

**Little Rock Board of Directors Meeting
May 16, 2023
6:00 PM**

The Board of Directors of the City of Little Rock, Arkansas, met in a regular meeting with Vice-Mayor Kathy Webb presiding. City Clerk Susan Langley called the roll with the following Directors present: Miller; Richardson; Peck; Hines; Lewis; Wyrick; Kumpuris; Phillips; Adcock; and Vice-Mayor Webb. Directors absent: Mayor Scott. Director Lance Hines delivered the invocation followed by the Pledge of Allegiance.

PRESENTATIONS

City of Little Rock Employee Retirement Recognition
Mike Hood, Public Works Department

ADDITIONS:

M-1 RESOLUTION: To authorize the Mayor to enter into a contract with Zenaida Zurita for the purchase of approximately two (2) acres of land and one (1) manufactured home, for use by the Little Rock Port Authority for economic prospect recruitment; and for other purposes.

M-2 RESOLUTION: To authorize the settlement of litigation after Court-Annexed Mediation, in an amount not to exceed \$175,000.00; and for other purposes.

DEFERRALS:

27. ORDINANCE: To amend Little Rock, Ark., Rev. Code Chapter 17, Article IV, § 96(A) (1988), and various Zoning Articles and Sections of Chapter 36; and for other purposes. *(Deferred from September 6, 2022)(Deferred from September 20, 2022)(Deferred from October 18, 2022)(Deferred from November 15, 2022)(Deferred from January 17, 2023)(Deferred from February 21, 2023)(Deferred from February 21, 2023)(Deferred from March 7, 2023)(Deferred from April 11, 2023) (Deferred until June 20, 2023, at staff's request) (Planning Commission: 10 ayes; 0 nays; and 1 open position) Staff recommends approval.*
Synopsis: To approve an ordinance regulating Short-Term Rentals within the zoning area of the City of Little Rock, Arkansas.

Director Adcock made the motion, seconded by Director Hines, to add Items M-1 & M-2 to the Consent Agenda, and to defer Item 27 until June 20, 2023, at staff's request. By unanimous voice vote of the Board Members present, **Items M-1 & M-2 were added to the Consent Agenda and Item 27 was deferred until June 20, 2023.**

CONSENT AGENDA (Items 1 – 18 and Items M-1 & M-2)

1. MOTION: To approve the May 2, 2023, minutes of the Little Rock City Board of Directors Meeting.

- 2. RESOLUTION NO. 15,980:** To authorize a contract with Gene Summers Construction, Inc., in an amount not to exceed \$1,407,806.40, for the Chicot Road Improvement Project, from Royal Oaks Drive to Yarberrry 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 enter into a contract with Gene Summers Construction, Inc., for the Chicot Road Improvement Project, from Royal Oaks Drive to Yarberrry Lane, Bid No. 2077. (Located in Ward 7)
- 3. RESOLUTION NO. 15,981:** To authorize a contract with Crafton Tull & Associates, Inc., in an amount not to exceed \$255,270.00, for the design of the Southwest Trail Interchange Project; and for other purposes. *Staff recommends approval.*
Synopsis: A resolution to authorize the City Manager to enter into a contract with Crafton Tull & Associates, Inc., for Professional Engineering Consultant Services for the Southwest Trail Interchange Project. (Located in Ward 1)
- 4. RESOLUTION NO. 15,982:** To authorize the City Manager to extend a contract with Hope Lawncare, in an amount not to exceed \$118,143.94, for right-of-way mowing and trimming, Phase I, within the City of Little Rock, Arkansas; and for other purposes. *Staff recommends approval.*
Synopsis: A resolution to authorize the City Manager to extend the contract with HOPE Lawncare for right-of-way mowing and trimming within the City of Little Rock for one (1) additional year with a 5% increase in price for the additional year.
- 5. RESOLUTION NO. 15,983:** To authorize the City Manager to extend a contract with Hope Lawncare, in an amount not to exceed \$78,453.94, for right-of-way mowing and trimming, Phase II, within the City of Little Rock, Arkansas; and for other purposes. *Staff recommends approval.*
Synopsis: A resolution to authorize the City Manager to extend the contract with HOPE Lawncare for right-of-way mowing and trimming within the City of Little Rock for one (1) additional year with a 5% increase in price for the additional year.
- 6. RESOLUTION NO. 15,984:** To authorize the City Manager to extend a contract with Hope Lawncare, in an amount not to exceed \$80,835.34, for right-of-way mowing and trimming, Phase III, within the City of Little Rock, Arkansas; and for other purposes. *Staff recommends approval.*
Synopsis: A resolution to authorize the City Manager to extend the contract with HOPE Lawncare for right-of-way mowing and trimming within the City of Little Rock for one (1) additional year with a 5% increase in price for the additional year.
- 7. RESOLUTION NO. 15,985:** To authorize the City Manager to enter into a contract with Harris Construction Management, in an amount not to exceed \$322,740.00, for Sidewalk Construction within the City of Little Rock, Arkansas; and for other purposes. *(Funding from the 3/8-Cent Capital Improvement Sales Tax) Staff recommends approval.*
Synopsis: A resolution to authorize the City Manager to enter into a contract with Harris Construction Management for sidewalk construction within the City of Little Rock.
- 8. RESOLUTION NO. 15,986:** To identify expenditures City-wide for capital projects funded from the proceeds of the 2022 Capital Improvement Bonds for Parks & Recreation and the Little Rock Zoo; and for other purposes. *Staff recommends approval.*
Synopsis: A resolution to identify projects City-wide to be funded from the 2022 Capital Improvement Bonds for Parks & Recreation and Little Rock Zoo Improvements for years 2023, 2024 and 2025.
- 9. RESOLUTION NO. 15,987:** To authorize the City Manager to enter into a contract with Musco Sports Lighting, LLC, in an amount not to exceed \$619,500.00, for new

Tennis Facility Sport Lights at Rebsamen Tennis Center; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to enter into a contract with Musco Sports Lighting, LLC, for new Tennis Facility Sport Lights for sixteen (16) Tennis Courts at Rebsamen Tennis Center.

10. RESOLUTION NO. 15,988: To authorize the City Manager to enter into a contract with Ecological Design Group, Inc., in an amount not to exceed \$83,950.00, for Design Services for improvements to the East Little Rock Community Center; and for other purposes. *(Funding from the American Rescue Plan Act) Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to enter into a contract with Ecological Design Group, Inc., for Design Services for improvements to the East Little Rock Community Center.

11. RESOLUTION NO. 15,989: To authorize the City Manager to enter into a contract with Cromwell Architects Engineers, in an amount not to exceed \$127,500.00, for Design Services for improvements to the Southwest Community Center; and for other purposes. *(Funding from the American Rescue Plan Act) Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to enter into a contract with Cromwell Architects Engineers for Design Services for improvements to the Southwest Community Center.

12. RESOLUTION NO. 15,990: To authorize the City Manager to enter into a contract with Polk Stanley Wilcox Architects, in an amount not to exceed \$196,730.00, for Design Services for a Senior Center at The Centre at University Park; and for other purposes. *(Funding from the American Rescue Plan Act) Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to enter into a contract with Polk Stanley Wilcox Architects for Design Services for a Senior Center at The Centre at University Park.

13. RESOLUTION NO. 15,991: To authorize the City Manager to enter into a contract with Cromwell Architects Engineers, in an amount not to exceed \$127,500.00, for Design Services for improvements to the Dunbar Community Center; and for other purposes. *(Funding from the American Rescue Plan Act) Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to enter into a contract with Cromwell Architects Engineers for Design Services for improvements to the Dunbar Community Center.

14. RESOLUTION NO. 15,992: To authorize the City Manager to submit the approved 2023 Annual Action Plan for CDBG, HOME and HOPWA Entitlement Funds to the U.S. Department of Housing & Urban Development and to execute the agreements with the approved applicants; and for other purposes. *Staff recommends approval.*

Synopsis: The Annual Action Plan delineates the uses of the CDBG, HOME and HOPWA Entitlements for the 2023 Program Year (January 1, 2023 - December 31, 2023). 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.

15. RESOLUTION NO. 15,993: To transfer the title of properties located at 3401 West 17th Street and 3403 West 17th Street, from the City of Little Rock, Arkansas, to Greenlaw Maintenance, LLC, to be used for Neighborhood Revitalization Programs; and for other purposes. *(Land Bank Commission: 6 ayes; 0 nays; 2 absent; 1 abstention and 2 open positions) Staff recommends approval*

Synopsis: In an effort by the Land Bank to maximize the City's revitalization efforts, staff would like to transfer the 3,600 square-foot residential lots, located at 3401 and 3403 West 17th Street, Little Rock, Arkansas, to Greenlaw Maintenance, LLC (Dietrick Greenlaw), for the construction of two (2) 1,200 square-foot single-family dwellings. (Located in Ward 1)

16. RESOLUTION NO. 15,994: A resolution to set June 20, 2023, as the date of public hearing to amend Ordinance No. 19,531 (May 2, 2006), to annex Lots 57A, 57B and 57C of Block 2, Taylor Park Subdivision, Phase III, an additional to the City of Little Rock, Arkansas, into Improvement District No. 27; and for other purposes.

17. RESOLUTION NO. 15,994: To reappoint Yogesh Asudani and Jim Keet to the Advertising and Promotion Commission; and for other purposes. *Staff recommends approval.*
Synopsis: Reappointment of Yogesh Asudani to serve his second four (4) year Industry Term. Reappointment of Jim Keet to serve his second four (4) year Industry Term

18. RESOLUTION NO. 15,994: To make appointments to the Arkansas Museum of Fine Arts Board of Trustees; and for other purposes. *Staff recommends approval.*
Synopsis: Appointment of Amy O'Conner to serve her first four (4)-year term. Appointment of Elizabeth Rhodes to serve her first four (4)-year term. Appointment of Mary B. Ritchey to serve her first four (4)-year term.

M-1 RESOLUTION NO. 15,997: To authorize the Mayor to enter into a contract with Zenaida Zurita for the purchase of approximately two (2) acres of land and one (1) manufactured home, for use by the Little Rock Port Authority for economic prospect recruitment; and for other purposes.

M-2 RESOLUTION NO. 15,998: To authorize the settlement of litigation after Court-Annexed Mediation, in an amount not to exceed \$175,000.00; and for other purposes.

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.**

GROUPED ITEMS (Items 19 – 24)

19. ORDINANCE NO. 22,256; A-343: To accept the Pinewood Land Annexation, to add certain lands to the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 7 ayes; 0 nays; 3 absent; and 1 open position*) *Staff recommends approval.*
Synopsis: To accept the annexation of some 179.3 acres along the south side of the Little Rock and Western RR, between East Pinnacle Road and Buckland Circle, to the City of Little Rock, Arkansas.

20. ORDINANCE NO. 22,257; Z-9765: To approve a Planned Zoning Development and to establish a Planned Commercial Development, titled Tract 404, Chenal Valley PCD, located at northeast corner of Highway 10 and Morgan Cemetery Road, Little Rock, Pulaski County, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 8 ayes; 0 nays; 2 absent; and 1 open position*) *Staff recommends approval.*
Synopsis: The applicant is requesting that the 6.16-acre property, located at the northeast corner of Highway 10 and Morgan Cemetery Road, be rezoned from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow for the development of a Little Rock Fire Station and a Mini-Warehouse Facility. (Located within the City's Extraterritorial Jurisdiction)

21. ORDINANCE NO. 22,258: To amend Little Rock, Ark., Rev. Code Chapter 34, §34-101 to §34-141 (1988), Transportation Code; **to declare an emergency**; and for other purposes. *Staff recommends approval.*
Synopsis: An ordinance authorizing amendments to Transportation Code Chapter 34 to add an ordinance concerning pedal carriages.

22. ORDINANCE NO. 22,259: To dispense with the requirement of competitive selection and to authorize the City Manager to enter into a contract with Clifford Power Systems, in the total amount of \$50,000.00, plus applicable taxes and fees, for the purchase of OmniMetrix Generator Monitoring Services; and for other purposes. *Staff recommends approval.*

Synopsis: An ordinance to authorize the City Manager to enter into a contract with Clifford Power Systems for the purchase of OmniMetrix Generator Monitoring Services.

23. ORDINANCE NO. 22,260: To dispense with the requirement of competitive selection and to authorize the City Manager to renew a contract with INFOR (US), Inc., in an amount not to exceed \$288,385.72, plus applicable taxes and fees, for Software Maintenance for the City's Enterprise Resource Planning System; **to declare an emergency**; and for other purposes. *Staff recommends approval.*

Synopsis: An ordinance to authorize the City Manager to renew the Sole-Source Software Maintenance Agreement, along with any additional licenses and/or maintenance that will be need with INFOR (US), Inc., for an additional one (1)-year annual period.

24. ORDINANCE NO. 22,261: To condemn certain structures in the City of Little Rock, Arkansas, as structural, fire and health hazards; to provide for 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: Two (2) 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.

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 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 21 was approved**. By unanimous voice vote of the Board Members present, **the emergency clause for Item 23 was approved**. By unanimous voice vote of the Board Members present, **the emergency clause for Item 24 was approved**.

SEPARATE ITEMS (Items 25 - 26)

15. ORDINANCE NO. 22,262; Z-2204-B: To approve a Planned Zoning Development and to establish a Planned Development – Commercial, titled El Cristal Event Center PD-C, located at 7314 Geyer Springs Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 8 ayes; 0 nays; 2 absent; and 1 open position) Staff recommends approval.*

Synopsis: The applicant is requesting that the 0.914-acre property, located at 7314 Geyer Springs Road, be rezoned from C-4, Open Display District, to PD-C, Planned Development–Commercial, to allow for the use of an existing building as an event venue. (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 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 Richardson, 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.

Director Adcock stated that this was the third proposed Special Event Center within two (2)-blocks of each other. Director Adcock stated that the applicant had presented their project at the Southwest United for Progress Meeting and their answers were unclear when asked about security and the serving of alcohol, and she was not supportive of the application.

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

26. ORDINANCE; Z-9770: 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: 6 ayes; 2 nays; 2 absent; and 1 open position) Staff recommends approval.*

Synopsis: The owner of the 8.05-acre property, located at 600 Colonel Glenn Plaza Loop, is requesting that the property be rezoned from R-2, Single-Family District, to R-7A, Manufactured Home District. (Located within the City's Extraterritorial Jurisdiction)

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.

Director Wyrick stated that she had spoken to the individual that lived adjacent to the property and there were objectors to the reclassification of the property. Director Wyrick stated that she felt that the addition of a mobile home was not keeping in line with the other residences in the area.

By voice vote of the Board Members present, **the ordinance failed.**

PUBLIC HEARINGS (Item 28)

28. ORDINANCE NO. 22,263; Z-7500-I: To approve a Planned Zoning Development and to establish a Planned Office Development, titled Hamilton Station POD, located north of 14800 Cantrell Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 4 ayes and 7 nays) Staff recommends denial.*

Synopsis: The applicant, John Rees, is appealing the Planning Commission's recommendation of denial of the Hamilton Station POD located north of 14800 Cantrell Road. (Located in Ward 4)

Vice-Mayor Webb opened the public hearing.

The ordinance was read the first time. Director Adcock 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 Adcock made the motion, seconded by Director Richardson, 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.

Vice-Mayor Webb asked for a presentation from Planning & Development Director Jamie Collins. Mr. Collins stated that since the item was denied at the Planning Commission, he had received an e-mail that afternoon from the applicant that would limit the uses that had been presented at the Commission. Mr. Collins stated that the changes would have to be presented by the applicant and read into the record. Mr. Collins stated that as a result of the proposed amendments, staff's opposition would change and they would be supportive.

Jess Griffin: Stated that he was the applicant's representative and after several meetings with the adjacent neighborhood, they had come to an agreement regarding a restriction in the building height, acceptable times for office hours and deliveries, the placement of trees along the fence line and a limitation of uses.

City Attorney Tom Carpenter asked if the proposed changes, which were more restrictive, were being requested by the applicant. Mr. Griffin stated that the applicant was requesting the changes. City Attorney Carpenter asked if the changes were being made voluntarily. Mr. Griffin stated that the changes were being made voluntarily.

Director Peck thanked the applicant and the adjacent neighborhoods for working together to create a good development.

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

Kerri Brunen: Stated that she had filled a card out to speak against the applicant contingent on the changes being approved. Ms. Brunen stated that as a result of the approval, she would withdraw her opposition.

Vice-Mayor Webb closed the public hearing.

Director Hines made the motion, seconded by Director Peck, to approve the amendments as presented by the applicant. By voice vote of the Board Members present, with Director Adcock voting in opposition, **the motion was approved.**

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

REPORTS (Item 29)

29. ARPA Update: Emily Cox, Assistant City Manager.

Assistant City Manager Emily Cox provided an overview of the American Rescue Plan Act, along with a summary of proposed changes:

From COVID Mitigation and Prevention to Disaster Relief and FEMA Match:

- Repurpose of approximately \$30,000.00 of VISA Gift Cards that have been purchased, but not distributed for COVID vaccine incentives as tornado disaster relief.
- Repurpose of \$62,818.00 that was obligated for VISA Gift Cards that have not been purchased and the funds will be put towards the City's 25% FEMA Match.

From Indirect Costs to FEMA Match:

- ARPA allows up to 10% to be spend on indirect costs. The first two (2) resolutions set aside 5.5% of the total amount included in each resolution for indirect costs at \$605,000.00 and \$329,890.00, respectively.
- Repurpose of \$437,182.00 of indirect costs and couple it with the \$62,818.00 from COVID Mitigation and Prevention for a total of \$500,000.00 for FEMA Match.

City Manager Bruce Moore stated that the proposed changes would be presented in the form of a resolution for approval at the June 6, 2023, Board of Director Meeting.

CITIZEN COMMUNICATION

Janice Mosby: Incident on February 5, 2023

Director Richardson 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

Kathy Webb, Vice-Mayor