

**Little Rock Board of Directors Meeting
November 21, 2023
6:00 PM**

The Board of Directors of the City of Little Rock, Arkansas, met in a regular meeting with Director B.J. Wyrick presiding. City Clerk Susan Langley called the roll with the following Directors present: Miller; Richardson; Hines; Lewis; Wyrick; Kumpuris; Phillips (via WebEx Teleconferencing; left meeting at 6:07 PM and re-enrolled at 6:44 PM); Adcock; Vice-Mayor Webb (via WebEx Teleconferencing); and Mayor Scott (enrolled at 6:33 PM). Directors absent: Peck. City Attorney Tom Carpenter delivered the invocation followed by the Pledge of Allegiance.

Director Phillips stated that he had visited with the Downtown Task Force, along with several residents, and there was a general consensus that the amendment to the Code was needed; however, they wanted to have the opportunity to have more input on the process.

Director Phillips made the motion, seconded by Director Hines, to withdraw Item 23 from the Agenda. By unanimous voice vote of the Board Members present, **Item 23 was withdrawn from the Agenda.**

23. ORDINANCE: To amend Chapter 36, Article V, Division VI, §36-342.1, of the Little Rock Revised Code of Ordinances (1988), to provide for the modification of various procedures and land use regulations related to the UU, Urban District, Zoning Classification; and for other purposes. (*Planning Commission: 7 ayes; 0 nays; 2 absent; and 2 open positions*) *Staff recommends approval.*
Synopsis: An ordinance to amend the UU, Urban Use District, Zoning Classification with respect to ground-mounted signs and building height.

Acting City Manager Emily Cox stated that the applicants for both Items 17 and 18 had requested that the items be deferred until December 5, 2023.

Director Hines made the motion, seconded by Director Richardson, to defer Items 17 and 18 until December 5, 2023. By unanimous voice vote of the Board Members present, **Items 17 and 18 were deferred until December 5, 2023.**

17. ORDINANCE; Z-9830: To approve a Planned Zoning Development and to establish a Planned Development – Commercial titled Jo Investments STR-2 PD-C, located at 1323 Cumberland Street, Little Rock, Arkansas, to amend the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 7 ayes; 0 nays; 2 absent; and 2 open positions*) *Staff recommends approval.*
Synopsis: The applicant is requesting that the 0.16-acre property, located at 1323 Cumberland Street, be rezoned from R-4A. Low Density Residential District, to PD-C, Planned Development – Commercial, to allow for the use of the property as Short-Term Rental (STR-2). (Located in Ward 1)

18. ORDINANCE; Z-9832: To approve a Planned Zoning Development and to establish a Planned Development – Commercial titled Hold Fast Homes STR-2 PD-C, located at 2608 West 6th Street, Little Rock, Arkansas, to amend the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 7 ayes; 0 nays; 2 absent; and 2 open positions*) *Staff recommends approval.*

Synopsis: The applicant is requesting that the 0.15-acre property, located at 2608 West 6th 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 (STR-2). (Located in Ward 3)

Director Wyrick stated that there were several cards from individuals that wanted to address the Board regarding Item 8 and that it would be read separately.

CONSENT AGENDA (Items 1 – 7 and Items 9 - 14)

1. RESOLUTION NO. 16,154: To amend Little Rock, Ark., Resolution No. 16,007 (June 6, 2023), to authorize the City Manager to modify the Construction Contract with Carson & Associates, Inc., to provide additional funds of \$86,058.17 needed to complete the project for a revised contract amount not to exceed \$420,933.17, for the rehabilitation of the Jericho Way Day Resource Center, located at 3000 Springer Boulevard, utilizing Emergency Solutions Grant Match Investment Partnership Program Funds; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to amend the Construction Contract with Carson & Associates, Inc., for the rehabilitation of the Jericho Way Day Resource Center, located at 3000 Springer Boulevard.

2. RESOLUTION NO. 16,155: To approve the use of HOME CHDO Set-Aside Funds to Better Community Development, Inc., for the development of three (3) affordable single-family housing units for sale within the City of Little Rock, Arkansas; and for other purposes. *Staff recommends approval.*

Synopsis: Staff proposes utilizing HOME Investment Partnership Program Community Housing Development Organization (CHDO) Set-Aside Funds to produce affordable housing units. Better Community Development, Inc., was one of the approved CHDO's that returned proposals to receive 15% Set-Aside HOME Funds under the Federal requirement. The funds will be used to develop three (3) affordable single-family units for sale at 4118 West 11th Street; 3723 West 8th Street; and 1409 South Pine Street.

3. RESOLUTION NO. 16,156: To approve the use of HOME CHDO Set-Aside Funds to the University District Development Corporation, Inc., for the development of five (5) affordable housing rental housing units for sale within the City of Little Rock, Arkansas; and for other purposes. *Staff recommends approval.*

Synopsis: Staff proposes utilizing HOME Investment Partnership Program Community Housing Development Organization (CHDO) Set-Aside Funds to produce affordable housing units. The University District Development Corporation, Inc., was one of the approved CHDO's that returned proposals to receive 15% Set-Aside HOME Funds under the Federal requirement. The funds will be used to develop five (5) affordable rental housing units in the City of Little Rock.

4. RESOLUTION NO. 16,157: To authorize the City Manager to enter into a contract with Fleming Controls and Power, in an amount not to exceed \$55,445.70, plus applicable taxes and fees, for the installation and powering of lighting poles and various equipment at the Little Rock Zoo; and for other purposes. *Staff recommends approval.*

Synopsis: To authorize the City Manager to enter into a contract with Fleming Controls and Power for the installation and powering of lighting poles and various equipment at the Little Rock Zoo.

5. RESOLUTION NO. 16,158: To authorize the City Manager to enter into a contract with Landscape Structures, Inc., in an amount not to exceed \$200,000.00, for the construction of a custom playground at Kiwanis Park; and for other purposes. *(Funding from the Limited Tax General Obligation Capital Improvement Bonds) Staff recommends approval.*

Synopsis: A resolution authorizing the City Manager to execute a contract with Landscape Structures, Inc., for the construction of a custom playground at Kiwanis Park. (Located in Ward 6)

6. RESOLUTION NO. 16,159: To authorize the City Manager to enter into a contract with Landscape Structures, Inc., in an amount not to exceed \$170,000.00, for the construction of a custom playground at Pankey Park; and for other purposes. *(Funding from the Limited Tax General Obligation Capital Improvement Bonds) Staff recommends approval.*

Synopsis: A resolution authorizing the City Manager to execute a contract with Landscape Structures, Inc., for the construction of a custom playground at Pankey Park. (Located in Ward 4)

7. RESOLUTION NO. 16,160: To authorize the City Manager to enter into a contract with ACS Playground Adventures, in an amount not to exceed \$60,000.00, for the construction of a pavilion located at Pankey Park; and for other purposes. *(Funding from the Limited Tax General Obligation Capital Improvement Bonds) Staff recommends approval.*

Synopsis: A resolution authorizing the City Manager to execute a contract with ACS Playground Adventures for the construction of a pavilion located at Pankey Park. (Located in Ward 4)

9. RESOLUTION NO. 16,162: To authorize the City Manager to enter into a contract with GameTime, in an amount not to exceed \$90,000.00, for the construction of shade structures at Southwest Community Center Pool; and for other purposes. *(Funding from the American Rescue Plan Act) Staff recommends approval.*

Synopsis: To authorize the City Manager to enter into a contract with GameTime for the construction of shade structures at Southwest Community Center Pool. (Located in Ward 2)

10. RESOLUTION NO. 16,163: To authorize the City Manager to enter into a contract with Colonel Glenn Church of Christ, in the amount of \$150,000.00, for the purchase of the property located at 7001 Colonel Glenn Road, to be used as park property for the future development of the Tri-Creek Greenway; and for other purposes. *Staff recommends approval.*

Synopsis: To authorize the City Manager to enter into a contract with Colonel Glenn Church of Christ, to purchase the property located at 7001 Colonel Glenn Road, to be used as park property for the future development of the Tri Creek Greenway. (Located in Ward 6)

11. RESOLUTION NO. 16,164: To authorize the City Manager to enter into a contract with Sprung Instant Structures, in an amount not to exceed \$424,068.25, plus applicable taxes and fees, and including a 15% contingency, for the purchase of a Signature Series Structure for the temporary Fire Station No. 9, located at 1509 Green Mountain Drive; and for other purposes. *Staff recommends approval.*

Synopsis: To authorize the City Manager to enter into a contract with Sprung Instant Structures to purchase a Signature Series Structure for the temporary Fire Station No. 9, located at 1509 Green Mountain Drive. (Located in Ward 4)

12. RESOLUTION NO. 16,165: To amend Little Rock, Ark., Resolution No. 16,133 (September 19, 2023), to correct, clarify and authorize the City Manager to enter into a contract with Symetra Financial as the selected provider for Hospital Indemnity Insurance for City employees and their dependents for the period of January 1, 2024, to December 31, 2024; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to enter into a contract with Symetra Financial, for Hospital Indemnity Insurance for City employees and their dependents for the period of January 1, 2024, to December 31, 2024.

13. RESOLUTION NO. 16,166: To authorize the execution of an Interlocal Agreement between the City of Little Rock, Arkansas, and Grant County, Arkansas, granting the Little Rock Ambulance Authority, d/b/a Metropolitan Emergency Ambulance Services (MEMS) to Grant County, Arkansas; and for other purposes. *Staff recommends approval.*

14. RESOLUTION NO. 16,167; G-23-489: To set December 5, 2023, as the date of public hearing on the request to abandon the sixty (60)-foot wide excess Cooper Orbit Road Right-of-Way, located between Panther Branch Drive and Kanis Road, in the City of Little Rock, Arkansas; 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.**

SEPARATE ITEM (Item 8)

8. RESOLUTION NO. 16,161: To authorize the City Manager to enter into a contract with HYDCO, Inc., in an amount not to exceed \$2,100,000.00, for the construction of the Jim Dailey Fitness & Aquatics Center HVAC Natatorium Replacements and Improvements; and for other purposes. *(A portion of the funding from the Limited Tax General Obligation Capital Improvement Bonds) Staff recommends approval.*

Synopsis: To authorize the City Manager to enter into a contract with HYDCO for construction of the Jim Dailey Fitness & Aquatics Center HVAC Natatorium Replacements and Improvements. (Located in Ward 3)

Joanne McLendon: Stated that she was in support of making the needed repairs to the swimming pool and that it had taken too long to get the repairs addressed.

Blake Tierney: Stated that he represented the Age-Friendly Little Rock Commission and that they were supportive of the contract with HYDCO, Inc., for the repairs to the swimming pool. Mr. Tierney stated that the Commission urged staff to implement a policy to ensure the continuity of services when facilities, or parts of facilities, needed to be closed for repairs or renovations.

Sally Fitts: Stated that she was in support of the repairs to the swimming pool and asked that renovations be completed as soon as possible.

Director Hines made the motion, seconded by Director Lewis, to approve the Consent Agenda. By unanimous voice vote of the Board Members present, **the Consent Agenda was approved.**

GROUPED ITEMS (Items 15 – 16 and Items 19 - 20)

15. ORDINANCE NO. 22,333; Z-9761: To approve a Planned Zoning Development and to establish a Planned Commercial Development titled McGrath1 STR-2 PCD, located at 407 Van Buren Street, Little Rock, Arkansas, to amend the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 7 ayes; 0 nays; 2 absent; and 2 open positions) Staff recommends approval.*

Synopsis: The applicant is requesting that the 0.16-acre property, located at 407 North Van Buren Street, be rezoned from R-4, Two Family District, to PCD, Planned Commercial Development, to allow for one (1) unit of a tri-plex to be used as a Short-Term Rental (STR-2). (Located in Ward 3)

16. ORDINANCE NO. 22,334; Z-9762: To approve a Planned Zoning Development and to establish a Planned Commercial Development titled McGrath2 STR-2 PCD, located at 710 Beechwood Street, Little Rock, Arkansas, to amend the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Deferred from October 17, 2020)(Planning Commission: 9 ayes; 0 nays; 0 absent; and 2 open positions) Staff recommends approval.*

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)

19. ORDINANCE NO. 22,335; Z-9836: To approve a Planned Zoning Development and to establish a Planned Development – Commercial titled Freeman STR-2 PD-C located at 14515 Jerome Drive, Little Rock, Arkansas, to amend the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 6 ayes; 0 nays; 3 absent; and 2 open positions*) *Staff recommends approval.*

Synopsis: The applicant is requesting that the 0.93-acre property, located at 14515 Jerome Drive, be rezoned from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the use of the property as a Short-Term Rental (STR-2). (Located in Ward 4)

20. ORDINANCE NO. 22,336; Z-9838: To approve a Planned Zoning Development and to establish a Planned Development – Commercial titled Infinity Homes STR-2 PD-C located at 321 North Pierce Street, Little Rock, Arkansas, to amend the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 7 ayes; 0 nays; 2 absent; and 2 open positions*) *Staff recommends approval.*

Synopsis: The applicant is requesting that the 0.14-acre property, located at 321 North Pierce Street, be rezoned from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the use of the property as a Short-Term Rental (STR-2). (Located in Ward 3)

The ordinances were read the first time.

As a result of only seven (7) Board Members being present, the ordinances were held on Frist Reading.

SEPARATE ITEMS (Items 21 – 22 and Item 24)

21. ORDINANCE; Z-9839: To approve a Planned Zoning Development and to establish a Planned Commercial Development titled Allen Mixed-Use located at 2219 Wilson Road, Little Rock, Arkansas, to amend the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 7 ayes; 0 nays; 2 absent; and 2 open positions*) *Staff recommends denial.*

Synopsis: The applicant is requesting that the 0.32-acre property, located at 2219 Wilson Road, be rezoned from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow for the use of the property as a pottery studio, music studio and urban garden site for disadvantaged youth. (Located in Ward 6)

The ordinance was read the first time.

As a result of only seven (7) Board Members being present, the ordinance was held on Frist Reading.

22. ORDINANCE NO. 22,338: To amend Chapter 23, Article IV, Division III, § 23-115 of the Little Rock Revised Code of Ordinances (1988), to provide for a revision of the purposes and procedures concerning Certificates of Appropriateness; and for other purposes. *Staff recommends approval.*

Synopsis: An amendment to Little Rock Code § 23-115 to revise purposes and procedures concerning Certificates of Appropriateness.

The ordinance was read the first time.

As a result of only seven (7) Board Members being present, the ordinance was held on Frist Reading.

24. ORDINANCE NO. 22,337: To declare it impractical and unfeasible to bid; to authorize the City Manager to extend the contract with Arkansas Municipal League Municipal Vehicle Program, at a total cost of \$1,300,000.00, to administer a Self-Insurance Program for the City of Little Rock's Motor Vehicle Liability Insurance; and for other purposes. *Staff recommends approval*

Synopsis: An ordinance authorizing the City Manager to enter into a contract with Arkansas Municipal League Municipal Vehicle Program to administer a Self-Insurance Program for the City of Little Rock's motor vehicles. This allows coverage for Liability, Compensation and Collision Insurance for City Vehicles.

The ordinance was read the first time.

As a result of only seven (7) Board Members being present, the ordinance was held on Frist Reading.

Director Hines made the motion, seconded by Director Richardson, for the Board to take a ten (10)-minute recess in an attempt to contact Director Phillips.

Mayor Scott (enrolled in the meeting at 6:33 PM) called the meeting back to order and stated that Director Phillips would be re-enrolling in the meeting momentarily in order to complete the vote on the ordinances and that both Citizen Communication and the 2024 Budget Discussion would be moved up on the Agenda.

CITIZEN COMMUNICATION

Johnny L. Miller: Purchase of adjacent lot.

Ed Bullington: Pecan Lake Municipal Recreational Improvement District No. 4 Board of Commissioners.

DISCUSSIONS (Item 26)

26. DISCUSSION: 2024 Budget.

Mayor Scott stated that many of the concerns had been addressed and the plan was to place the 2024 Budget on the December 5, 2023, Agenda for Board Action.

(Director Phillips re-enrolled in the meeting at 6:44 PM)

Director Hines made the motion, seconded by Director Richardson, to suspend the rules and place the Grouped Items 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 Richardson made the motion, seconded by Director Adcock, 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.**

Mayor Scott stated that the applicant for Item 21 was not in attendance and that there were several issues that they would like to address; therefore, it would be held on First Reading.

Director Hines made the motion, seconded by Director Richardson, to suspend the rules and place Item 22 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 Hines 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. By unanimous voice vote of the Board Members present, **the ordinance was approved.**

Director Hines made the motion, seconded by Director Richardson, to suspend the rules and place Item 23 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 Richardson 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. By unanimous voice vote of the Board Members present, **the ordinance was approved.**

EXECUTIVE SESSION (Item 25)

Director Hines 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.**

25. RESOLUTION NO. 16,148: To make appointment to City of Little Rock Boards & Commissions.

Synopsis: Rock Region Metropolitan Transit Authority Board of Directors (1 position)

Mayor Scott reported that there was no action taken.

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:

Susan Langley, City Clerk

Frank Scott, Jr., Mayor