

**Little Rock Board of Directors Meeting  
March 7, 2017  
6:00 PM**

The Board of Directors of the City of Little Rock, Arkansas, met in a meeting with Mayor Mark Stodola presiding. City Clerk Susan Langley called the roll with the following Directors present: Hendrix; Peck; Hines; Wright; Wyrick; Fortson; Adcock; Vice-Mayor Webb; and Mayor Stodola. Directors absent: Richardson and Kumpuris. Director Capi Peck delivered the invocation, which was followed by the Pledge of Allegiance.

**PRESENTATIONS**

Arkansas Law Enforcement Accreditation Program Award Presentation  
National Merit Semi-Finalist Recognition  
Colon Cancer Awareness Month Proclamation  
80 by 2018 Proclamation

**ADDITION:**

**M-1 RESOLUTION:** To mandate a study by the City of Little Rock, Arkansas, for all services that may have to be provided to a part of the Extraterritorial Jurisdiction of the City if Little Rock Wastewater extends service to such an area that is not part of the City; and for other purposes. *Staff recommends approval.*

**Synopsis:** To conduct a study of the cost to provide various City services to areas that would be served by the Little Rock Wastewater if the Board of Directors amends its policy on extraterritorial utility extensions.

Director Adcock made the motion, seconded by Director Hines, to add Item M-1 to the Separate Items after Item 11. By unanimous voice vote of the Board Members present, **Item M-1 was added to the Separate Items after Item 11.**

Director Hines stated that he had consulted with the applicant for Item 14 and that they were researching an alternative system. Director Hines made the motion, seconded by Director Wright to defer Item 14 for sixty (60) days until the May 16, 2017, Board of Directors Meeting. By voice vote of the Board Members present, with Director Adcock voting in opposition, **Item 14 was deferred until May 16, 2017.**

**CONSENT AGENDA (Items 1 – 4)**

**1. RESOLUTION NO. 14,512:** To authorize the City Manager to enter into a contract with Pugh's Earthworks, in an amount not to exceed \$78,531.90, to provide Lawn Mowing and Grounds Maintenance Services at the Oakland & Fraternal Historic Cemetery Park; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to award a contract to Pugh's Earthworks to provide Lawn Mowing and Grounds Maintenance Services at the Oakland & Fraternal Historic

Cemetery Park, and to authorize the City Manager to enter into a one (1)-year contract with Pugh's Earthworks for said services in an amount not to exceed \$78,531.99, with a possibility of up to two (2) additional one (1)-year terms, or a portion thereof, by mutual agreement and on the same terms and conditions as the original contract.

**2. RESOLUTION NO. 14,513:** To make appointment to the Little Rock Advertising & Promotion Commission; and for other purposes. *Staff recommends approval.*  
**Synopsis:** Appointment of Jim Keet to fill the unexpired Industry Position term of Warren Simpson. Appointment of Andy Agar to serve his first four (4)-year Industry Position term.

**3. RESOLUTION NO. 14,514:** To make appointment to the Racial & Cultural Diversity Commission; and for other purposes. *Staff recommends approval.*  
**Synopsis:** Appointment of LaQuieta Grayson to fill the unexpired Little Rock School Board Representative term of Reginald Merritt.

**4. RESOLUTION NO. 14,515:** To authorize the City Manager to enter into a contract with Bill Fencing Company, in an amount not to exceed \$253,616.40, to demolish existing fencing and to install new fencing for the Lion Exhibit at the Little Rock Zoo; and for other purposes. *Staff recommends approval.*  
**Synopsis:** A resolution to authorize the City Manager to execute a contract with Bills Fence Company to perform the demolition and installation of the Lion Exhibit enclosure and viewing area shade structures at the Little Rock Zoo.

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.**

#### **CITIZEN COMMUNICATION**

Max Davis, 60 Vigne Boulevard: Widening of Kanis Road

Anika Whitfield: Inclusiveness.

Aaron Reddin, P.O. Box 250061: Homelessness.

Caleb Alexander-McKinzie: Homeless in Little Rock.

#### **GROUPED ITEMS (Items 5 – 6 and Item 8 - 10)**

Mayor Stodola stated that he had received a card from an individual wanting to speak on Item 7; therefore, it would be read separately.

**5. ORDINANCE NO. 21,368; Z-4807-P:** To approve a Planned Zoning Development and establish a Planned Office District titled Lot 1 Block 19, Wellington Park Revised Short-Form PD-O, located north of Wellington Village Road just east of the Kirk and Wellington Village Roads intersection, 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 absent. Staff recommends approval.*  
**Synopsis:** The applicant is proposing to revise the previously-approved PD-O, Planned Development Office, to allow for the development of the site with two (2) buildings for elderly housing. (Located in Ward 5)

**6. ORDINANCE NO. 21,369; Z-6932-C:** To approve a Planned Zoning Development and establish a Planned Commercial District titled Arkansas Association of the Nigerians

African Heritage House Revised Short-Form PCD, located at 9802 Geyer Springs 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; and 2 absent. Staff recommends approval.*

**Synopsis: The applicant is proposing to amend the previously-approved PCD, Planned Commercial Development, to allow for an addition to the existing building. (Located in Ward 2)**

**8. ORDINANCE NO. 21,371; Z-9193:** To approve a Planned Zoning Development and establish a Planned Residential District titled Artios LLC Short-Form PD-R, located at 1901 North McKinley 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 absent. Staff recommends approval.*

**Synopsis: The applicant is seeking approval of a rezoning of the site from R-2, Single-Family District, to PD-R, Planned Development - Residential, to allow for the creation of a two (2) lot plat. (Located in Ward 3)**

**9. ORDINANCE NO. 21,372; Z-9194:** To approve a Planned Zoning Development and establish a Planned Residential District titled Moody Long-Form PD-R, located at 10 Thomas Park Circle, 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 absent. Staff recommends approval.*

**Synopsis: The request is a rezoning from R-2, Single-Family District, to PD-R, Planned Development - Residential, to allow the site to contain three (3) residences as defined by the zoning ordinance. (Located in Ward 5)**

**10. ORDINANCE NO. 21,373; Z-9195:** To approve a Planned Zoning Development and establish a Planned Residential District titled Park View Addition Lots 1- 3; Block 15, Short-Form PD-R, located at 2823 North Pierce 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 absent. Staff recommends approval.*

**Synopsis: The applicant is requesting to rezone the site from R-3, Single-Family District, to PD-R, Planned Development - Residential, to allow for the construction of a new home on the site. (Located in Ward 3)**

The ordinances were read a first time. Director Adcock made the motion, seconded by Director Wright, to read the ordinances a second time. By unanimous voice vote of the Board Members present, 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 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 (Item 7, Item 11 - 13 and Item M-1)**

**7. ORDINANCE NO. 21,370; Z9183:** To approve a Planned Zoning Development and establish a Planned Residential District titled Wildwood Trails Long-Form PD--R, located on the south side of Denny Road in the 19000 block of Denny Road, 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 absent. Staff recommends approval.*

**Synopsis: The applicant is requesting a rezoning of 39.987 acres from R-2, Single-Family District, to PD-R, Planned Development – Residential, to allow for the development of the area with seventy-one (71) residential lots of attached and detached single-family homes. (Located in Ward 5)**

The ordinance was read a first time. Director Adcock made the motion, seconded by Director Hines, to read the ordinance a second time. By unanimous voice vote of the Board Members present, the ordinance was read a second time. Director Adcock made the motion, seconded by Director Wright, 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.

Cathey Morris: Stated that she represented the Citizens of West Pulaski County and they were concerned about the subdivisions being put into place along with the Sewage Treatment Plant.

City Manager Bruce Moore stated that the item in question that evening was actually referring to Wildwood Trails, which was located within the City Limits and was an entirely different issue.

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

**11. RESOLUTION NO. 14,516**: To authorize the Little Rock Wastewater Utility and the Little Rock Water Reclamation Commission to initiate a study to provide for services to residents located within the Extraterritorial Jurisdiction of the City of Little Rock, Arkansas, but located outside the corporate limits of the City; and for other purposes. *Staff recommends approval.*

**M-1 RESOLUTION NO. 14,517**: To mandate a study by the City of Little Rock, Arkansas, for all services that may have to be provided to a part of the Extraterritorial Jurisdiction of the City if Little Rock Wastewater extends service to such an area that is not part of the City; and for other purposes. *Staff recommends approval.*

**Synopsis: To conduct a study of the cost to provide various City services to areas that would be served by the Little Rock Wastewater if the Board of Directors amends its policy on extraterritorial utility extensions.**

Items 11 and M-1 were read together as they were both dealing with the same issue.

Steve Giles: Stated that he represented the Citizens of West Pulaski County and they had recently been made aware of what was happening in the Extraterritorial area and were concerned about the impact of the proposed development on the area. Mr. Giles stated that residents were not opposed to development; however, they wanted good, responsible development.

Drew Kelso, 4 Dressage Lane: Stated that he was the head of the Citizens of West Pulaski County Steering Committee and their concern was if R-2, Single-Family District, zoning was appropriate in the Extra Territorial Jurisdiction when municipal sewer was not present.

Jim Lynch 16 Lemon Drive: Stated that he was in favor of expanding the study for the Extraterritorial Jurisdiction into a full scale analysis and asked for the Board to support the resolution.

Rel Corbin: Stated that he was against urban sprawl and was against Little Rock Wastewater servicing areas outside Little Rock.

Director Adcock asked how the study for Item 11 would be funded. City Manager Moore stated that if the Item 11 passed, it would be a directive to Little Rock Wastewater to initiate the study. Director Adcock asked how the study for Item M-1 would be funded. City Manager Moore stated that if the resolution passed, a Request for Qualifications would be developed and once the selection was made, he would ask for a Budget Adjustment to cover the cost.

Director Wyrick made the motion, seconded by Director Hines, to amend Item 11 to add planning & zoning regulations as a part of the study. By voice vote of the Board Members present, with Director Hendrix voting Present, **the resolution was amended.**

By voice vote of the Board Members present, with Director Hendrix voting Present and Director Adcock voting in opposition, **Item 11 was approved.**

By voice vote of the Board Members present, with Director Adcock voting in opposition, **Item M-1 was approved as amended.**

**12. ORDINANCE:** To seek inclusiveness on all City Boards and Commissions by assuring at least one (1) representative from each Ward serves on a Commission as a voting member; and for other purposes.

Director Hendrix asked that the item be withdrawn.

**13. ORDINANCE NO. 21,374; Z-8194-B:** To approve a Planned Zoning Development and establish a Planned Residential District titled First Christian Church of Little Rock Short-Form PD-R, located at 14411 Taylor Loop Road, 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 absent. Staff recommends approval.*  
**Synopsis: The applicant is proposing to revise and reinstate the previously-approved PD-R, Planned Development - Residential, to allow for the development of the site with a new church and associated parking. (Located in Ward 4)**

The ordinance was read a first time. Director Adcock made the motion, seconded by Director Wright, to read the ordinance a second time. By unanimous voice vote of the Board Members present, the ordinance was read a second time. Director Adcock made the motion, seconded by Director Wright, 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.

Mr. Vogel: Stated that he was the neighbor on the south property line and was pleased to have First Christian Church as a new neighbor. Mr. Vogel stated that he had attended a neighborhood meeting with representatives from the church and had expressed his desire for a privacy fence to be placed between the rezoned property and his home. Mr. Vogel stated that he was willing to share in the expense of the fence, but his privacy and security were of great importance.

Mayor Stodola stated that those type of requirements would have been addressed at the Planning Commission level and there was not a way for the Board to unilaterally make an amendment to the ordinance. City Attorney Tom Carpenter stated that unless the request was made by the applicant, the Board could not take that action.

Tom Finnell: Stated that he represented First Christian Church and that there was currently an undisturbed, heavily-wooded 100-foot buffer between the church and any of the adjacent properties to the south and they did not feel it necessary to construct the fence.

Mike Spinks: Stated that he was the Building Committee Chairman for the First Christian Church and that it was their opinion that a fence was not needed due to the depth of the buffer.

By roll call vote, the vote was as follows: Ayes: Hendrix; Peck; Hines; Wright; Wyrick; Fortson; Adcock; and Vice-Mayor Webb. Absent: Richardson and Kumpuris. By a vote of eight (8) and two (2) absent, **the ordinance was approved.**

Vice-Mayor Webb, made the motion, seconded by Director 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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**Mark Stodola, Mayor**