

**Little Rock Board of Directors Meeting
June 4, 2019
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; Richardson; Webb; Peck; Hines; Wright; Fortson; Kumpuris; Adcock; Vice-Mayor Wyrick; and Mayor Scott. Director B.J. Wyrick delivered the invocation followed by the Pledge of Allegiance.

PRESENTATIONS

National Homeownership Month Proclamation

ADDITIONS:

M-1 RESOLUTION: To certify Local Government Endorsement of Arkansas Laser Services, LLC, located at 2200 Commercial Lane, 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. *Staff recommends approval.*

Director Wright made the motion, seconded by Director Hines, to add Item M-1 to the Consent Agenda. By unanimous voice vote of the Board Members present, **Item M-1 was added to the Consent Agenda.**

M-2 ORDINANCE: To amend Chapter 2, Article VII, § 2-330-13 of the Revised Code of Ordinances (1988) of the City of Little Rock, Arkansas, to provide for the adoption by reference of the Code regarding the composition of the Little Rock Commission on Children Youth and Families; and for other purposes. *Staff recommends approval.*

Director Adcock made the motion, seconded by Director Hines, to add Item M-2 to the Agenda. By unanimous voice vote of the Board Members present, **Item M-1 was added to the Agenda.**

CONSENT AGENDA (Items 1 – 6 and Item M-1)

1. RESOLUTION NO. 15,001: To authorize the City Manager to enter into a contract with Bill Knight Ford Fleet Center, in an amount not to exceed \$62,652.00, for the purchase of two (2) Ford F-150 Crew Cab 4x4 Trucks for the Public Works Department; and for other purposes. *Staff recommends approval.*

Synopsis: Approval of a resolution authorizing the City Manager to enter into a contract with Bill Knight Ford Fleet Center for the purchase of two (2) Ford F-150 Crew Cab 4x4 Trucks for the Public Works Department.

2. RESOLUTION NO. 15,002: To authorize the City Manager to award a contract to JCI Construction, Inc., in an amount not to exceed \$1,221,271.50, for West Baseline Road Improvements; and for other purposes. *Staff recommends approval.*

Synopsis: Authorizes the City Manager to execute an agreement with JCI Construction, Inc., for Street and Drainage Improvements on West Baseline Road from Stagecoach Road to Wimbledon Loop, Project No. 16-7-ST-239, Bid Event No. 469.

3. RESOLUTION NO. 15,003: To authorize the City Manager to enter into a contract with JHL Builders, LLC, for the revitalization of property located at 1519 East Twin Lakes Drive in the Twin Lakes Subdivision utilizing HOME Investment Partnership Program Funds; and for other purposes. *Staff recommends approval.*

Synopsis: In an effort maximize the revitalization efforts, the Housing and Neighborhood Programs Community Development Division would like to rehabilitate the property for revitalization in the Twin Lakes Neighborhood for affordable housing to be sold to an eligible low-to-moderate income buyer. The current Median Market Price for comparable homes in the area is \$95,000.00. The structure, which is approximately 1,278 square-feet and on a 9,100 square-foot lot, is currently owned by the City of Little Rock and will be rehabilitated using HOME Investment Partnerships Program (HOME) Funds. The structure will be sold as affordable housing.

4. RESOLUTION NO. 15,004: To authorize the City Manager to renew contracts for housing opportunities for persons with AIDS (HOPWA), in a total combined amount not to exceed \$382,346.80, for a one (1) year term; and for other purposes. *Staff recommends approval.*

Synopsis: Authorization for City Manager to enter into contract for Housing Opportunities for Persons With AIDS (HOPWA) grant funding to the Pulaski County Community Services in a total amount not to exceed \$382,346.80 for one (1)-year. The City will have the option to renew the term two (2) times in one (1)-year increments with the right to terminate the agreement upon completion of the Federally-Funded Housing Programs.

5. RESOLUTION NO. 15,005: To amend Little Rock, Ark., Resolution No. 14,667 (November 21, 2017) to approve an increase in construction cost with JHL Builders, LLC, in the amount of \$19,600.00, to change the exterior siding for properties located at 4709 and 4711 Charles Bussey Boulevard; and for other purposes. *Staff recommends approval.*

Synopsis: Approval to authorize an increase to the Construction Contract with JHL Builders, LLC, for the properties located at 4709 & 4711 Charles Bussey Boulevard.

6. RESOLUTION NO. 15,006: To authorize the use of the National Cooperative Purchasing Alliance Contract as an option for the acquisition of commodities and services for the City of Little Rock, Arkansas; and for other purposes. *Staff recommends approval.*

M-1 RESOLUTION NO. 15,007: To certify Local Government Endorsement of Arkansas Laser Services, LLC, located at 2200 Commercial Lane, 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. *Staff recommends approval.*

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.**

CITIZEN COMMUNICATION

Russ Racop, 301 Alamo Drive: AFOIA Issues.
Levail Williams, 7116 Woodson Road: Neighborhood Meeting.

SEPARATE ITEMS (Item 7 and Item M-2)

7. ORDINANCE NO. 21,747: To amend Little Rock, Ark., Ordinance No. 21,683 (December 18, 2018), adjust the Fiscal Year 2019 Budget Ordinance to reflect revenue and expenditure adjustments for the General and Street Funds; ***to declare an emergency***; and for other purposes. *Staff recommends approval.*
Synopsis: Five (5) adjustments need to be made to the 2019 Budget to adjust for changes in anticipated revenues and expenditures.

The ordinance was read the 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 ordinances were 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.

Charles Bell, 1915 Johnson Street: Stated that he was in support of keeping Hindman and War Memorial Golf Courses open.

Russ Racop, 301 Alamo Drive: Stated that he felt that the City was missing out on revenue due to the fact that they did not receive funds from the parking at War Memorial Park.

Susan Bowling, 815 North Jackson Street: Stated that she was opposed to the closing of Hindman and War Memorial Golf Courses.

Jack Loftin, 225 Palm Street: Stated that he had served on the Think Big Little Rock Taskforce and was in support of a centrally-located park that provided a broad use for individuals of different backgrounds.

Vicki Hatter, 7820 West Capitol Avenue: Stated that she was opposed to the proposed budget cuts to the Museum of Discovery.

Chris East, 315 Rock Street: Stated that he was opposed to the proposed budget cuts to the Museum of Discovery; however, he was in support of the closing of Hindman and War Memorial Golf Courses.

Miriam Pearsall, 3801 Dartmouth Court: Stated that had had served on the Think Big Little Rock Taskforce and was in support of repurposing War Memorial Golf Course.

Kara Wilkins, 1200 Hendrix Avenue: Stated that she had served on the Think Big Little Rock Taskforce and was a long-term resident of the 12th Street Corridor. Ms. Wilkins stated that she was in support of repurposing War Memorial Golf Course.

Finance Director Sara Lenehan stated that while the 2019 Adopted Budget was balanced, it included many one-time revenue sources that were not sustainable for ongoing operations. Ms. Lenehan stated that in order to ensure that the City did not perpetuate the type of loss experienced in 2018, she encouraged the Board to approve the proposed Budget Amendment.

Human Resources Employee Services Manager Kathleen Walker provided the Board with an overview regarding how their staff was working to assist those individuals that were displaced due to budget cuts locate employment elsewhere within the City.

Director Hines stated that based on the performance of the Little Rock Regional Chamber of Commerce, he thought it was unwise to further cut funding for economic development. Director Hines made the motion, seconded by Director Fortson, to add \$50,000.00 annualized, \$25,000.00 for the remainder of the year, back to the Chamber's funding. By roll call vote, the vote was as follows: Ayes: Peck; Hines; Wright; Kumpuris; Fortson; and Adcock. Nays: Hendrix; Richardson; Webb and Vice-Mayor Wyrick. By a vote of six (6) ayes and four (4) nays, **the motion was approved.**

Director Richardson stated that Hindman and War Memorial Golf Courses were the most diverse courses that the City owned and asked if a final decision had been made regarding whether or not the two (2) courses would be closed. Mayor Scott stated that no decision had been made as to which golf courses would be repurposed and that due diligence needed to occur in order to make that final decision.

Director Webb made the motion, seconded by Director Hines, that any realized surplus revenues for the remainder of the year be placed in reserve. By roll call vote, the vote was as follows: Ayes: Richardson; Webb; Peck; Hines; Wright; Kumpuris; Fortson; and Vice-Mayor Wyrick. Nays: Hendrix and Adcock. By a vote of eight (8) ayes and two (2) nays, **the motion was approved.**

Director Hines 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 vote was called.**

By voice vote of the Board Members present, with Directors Wyrick and 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.**

Mayor Scott stated that the Board would take a ten (10)-minute recess. By unanimous voice vote of the Board Members present, **the motion passed and the Board took a ten (10)-minute recess.**

M-2 ORDINANCE NO. 21,745: To amend Chapter 2, Article VII, § 2-330-13 of the Revised Code of Ordinances (1988) of the City of Little Rock, Arkansas, to provide for the adoption by reference of the Code regarding the composition of the Little Rock Commission on Children Youth and Families; and for other purposes. *Staff recommends approval.*

The ordinance was read the first time. Director Hines 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 were read a second time. Director Hines 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 ordinance was read a third time. By unanimous voice vote of the Board Members present, **the ordinance was approved.**

GROUPED ITEMS (Items 8 – 18)

8. ORDINANCE NO. 21,734; Z-2771-S: To approve a Planned Zoning Development and establish a Planned Residential District titled 22 Daven Court Short-Form PD-R, located at 22 Daven Court, 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 approval of a PD-R, Planned Development – Residential, zoning to recognize the existing use on the property; a single-family residence and a detached second dwelling unit. No changes are proposed to the property. The utilities are currently shared, and the applicant is proposing to separate the utilities. Both units are rental. (Located in Ward 2)

9. ORDINANCE NO. 21,735; Z-4019-C: To approve a Planned Zoning Development and establish a Planned Office District titled Orion Federal Credit Union Short-Form PD-O, located at 1019 North University Avenue, 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 approval of PD-O, Planned Development – Office, zoning to allow for the development of the site with a 3,070 square-foot, one (1)-story Credit Union Branch Building. The proposal includes a fifteen (15)-space parking lot, and right-in and right-out driveways are to be constructed off of both University Avenue and Evergreen Drive. Covered drive-thru services and ATM lanes will be located on the south side of the new building. (Located in Ward 3)

10. ORDINANCE NO. 21,736; Z-5570-D: To approve a Planned Zoning Development and establish a Planned Office District titled TRL Properties Revised Short-Form PD-O, located at 12418 and 12420 Cantrell 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 owners of 12418 Cantrell Road have acquired the vacant lot adjacent to the west. They are requesting approval of a revision to the PD-O, Planned Development – Office, zoning to allow them to combine the two (2) lots into one (1) lot, all zoned PD-O. No changes to the development are proposed. (Located in Ward 4)

11. ORDINANCE NO. 21,737; Z-6810-A: To approve a Planned Zoning Development and establish a Planned Office District titled Dogwood Partners Short-Form PD-O, located at 3023 West 7th 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 approval of a POD, Planned Office Development, zoning to allow for the renovation of the building for professional office space. The plan indicates a future 1,860 square-foot addition although there are no immediate plans to expand. (Located in Ward 3)

12. ORDINANCE NO. 21,738; Z-7854-F: To approve a Planned Zoning Development and establish a Planned Industrial District titled Grow Learning Center Revised Short-Form PID, located at 5 Remington Cove, 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 a revision to the PID, Planned Industrial Development, expanding onto the western lot to allow a new 10,000 square-foot classroom and administration building and for expansion of the parking lot and drives. (Located in Ward 7)

13. ORDINANCE NO. 21,739; Z-9402: To approve a Planned Zoning Development and establish a Planned Residential District titled Greenhaw Properties Short-Form PD-R, located at 3523 West Capitol Avenue, 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 approval of PD-R zoning to allow for splitting this 50' x 136' lot into two (2) lots with one (1) single-family dwelling on each lot. (Located in Ward 3)

14. ORDINANCE NO. 21,740; Z-9404: To approve a Planned Zoning Development and establish a Planned Residential District titled 517 Maple Street Short-Form PD-R, located at 517 Maple Street, 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 3 absent. Staff recommends approval.*

Synopsis: The applicant is requesting approval of a PD-R, Planned Development – Residential, to recognize the existing duplex. The applicant states he attempted to refinance the property and the lender was unable to underwrite the loan because the building's current zoning is inconsistent with its use. No changes are proposed to the building or property. (Located in Ward 3)

15. ORDINANCE NO. 21,741; Z-9405: To approve a Planned Zoning Development and establish a Planned Residential District titled Innovation Valley Short-Form PD-R, located southwest of 13815 and 13823 Fern Valley Drive, 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 approval of PD-R zoning for this 2.72-acre lot to allow for construction of a 40' x 50' climate-controlled metal building for personal storage. The applicant's home is located on a property one lot removed from this lot. The two (2) lots are actually connected by a third lot (the lake lot) also owned by this applicant. (Located in Ward 6)

16. ORDINANCE NO. 21,742; Z-9407: To approve a Planned Zoning Development and establish a Planned Residential District titled Village at the Gateway Long-Form PRD, located west of the existing Village at the Gateway Phase II, four (4) blocks west of Vimy Ridge 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 now proposing a PRD, Planned Residential Development, zoning to allow for the combining of pairs of the thirty (30)-foot wide townhouse style lots into forty-eight (48), sixty (60)-foot wide lots to be developed with a mixture of triplex and fourplex units. (Located in Ward 7)

17. ORDINANCE NO. 21,743; Z-9409: To approve a Planned Zoning Development and establish a Planned Residential District titled Fletcher Ridge Long-Form PRD, located on the north side of Kanis Road, west of Chenal Downs Boulevard, 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 applicants are requesting approval of PRD, Planned Residential Development, zoning for this 52 +/- acre property to allow for the phased development of a single family residential subdivision containing 205 lots, six (6) tracts and 6,910 linear-feet of new public street. (Located in Ward 5)

Mike Mitchell, 38525 Carnation Lane, Paron, AR: Stated that he lived in West Pulaski County and that four (4) years prior, the Board had voted to amend the Master Street

Plan to preserve the Fletcher's Hollow corridor as a historic feature. Mr. Mitchell stated that the proposed development was to be located on the east end of Fletcher's Hollow and that residents in the area had three (3) main concerns: 1) the effect on Fletcher's Hollow; 2) the increased traffic that would be created; and 3) that the proposed development was totally out of character with the surrounding area. Mr. Mitchell stated that the plan indicated there would be over 250 homes on approximately fifty (50) acres. Mr. Mitchell stated that the traffic would empty out onto an already congested Kanis Road, and he was opposed to the development.

Director Adcock asked what measures would be taken to protect Fletcher's Hollow. Bill Spivey, legal counsel for the applicant, stated that several public meetings had been held, and issues similar to the ones that Mr. Mitchell raised had been discussed at those meetings with other concerned residents that lived in the area. Mr. Spivey stated that several years prior, Deltic Timber had put into place a Canopy Easement along the south side of Kanis all the way out to Fletcher Creek. Mr. Spivey stated that on the north side, as part of the proposed development, Deltic had established a separate green space which would protect the canopy for the entire length of the development. In addition, Mr. Spivey stated that the applicant had proposed to install a traffic circle, with the full support of the Chenal Downs Property Owner's Association, to ensure that traffic flow was smooth through the area. Mr. Spivey stated that Deltic had not proposed that any changes be made to the Master Street Plan in regards to Fletcher's Hollow.

18. ORDINANCE NO. 21,744: To repeal Little Rock, Ark., Ordinance No. 21,700 (March 5, 2019); to direct that a competitive selection process begin for a Branding Program for the 12th Street Corridor; **to declare an emergency**; and for other purposes. *Staff recommends approval.*

Synopsis: On March 5, 2019, the City authorized a Sole-Source Contract with Crafton Tull & Associates to develop a Branding Program for the 12th Street Corridor. The justification is that the monies for the agreement had been provided by entities other than the City. This ordinance repeals that earlier ordinance, and directs that a competitive process begin.

Rohn Muse, 822 Lewis Street: Stated that he was supportive of utilizing the competitive search process and asked that the Board approve the ordinance.

The ordinances were read the first time. Director Adcock made the motion, seconded by Director Richardson, 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 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 18 was approved.**

SEPARATE ITEMS (Item 19)

19. ORDINANCE NO. 21,746; Z-9408: To approve a Planned Zoning Development and establish a Planned Office District titled Shackleford Forest Communities Long-Form POD, located at 5600 South Shackleford 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 3 absent. Staff recommends approval.*

Synopsis: The applicant is requesting POD, Planned Office Development, zoning for this 27.9-acre tract. The property is proposed to be divided into four (4) lots for a substance abuse inpatient, outpatient, research treatment facility. (Located in Ward 7)

The ordinance was read the 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 ordinances on third reading. By unanimous voice vote of the Board Members present, the rules were suspended and the ordinance was read a third time.

John Huggler, 9906 Baseline Road: Stated that the proposed project was a drug rehabilitation facility and he was against the proposed development.

Carol Withem: Stated that the facility would not be a drug rehabilitation project, but a brain institute, which was a medical facility to house and treat those individuals with brain disorders.

Vice-Mayor Wyrick stated that after talking with the applicant, she had determined that it was a good development for Ward 7.

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

PUBLIC HEARINGS (Item 20)

20. RESOLUTION NO. 15,008; Z-9291-A: To approve a Revised Conditional Use Permit to allow revisions to an existing Prayer Garden Use on the property located at 2700 Brown Street, Little Rock, Arkansas; and for other purposes. *Planning Commission: 2 ayes; 7 nays and 2 absent. Staff recommends denial.*

Synopsis: The applicant, Dr. Carolyn Smith, is appealing the Planning Commission's action in denying a revised Conditional Use Permit to allow revisions to an existing prayer garden located at 2700 Brown Street. (Located in Ward 1)

Mayor Scott opened the public hearing and asked if there were individuals present that wished to speak for or against the item.

Planning & Development Director Jamie Collins stated that initially the applicant submitted an application that was approved by the Planning Commission for a prayer garden. Mr. Collins stated that the prayer garden was approved due to the fact that it was a 'passive use' to be used for prayer and meditation. Mr. Collins stated that staff changed their support when an amendment was made that would add a bathroom facility, which would make the area more of an 'active use'. Director Adcock asked how many parking places would be dedicated for use by individuals utilizing the prayer garden. Mr. Collins stated that currently, there were no dedicated parking spaces and that individuals would park on the street.

Bishop Robert E. Smith, Sr.: Stated that they were requesting the added amenities to enhance the Throne of Grace Prayer Garden.

Donald Mitchell, 2614 Allis Street: Stated that in the past, he had visited with the Smith's regarding trying to refurbish the neighborhood and was told that they didn't have the time. Mr. Mitchell stated that originally the prayer garden was to be available to anyone; however, it was always locked. Mr. Mitchell stated that at the Planning Commission, the Smiths stated that they did not have anyone to supervise the prayer garden and that was why it was locked during the day.

Ruth Bell, 7611 Briarwood Street: Stated that she represented the League of Women Voters of Pulaski County and they were opposed to the revisions to the existing prayer garden due to the fact that there was no limit placed on the number of individuals that could in the garden at one time, as well as the fact that there was no off-street parking at the site.

Mayor Scott closed the public hearing.

By roll call vote, the vote was as follows: Ayes: Hendrix; Hines; Wright; Fortson; and Vice-Mayor Wyrick. Nays: Webb; Peck; Kumpuris; and Adcock. Present: Richardson. When asked if he would like to change his Present vote, Director Richardson indicated that he would like to change his vote from Present to Aye. The final roll call vote was as follows: Ayes: Hendrix; Richardson; Hines; Wright; Fortson; and Vice-Mayor Wyrick. Nays: Webb; Peck; Kumpuris; and Adcock. By a vote of six (6) ayes and four (4) nays, **the resolution was approved.** By unanimous voice vote of the Board Members present, **the emergency clause was approved.**

Director Fortson 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:

Susan Langley, City Clerk

Frank Scott, Jr., Mayor