

**Little Rock Board of Directors Meeting  
September 5, 2023  
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: Miller; Richardson; Peck; Hines (via WebEx Teleconferencing); Lewis; Kumpuris; Phillips (enrolled at 6:04 PM); Adcock; Vice-Mayor Webb; and Mayor Scott. Directors absent: Wyrick. Director Ken Richardson delivered the invocation followed by the Pledge of Allegiance.

**ADDITIONS**

**M-1 RESOLUTION:** To authorize the settlement of threatened litigation as to the cancelled sale of property described as Lot 34-R Grandview Addition to the City of Little Rock, Arkansas, for a total of \$98,000.00; to authorize entry into necessary releases and documents to end such threatened litigation; and for other purposes.

**M-2 ORDINANCE; Z-9765:** To approve a Planned Zoning Development and to establish a Planned Commercial Development titled Tract 404, Chenal Valley PCD, located at the northeast corner of Highway 10 and Morgan Cemetery Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; to reaffirm the passage of Little Rock, Ark., Ordinance No. 22,257 (May 16, 2023), to approve this same Planning Commercial Development; and for other purposes. *Staff recommends approval.*

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

**CONSENT AGENDA (Items 1 – 15 and Item M-1)**

1. **MOTION:** To approve the July 18, 2023, and August 1, 2023, minutes of the Little Rock City Board of Directors Meeting, and the August 8, 2023, minutes of the Little Rock City Board of Directors Special Called Meeting.

2. **RESOLUTION NO. 16,079:** To authorize the City Manager to enter into a contract with Smart Automotive Group, in an amount not to exceed \$267,264.00, plus applicable taxes and fees, for the purchase of six (6) Ford F-150 Trucks 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 Smart Automotive Group for the purchase of six (6) Ford F-150 Trucks for the Public Works Department Street Operations Division.

3. **RESOLUTION NO. 16,080:** To authorize the City Manager to enter into an annual contract with Mid-South Sales, in an annual amount not to exceed \$5,200,000.00, for

fuel and gasoline for the Fleet Services Department; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to enter into an annual contract with Mid-South Sales for Fuel and Gasoline for City Vehicles.

**4. RESOLUTION NO. 16,081:** To authorize the City Manager to enter into a contract with North American Fire Equipment Company, Inc., in an amount not to exceed \$154,900.00, plus applicable taxes and fees, for the purchase of Firefighting Protective Coats and Pants for the Little Rock Fire Department; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to enter into a contract with North American Fire Equipment Company, Inc., for the purchase of Firefighting Protective Coats and Pants for The Little Rock Fire Department.

**5. RESOLUTION NO. 16,082:** To authorize the City Manager to enter into a contract with EPA Demo & Construction, in an amount not to exceed \$87,400.00, for the razing and removal of Little Rock Fire Department Station No. 9, located at 1324 North Shackleford Road; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to execute a contract with EPA Demo & Construction, for the razing and removal of Little Rock Fire Department Station No. 9, located at 1324 North Shackleford Road.

**6. RESOLUTION NO. 16,083:** A resolution to authorize the City Manager to enter into a contract with Cromwell Architects and Engineers, in an amount not to exceed \$100,700.25, to provide Engineering Design Services for work to be conducted at various Little Rock Fire Department Stations; and for other purposes. *(Funding from the American Rescue Plan Act) Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to execute a contract with Cromwell Architects for Engineering Design Service to design drawings and specifications for concrete driveway replacement and to construct a pad at Central Fire Station (624 South Chester Street), Fire Station 15 (8915 Kanis Road) and Fire Station 21 (17000 Chenal Valley Road).

**7. RESOLUTION NO. 16,084:** A resolution to authorize the City Manager to enter into a contract with Genesis Datacom, LLC, in an amount not to exceed \$221,110.00, plus applicable taxes and fees, for the purchase of thirty (30) PTZ Long-Range IR Capable Crime Cameras for the Little Rock Police Department; and for other purposes. *(Funding from the American Rescue Plan Act) Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to execute a contract with Genesis Datacom, LLC, for the purchase of thirty (30) PTZ Long-Range IR Capable Crime Cameras for the Little Rock Police Department.

**8. RESOLUTION NO. 16,085:** To authorize the City Manager to enter into a Construction Observation Contract with McClelland Consulting Engineers, Inc., in an amount not to exceed \$400,000.00, for the 2023, 2024 and 2025 Street Resurfacing Programs; and for other purposes. *(Funding from the Limited Tax General Obligation Capital Improvement Bonds) Staff recommends approval.*

**Synopsis:** To authorize the City Manager to execute a contract with McClelland Consulting Engineers, Inc., for Construction Observation Services for the 2023, 2024 and 2025 Street Resurfacing Programs.

**9. RESOLUTION NO. 16,086:** To transfer the title of the properties located at 3205 West 23<sup>rd</sup> and 3823 West 19<sup>th</sup> Street, from the City of Little Rock, Arkansas, to Byers Brothers, LLC, to be used for Neighborhood Revitalization Programs; and for other purposes. *(Land Bank Commission: 7 ayes; 0 nays; 1 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 two (2) lots located at 3205 West 23<sup>rd</sup> Street (7,000 square-feet) and 3823 West 19<sup>th</sup> Street (5,280 square-feet), Little Rock, Arkansas, to Byers Brothers, LLC (Eric Byers), for the construction of two (2) single-family dwellings. (Located in Ward 1)

**10. RESOLUTION NO. 16,087:** To transfer the title of the properties located at 5301 Blueberry Street and 5509 Blueberry Street, from the City of Little Rock, Arkansas, to BIIG, LLC, to be used for Neighborhood Revitalization Programs; and for other purposes. (*Land Bank Commission: 7 ayes; 0 nays; 1 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 two (2) lots located at 5301 Blueberry Street (10,335 square-feet) and 5509 Blueberry Street (5,552 square-feet), Little Rock, Arkansas, to BIIG, LLC (Kevin Hemphill), for the construction of two (2) town houses consisting of six (6) units. (Located in Ward 2)

**11. RESOLUTION NO. 16,088:** To authorize the Mayor and City Clerk to execute an extension for the Interlocal Agreement with the City of Little Rock, Arkansas; Pulaski County, Arkansas, the City of North Little Rock, Arkansas; and the Pulaski County Bridges Public Facilities Board, for the Junction Pedestrian Bridge; and for other purposes. *Staff recommends approval.*

**Synopsis:** Authorizes the Mayor and City Clerk to execute an extension for an additional twenty (20) years to the Interlocal Agreement made in 2003 for the City of Little Rock to acquire the Junction Bridge for public use.

**12. RESOLUTION NO. 16,089:** A resolution to express the willingness of the City of Little Rock, Arkansas, to utilize Arkansas Department of Parks, Heritage and Tourism Outdoor Recreation Grant Program Funds; and to authorize the Mayor and City Manager to execute any and all necessary applications, agreements and contracts for its administration; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to apply for a grant from the Arkansas Department of Parks, Heritage, and Tourism for the development of one (1) pavilion, shade structures, free standing fitness equipment and turf surfacing, and concrete sidewalks outside of Southwest Community Center.

**13. RESOLUTION NO. 16,090:** To authorize the Mayor and City Manager to accept funds from the Arkansas Historic Preservation Program, in the amount of \$100,850.00, and to execute any and all necessary applications, agreements and contracts for its administration, to conduct Phase III of the Hillcrest National Register District Survey, for a comprehensive update of the MacArthur Park Historic District Guidelines for rehabilitation and new construction and for training for Historic District Commissioners and Staff; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the Mayor or City Manager to accept a grant from the Arkansas Historic Preservation Program for Phase III of the Hillcrest National Register Historic District Resurvey, for a comprehensive update of the MacArthur Park Historic District Guidelines for Rehabilitation and New Construction and for training for the Historic District Commissions Commissioners and Staff.

**14. RESOLUTION NO. 16,091:** To authorize the City Manager to enter into a contract with C&C Lawn Service Care, in an amount not to exceed \$92,999.92, plus applicable taxes and fees, to provide Lawn Mowing and Grounds Maintenance Services for Oakland & Fraternal Historic Cemetery Park; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to enter into a contract with C&C Lawn Service Care, LLC, to provide Lawn Mowing and Grounds Maintenance Services for Oakland & Fraternal Historic Cemetery Park.

**15. RESOLUTION NO. 16,092:** To set September 19, 2023, as the date for a public hearing to form and lay off Little Rock Municipal Property Owners Improvement District No. 2023-003 (Carter Lane Municipal Project); and for other purposes.

**M-1 RESOLUTION NO. 16,094:** To authorize the settlement of threatened litigation as to the cancelled sale of property described as Lot 34-R Grandview Addition to the City of Little Rock, Arkansas, for a total of \$98,000.00; to authorize entry into necessary releases and documents to end such threatened litigation; and for other purposes.

Director Phillips stated that he would like it noted in the record that he would be recusing from the vote on Item M-1.

Director Adcock made the motion, seconded by Director Hines, to approve the Consent Agenda. By voice vote of the Board Members present, with Director Phillips recusing on Item M-1, **the Consent Agenda was approved.**

## **CITIZEN COMMUNICATION**

Joyce Means: HUD Concern.

Norma Huffman: ACO

Ruthie Hadley: Complex Issues ACO

Linda Woods: 1715 Wright Avenue.

Charles McNulty: Robinson School Campus Traffic Flow.

## **SEPARATE ITEMS (Item 16 and Item M-2)**

**16. RESOLUTION NO. 16,093:** To authorize the Mayor and City Clerk to execute the appropriate documents to sell properties owned by the City of Little Rock, Arkansas, to the University of Arkansas for Medical Sciences, for the preservation and maintenance of green space; and for other purposes. *Staff recommends approval.*

**Synopsis: A resolution to authorize the Mayor and City Clerk to execute the appropriate documents to sell land to the University of Arkansas Medical Sciences for the purposes of maintaining green space at the south end of their campus.**

Director Adcock made the motion, seconded by Director Webb, to approve the resolution. By unanimous voice vote of the Board Members present, **the resolution was approved.**

**M-2 ORDINANCE NO. 22,308; Z-9765:** To approve a Planned Zoning Development and to establish a Planned Commercial Development titled Tract 404, Chenal Valley PCD, located at the northeast corner of Highway 10 and Morgan Cemetery Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; to reaffirm the passage of Little Rock, Ark., Ordinance No. 22,257 (May 16, 2023), to approve this same Planning Commercial Development; and for other purposes. *Staff recommends approval.*

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.

City Attorney Tom Carpenter stated that there was a State Statute that dealt with the result of when a petition for a rezoning request was denied and how the denial was appealed. City Attorney Carpenter stated that the interpretation had been that the petitioner could make the appeal and not be required to perform certain notices; however, there was language in the ordinances that suggested that the notices needed to occur. City Attorney Carpenter stated that the parties in question opted to have the ordinance reheard to provide anyone that wanted to speak in opposition the opportunity to do so.

Bill Spivey: Stated that he represented the applicants, Potlatch Deltic Real Estate. Mr. Spivey stated in the best way to interpret the ordinance as the objectors were reading it, notices had been sent.

Chris Thomason: Requested that the Board reconsider the prior approval and to deny the reaffirmation of the application. Mr. Thomason stated that the application violated the ordinance that created the Highway 10 Scenic Corridor, and was not in the best interest of the health, safety and welfare of the citizens. Mr. Thomason stated that the requested use was for a large-scale mini storage which would generate traffic twenty-four (24) hours a day, seven (7) days a week.

Tim Daters: Stated that he was a Consultant Engineer with White Daters & Associates and that the projected vehicle trips per day to the site was approximately twenty (20), which was far less than if the property was being developed as residential.

Bill Lessenberry: Stated that he had lived in the area for forty-five (45) years and that he was not in favor of the application and asked that the Board deny the reaffirmation of the proposal.

Director Hines asked for an explanation as to why the application was in the form of a PCD, Planned Commercial Development. Mr. Spivey stated that the Highway 10 Plan was developed in contemplation of various objectives and anytime a development was made on a tract of land under two (2) acres, it had to be designated as a PCD. Mr. Spivey stated that a PCD was not open zoning, but a footprint of what was to be developed. Mr. Spivey stated that there were sixty-six (66) PCDs located east of the property and eight (8) located west of the property.

Director Hines made the motion, seconded by Director Webb, to call the question on the vote. By voice vote of the Board Members present, with Director Richardson voting in opposition, **the question to call the vote was approved.**

By roll call vote, the vote was as follows: Ayes: Miller; Peck; Hines; Lewis; Kumpuris; Phillips; Adcock; and Vice-Mayor Hines. Absent: Wyrick. Present: Richardson. When asked if he would like to change his Present vote, Director Richardson indicated that he would like for his vote to remain as Present. By a vote of eight (8) ayes, one (1) absent and one (1) Present, **the ordinance was approved.**

Little Rock Board of Directors Meeting  
September 5, 2023  
6:00 PM

Director Phillips made the motion, seconded by Director Richardson, 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**