

**Little Rock Board of Directors
June 21, 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: Richardson; Webb; Peck; Wright; Wyrick; Kumpuris; Phillips; Adcock; Vice-Mayor Hines; and Mayor Scott. Directors absent: Director Miller. City Attorney Tom Carpenter gave the invocation followed by the Pledge of Allegiance.

ADDITIONS:

Director Wright stated that in regards to Item M-1, as the sponsor of the resolution, she would like to withdraw the item from the agenda and bring it back at a later date.

M-1 RESOLUTION: To state the primary intended uses of a portion of the second tranche to the City of Little Rock, Arkansas, allotment of Local Fiscal Recovery Funds through the American Rescue Plan Act; and for other purposes.
(Sponsored by Director Wright) (Requires a supermajority vote for addition)

M-2 RESOLUTION: To authorize the City Manager to enter into a contract with Safety National Casualty Corporation, for Excess Workers' Compensation Coverage for one (1)-year effective July 1, 2022; and for other purposes. *Staff recommends approval.*
Synopsis: A resolution to authorize the City Manager to enter into a contract with Safety National Casualty Corporation to provide Excess Worker's Compensation Insurance for the term of July 1, 2022, to July 1, 2023.

DEFERRALS:

18. ORDINANCE; LU2022-19-01: To amend the Chenal Planning District, located southeast of the Maywood Drive and Cantrell Road Intersection, from Residential Low Density (RL) to Suburban Office (SO); and for other purposes. *(Deferred until July 19, 2022, at the applicant's request)(Planning Commission: 9 ayes; 1 nay; and 1 open position) Staff recommends approval.*
Synopsis: To approve a Land Use Plan Map amendment in the Chenal Planning District, southeast of the Maywood Drive & Cantrell Road intersection, from Residential Low Density (RL) to Suburban Office (SO). (Located in Ward 5)

Vice-Mayor Hines made the motion, seconded by Director Richardson, to add Item M-2 to the Consent Agenda and to defer Item 18 until July 19, 2022. By unanimous voice vote of the Board Members present, **Item M-2 was added to the Consent Agenda and Item 18 was deferred until July 19, 2022.**

City Manager Bruce Moore stated that he had received notification from the applicant for Item 28 that he would like to withdraw the item from the agenda.

28. ORDINANCE; Z-7870-A: To approve a Planned Zoning Development and to establish a Planned Commercial District titled King Seasonal Fireworks Sales Revised PCD, located at 23800 Highway 10, 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 denial.*
Synopsis: The applicant is requesting that the 2.75-acre property, located at 23800 Highway 10, be rezoned from PCD, Planned Commercial District, to Revised PCD, Planned Commercial District, to allow for the seasonal sales of fireworks. (Located within the City's Extraterritorial Jurisdiction)

Director Richardson made the motion, seconded by Director Wright, to withdraw Item 28 from the agenda. By unanimous voice vote of the Board Members present, **Item 28 was withdrawn from the agenda.**

CONSENT AGENDA (Items 1 – 16 and Item M-2)

1. RESOLUTION NO. 15,705; Z-9672: To set July 19, 2022, as the date of public hearing on the appeal of the Planning Commission's recommendation of denial for a Planned Zoning District titled Cozyspot Rentals Short-Term Rental PD-C, located at 319 North Summit Street, in the City of Little Rock, Arkansas; and for other purposes.

2. RESOLUTION NO. 15,706; G-23-485: To set July 12, 2022, as the date of public hearing on the request to abandon the portion of Reichardt Street right-of-way between East 8th and 9th Streets, the portion of Fletcher Street right-of-way between East 7th and East 8th Streets and a portion of the alley right-of-way within block 5, Mclean's Addition in the City of Little Rock, Arkansas; and for other purposes.

3. RESOLUTION NO. 15,707: To authorize the use of eminent domain on the Valentine Street Drainage Project and the Briarwood Ditch Phase 2 Project, in 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 Attorney to use eminent domain to complete acquisition of right-of-way, permanent and temporary construction easements for the Valentine Street Drainage and Briarwood Ditch Phase 2 Projects. (Located in Ward 3)

4. RESOLUTION NO. 15,708: To authorize the City Manager to enter into a contract with Redstone Construction Group, Inc., in an amount not to exceed \$2,458,67.60, for the Swaggerty Branch Drainage Rehabilitation Project; and for other purposes. (*A portion of the funding will be from the 3/8-Cent Capital Improvement Sales Tax, the Limited Tax General Obligation Capital Improvement Bonds, and the American Rescue Plan Act*) *Staff recommends approval.*
Synopsis: A resolution to authorize the City Manager to execute an agreement with Redstone Construction Group, Inc., for the Swaggerty Branch Drainage Rehabilitation Project, Bid No. 1654. (Located in Ward 1)

5. RESOLUTION NO. 15,709: To authorize the City Manager to enter into a contract with Hope Lawncare, in an amount not to exceed \$112,518.00, for Right-of-Way Mowing and Trimming, Phase 1, within the City of Little Rock, Arkansas; and for other purposes. *Staff recommends approval.*
Synopsis: A resolution to authorize the City Manager to execute an agreement with HOPE Lawncare for right-of-way mowing and trimming within the City of Little Rock. (Located in Wards 1 & 2)

6. RESOLUTION NO. 15,710: To authorize the City Manager to enter into a contract with Hope Lawncare, in an amount not to exceed \$76,986.00, for Right-of-Way Mowing and Trimming, Phase 3, within the City of Little Rock, Arkansas; and for other purposes.

Staff recommends approval.

Synopsis: A resolution to authorize the City Manager to execute an agreement with HOPE Lawncare for right-of-way mowing and trimming within the City of Little Rock. (Located in Ward 7)

7. RESOLUTION NO. 15,711: To authorize the City Manager to enter into a contract with FTN Associates, Ltd., in an amount not to exceed \$125,000.00, to provide Engineering Consulting Services for the Little Rock Landfill; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to execute an agreement with FTN Associates, Ltd., to provide Engineering Consulting Services for the Little Rock Landfill.

8. RESOLUTION NO. 15,712: To authorize the Mayor and City Clerk to execute any documents necessary to purchase real property located at 10008 Whispering Pine Drive, for an amount not to exceed \$70,000.00, with HOME Investment Partnership Program Funds; and for other purposes. *Staff recommends approval.*

Synopsis: In an effort to maximize the revitalization efforts, the Housing and Neighborhood Programs Community Development Division will purchase a residential property in Ward 7 for affordable housing to be sold to an eligible low-to-moderate income buyer. The property is a single-family home three (3) bedrooms, 1½ baths with a carport. It is approximately 1,114 square-feet, and located in Lot 72; Block 0 in the Winter Wood Subdivision. (Located in Ward 7)

9. RESOLUTION NO. 15,713: To authorize the City Manager to submit the approved 2022 Annual Action Plan for CDBG, HOME and HOPWA Entitlement Funds to the U.S. Department of Housing & Urban Development; and for other purposes. *Staff recommends approval.*

Synopsis: The Annual Action Plan delineates the uses of the CDBG, HOME, and HOPWA Entitlements for the 2022 Program Year (January 1, 2022 - December 31, 2022). This Board action approves the submission of the Action Plan to the Department of Housing and Urban Development and authorizes the City Manager or his designated representative to execute agreements with the applicants in the Action Plan.

10. RESOLUTION NO. 15,714: To authorize the City Manager to enter into an Interstate Cooperation Contract with the State of Texas through the Texas Department of Information Services; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to execute a Interstate Cooperation Contract with the State of Texas, acting by and through the Department of Information Resources, pursuant to the authority granted, and in compliance, with the provisions of the Interlocal Cooperation Act, Texas Government Code, Section 2054.0565, Texas Government Code, for out-of-state Customers.

11. RESOLUTION NO. 15,715: To authorize the City Manager to enter into a contract with TYMCO, Inc., in an amount not to exceed \$276,225.00, plus applicable taxes and fees, for the purchase of one (1) Model 600x Regenerative Air Sweeper for the Public Works Department Street Operations Division; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to enter into a contract with TYMCO, Inc., for the purchase of one (1) TYMCO Model 600x Regenerative Air Sweeper for the Public Works Department Street Operations Division.

12. RESOLUTION NO. 15,716: To make a reappointment to the Central Arkansas Water Board of Commissioners; and for other purposes. *Staff recommends approval.*

Synopsis: Reappointment of Kandi Hughes to serve her second seven (7)-year term, said term to expire on June 30, 2029.

13. RESOLUTION NO. 15,717: To certify Local Government Endorsement of W & W – AFCO Steel, LLC, 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.

14. RESOLUTION NO. 15,718: To authorize the City Manager to enter into a contract with Travelers Insurance Company, in the amount of \$1,012,633.00, for Property and Casualty Insurance for City Buildings and Structures; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to enter into a contract with Travelers Insurance Company to provide Property Insurance for City Facilities for the term of July 1, 2022, to June 30, 2023.

15. RESOLUTION NO. 15,719: To authorize the Mayor and City Clerk to execute a Special Warranty Deed conveying real property located on Frazier Pike Road owned by the Little Rock Port Authority, an instrumentality of the City of Little Rock, Arkansas, to Terry Woods, Inc., and for other purposes. *Staff recommends approval.*

16. RESOLUTION NO. 15,720: To amend Little Rock, Ark., Resolution No. 15,554 (October 26, 2021). to authorize the Mayor and City Clerk to execute any documents necessary to amend the conveyance of approximately 289 acres of property located at the Port of Little Rock to Trex Company, Inc., for Economic Development purposes; and for other purposes. *Staff recommends approval.*

M-2 RESOLUTION NO. 15,721: To authorize the City Manager to enter into a contract with Safety National Casualty Corporation, for Excess Workers' Compensation Coverage for one (1)-year effective July 1, 2022; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to enter into a contract with Safety National Casualty Corporation to provide Excess Worker's Compensation Insurance for the term of July 1, 2022, to July 1, 2023.

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 (Item 17 and Items 19 - 28)

17. ORDINANCE NO. 22,135; LU2022-14-01: To amend the Land Use Plan in the Geyer Springs East Planning District, south of Interstate 30, between Scott Hamilton Drive and Doyle Springs Road, from Light Industrial (LI), Commercial (C), Suburban Office and Residential Medium Density (RM), to Residential Medium Density (RM) and Mixed Use (MX); and for other purposes. (*Planning Commission: 11 ayes and 0 nays*) *Staff recommends approval.*

Synopsis: To approve a Land Use Plan Map amendment in Geyer Springs East Planning District, south of Interstate 30 between Doyle Springs Road and Scott Hamilton Drive, from Light Industrial (LI), Commercial (C), Suburban Office (SO) and Residential Medium Density (RM) to Mixed Use (MX) and Residential Medium Density (RM). (Located in Ward 2)

19. ORDINANCE NO. 22,136; Z-2333-D: To approve a Planned Zoning Development and to establish a Planned District – Development titled Ellis Short-Term Rental PD-C, located at 900 West 15th 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 open position) Staff recommends approval.*

Synopsis: The applicant is requesting that the 0.11-acre property, located at 900 West 15th Street, be rezoned from PRD, Planned Residential Development, to PD-C, Planned Development – Commercial, to allow for a short-term rental. (Located in Ward 1)

20. ORDINANCE NO. 22,137; Z-9679: To approve a Planned Zoning Development and to establish a Planned Development - Commercial titled Elrod Short-Term Rental PD-C, located at 320 North Palm Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 7 ayes; 2 nays; 1 open position; and 1 recusal) Staff recommends approval.*

Synopsis: The applicant is requesting that the 0.16-acre property, located at 320 North Palm Street, be rezoned from R-3, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the use of the property as a short-term rental. (Located in Ward 3)

21. ORDINANCE NO. 22,138; Z-9683: To approve a Planned Zoning Development and to establish a Planned Residential Development titled Jennifer Adkins Addition PRD, located on the north side of R 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 open position) Staff recommends approval.*

Synopsis: The applicant is requesting that the 0.52-acre property, located on the north side of R Street (6400 Block), be rezoned from R-3, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the use of the property as a short-term rental. (Located in Ward 3)

22. ORDINANCE NO. 22,139; Z-9684: To approve a Planned Zoning Development and to establish a Planned Development – Office titled Arkansas Baptist College Community Health Clinic PD-O, located at 1724 Bishop 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 open position) Staff recommends approval.*

Synopsis: The applicant is requesting that the 0.10-acre property, located at 1724 Bishop Street, be rezoned from R-4, Two-Family District, to PD-O, Planned Development – Office, to allow for a Community Health Clinic for Arkansas Baptist College and the community. (Located in Ward 1)

23. ORDINANCE NO. 22,140: To declare it impractical and unfeasible to bid and to authorize the City Manager to execute a sole-source agreement with Locality Media, Inc., in the total amount not to exceed \$137,032.50, for Records Management Software for the Little Rock Fire Department; and for other purposes. *Staff recommends approval.*

Synopsis: An ordinance to approve a sole-source agreement and to authorize the City Manager to enter into a contract with Locality Media for software for Records Management Software for the Little Rock Fire Department.

24. ORDINANCE NO. 22,141: To declare it impractical and unfeasible to bid and to authorize the City Manager to enter into a five (5)-year contract with Priority Dispatch, Inc., in an amount not to exceed \$616,260.00, plus applicable taxes and fees, for a Call-Handling Software System and Software Maintenance for the Department of Emergency Communications; **to declare an emergency**; and for other purposes. *Staff recommends approval.*

Synopsis: An ordinance to authorize the City Manager to enter into a sole-source agreement with Priority Dispatch, Inc., for the purchase of ProQA Fire/Police Protocol Software for the City of Little Rock Department of Emergency Communications.

25. ORDINANCE NO. 22,142: To dispense with the requirement of competitive selection and to authorize the City Manager to enter into a Memorandum of Understanding with the Little Rock School District, in a total amount of \$75,000.00, for a two (2)-year pilot program in order to expand EAST Lab Programming to Mabelvale Elementary, Stephens Elementary and Washington Elementary Community Schools, as endorsed by the Commission on Children, Youth and Families; and for other purposes. *Staff recommends approval.*

Synopsis: An ordinance to dispense with the requirement of competitive selection and to authorize the City Manager to enter into a Memorandum of Understanding with the Little Rock School District, for a two (2)-year pilot program in order to expand EAST Lab Programming to Mabelvale Elementary, Stephens Elementary and Washington Elementary Community Schools.

26. ORDINANCE NO. 22,143: To condemn certain structures in the City of Little Rock, Arkansas, as structural, fire and health hazards; to provide 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.

27. ORDINANCE NO. 22,144: To declare it impractical and unfeasible to bid; to ratify an agreement that was carried out in 2021; to authorize the City Manager to extend for an additional one (1) year, a Sole-Source Agreement with City Year, Inc., and the City Year AmeriCorps Members in an amount not to exceed \$100,000.00, relative to the City's Educational Initiative for use by the Little Rock School District; **to declare an emergency;** and for other purposes. *Staff recommends approval.*

Synopsis: To ratify the 2021 Contract, and authorize the 2022 City Year Contract to assist the Little Rock School District.

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 voice vote of the Board Members present, with Director Adcock voting in opposition on Items 19 & 20, **the ordinances were approved.** By unanimous voice vote of the Board Members present, **the emergency clause for Item 26 was approved.** By unanimous voice vote of the Board Members present, **the emergency clause for Item 27 was approved.**

SEPARATE ITEMS (Item 29)

29. ORDINANCE NO. 22,146; Z-8259-A: To approve a Planned Zoning Development and to establish a Planned Commercial District titled Baseline Road Shopping Center PCD, located at the southwest corner of Baseline Road and Reck 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 open position*) *Staff recommends approval.*

Synopsis: The applicant is requesting that the 5.09-acre property, located at the southwest corner of Baseline Road and Reck Road, be rezoned from R-2, Single-Family District, and PCD, Planned Commercial District, to PCD, Planned Commercial District to allow for a shopping center development. (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 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. By voice vote of the Board Members present, with Director Adcock voting in opposition, **the ordinance was approved.**

EXECUTIVE SESSION (Item 30)

Director Wright made the motion, seconded by Vice-Mayor Hines, for the Board to go into Executive Session for the purpose of Board & Commission Appointments. By unanimous voice vote of the Board Members present, **the Board went into Executive Session for the purpose of Board & Commission appointments.**

30. RESOLUTION NO. 15,722: A resolution to make appointments and reappointments to various City of Little Rock Boards and Commissions; and for other purposes.

Synopsis: Age-Friendly Commission (7 positions); Arkansas Museum of Fine Arts Board of Trustees (4 positions); Commission on Children, Youth and Families (3 positions); Community Housing Advisory Board (6 positions); Land Bank Commission (3 positions); Little Rock Parks & Recreation Commission (2 positions); Little Rock Sustainability Commission (2 positions); MacArthur Military Museum (3 positions); Oakland and Fraternal Historic Cemetery Park Board (7 positions); Racial and Cultural Diversity Commission (1 position); and Sister Cities Commission (1 position).

Age-Friendly Commission: Appointment of Sally Fitts to serve her first four (4)-year At-Large Term, said term to expire on May 21, 2026. Appointment of Karen Guthrie to serve her first four (4)-year At-Large term, said term to expire on May 21, 2026. By unanimous voice vote of the Board Members present, **the appointments were approved.**

Arkansas Museum of Fine Arts Board of Trustees: Appointment of Jacqueline Retzer to serve her first four (4)-year term, said term to expire on June 30, 2026. Appointment of Beau Blair to serve his first four (4)-year term, said term to expire on June 30, 2026. Appointment of Steve Ronnel to serve his first four (4)-year term, said term to expire on June 30, 2026. Appointment of Derrick Smith to serve his first four (4)-year term, said term to expire on June 30, 2026. By unanimous voice vote of the Board Members present, **the appointments were approved.**

Commission on Children, Youth and Families: Reappointment of Elizabeth Quarles to serve her second three (3)-year At-Large term, said term to expire on May 31, 2025. By unanimous voice vote of the Board Members present, **the appointment was approved.**

Community Housing Advisory Board: Appointment of Tyrun Haynie to serve his first three (3)-year term, said term to expire on June 2, 2025. Reappointment of Denis White to serve her second Lending Institution Representative term, said term to expire on June 2, 2025. Appointment of Russell R. Williams, III, to serve his first CDC Representative term, said term to expire on June 2, 2022. By unanimous voice vote of the Board Members present, **the appointments were approved.**

Land Bank Commission: Appointment of Tavonia Strickland to serve her first At-Large term, said term to expire on March 19, 2026. Appointment of Katrina Smith to serve her first Ward 1 Representative term, said term to expire on March 19, 2026. By unanimous voice vote of the Board Members present, **the appointments were approved.**

Little Rock Parks & Recreation Commission: Appointment of Robyn Nosari to fill the unexpired term of Jessie Gibson, said term to expire on January 31, 2023. By unanimous voice vote of the Board Members present, **the appointment was approved.**

Little Rock Sustainability Commission: Appointment of Rachel Cotner to fill the unexpired term of Amber Berg, said term to expire on February 5, 2023. Appointment of Andrew Vogler to serve his first three (3)-year term, said term to expire on February 5, 2025. By unanimous voice vote of the Board Members present, **the appointments were approved.**

MacArthur Military History Museum Commission: Appointment of Derotha Webb-McIntosh to serve her first three (3)-year term, said term to expire on February 21, 2025. By unanimous voice vote of the Board Members present, **the appointment was approved.**

Oakland and Fraternal Historic Cemetery Park Board: Reappointment of Carla Hines-Coleman to serve her sixth three (3)-year term, said term to expire on June 1, 2025. Mayor Scott stated that an exception was being made for Carla Hines-Coleman and her number of terms on the Board due to transitions at the Cemetery. Reappointment of Ernest Moix to serve his second three (3)-year term, said term to expire on June 1, 2025. Reappointment of Jeanne Kumpuris-Spencer to serve her sixth three (3)-year term, said term to expire on June 1, 2025. Reappointment of Roy Katheryn Watts to serve her third three (3)-year term, said term to expire on June 1, 2025. Appointment of Linda Howell to serve her first three (3)-year term, said term to expire on June 1, 2025. By unanimous voice vote of the Board Members present, **the appointments were approved.**

Sister Cities Commission: Appointment of Ben Walters to fill the unexpired term of Melanie Berman, said term to expire on January 5, 2023. By unanimous voice vote of the Board Members present, **the appointment was approved.**

CITIZEN COMMUNICATION

Clarence Elliott: Hot Weather Conditions for City Employees.

Johnny Banks: Union Issues.

Kobe Knight: Sunset Tigers Youth Football Team.

Director Wright made the motion, seconded by Director Wyrick, to adjourn the meeting. By unanimous voice vote of the Board Members present, **the meeting was adjourned.**

Little Rock Board of Directors
June 21, 2022
6:00 PM

ATTEST:

APPROVED:

Susan Langley, City Clerk

Frank Scott, Jr., Mayor