

**Little Rock Board of Directors Meeting
November 2, 2020
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 (via WebEx Teleconferencing); Peck (via WebEx Teleconferencing); Hines; Wright; Kumpuris; Fortson (via WebEx Teleconferencing); Adcock; Vice-Mayor Wyrick; and Mayor Scott. Director Ken Richardson delivered the invocation followed by the Pledge of Allegiance.

DEFERRALS:

- 3. RESOLUTION:** To authorize the Mayor, City Manager and City Clerk to enter into a Transfer Agreement for ownership of right-of-way from the City of Little Rock, Arkansas, to the Arkansas Department of Transportation; and for other purposes. *Staff recommends approval. (Deferred at staff's request until November 17, 2020)*
Synopsis: A resolution to authorize the Mayor, City Manager and City Clerk to execute agreements and deeds for the transfer of ownership of land and rights-of-way from the City of Little Rock, Arkansas, to the Arkansas Department of Transportation for the widening and reconstruction of Interstate 30.

Director Hines made the motion, seconded by Director Wright, to defer Item 3 until November 17, 2020. By unanimous voice vote of the Board Members present, **Item 3 was deferred until November 17, 2020.**

CONSENT AGENDA (Items 1 – 2 and Items 4 - 12)

- 1. RESOLUTION NO. 15,328:** To authorize the City Manager to enter into a contract with Oakley Fertilizer, Inc., in an amount not to exceed \$300,000.00, for the purchase of Rock Salt in bulk for the Public Works Department Operations Division; and for other purposes. *Staff recommends approval.*
Synopsis: A resolution to authorize the City Manager to enter into contract with Oakley Fertilizer, Inc., for the purchase of Pre-Treated Rock Salt in bulk.
- 2. RESOLUTION NO. 15,329:** To recognize a variance from Chapter 13 of the Code of Ordinances of the City of Little Rock, Arkansas, from the Construction Standards of Structures located within the 100-Year Floodplain for the National State Wellness Dispensary, located at 900 South Rodney Parham Road, Little Rock, Arkansas; and for other purposes. *Staff recommends approval.*
Synopsis: A resolution to recognize a variance from the Floodplain Standards the Natural State Wellness Dispensary, located at 900 South Rodney Parham Road.
- 4. RESOLUTION NO. 15,330:** To authorize the City Manager to enter into an annual contract with The McPherson Companies, Inc., in an annual amount not to exceed \$150,000.00, for Oils and Lubricants for the Fleet Services Department; 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.

5. RESOLUTION NO. 15,331: To transfer title of the property located at 2021 South Maple Street, from the City of Little Rock, Arkansas, to Anthony Lemmons, to be used for Neighborhood Revitalization Programs; and for other purposes. *(Land Bank Commission: 8 ayes and 0 nays) Staff recommends approval.*

Synopsis: In an effort by the land bank to maximize the City's revitalization efforts, staff would like to transfer the 1,184 square-foot single-family rehab structure located at 2021 South Maple Street Little Rock, Arkansas, to Anthony Lemmons.

6. RESOLUTION NO. 15,332: To authorize the City Manager to submit to the United States Department of Housing and Urban Development the Amended 2020 Annual Action Plan and Amended 2016 – 2020 Consolidated Plan to include supplemental allocation of CDBG-CV3 Funds; and for other purposes.

Synopsis: A resolution to approve the submission of the Amended 2020 Annual Action Plan and Amended 2016-2020 Consolidated Plan to the Department of Housing and Urban Development to include CDBG-CV3 supplemental allocation of \$1,016,477, and to authorize the City Manager to enter into contracts for Community Development Block Grant (CDBG) Funding with identified organizations for a period of one (1)-year.

7. RESOLUTION NO. 15,333: To authorize the City Manager to enter into a contract with Western Economic Services, in an amount not to exceed \$59,785.00, for Consulting Services for the 2021-2025 Five Year Consolidate Plan and Analysis of Impediments to Fair Housing; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to enter into contract with Western Economic Services, for Consultant Services in updating the 2021-2025 Five-Year Consolidated Plan and Analysis of Impediments to Fair Housing.

8. RESOLUTION NO. 15,334: To authorize the City Manager to enter into a contract with DePaul USA, in an amount not to exceed \$54,689.00, for Emergency Solutions COVID-19 Grant Funding for Street Outreach Services for a one (1)-year period; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to enter into contract with DePaul, for Emergency Solutions Covid-19 (ESG COVID-19) Grant Funding, for Street Outreach Services within the City of Little Rock, Arkansas.

9. RESOLUTION NO. 15,335: To authorize the City Manager to enter into a contract with World Services for the Blind, in an amount not to exceed \$100,000.00, for Emergency Solutions COVID-19 Grant Funding for Rapid-Rehousing and Homeless Prevention Services for a one (1)-year period; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to enter into contract with World Services for the Blind, for Emergency Solutions Covid-19 (ESG COVID-19) Grant Funding, for Rapid-Rehousing and Homeless Prevention Services within the City of Little Rock, Arkansas.

10. RESOLUTION NO. 15,336: To certify local government endorsement of Revolution Bag, LLC, 8801 Frazier Pike, Little Rock, Arkansas, to participate in the Arkansas Tax Back Program, as authorized by Ark. Code Ann. § 15-4-2706(D) of the Consolidated Incentive Act of 2003; and for other purposes.

11. RESOLUTION NO. 15,337: To certify local government endorsement of Delta Plastics of the South, LLC, 8801 Frazier Pike, Little Rock, Arkansas, to participate in the

Arkansas Tax Back Program, as authorized by Ark. Code Ann. § 15-4-2706(D) of the Consolidated Incentive Act of 2003; and for other purposes.

12. RESOLUTION NO. 15,338: To create the South Main District (SOMA) Temporary Entertainment District, for approximately nine (9) consecutive weeks starting on November 3, 2020, and ending on December 31, 2020; and for other purposes. *Staff recommends approval.*

Synopsis: The South Main District of Downtown Little Rock is seeking Board approval to extend the Temporary Entertainment District to support outdoor dining areas not adjacent to the associated restaurant facility.

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

There were no cards received from individuals wanting to speak during Citizen Communication.

GROUPED ITEMS (Items 13 - 16)

13. ORDINANCE NO. 21,913; Z-4807-R: To amend Little Rock, Arkansas, Ordinance No. 21,368 (March 7, 2017) to re-approve a Planned Zoning Development and establish a Planned Office District titled Lot 1, Wellington Park Revised Short-Form PD-O, located north of Wellington Village Road, just east of the Kirk Road and Wellington Village Road intersection, 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; and 2 absent) Staff recommends approval.*

Synopsis: The applicant is requesting that the PD-O, Planned Development – Zoning, as approved by Ordinance No. 21,368 on March 7, 2017, be re-established. The applicant is requesting that the PD-O zoning be re-established with no changes, as approved by the Board and Planning Commission on February 2, 2017. (Located in Ward 5)

14. ORDINANCE NO. 21,914; Z-4933-J: To approve a Planned Zoning Development and establish a Planned Commercial District titled Splash Carwash and Oil Change Revised PCD, located at 15707 Chenal Parkway, 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; and 2 absent) Staff recommends approval.*

Synopsis: The applicant is requesting that the property at 15707 Chenal Parkway be rezoned from PCD, Planned Commercial District, to Revised PCD to allow for a carwash and oil change development. (Located in Ward 5)

15. ORDINANCE NO. 21,915; Z-9530: 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; and 2 absent) Staff recommends approval.*

Synopsis: The applicant proposes to rezone the 0.31-acre property located at 4920 Frazier Pike from AF, Agriculture and Forestry District, to R-4, Two-Family District. The rezoning is proposed in order to construct one (1) duplex structure on the site. (Located in Ward 1)

16. ORDINANCE NO. 21,916: To declare it impractical and unfeasible to bid; to authorize the City Manager to enter into an agreement with the Arkansas Municipal League, in an amount not to exceed \$427,728.04, for participation by the City of Little Rock, Arkansas, in an Insurance Pool administered by the Arkansas Municipal League for certain litigations costs, expenses and coverage; **to declare an emergency**; and for other purposes. *Staff recommends approval.*

Synopsis: An ordinance to authorize the City Manager to enter into an agreement with the Arkansas Municipal League for participation by the City of Little Rock in the Municipal League Defense Program for 2021.

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 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 (Items 17 - 20)

17. RESOLUTION NO. 15,339: To express the intent of the City of Little Rock, Arkansas, to zone the Little Rock Planning Area southeast of the City of Little Rock; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to express the City's intent to zone the area southeast of the City Limits within the Little Rock Planning Area.

Director Hines made the motion, seconded by Director Adcock, to approve the resolution. By voice vote of the Board Members present, with Director Wright voting in opposition, **the resolution was approved.**

18. ORDINANCE; Z-8089-A: To approve a Planned Zoning Development and establish a Planned Commercial District titled Butler Minor Auto Repair PCD, located at 12601 Alexander 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; and 2 absent*) *Staff recommends approval.*

Synopsis: The applicant is requesting that the property at 12601 Alexander Road be rezoned from PD-I Planned District – Industrial, and R-2, Single-Family District, to PCD, Planned Commercial District, to allow for a minor auto repair business. (Located in Ward 7)

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 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.

Nadia King: Stated that she did not want to speak; however, she wanted the record to reflect her opposition to the proposed project.

Frank King: Stated that he lived in the vicinity of the property in question. Mr. King stated that it was his understanding that the applicant would be placing storage containers on the property. Mr. King stated that the applicant had not provided information as to what exactly he would be utilizing the property for and he was worried that it would become a junk yard for non-working automobiles.

Reggie Crouse: Stated that the location was approved in 2006 due to the fact that the building was already on the property. Mr. Crouse stated that the owner had provided no indication what would be done with the front of the building that faced Alexander Road, and the neighbors were concerned regarding how the shipping containers would be utilized.

Alan Zoellne: Stated that he lived on Alexander Road and in looking at the intended purpose of the property, he saw no connection between minor auto repairs and the vast amount of proposed storage (shipping containers), and felt that there would be something else going on other than auto repair.

Sherry Gleber: Stated that she had lived in the area for thirty-two (32) years and she simply did not want business in her neighborhood.

Planning & Development Director Jamie Collins reported that the property was previously-approved for a Planned Development of industrial type and was approved for outside storage. Mr. Collins stated that the application was for a revision to the Planned Development to make it commercial with a reduction in intensity of use. Mr. Collins stated that the applicant had proposed the use of four (4), eight (8)-foot by twenty (20)-foot storage containers, south of the existing commercial building. Mr. Collins stated that the application would be approved only for auto repair; therefore, there would not be any auto salvage vehicles and only vehicles that needed to be repaired could be towed to the location.

Jerry Butler: Stated that he was the applicant and that the storage containers would be utilized to store parts and tires so that they would not be visible on the outside. Mr. Butler stated that there was currently a house located on the property, and a privacy fence would be constructed to separate the house from the auto repair shop. Mr. Butler stated that in addition to three (3) offices, there would be three (3) bays inside the shop area in order to pull the vehicles inside to make the repairs.

Vice-Mayor Wyrick asked if cars would be towed to the location for repair. Mr. Butler stated that occasionally one of his customers might have to tow a wrecked vehicle to the shop for repairs; however, it would not occur on a regular basis. Director Adcock asked what would be under the proposed thirty (30)-foot awning. Mr. Butler stated that a concrete slab would be located under the awning that would allow an individual to pull a vehicle under to have it inspected.

Director Hines asked if the Planned Development - Industrial zoning designation would remain if the application were denied. Mr. Collins stated that the designation would still exist and if it fell into non-use for a period of time, it would be cause for revocation.

Vice-Mayor Wyrick made the motion, seconded by Director Wright, 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 unanimous voice vote of the Board Members present, **the ordinance failed.**

19. ORDINANCE NO. 21,917; Z-8411-A: To approve a Planned Zoning Development and establish a Planned Residential District titled Harrell Rooming-Boarding/Bed and Breakfast PRD, located at 3221 West Markham Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 8 ayes; 1 nay; and 2 absent) Staff recommends approval.*
Synopsis: The applicant is requesting that the property at 3221 West Markham Street be rezoned from R-3, Single-Family District, to PRD, Planned Residential District, to allow the existing residential structure to be used as a Boarding House and Bed and Breakfast. (Located in Ward 3)

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

20. ORDINANCE NO. 21,918: To amend Little Rock, Ark., Ordinance No. 21,817 (December 3, 2019), to adjust the Fiscal Year 2020 Budget Ordinance to reflect revenue and expenditure adjustments for the General Fund, Street Fund, Fleet Fund, Vehicle Storage Fund, Waste Disposal Fund and Parking Garage Fund; **to declare an emergency**; and for other purposes. *Staff recommends approval.*
Synopsis: Twenty-four (24) adjustments need to be made to the 2020 Budget to adjust for changes in anticipated revenues and expenditures.

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

PUBLIC HEARINGS (Items 21 - 23)

21. ORDINANCE NO. 21,919; G-23-474: To abandon portions of the right-of-way location within Vernon Estates Drive, Cameron Street and James M. Henson Drive, in the City of Little Rock, Arkansas; and for other purposes. *Staff recommends approval.*
Synopsis: Friendship Charter School, along with the abutting property owners, request to abandon portions of Vernon Estates Drive, Cameron Street and James M. Henson Drive as part of a new school development which was recently approved (Conditional Use Permit) by the Planning Commission. The rights-of-way are located east of Chicot Road and south of Baseline Road. (Located in Ward 2)

Mayor Scott opened the public hearing.

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

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

22. ORDINANCE NO. 21,920; G-23-475: To abandon a portion of the alley located within Block 16, Hillcrest Addition and adjacent to 1117 Rose Street, in the City of Little Rock, Arkansas; and for other purposes. *Staff recommends approval.*

Synopsis: The owner of the property located at 1117 Rose Street, along with the other abutting property owners, requests to abandon portions of the fifteen (15)-foot wide alley right-of-way located within Block 16, Hillcrest Addition, adjacent to 1117 Rose Street. (Located in Ward 3)

Mayor Scott opened the public hearing.

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 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 asked if there were individuals present that wished to speak for or against the item.

Christopher Parent: Stated that he was present to represent all the owners with property adjacent to the location. Mr. Parent stated that residents in the area were forced to park their vehicles on the street and by abandoning this portion of the alley, they would be able to park their vehicles in the alley and off the street.

Mayor Scott closed the public hearing.

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

23. ORDINANCE NO. 21,920; G-23-475: To abandon Utility and Drainage Easements within the Vernon Place Addition, Wallace Baseline Addition and Brimson's Replat, in the City of Little Rock, Arkansas; and for other purposes. *Staff recommends approval.*

Synopsis: Friendship Charter School, along with the abutting property owners, request to abandon several easements within the Vernon Place Addition, Wallace Baseline Acres Addition and Brimson's Replat, as part of a new school development which was recently approved (Conditional Use Permit) by the Planning Commission. The proposed school site is located north of Vernon Estates Drive and east of Chicot Road. (Located in Ward 2)

Mayor Scott opened the public hearing.

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 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.

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

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

EXECUTIVE SESSION (Item 24)

Director Adcock made the motion, seconded by Vice-Mayor Wyrick, for the Board to go into Executive Session for the purpose of appointments to Boards and Commissions. By unanimous voice vote of the Board Members present, **the Board went into Executive Session.**

24. RESOLUTION NO. 15,340: A resolution to make appointments and reappointments to various City of Little Rock Boards and Commissions; and for other purposes.

Synopsis: Ambulance Authority (1 position); Animal Services Advisory Board (5 positions); City Beautiful Commission (2 positions); Community Housing Advisory Board (3 positions); Little Rock Planning Commission (3 positions); Little Rock Sustainability Commission (1 position); and Metropolitan Housing Alliance Board of Commissioners (1 position)

Ambulance Authority: Appointment of Trey Williams to serve his first five (5)-year Consumer term, said term to expire on July 5, 2025. By unanimous voice vote of the Board Members present, **the appointment was approved.**

Animal Services Advisory Board: Reappointment of Markita Tyler to serve her second three (3)-year Ward 7 Representative term, said term to expire on November 28, 2023. By unanimous voice vote of the Board Members present, **the appointment was approved.**

City Beautiful Commission: Reappointment of Suzanne Peyton to serve her first three (3)-year Professional Civil Engineer term, said term to expire on October 19, 2023. Reappointment of Billie Sanders-Woods to serve her second three (3)-year At-Large term, said term to expire on October 19, 2023. By unanimous voice vote of the Board Members present, **the appointments were approved.**

Community Housing Advisory Board: Appointment of Tyrun Haynie to serve the unexpired At-Large term of Kermit Tracy, III, said term to expire on June 2, 2022. By unanimous voice vote of the Board Members present, **the appointment was approved.**

Little Rock Planning Commission: Appointment of Marlon Haynes to his second three (3)-year term, said term to expire on November 1, 2023. Appointment of Diana Thomas to her second three (3)-year term, said term to expire on November 1, 2023. Appointment of Michael Vickers to his first three (3)-year term, said term to expire on November 1, 2023. By unanimous voice vote of the Board Members present, **the appointments were approved.**

Little Rock Sustainability Commission: Appointment of Gerald Turner to fill the unexpired term of Dr. Michael DeAngelis, said term to expire on February 5, 2022. By unanimous voice vote of the Board Members present, **the appointment was approved.**
Metropolitan Housing Alliance Board of Commissioners: Reappointment of Louis Jackson to serve his second five (5)-year Resident Commissioner term, said term to expire on November 1, 2025. By unanimous voice vote of the Board Members present, **the appointment was approved.**

Director Hines made the motion, seconded by Director Wright, 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