

**Little Rock Board of Directors Meeting  
October 17, 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; Lewis; Wyrick; Kumpuris; Phillips; Adcock; Vice-Mayor Webb; and Mayor Scott. Director Lance Hines delivered the invocation followed by the Pledge of Allegiance.

Mayor Scott called for a Period of Silence in recognition, honor and love for Bruce T. Moore, the longest-tenured City Manager for the City of Little Rock, who passed away on October 14, 2023.

**PRESENTATIONS**

National Bullying Awareness Month Proclamation  
March 31, 2023, EF-3 Tornado Update

**ADDITIONS:**

**M-1 RESOLUTION:** A resolution to authorize the City Manager to enter into a contract with Oakley Fertilizer, Inc., in an amount not to exceed \$300,000.00, for the purchase of Rock Salt for the Public Works Street Operations Division; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to enter into a contract with Oakley Fertilizer, Inc., for the purchase of Pre-Treated Rock Salt, Non-Treated Rock Salt and Bagged Non-Treated Rock Salt for adverse weather preparations for the Public Works Street Operations Division.

**M-2 RESOLUTION:** A resolution to authorize the City Manager to enter into a contract with NSG Logistics, LLC, in an amount not to exceed \$300,000.00, for the purchase of Rock Salt for the Public Works Street Operations Division; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to enter into a contract with NSG Logistics, LLC, for the purchase of Untreated Rock Salt for adverse weather preparations for the Public Works Street Operations Division.

**DEFERRALS:**

**12. ORDINANCE; Z-9762:** To approve a Planned Zoning Development and establish a Planned Commercial Development titled McGrath STR-2 PCD, located at 710 Beechwood Street, 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; 0 absent; and 2 open positions) Staff recommends approval. (Deferred until November 21, 2023, at the applicant's request)*

**Synopsis:** The applicant is requesting that the 0.17-acre property, located at 710 Beechwood Street, be rezoned from O-3, General Office District, to PCD, Planned Commercial Development, to allow for a Short-Term Rental (STR-2). (Located in Ward 3)

**22. ORDINANCE:** To establish and lay off City of Little Rock Property Owners' Multipurpose Improvement District No. 2023-003 of Little Rock Arkansas (Carter Lane Improvement District); ***to declare an emergency***; and for other purposes. *(Deferred from June 20, 2023)(Deferred from September 19, 2023)(Deferred from October 2, 2023)(Deferred until November 7, 2023, at the applicant's request)*

Director Hines made the motion, seconded by Director Peck, to add Items M-1 and M-2 to the Consent Agenda, to defer Item 12 until November 21, 2023, at the applicant's request and to defer Item 22 until November 7, 2023, at the applicant's request. By unanimous voice vote of the Board Members present, **Items M-1 and M-2 were added to the Consent Agenda, Item 12 was deferred until November 21, 2023, and Item 22 was deferred until November 7, 2023.**

### **CONSENT AGENDA (Items 1 – 7 and Items M-1 & M-2)**

**1. MOTION:** To approve the August 15, 2023, September 5, 2023, and September 19, 2023, minutes of the Little Rock City Board of Directors Meetings.

**2. RESOLUTION NO. 16,135:** To authorize the Mayor and City Clerk to execute any documents necessary to accept a donation of property located at 3007 South Summit Street, Little Rock, Arkansas; and for other purposes. *(Land Bank Commission: 7 ayes; 0 nays; 2 absent; and 2 open positions) Staff recommends approval.*

**Synopsis:** In an effort to increase the number of properties held by the land bank and maximize the City's revitalization efforts, staff would like to accept the donation of the property located at 3007 South Summit Street, which is a 7,000 square-foot residential lot with no structure. (Located in Ward 1)

**3. RESOLUTION NO. 16,136:** To authorize the Mayor to accept grant funds from the National Education Association Foundation, in the amount of \$95,000.00, to support the City's Community Schools Initiative with the Little Rock School District; to authorize the Mayor and City Manager to execute any and all necessary agreements and other documents for the administration of the grant; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to enter into a Memorandum of Understanding with the Little Rock School District for the Sub-Award of Grant Funds from the National Education Association Foundation.

**4. RESOLUTION NO. 16,137:** To amend Resolution No. 16,119 (September 19, 2023), to authorize the City Manager to expend the sum of \$2,000,000.00 in Economic Development Funds to assist with the Port Supersite within the Little Rock Port; and for other purposes. *Staff recommends approval.*

**5. RESOLUTION NO. 16,138:** A resolution to amend Little Rock, Ark., Resolution No. 14,994 (May 21, 2019), to authorize the City Manager to execute an amendment to the contract with Jacobs Engineering Group, Inc., in an amount not to exceed \$19,500.00, for additional Engineering Design Services for the Little Rock Central High Corridor, Phase 1, and the Little Rock Bike Connector Project; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to execute an amendment to the contract with Jacobs Engineering Group, Inc., for additional Engineering Design Services for the Little Rock Central High Corridor, Phase 1, and the Little Rock Bike Connector Project. (Located in Ward 1)

**6. RESOLUTION NO. 16,139; G-25-225-C:** To extend the South Main (SOMA) Temporary Entertainment District, for one (1)-day on November 4, 2023, for the SOMA

Entertainment District Cornbread Festival; and for other purposes. *Staff recommends approval.*

**Synopsis:** The South Main (SOMA) District of Downtown Little Rock is seeking Board approval to extend a Temporary Entertainment District for one (1)-day for the "SOMA Entertainment District Cornbread Festival" to support outdoor dining areas not adjacent to the associated restaurant facility. (Located in Ward 1)

**7. RESOLUTION NO. 16,140:** To authorize the Mayor and City Clerk to enter into an agreement with the Arkansas Department of Transportation for the alienation of right-of-way associated with the Dillard's Project, located at 1600 Cantrell Road; and for other purposes. *Staff recommends approval.*

Director Phillips asked if the project would impact the connectivity of the Arkansas River Trail. Public Works Director Jon Honeywell stated that the project was part of the bridge replacement project on Cantrell Road that the Arkansas Department of Transportation was about to undertake. Mr. Honeywell stated that the alignment of the new bridge would be to the north (river side) of the existing bridge. Mr. Honeywell stated that as part of the realignment, the roadway would have to be shifted at the southwest corner of the Dillard's property, adjacent to their current parking deck. Mr. Honeywell stated that this portion of right-of-way would be associated with the construction of the new bridge and would not impact future implantation of the Arkansas River Trail in that area.

**M-1 RESOLUTION NO. 16,141:** A resolution to authorize the City Manager to enter into a contract with Oakley Fertilizer, Inc., in an amount not to exceed \$300,000.00, for the purchase of Rock Salt for the Public Works Street Operations Division; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to enter into a contract with Oakley Fertilizer, Inc., for the purchase of Pre-Treated Rock Salt, Non-Treated Rock Salt and Bagged Non-Treated Rock Salt for adverse weather preparations for the Public Works Street Operations Division.

**M-2 RESOLUTION NO. 16,142:** A resolution to authorize the City Manager to enter into a contract with NSG Logistics, LLC, in an amount not to exceed \$300,000.00, for the purchase of Rock Salt for the Public Works Street Operations Division; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to enter into a contract with NSG Logistics, LLC, for the purchase of Untreated Rock Salt for adverse weather preparations for the Public Works Street Operations Division.

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 8 – 11 and Items 13 - 20)**

**8. ORDINANCE NO. 22,317; Z-7381-B:** To approve a Planned Zoning Development and establish a Planned Office Development titled Lyon College Revised POD, located at One World 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; 0 absent; and 2 open positions)* *Staff recommends approval.*

**Synopsis:** The applicant is requesting that the 25.7-acre property, located at One World Avenue, be rezoned from POD, Planned Office Development, to Revised POD, to develop a Dental and Veterinarian College Campus. (Located in Ward 1)

**9. ORDINANCE NO. 22,318; Z-9602-A:** To approve a Planned Zoning Development and establish a Planned Development – Commercial titled Forward Properties STR-2 PD-C, located at 526 South Oak Street, 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; 0 absent; and 2 open positions) Staff recommends approval.*

**Synopsis:** The applicant is requesting that the 0.07-acre property, located at 526 South Oak Street, be rezoned from PRD, Planned Residential Development, to PD-C, Planned Development – Commercial, to allow for a Short-Term Rental (STR-2). (Located in Ward 3)

**10. ORDINANCE NO. 22,319; Z-9602-B:** To approve a Planned Zoning Development and establish a Planned Development – Commercial titled Forward Properties STR-2 PD-C, located at 524 South Oak Street, 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; 0 absent; and 2 open positions) Staff recommends approval.*

**Synopsis:** The applicant is requesting that the 0.05-acre property, located at 526 South Oak Street, be rezoned from PRD, Planned Residential Development, to PD-C, Planned Development – Commercial, to allow for a Short-Term Rental (STR-2). (Located in Ward 3)

**11. ORDINANCE NO. 22,320; Z-9760:** To approve a Planned Zoning Development and establish a Planned Commercial Development titled Reding Properties STR-2 PCD, located at 1117 Kavanaugh Boulevard, 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; 0 absent; and 2 open positions) Staff recommends approval.*

**Synopsis:** The applicant is requesting that the 0.18-acre property, located at 117 Kavanaugh Boulevard, be rezoned from R-3, Single-Family District, to PCD, Planned Commercial Development, to allow for a Short-Term Rental (STR-2). (Located in Ward 3)

**13. ORDINANCE NO. 22,321; Z-9763:** 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: 9 ayes; 0 nays; 0 absent; and 2 open positions) Staff recommends approval.*

**Synopsis:** The owner of the 10.03-acre property located at 5000 South Shackleford Road is requesting that the property be reclassified from R-2, Single-Family District, to I-1, Industrial Park District, for future Light Industrial Development. (Located in Ward 7)

**14. ORDINANCE NO. 22,322. Z-9807:** 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: 9 ayes; 0 nays; 0 absent; and 2 open positions) Staff recommends approval.*

**Synopsis:** The owner of the 0.15-acre property located at 2718 Welch Street is requesting that the property be reclassified from I-2, Light Industrial District, to R-3, Single-Family District, to allow for the development of a single-family residence. (Located in Ward 1)

**15. ORDINANCE NO. 22,323; Z-9817:** 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: 9 ayes; 0 nays; 0 absent; and 2 open positions) Staff recommends approval.*

**Synopsis:** The owner of the 6.55 acres of property located along the west side of Jonesboro Drive, between Interstate 630 and West 12<sup>th</sup> Street, is requesting that the property be reclassified from R-3, Single-Family District, and O-3, General Office District, to PR, Park and Recreation District, for future Parks Development. (Located in Ward 2)

**16. ORDINANCE NO. 22,324; Z-9818:** To approve a Planned Zoning Development and establish a Planned Development – Commercial titled Chicot Tire Shop PD-C, located at 7101 Baseline Road, 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; 0 absent; and 2 open positions*) *Staff recommends approval.*

**Synopsis:** The applicant is requesting that the 3.067-acre property (except the south 111 feet thereof), located at 7101 Baseline Road, be rezoned from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the development of an Auto Tire Shop. (Located in Ward 2)

**17. ORDINANCE NO. 22,325; Z-9819:** To approve a Planned Zoning Development and establish a Planned Commercial Development titled Infinity Homes STR2 PD-C, located at 209 South Brown Street, 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; 0 absent; and 2 open positions*) *Staff recommends approval.*

**Synopsis:** The applicant is requesting that the 0.15-acre property, located at 209 South Brown Street, be rezoned from R-3, Single-Family District, to PD-C, Planned Development – Commercial, to allow a Short-Term Rental (STR-2). (Located in Ward 3)

**18. ORDINANCE NO. 22,326; Z-9820:** To approve a Planned Zoning Development and establish a Planned Commercial Development titled Masiello STR2 PD-C, located at 602 Valmar Street, 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; 0 absent; and 2 open positions*) *Staff recommends approval.*

**Synopsis:** The applicant is requesting that the 0.16-acre property, located at 602 Valmar Street, be rezoned from R-3, Single-Family District, to PD-C, Planned Development – Commercial, to allow a Short-Term Rental (STR-2). (Located in Ward 3)

**19. ORDINANCE NO. 22,327:** To establish the Rate of Taxation of property for the City of Little Rock, Arkansas, to be collected in the Year 2024 for various funds of the City of Little Rock; **to declare an emergency;** and for other purposes. *Staff recommends approval.*

**Synopsis:** Adoption of the ordinance levying Property Taxes to be paid on real and personal property located within the City of Little Rock, Arkansas.

**20. ORDINANCE NO. 22,328:** To amend Little Rock, Ark., Ordinance No. 22,215 (December 20, 2022), to adjust the Fiscal Year 2023 Budget Ordinance to reflect revenue and expenditure adjustments for the General Fund, Street Fund, Vehicle Storage Fund and Waste Disposal Fund; **to declare an emergency;** and for other purposes. *Staff recommends approval.*

**Synopsis:** Ten (10) adjustments need to be made to the 2023 Budget to adjust for changes in actual and anticipated revenues and expenditures.

The ordinances were read the first time. Director Adcock made the motion, seconded by Director Richardson, 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 Richardson, 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 19 was approved.** By unanimous voice vote of the Board Members present, **the emergency clause for Item 20 was approved.**

## **PUBLIC HEARINGS (Item 21)**

**21. ORDINANCE NO. 22,329; Z-5981-A:** approve a Planned Zoning Development and establish a Planned Commercial Development titled Sampson Auto Service PCD, located at 8315 Colonel Glenn Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 3 ayes; 6 nays; 1 absent; and 1 open position) Staff recommends denial*  
**Synopsis: The applicants, Bernard and Glenda Sampson, are appealing the Planning Commission's recommendation of denial of the Sampson Auto Service PCD, located at 8315 Colonel Glenn Road.**

Mayor Scott 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.

Mayor Scott asked if there was anyone present that wanted to speak for or against the item; there being none, Mayor Scott closed the Public Hearing.

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

## **EXECUTIVE SESSION (Item 23)**

Director Phillips made the motion, seconded by Director Richardson, for the Board to go into Executive Session for the purpose of appointments and reappointments to various City of Little Rock Boards and Commissions. By unanimous voice vote of the Board Members present, **the Board went into Executive Session for the purpose of appointments and reappointments.**

**23. RESOLUTION NO. 16,143:** To make appointments and reappointments to various City of Little Rock Boards and Commissions; and for other purposes.  
**Synopsis: Age-Friendly Little Rock Commission (7 positions); Commission on Children, Youth and Families (2 positions); Land Bank Commission (2 positions); Little Rock Housing Authority Board of Commissioners (4 positions); Little Rock Parks & Recreation Commission (1 position); Little Rock Planning Commission (1 position); Little Rock Sustainability Commission (2 positions); MacArthur Military History Museum Commission (1 position); Metropolitan Housing Alliance Board of Commissioners (Little Rock Housing Authority)(4 positions); and Rock Region Metropolitan Transit Authority Board of Directors (1 position).**

Age-Friendly Little Rock Commission: Appointment of Timothy Frith to fill the unexpired Ward 3 Representative term of Pamir Smith, said term to expire on May 21, 2024. Appointment of Dorothy Jackson to fill the unexpired At-Large Representative term of Beverley Dunaway, said term to expire on May 21, 2024. Appointment of Kiara Lowe to serve her first four (4)-year Ward 6 Representative term, said term to expire on May 21, 2027. By unanimous voice vote of the Board Members present, **the appointments were approved.**

Commission on Children, Youth and Families: Appointment of Jennifer Cobb to fill the unexpired At-Large Representative term of Caleb Conrad, said term to expire on May

31, 2024. Appointment of Anthony Hampton to fill the unexpired At-Large Representative term of Veletta Smith, said term to expire on May 31, 2024. By unanimous voice vote of the Board Members present, **the appointments were approved.**

Land Bank Commission: Appointment of Lisa Ginn to serve her first four (4)-year Ward 2 Representative term, said term to expire on March 19, 2027. By unanimous voice vote of the Board Members present, **the appointment was approved.**

Little Rock Housing Authority Board of Commissioners: Appointment of Karen Buchanan to fill the unexpired term of Louis Jackson, said term to expire on September 30, 2025. Appointment of Bruce James to serve his first five (5)-year term, said term to expire on September 30, 2028. By unanimous voice vote of the Board Members present, **the appointments were approved.**

Little Rock Parks and Recreation Commission: Appointment of Chemia Woods to fill the unexpired term of Dustin Smith, said term to expire on January 31, 2024. By unanimous voice vote of the Board Members present, **the appointment was approved.**

Little Rock Planning Little Rock Parks and Recreation Commission: Appointment of Ahmed Samad to fill the unexpired term of Pamela Whitaker, said term to expire on November 1, 2024. By unanimous voice vote of the Board Members present, **the appointment was approved.**

Little Rock Sustainability Commission: Appointment of Nick Cartwright to fill the unexpired term of Rachel Cotner, said term to expire on February 5, 2026. Appointment of LeRoie Emerson to fill the unexpired term of Rachel Hale, said term to expire on February 5, 2026. By unanimous voice vote of the Board Members present, **the appointments were approved.**

MacArthur Military History Museum Commission: Appointment of Patrina Robinson to fill the unexpired term of Andrew Amstutz, said term to expire on February 21, 2025. By unanimous voice vote of the Board Members present, **the appointment was approved.**

Mayor Scott announced that with the support of the Little Rock City Board of Directors, Emily Jordan Cox would be appointed as Acting City Manager until further notice.

## **CITIZEN COMMUNICATION**

Layne Brett: Pool Jim Dailey Fitness.

Patrick A. Brett: Dailey Fitness & Aquatic Center.

Priscilla Pittman: Jim Dailey Pool.

Michelle Foster: Jim Dailey Fitness Center & Pool.

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

**ATTEST:**

**APPROVED:**

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Susan Langley, City Clerk

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Frank Scott, Jr., Mayor