

**Little Rock Board of Directors  
October 18, 2022  
6:00 PM**

The Board of Directors of the City of Little Rock, Arkansas, met in Regular Meeting with Mayor Frank Scott, Jr., presiding. City Clerk Susan Langley called the roll with the following Directors present: Miller; Richardson (via WebEx Teleconferencing); Webb; Peck; Wright; Wyrick; Kumpuris; Adcock; Vice-Mayor Hines; and Mayor Scott. Directors absent: Phillips. Director Joan Adcock gave the invocation followed by the Pledge of Allegiance.

**DEFERRALS:**

Director Wright stated that in reference to Item 20, she had heard from a number of her constituents regarding the proposed Short-Term Rental Ordinance and felt that staff needed to work more with the neighborhoods.

**20. 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*) (*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 Wright made the motion, seconded by Director Wyrick, to defer the Item 20 until November 15, 2022. By voice vote of the Board Members present, with Director Richardson voting in opposition, **Item 20 was deferred until November 15, 2022.**

**15. ORDINANCE; LU2022-0901:** To amend the Land Use Plan in the Interstate 630 Planning District at 3301, 3305, 3317 and 3319 Asher Avenue, in the City of Little Rock, Arkansas, from Mixed Use (MX) to Commercial (C); and for other purposes. (*Planning Commission: 9 ayes; 0 nays; 1 abstention; and 1 open position*) *Staff recommends approval.*  
**Synopsis:** To approve a Land Use Plan Map amendment in the Interstate 630 Planning District at 3301, 3305, 3317 and 3319 Asher Avenue from Mixed Use (MX) to Commercial (C). (Located in Ward 1)

**16. ORDINANCE; Z-9719:** 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; 1 abstention; and 1 open position*) *Staff recommends approval.*  
**Synopsis:** The owner of the 0.97-acre property (four (4) lots), located at 3301, 3305, 3317 and 3319 Asher Avenue, is requesting that the property be rezoned from R-3, Single-Family District, to C-3, General Commercial District. (Located in Ward 1)

Director Miller made the motion, seconded by Director Adcock, to defer Items 15 & 16 until November 1, 2022. By voice vote of the Board Members present, with Director Richardson voting in opposition, **Items 15 & 16 were deferred until November 1, 2022.**

**12. ORDINANCE; Z-9353-A:** To approve a Planned Zoning Development and to establish a Planned Commercial Development, titled Shields and Associates PCD, located at 13108 Lawson Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Deferred until November 15, 2022, at the applicant's request) (Planning Commission: 10 ayes; 0 nays; and 1 open position) Staff recommends approval.*

**Synopsis:** The applicant is requesting that the 5.3-acre property, located at 13108 Lawson Road, be rezoned from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow for the development of an office with storage yard and a mini-warehouse facility. (Located within the City's Extraterritorial Jurisdiction)

**19. ORDINANCE; Z-9716:** To approve a Planned Zoning Development and to establish a Planned Commercial Development, titled The Middle PCD, located at the southwest corner of Cantrell Road and North Rodney Parham Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Deferred until November 15, 2022, at the applicant's request)(Planning Commission: 8 ayes; 0 nays; 2 absent; and 1 open position) Staff recommends approval.*

**Synopsis:** The applicant is requesting that the 10.967-acre property, located at the southeast corner of Cantrell Road and North Rodney Parham Road, be rezoned from O-2, Office and Institutional District, to PCD, Planned Commercial Development, to allow for a multi-lot commercial development. (Located in Ward 4)

Vice-Mayor Hines made the motion, seconded by Director Adcock, to defer Items 12 & 19 until November 15, 2022. By unanimous voice vote of the Board Members present, **Items 12 & 19 were deferred until November 15, 2022.**

#### **CONSENT AGENDA (Items 1 – 8)**

**1. RESOLUTION NO. 15,804:** To amend Little Rock, Ark., Resolution No. 15,300 (October 6, 2020), to amend the contract price with Mid-South Sales, in an amount not to exceed \$1,500,000.00, to account for the increased cost of Fuel and Gasoline for City Vehicles; and for other purposes. *Staff recommends approval.*

**Synopsis:** Approval of an amendment to Resolution No. 15,300 (October 6, 2020) to include an increased budgeted amount for the final renewal term of the contract with Mid-South Sales for Fuel and Gasoline for City Vehicles.

**2. RESOLUTION NO. 15,805:** To authorize the City Manager to enter into a contract extension with The McPherson Companies, Inc., in an amount not to exceed \$150,000.00, for the purchase of Oils and Lubricants for use in all City Vehicles and Equipment; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to enter into a contract with The McPherson Companies, Inc., for the purchase of Oils and Lubricants for use in all City Vehicles and Equipment.

**3. RESOLUTION NO. 15,806:** To transfer the title of the properties located at 2119 South Martin Street, 9200 Adkins Street, 1619 Johnson Street and 1623 Johnson Street, from the City of Little Rock, Arkansas, to Springer & Springer, LLC, to be used for Neighborhood Revitalization Programs; and for other purposes. *(Land Bank Commission: 5 ayes; 0 nays; 2 absent; 1 abstention; and 3 open positions) Staff recommends approval.*

**Synopsis:** In an effort by the Land Bank to maximize the City's revitalization efforts, staff would like to transfer the properties located at 2119 South Martin Street (7,000 square-foot lot), 9200 Adkins Street (8,712 square-foot lot), and 1619 Johnson Street & 1623 Johnson Street (6,730 square-foot

lots), Little Rock, Arkansas, to Springer & Springer LLC, to build duplexes for disabled veterans. (Located in Wards 1 & 2)

**4. RESOLUTION NO. 15,807:** To authorize the Mayor and City Clerk to execute any documents necessary to purchase three (3) residential parcels in Ward 6, for an amount not to exceed \$70,000.00, utilizing HOME Investment Partnership Program Funds; and for other purposes. *(Targeted Community Development) Staff recommends approval.*

**Synopsis:** In an effort by the Land Bank to maximize the City's revitalization efforts, staff would like to purchase sixteen (16) and ½ lots in Ward 6 to be developed on Holt Street and Bowers Street. The parcels will be owned by the City of Little Rock and developed utilizing HOME Funds and will be sold for affordable housing to eligible low-to-moderate income homebuyers. (Located in Ward 6)

**5. RESOLUTION NO. 15,808:** To authorize the City Manager to enter into a contract with Optiv Security, Inc., in an amount not to exceed \$147,735.48, plus applicable taxes and fees, for the purchase of fifty-eight (58) Checkpoint Firewalls, for the Information Technology Department; 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 contract with Optiv Security, Inc., for the purchase of fifty-eight (58) Checkpoint Firewalls for the Information Technology Department.

**6. RESOLUTION NO. 15,809:** To authorize the City Manager to enter into a contract with Volkert, Inc., in an amount not to exceed \$127,575.00, for Acquisition Services for the Tri-Creek Greenway Trail 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 enter into a contract with Volkert, Inc., for Acquisition Services for the Tri-Creek Greenway Trail Project.

**7. RESOLUTION NO. 15,810:** To authorize the City Manager to enter into a contract with Redstone Construction Group, in an amount not to exceed \$586,553.64, for the construction of roadway improvements at Interstate Park; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to enter into a contract with Redstone Construction Group for the construction of roadway improvements at Interstate Park.

**8. RESOLUTION NO. 15,811:** To certify Local Government Endorsement of GT Marketplace, LLC, to participate in the Arkansas Tax Back Programs, as authorized by Ark. Code Ann § 15-4-2706(D) of the Consolidated Incentive Act of 2003; and for other purposes.

Director Adcock 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 9 – 11 and Items 13 - 14)**

**9. ORDINANCE NO. 22,180; MSP2022-01:** To amend the Master Street Plan (Ordinance No. 20,507), to add an alternative Design Standard on Frazier Pike; and for other purposes. *(Planning Commission: 9 ayes; 0 nays; 1 absent; and 1 open position) Staff recommends approval.*

**Synopsis:** To approve a Master Street Plan Map amendment for Frazier Pike, from Roosevelt Road to Zeuber Road, of an Alternative Design Standard. This Standard shall be two (2), eleven (11)-foot travel lanes with sidewalks on each side of the road and no paved shoulders. (Located in Ward 1)

**10. ORDINANCE NO. 22,181; Z-4470-O:** To approve a Planned Zoning Development and to establish a Planned Commercial Development, titled Wellington Hills Center Revised PCD, located at 15400 Chenal Parkway, 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 3.96-acre property, located at 15400 Chenal Parkway, be rezoned from PCD, Planned Commercial Development, to Revised PCD, to allow for the creation of a new 1.36-acre lot for the development of a restaurant with drive-thru. (Located in Ward 5)

**11. ORDINANCE NO. 22,182; Z-6238-B:** To approve a Planned Zoning Development and to establish a Planned Development - Commercial, titled Telecoe Federal Credit Union PD-C, located at 1400 South Bowman Road, 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 2.14-acre property, located at 1400 South Bowman Road, be rezoned from PCD, Planned Commercial Development, to PD-C, Planned Development, - Commercial to allow for the development of a Branch Bank Facility. (Located in Ward 6)

**13. ORDINANCE NO. 22,183:** To establish the rate of taxation of property for the City of Little Rock, Arkansas, to be collected in the Year 2023, for various funds of the City of Little Rock; **to declare an emergency;** and for other purposes. *Staff recommends approval.*  
**Synopsis:** Adoption of the ordinance levying Property Taxes to be paid on real and personal property located within the City of Little Rock, Arkansas.

**14. ORDINANCE NO. 22,184:** 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:** Four (4) 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.

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 Wright, to suspend the rules and place the ordinances on third reading. By voice vote of the Board Members present, with Director Richardson voting in opposition, 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 13 was approved.** By unanimous voice vote of the Board Members present, **the emergency clause for Item 14 was approved.**

## SEPARATE ITEMS (Items 17 – 18)

**17. ORDINANCE; LU2022-15-02:** To amend the Land Use Plan in the Geyer Springs West Planning District, at 9204 Chicot Road, in the City of Little Rock, Arkansas, from Residential Low Density (RL) to Neighborhood Commercial (NC); 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 Geyer Springs West Planning District at 9204 Chicot Road from Residential Low Density (RL) to Neighborhood Commercial (NC). (Located in Ward 7)

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 stated that the proposed development was located directly in front of a small neighborhood that was located within the Targeted Community Development Area. Director Adcock stated that the neighborhood would like to see the property remain as residential.

By roll call vote, the vote was as follows: Ayes: Richardson. Nays: Miller; Webb; Peck; Wright; Wyrick; Kumpuris; Adcock; and Vice-Mayor Hines. Absent: Phillips. By a vote of one (1) aye, eight (8) nays and one (1) absent, **the ordinance failed.**

**18. ORDINANCE; Z-9713:** 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; 1 nay; and 1 open position*) *Staff recommends approval.*

**Synopsis:** The owner of the 0.19-acre property, located at 9204 Chicot Road, is requesting that the property be rezoned from R-2, Single-Family District, to C-1, Neighborhood Commercial District. (Located in Ward 7)

Due to the fact that Item 17, the Land Use Plan Amendment, failed, **Item 18 failed as well.**

## CITIZEN COMMUNICATION

Jimmie Cavin: Transparency.

Luke Skrable: High Crime Rates in Little Rock.

Phyllis Rogers: Closing the Racial Wealth Gap by Addressing Misc. Violations for Communities of Color.

Kendall Williams: 33<sup>rd</sup> & Broadway.

Wanda Simpson: Street Improvement.

William Cochran: Micro Home Village.

Valarie Williams: Street Improvements.

Johnny Hasan: LR For Life.

Director Peck made the motion, seconded by Vice-Mayor Hines, for the Board to go into Executive Session for a personnel matter. By roll call vote, the vote was as follows: Ayes: Miller; Webb; Peck; Wright; Wyrick; Kumpuris; Adcock; and Vice-Mayor Hines. Nays: Richardson. Absent: Phillips. By a vote of eight (8) ayes, one (1) nay and one (1) absent, **the Board went into Executive Session.**

The Board returned from Executive Session and the Mayor announced that no action had been taken.

Director Kumpuris made the motion, seconded by Director Richardson, 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**