

**Little Rock Board of Directors Meeting  
April 21, 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 (via WebEx Teleconferencing); Webb (via WebEx Teleconferencing); Peck (via WebEx Teleconferencing); Hines; Wright; Fortson (via WebEx Teleconferencing); Kumpuris; Adcock; Vice-Mayor Wyrick (via WebEx Teleconferencing); and Mayor Scott. City Attorney Tom Carpenter delivered the invocation followed by the Pledge of Allegiance.

**ADDITIONS:**

**M-1 RESOLUTION:** To authorize the City Manager to enter into a modified contract to increase the number of Cisco WebEx Licenses to accommodate more City of Little Rock remote workers and to upgrade to Cisco Event Center (Flex) for secure access to facilitate Official City Meetings remotely due to COVID-19 for the remaining contract term for a total amount not to exceed \$69,435.00, plus applicable taxes and fees; and for other purposes. *Staff recommends approval.*

**Synopsis:** To modify the current Cisco WebEx Contract, increasing the number of licenses from forty-five (45) to seventy-five (75), accommodating more remote workers. Upgrade to Cisco Event Center (Flex) in order to secure access and facilitate official City meetings, due to COVID-19.

**M-2 RESOLUTION:** To approve a modification of the Lease Agreement between the City of Little Rock, Arkansas, the Little Rock Advertising & Promotion Commission and FWH II Little Rock, LLC, to defer the rental payment due on April 1, 2020, until July 1, 2020; to consider a further modification of the terms of the Lease Agreement occasioned by the COVID-19 Pandemic; and for other purposes. *Staff recommends approval.*

Mayor Scott asked Director Fortson to provide a brief overview of Item M-2 and the discussion that was held at the Advertising & Promotion Commission Meeting that was held earlier that afternoon. Director Fortson stated that a letter had been received from the Marriott Hotel Partnership requesting a deferral of their rent and the Advertising & Promotion Commission considered the request and voted unanimously to support the deferral of the payment for the 2<sup>nd</sup> Quarter.

Director Hines made the motion, seconded by Director Wright, to add Items M-1 and M-2 to the Consent Agenda. By unanimous voice vote of the Board Members present, **Items M-1 and M-2 were added to the Consent Agenda.**

**CONSENT AGENDA (Items 1 – 12 and Items M-1 and M-2)**

**1. MOTION:** To approve the minutes of the November 19, 2019, December 3, 2019, December 17, 2019, January 7, 2020, January 21, 2020, February 4, 2020, February 18, 2020, March 3, 2020, and March 17, 2020, Little Rock City Board of Directors Meetings; the November 26, 2019, Little Rock City Board of Directors Reconvened Meeting; and

the March 25, 2020 (12:00 PM), the March 25, 2020 (2:30 PM) and the April 1, 2020, Little Rock City Board of Directors Special Called Meetings.

**2. RESOLUTION NO. 15,198:** To authorize the City Manager to enter into a contract with Boyles Construction, Inc., in the amount of \$687,661.04, for Gamble Road Improvements, from Kanis Road to Arthur Lane; and for other purposes. *(Funding from the 3/8-Cent Capital Improvement Sales Tax and the Limited Tax General Obligation Capital Improvement Bonds) Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to execute an agreement with Boyles Construction, Inc., for improvements on Gamble Road, from Kanis Road to Arthur Lane, Project No. 16-5-ST-15, Bid Event No. 826. (Located in Ward 5)

**3. RESOLUTION NO. 15,199:** To authorize the City Manager to enter into a contract with Redstone Construction Group, Inc., in an amount not to exceed \$139,290.30, for the Ward 7 Sidewalk Project; and for other purposes. *(Funding from the 3/8-Cent Capital Improvement Sales Tax and the Limited Tax General Obligation Capital Improvement Bonds) Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to execute an agreement with Redstone Construction Group, Inc., for the Ward 7 Sidewalk Project, Project No. 7-15-SW-407, Bid No. 838. (Located in Ward 7)

**4. RESOLUTION NO. 15,200:** To authorize the City Manager to enter into a construction contract with Redstone Construction Group, Inc., in an amount not to exceed \$3,475,565.36, for Street Resurfacing within the City of Little Rock, Arkansas; and for other purposes. *(Funding from the 3/8-Cent Capital Improvement Sales Tax and the Limited Tax General Obligation Capital Improvement Bonds) Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to execute an agreement with the low bidder, Redstone Construction Group, Inc., for asphalt resurfacing within the City of Little Rock.

**5. RESOLUTION NO. 15,201:** To authorize the City Manager to award a Professional Engineering Services Contract with Crafton Tull & Associates, Inc., for the design of Fourche Dam Pike Widening and Pratt Remmel Road Extension Projects as funded from Federal Grant Programs; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to award a contract with Crafton, Tull & Associates, Inc., for Professional Engineering Consultant Services for Fourche Dam Pike and Pratt Remmel Road improvements.

**6. RESOLUTION NO. 15,202:** To authorize the City Manager to apply for a Transportation Alternatives Program (TAP) Grant and to execute agreements with the Arkansas Department of Transportation for funding to extend the Tri-Creek Greenway; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize an application with the Arkansas Department of Transportation for a Transportation Alternatives Program (TAP) Grant for the Tri-Creek Greenway.

**7. RESOLUTION NO. 15,203:** To authorize the City Manager to apply for a Recreational Trails Program (RTP) Grant from the Arkansas Department of Transportation for work along Allsopp Park North Mountain Bike Trails; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize an application with the Arkansas Department of Transportation for a Recreational Trails Program Grant for the Allsopp Park North Mountain Bike Trails.

**8. RESOLUTION NO. 15,204:** To authorize the City Manager to enter into a contract with NSC, Inc., in an amount not to exceed \$113,622.30, for Construction Services to

construct the Boyle Park Historic Pavilion No. 1 - Flagstone Remodel; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to execute an agreement with NSC, Inc., to construct the Boyle Park Historic Pavilion No. 1 – Flagstone Remodel. (Located in Ward 6)

**9. RESOLUTION NO. 15,205:** To authorize the City Manager to enter into a contract with Arkansas Regional Commission, in an amount not to exceed \$103,720.00, for Housing Opportunities for Persons with AIDS (HOPWA) for a one (1)-year term; and for other purposes. *Staff recommends approval.*

**Synopsis:** Authorizes the City Manager to enter into contract for Housing Opportunities for Persons With AIDS (HOPWA) Grant Funding to the Arkansas Regional Commission in a total amount not to exceed a combined total of \$103,720.00 for one (1)-year.

**10. RESOLUTION NO. 15,206:** To amend Little Rock, Ark., Resolution No. 15,174 (March 3, 2020) to correct a budget calculation error increasing the Commercial Tire Expense Contract with Goodyear Tires, Looney's Tires and South Tire Mart by \$500,000.00, for the purchase of Commercial Tires for an annual purchase amount not to exceed \$650,000.00, for the Fleet Services Department; and for other purposes. *Staff recommends approval.*

**Synopsis:** Approval of an amendment to Resolution 15,174 (March 3, 2020) to include the correct budgeted amount; thus increasing the original Annual Purchase Order (APO) an additional \$550,000.00. This APO is for (1)-year, with an option to renew each year up to two (2) additional years.

**11. RESOLUTION NO. 15,207:** To appropriate \$371,468.72 from the City's 3/8-Cent Capital Sales and Compensating Use Tax proceeds, to the Arkansas Livestock Show Association for capital improvements to the Arkansas State Fairgrounds; and for other purposes. *Staff recommends approval.*

**12. RESOLUTION NO. 15,208:** To appoint a successor Commissioner for the Quapaw Central Business Improvement District No. 5 of Little Rock, Arkansas; to confirm staggering the existing terms; and for other purposes.

**M-1 RESOLUTION NO. 15,209:** To authorize the City Manager to enter into a modified contract to increase the number of Cisco WebEx Licenses to accommodate more City of Little Rock remote workers and to upgrade to Cisco Event Center (Flex) for secure access to facilitate Official City Meetings remotely due to COVID-19 for the remaining contract term for a total amount not to exceed \$69,435.00, plus applicable taxes and fees; and for other purposes. *Staff recommends approval.*

**Synopsis:** To modify the current Cisco WebEx Contract, increasing the number of licenses from forty-five (45) to seventy-five (75), accommodating more remote workers. Upgrade to Cisco Event Center (Flex) in order to secure access and facilitate official City meetings, due to COVID-19.

**M-2 RESOLUTION NO. 15,210:** To approve a modification of the Lease Agreement between the City of Little Rock, Arkansas, the Little Rock Advertising & Promotion Commission and FWH II Little Rock, LLC, to defer the rental payment due on April 1, 2020, until July 1, 2020; to consider a further modification of the terms of the Lease Agreement occasioned by the COVID-19 Pandemic; 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.**

#### **GROUPED ITEMS (Items 13 - 15)**

**13. ORDINANCE NO. 21,859; Z-9499:** 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: 7 ayes; 0 nays; and 4 absent. Staff recommends approval.*

**Synopsis:** The owner of the 0.153-acre property located at 2710 Welch Street is requesting that the zoning be reclassified from I-2, Light Industrial District, to R-3, Single-Family District. (Located in Ward 1)

**14. ORDINANCE NO. 21,860:** To amend Little Rock, Ark., Rev. Code Chapter 30 (1988), to provide for a deferral of Master Street Plan Right-of-Way Dedication Requirements for South University Avenue; and for other purposes. *Staff recommends approval.*

**Synopsis:** Authorizes a deferral of right-of-way dedication on the east side of South University Avenue, as required under the Master Street Plan for the Mini-Warehouse Conditional Use Permit (Z-4578-B) located at 1203-1205 South University Avenue. (Located in Ward 2)

**15. ORDINANCE NO. 21,861:** To declare it impractical and unfeasible to bid; to authorize the City Manager to dispense with the requirement of competitive bidding and enter into a Sole-Source Contract with Socrata, Inc., in an amount not to exceed \$94,404.00, plus applicable taxes and fees, for the Annual Software Subscription and Maintenance Renewal; and for other purposes. *Staff recommends approval.*

**Synopsis:** To authorize the City Manager to enter into a Sole-Source Contract with Socrata, Inc., for the Annual Software Renewal for the City's Open Data, Citizen Connect and Open Performance Sites.

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 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 16 - 17)**

**16. ORDINANCE NO. 21,862; LU20-15-01:** To amend the Land use Plan in the Geyer Springs West Planning District from Suburban Office and Residential Low to Neighborhood Commercial and Park Open Space at 10217 Chicot Road; and for other purposes. *Planning Commission: 7 ayes; 0 nays; and 4 absent. Staff recommends approval.*

**Synopsis:** Approve a Land Use Plan amendment in the Geyer Springs West Planning District 10217 Chicot Rd from SO, Suburban Office, and RL, Residential Low, to NC, Neighborhood Commercial, and PK/OS, Park Open Space. (Located in Ward 2)

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 to move the ordinance to third reading.

Director Adcock asked if the applicant were present.

Mark Hicks: Stated that he was legal counsel for and represented the applicant, Robert Renfrow.

Director Adcock asked what uses the applicant intended for the property. Mr. Hicks stated that the applicant had inherited the property and due to the fact that the property was mostly surrounded by commercial development, he was seeking to get the zoning designation changed in order to sell the property. Director Adcock stated that a residential area was located on one side of the development. Planning & Development Director Jamie Collins stated that when there was a straight zoning designation, it would fall back to any permitted uses within that zoning classification. Mr. Collins stated that if a use was desired that was out of the permitted uses, a Conditional Use Permit would need to be obtained. Director Adcock asked if multi-family (apartments) would be allowed. Mr. Collins stated that multi-family would be allowed with a maximum density, which would be approximately 164 units. Director Adcock stated that she had a problem with supporting the application with not knowing what the property would be utilized for at a later date. Vice-Mayor Wyrick stated that she had concerns regarding the possibility of a convenience store, or a potential apartment complex with 164 units, being developed on the site. Vice-Mayor Wyrick stated that in some instances, as a result of input from the neighborhoods, applicants seeking C-1, Neighborhood Commercial District, zoning classification would limit the uses. Vice-Mayor Wyrick stated that she could not support the straight C-1 zoning classification unless the application was willing to do away with some of the uses. Mr. Hicks stated that the applicant would most likely be open to that suggestion. Vice-Mayor Wyrick stated that the request would need to be made by the applicant, and if that were a possibility, the item would need to be deferred. Director Richardson stated that it was his understanding that appropriate notices had been sent out to the neighborhood associations and that there had been no opposition at the Planning Commission. Director Richardson stated that the property was located in Ward 2 and that he was supportive of the application. Director Wright asked if there was a buffer between the property in question and the adjacent neighborhood. Mr. Collins stated that for a commercial development, a twenty (20)-foot zoning buffer was required and the applicant could remove up to 70% of the vegetation; however, the applicant had agreed to leave the buffer as open space and undisturbed.

The ordinance was read a third time.

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

**17. ORDINANCE NO. 21,863; Z-3821-A:** 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: 7 ayes; 0 nays; and 4 absent. Staff recommends approval.*

**Synopsis:** The owners of the 5.2-acre property located at 10217 Chicot Road, are requesting that the zoning be reclassified from R-2, Single-Family District, to C-1, Neighborhood Commercial District, and OS, Open Space District. (Located in Ward 2)

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 voice vote of the Board Members present, with Director Adcock and Vice-Mayor Wyrick voting in opposition, 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 voice vote of the Board Members present, with Director Adcock and Vice-Mayor Wyrick voting in opposition, the rules were suspended and the ordinance was read a third time. By voice vote of the Board Members present, with Director Adcock and Vice-Mayor Wyrick voting in opposition, **the ordinance was approved.**

#### **UPDATE (Item 18)**

**18. UPDATE:** Rock Region METRO Update – Charles Frazier, Executive Director.

City Manager Bruce Moore stated that due to the COVID-19 Pandemic, the public transit system had made several operational changes and that he had asked Rock Region METRO Executive Director Charles Frazier to provide an update regarding those changes. Mr. Frazier (via WebEx Teleconferencing) stated that Rock Region METRO continued to provide essential services for the community. Mr. Frazier stated that the primary goal was for Rock Region METRO to continue to provide services throughout the duration of the pandemic; however, in order to do so, it was critically important to keep their front-line employees healthy and safe. Mr. Frazier stated that all the vehicles were fumigated each evening, in addition to being sanitized between each and every trip. Mr. Frazier stated that ultra-violet inserts had been installed in the HVAC Systems on all the vehicles that continuously removed containments through the air. Mr. Frazier reported that in order to comply with social distancing regulations, the number of riders had been limited and individuals were required to enter the vehicles through the rear entrance/egress and they had discontinued the collections of any fares. Mr. Frazier stated that because the number of riders had been limited to ten (10) individuals, extra vehicles had been added to all the busy routes and if a vehicle was full, another vehicle would be arriving within three (3) to four (4) minutes. Mr. Frazier stated that the spare Para-Transit vehicles were also being utilized to assist in picking up individuals.

Mr. Frazier stated that on April 1, 2020, Rock Region had recommended that individuals wear some type of face covering while on the vehicles, and as of April 20, 2020, face coverings were required in order to enter the vehicles. Mr. Frazier stated that it wasn't required that the face covering be a mask – it could be a bandana or t-shirt – but that the covering must cover the nose and mouth area. Mr. Frazier stated that the requirement had been announced two (2) weeks prior in anticipation of the April 20<sup>th</sup> date, and that announcements had been made to the riders during each and every trip during that time

as well. In addition, Mr. Frazier stated that Rock Region had worked with several agencies, such as The Arkansas Homeless Coalition, Jericho Way, The Compassion Center, etc., to get the word out to all potential riders. Mr. Frazier stated that posters and masks had been distributed so that individuals would be prepared. Mr. Frazier stated that of the 5,000 riders from the previous day (April 20, 2020), only thirty-six (36) riders did not have some type of face covering, and only seventeen (17) individuals had been reported on April 21, 2020. Mr. Frazier stated that for the next two (2) weeks, drivers would have masks available to distribute to individuals that did not have a face covering with them.

Mayor Scott thanked Mr. Frazier for the creativity and innovation that Rock Region had utilized and implemented during the pandemic.

**CITIZEN COMMUNICATION**

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

Director Hines made the motion, seconded by Director Adcock, to recess the meeting until April 28, 2020, for the purpose of amending the 2020 CDBG Plan. By unanimous voice vote of the Board Members present, **the meeting was recessed until April 28, 2020.**

**ATTEST:**

**APPROVED:**

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**Susan Langley, City Clerk**

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**Frank Scott, Jr., Mayor**