College School of Veterinary Medicine and the Lyon College of Dental Medicine and Oral Health, within the City of Little Rock, Arkansas; and for other purposes. *Staff recommends approval.*

**M-7 RESOLUTION NO. 15,915:** To agree to the cancellation of the lease between the City of Little Rock, Arkansas, and Heifer Project International; and for other purposes. *Staff recommends approval.*

**M-9 RESOLUTION NO. 15,916:** For the City to agree to accept title to property from OneHealth East Village Development, LLC; to state that some of the property shall be placed within the boundaries of the William Jefferson Clinton Presidential Park; and for other purposes. *Staff recommends approval.*

**M-10 RESOLUTION NO. 15,917:** To agree to amend that certain lease dated March 1, 2002, between The Bill, Hillary & Chelsea Clinton Foundation and the City of Little Rock, Arkansas, for land located in the William Jefferson Clinton Presidential Park; and for other purposes. *Staff recommends approval.*

**M-11 RESOLUTION NO. 15,918:** For the City to agree to deed titled to property to OneHealth East Village Development, LLC; to state that some of the property shall be removed from the boundaries of the William Jefferson Clinton Presidential Park; and for other purposes. *Staff recommends approval.*

**M-12 RESOLUTION NO. 15,919:** To agree to the cancellation of subleases between The Bill, Hillary & Chelsea Clinton Foundation and Heifer International for land located in the William Jefferson Clinton Presidential Park; and for other purposes. *Staff recommends approval.*

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

**GROUPED ITEMS (Items 16 – 21 and Item M-8)**

**16. ORDINANCE NO. 22,221; LU2023-11-01:** To amend the Land Use Plan in the Interstate 430 Planning District, at the northwest corner of Shackelford Road and Colonel Glenn Road from Service Trades District (STD) to Commercial (C); and for

other purposes. (*Planning Commission: 10 ayes; 0 nays; and 1 open position*) *Staff recommends approval*

**Synopsis:** To approve a Land Use Plan Map amendment in the Interstate 430 Planning District at the northwest corner of Shackelford Road and Colonel Glenn Road from Service Trades District (STD) to Commercial (C) to the City of Little Rock, Arkansas. (Located in Ward 7)

**17. ORDINANCE NO. 22,222; Z-9748:** 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 4.92-acre property, located at 10400 – 10414 Colonel Glenn Road is requesting that the property be rezoned from R-2, Single-Family District, to C-4, Open Display Commercial District. (Located in Ward 7)

**18. ORDINANCE NO. 22,223; Z-9749:** To approve a Planned Zoning Development and to establish a Planned Commercial Development, titled Artspace PCD, located at the southwest corner of East 7<sup>th</sup> Street and College 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 1.13-acre property, located at the southwest corner of East 7<sup>th</sup> Street and College Street, be rezoned from R-4, Two-Family District, and R-4A, Low Density Residential, to PCD, Planned Commercial Development, to allow a mixed use development. (Located in Ward 1)

**19. ORDINANCE NO. 22,224:** To declare it impractical and unfeasible to bid; to authorize the City Manager to execute a contract with Safetycom, for the total amount of \$105,452.71, plus applicable taxes and fees, for the purchase of one (1) Annual Outdoor Warning Siren System; and for other purposes. *Staff recommends approval*

**Synopsis:** An ordinance to authorize the City Manager to enter into a sole-source contract with Safetycom for the purchase of one (1) Annual Outdoor Warning Siren System Maintenance Agreement and Equipment Upgrades.

**20. ORDINANCE NO. 22,225:** To declare it impractical and unfeasible to bid; to authorize the City Manager to enter into a Sole-Source Contract with MHC Kenworth, in an amount not to exceed \$84,868.92, plus applicable taxes and fees, for the repair of one (1) Refuse Truck for the Public Works Department Solid Waste Division; **to declare an emergency;** and for other purposes.

**Synopsis:** An ordinance to authorize the City Manager to enter into a sole-source contract with MHC Kenworth for the repair of one (1) Refuse Truck for the Public Works Department Solid Waste Division.

**21. ORDINANCE NO. 22,226:** To condemn certain structures in the City of Little Rock, Arkansas, as structural, fire and health hazards; to provide for summary abatement procedures; to direct City Staff to take such action as is necessary to raze and remove said structures; **to declare an emergency;** and for other purposes. *Staff recommends approval.*

**Synopsis:** Three (3) residential structures are in a severely dilapidated, deteriorated and/or burned condition causing a negative environmental impact on the residential neighborhoods in which they are located. All Notices have been mailed in accordance with Arkansas State Law.

**M-8 ORDINANCE NO. 22,227:** To amend Little Rock, Ark., Rev. Code § 6-41(1988), and any other provision of the Little Rock Code necessary to permit The Lyon College of Veterinary Medicine and keep or maintain animals necessary to fulfill the purposes of the College; and for other purposes. *Staff recommends approval.*

The ordinances were read the first time. Director Adcock made the motion, seconded by Director 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 Hines, 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 20 was approved.** By unanimous voice vote of the Board Members present, **the emergency clause for Item 21 was approved.**

### **SEPARATE ITEMS (Item 22 and Items 24 - 25)**

**22. RESOLUTION NO. 15,920:** County to provide Sewer Service to The Housing First Village, located outside the City Limits of the City of Little Rock, Arkansas; and for other purposes. *(Deferred from February 7, 2023) Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to enter into an agreement with Pulaski County to provide Sewer Service to the Housing First Village Project outside the City Limits without requiring annexation.

Director Hines made the motion, seconded by Vice-Mayor Webb to approve the resolution.

Director Wyrick stated that she did not understand why the City would provide sewer service without annexation and asked if this would set a precedence for any Developer within the County to connect to the sewer system without annexation. City Attorney Tom Carpenter stated that Arkansas State Statute stated that the extraterritorial extension of a utility, which would include wastewater services, was a decision of the Governing Body of the Municipality. Director Wyrick stated that she had heard that one of the concepts was to turn the project over to a non-profit to run the village. Director Wyrick asked if the non-profit had been selected. Pulaski County Judge Barry Hyde stated that once the documents were completed, the County would advertise for proposals from non-profits to oversee the day-to-day operations.

Director Adcock stated that several of the neighbors that lived adjacent to the proposed housing village were under the impression that as a result of the extension of the sewer services, they would be able to connect to the City Sewer System. City Attorney Carpenter stated that the ordinance spoke only in terms of being able to serve the Housing First Village.

By roll call vote, the vote was as follows: Ayes: Miller; Richardson; Peck; Hines; Lewis; Kumpuris; Phillips; and Vice-Mayor Webb. Nays: Wyrick and Adcock. By a vote of eight (8) ayes and two (2) nays, **the resolution was approved.**

**24. ORDINANCE NO. 22,229; A-342:** To accept the Crystal Valley Trails Annexation, to add certain lands to the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 7 ayes; 1 nay; 2 absent; and 1 open position) Staff recommends approval*  
**Synopsis:** To accept the annexation of some 168.9 acres, north of Crystal Valley Road at Colonel Miller Road (in the 15200-15800 blocks of Crystal Valley Road) to the City of Little Rock, Arkansas. (Located within the City's Extraterritorial Jurisdiction)

The ordinance was read the first time. Director Adcock made the motion, seconded by Director 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 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 stated that he only had two (2) cards from individuals that wanted to speak in favor of the annexation and the remainder were from those that wanted to speak in opposition. Mayor Scott stated that he needed to step away from the meeting and asked Vice-Mayor Webb to assume the gavel and to help keep the discussion time to twenty (20) minutes.

Richard Mays: Stated that he represented the Plantation Acres Homeowners Association, the Crystal Valley Property Owner's Association and the Sienna Lake Property Owner's Association, all of which were located adjacent to the property in question. Mr. Mays stated that the Board would be making a big mistake if the annexation was approved and the development was constructed. Mr. Mays stated that he had not been able to find a record of a Crystal Valley Trails, LLC, that had filed with the Arkansas Secretary of State's Office; however, the documents filed in the Planning & Development Department indicated that Crystal Valley Trails, LLC, was the owner. Mr. Mays stated that the proposed subdivision consisted of 168 acres, not all of which was buildable; however, they were proposing to put 551 lots, at a minimum, in the area – with the projection of building at least 1,000 homes in the subdivision, which would be high density. Mr. Mays asked that the Board reject the annexation and to send it back to the Planning Commission for further review and study.

David Witte: Stated that he was the President of the Plantation Acres Homeowners Association and they felt that the proposal had too many problems and was bad for the individuals living in the adjacent neighborhoods.

Melody Parsley: Stated that flooding in the area occurred and by removing the vegetation, it would increase the potential for flooding. Ms. Parsley stated that in the immediate area, there were twenty (20) well water systems, which were the sole source of water in the area.

Mayor Scott reassumed the gavel.

Harrison Kemp: Stated that he represented the applicant and they were present to petition for the annexation, not a submission of the plat for review. Mr. Kemp stated that with the addition of water and sewer lines through the subdivision, the Developer was accepting an increased burden on his development costs to in order to facilitate further expansion for the City. Mr. Kemp stated that a twelve (12)-inch water line would improve existing service to the surrounding neighborhoods.

Joe White: Stated that of the 170 acres, 40% of the proposed development would be green space.

Director Wyrick stated that she was very concerned about the density and the impact that the development would have on the area. Director Wyrick stated that she was not in support of the number of units that were being proposed for the property and asked that the Board not support the annexation.

Director Hines made the motion, seconded by Director Richardson, to call the question on the vote. By unanimous voice vote of the Board Members present, **the question to call the vote was approved.**

By roll call vote, the vote was as follows: Ayes: Miller; Richardson; Peck; Hines; Lewis; Kumpuris; Phillips; and Vice-Mayor Webb. Nays: Wyrick and Adcock. By a vote of eight (8) ayes and two (2) nays, **the ordinance was approved.**

**25. ORDINANCE NO. 22,228; Z-9731:** To approve a Planned Zoning Development and to establish a Planned Development – Commercial, titled Bernier Short-Term Rental PD-C, located at 208 Cherokee Circle, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 6 ayes; 4 nays; and 1 open position) Staff recommends denial.*  
**Synopsis:** The applicant is requesting that the 0.31-acre property, located at 208 Cherokee Circle, be rezoned from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow for a short-term rental. (Located in Ward 6)

The ordinance was read the first time. Director Hines made the motion, seconded by Director Miller, 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 Hines made the motion, seconded by Director Miller, 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 voice vote of the Board Members present, with Directors Miller and Adcock voting in opposition, **the ordinance was approved.**

## REPORTS (Item 27)

**27. REPORT:** Legislative Update – Emily Cox, Assistant City Manager

## CITIZEN COMMUNICATION

Patty Rooker: Planning Issues.  
Clarence Elliott: City Employees.

Director Hines made the motion, seconded by Director Miller, 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**