

**Little Rock Board of Directors Meeting
February 20, 2024
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 (enrolled at 6:01 PM); Hines (enrolled at 6:01 PM); Lewis; Wyrick (enrolled at 6:02 PM); Kumpuris; Phillips; Adcock; Vice-Mayor Webb; and Mayor Scott. City Attorney Tom Carpenter delivered the invocation followed by the Pledge of Allegiance.

DEFERRALS:

21. ORDINANCE; Z-5527-A: 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: 11 ayes; 0 nays; and 0 absent*) (*Deferred until March 5, 2024, at the applicant's request*) *Staff recommends approval.*
Synopsis: The owner of the 2.2-acre property, located at 5400 South University Avenue, is requesting that the property be reclassified from PCD, Planned Commercial Development, and C-3, General Commercial District, to C-4, Open Display District, for future retail and office-warehouse development. (Located in Ward 7)

Director Adcock made the motion, seconded by Director Phillips, to defer Item 21 until March 5, 2024, at the applicant's request. By unanimous voice vote of the Board Members present, **Item 21 was deferred until March 5, 2024.**

CONSENT AGENDA (Items 1 – 9)

1. RESOLUTION NO. 16,234: To authorize the City Manager to enter into a contract with Willard Lee Looper, d/b/a Central Arkansas Excavation, Inc., in an amount not to exceed \$286,000.00, plus applicable taxes and fees, for the purchase of Intermediate Cover Top Soil for the City of Little Rock's Sanitary Landfill; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to enter into a contract with Willard Lee Looper, d/b/a Central Arkansas Excavation, Inc., to provide Intermediate Cover Top Soil for the Class I and Class IV Cells of the City of Little Rock's Sanitary Landfill.

2. RESOLUTION NO. 16,235: To authorize the City Manager to enter into a contract with Arkansas Heart Hospital, in an amount not to exceed \$58,125.00, to administer annual physicals for Little Rock Firefighters; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to enter into a contract with the Arkansas Heart Hospital to administer annual physicals for Little Rock Firefighters.

3. RESOLUTION NO. 16,236: To authorize the City Manager to enter into a contract with Working Fire Furniture & Mattress, in an amount not to exceed \$67,500.00, plus applicable taxes and fees, to provide replacement furniture for various Little Rock Fire Stations; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to enter into a contract with Working Fire Furniture & Mattress, to provide replacement furniture for various Little Rock Fire Stations.

4. RESOLUTION NO. 16,237: To authorize the Mayor and City Clerk to execute any documents necessary to accept a Special Warranty Deed, with Conditions, and Reservations of Mineral Interests, including the condition to reimburse for costs related to the extension of Municipal Sewer Service and the constriction of sewer improvements; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to approve the donation of land to construct the future Little Rock Fire Station No. 25, subject to conditions, restrictions and reservation of mineral interests, including reimbursing the cost of sewer improvements and connections, to provide sewer services to the overall development.

5. RESOLUTION NO. 16,238: To amend Little Rock, Ark., Resolution No. 15,925 (March 7, 2023), to authorize the City Manager to enter into a contract extension with SWEAP Connections, in an annual amount not to exceed \$100,000.00, to provide an Employee Assistance Program for City for Little Rock Employees and their dependents; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to amend Resolution No. 15,925 (March 7, 2023), to authorize the City Manager to enter into a contract extension with SWEAP Connections, to provide an Employee Assistance Program for City Employees and their dependents for the period of January 1, 2024, through January 1, 2025.

6. RESOLUTION NO. 16,239: To amend Little Rock, Ark., Resolution No. 13,709 (June 18, 2023), to authorize the City Manager to enter into a five (5)-year commercial lease extension for the property owned by World Services for the Blind, Inc., located at 2823 South Tyler Street, to provide a Neighborhood Resource Center, in an annual amount not to exceed \$20,000.00, which will cover the cost of the \$650.00 monthly rental fee, along with maintenance and routine repairs of the property; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to amend Resolution No. 13,709 (June 18, 2023), to authorize the City Manager to enter into a five (5)-year commercial lease extension with World Services for the Blind, for the use of their property located at 2823 South Tyler Street, as a Neighborhood Resource Center.

7. RESOLUTION NO. 16,240: To authorize the Mayor and City Clerk to execute the Second Amendment to a Lease Agreement for the parking spaces in the parking lot at 2nd Street and Main Street, and the First Amendment of the Assignment of Rights to the Lease Agreement; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to amend Parking Lot Lease Agreement for the lot at 2nd Street and Main Street, and the related assignment contract.

8. RESOLUTION NO. 16,241: To authorize the City Manager to enter into a contract with Friday, Eldredge & Clark, LLP, in an amount not to exceed \$75,000.00, to serve as Bond Counsel for the proposed issuance of short-term and long-term financing instruments; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution authorizing the City Manager to execute a contract with Friday, Eldredge & Clark, LLP, to serve as Bond Counsel for the purpose of issuing short-term and/or long-term financing instruments.

9. RESOLUTION NO. 16,242: To authorize the continuation of a Lease Agreement between the City of Little Rock, Arkansas, and the University of Arkansas at Little Rock, an Educational Institution, to rent the baseball facilities of Curran Conway Field, located at 24th Street & Monroe Street, 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.**

GROUPED ITEMS (Items 10 - 20)

10. ORDINANCE NO. 22,398; Z-6237-B: To approve a Planned Zoning Development and to establish a Planned Development - Commercial titled Woobank Hair Salon, located at 14104 Taylor Loop Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 11 ayes; 0 nays; and 0 absent*) *Staff recommends approval.*

Synopsis: The applicant is requesting that the 0.46-acre property, located at 14104 Taylor Loop Road, be rezoned from PD-O, Planned Development – Office, to PD-C, Planned Development - Commercial, to allow for the use of the property as a Barber/Beauty Salon (Located in Ward 5)

11. ORDINANCE NO. 22,399; Z-9893: To approve a Planned Zoning Development and to establish a Planned Development - Commercial titled Scott STR-2 PD-C, located at 5312 B Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 11 ayes; 0 nays; and 0 absent*) *Staff recommends approval.*

Synopsis: The applicant is requesting that the 0.15-acre property, located at 5312 B Street, be rezoned from R-3, Single-Family District, to PD-C, Planned Development – Commercial, to allow for a Short-Term Rental-2. (Located in Ward 3)

12. ORDINANCE NO. 22,390; Z-9895: To approve a Planned Zoning Development and to establish a Planned Development - Commercial titled Rockville Properties 1 STR-2 PD-C, located at 519 East 6th Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 11 ayes; 0 nays; and 0 absent*) *Staff recommends approval.*

Synopsis: The applicant is requesting that the 0.17-acre property, located at 519 East 6th Street, be rezoned from R-4A, Low Density Residential District, to PD-C, Planned Development – Commercial, to allow for one (1) unit (Unit 1) of a three (3) unit residence to be used as a Short-Term Rental-2. (Located in Ward 1)

13. ORDINANCE NO. 22,391; Z-9895-A: To approve a Planned Zoning Development and to establish a Planned Development - Commercial titled Rockville Properties 2 STR-2 PD-C, located at 519 East 6th Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 11 ayes; 0 nays; and 0 absent*) *Staff recommends approval.*

Synopsis: The applicant is requesting that the 0.17-acre property, located at 519 East 6th Street, 2, be rezoned from R-4A, Low Density Residential District, to PD-C, Planned Development – Commercial, to allow for one (1) unit (Unit 2) of a three (3) unit residence to be used as a Short-Term Rental-2. (Located in Ward 1)

14. ORDINANCE NO. 22,392; Z-9598-B: To approve a Planned Zoning Development and to establish a Planned Development - Commercial titled Rockville Properties 3 STR-2 PD-C, located at 519 East 6th Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 11 ayes; 0 nays; and 0 absent*) *Staff recommends approval.*

Synopsis: The applicant is requesting that the 0.17-acre property, located at 519 East 6th Street, be rezoned from R-4A, Low Density Residential District, to PD-C, Planned Development – Commercial, to allow for one (1) unit (Unit 3) of a three (3) unit residence to be used as a Short-Term Rental-2. (Located in Ward 1)

15. ORDINANCE NO. 22,393; Z-9896: To approve a Planned Zoning Development and to establish a Planned Development - Commercial titled Stonekey Properties 1 STR-2 PD-C, located at 1910 Kavanaugh Boulevard, (Z-9896), Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 11 ayes; 0 nays; and 0 absent*) *Staff recommends approval.*

Synopsis: The applicant is requesting that the 0.24-acre property, located at 1910 Kavanaugh Boulevard, be rezoned from R-5, Urban Residence District, to PD-C, Planned Development – Commercial, to allow for one (1)-unit (Unit B) of an eight (8)-unit apartment building to be used as a Short-Term Rental-2. (Located in Ward 3)

16. ORDINANCE NO. 22,394; Z-9896-A: To approve a Planned Zoning Development and to establish a Planned Development - Commercial titled Stonekey Properties 2 STR-2 PD-C, located at 1910 Kavanaugh Boulevard (Z-9896), Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 11 ayes; 0 nays; and 0 absent*) *Staff recommends approval.*

Synopsis: The applicant is requesting that the 0.24-acre property, located at 1910 Kavanaugh Boulevard, be rezoned from R-5, Urban Residence District, to PD-C, Planned Development – Commercial, to allow for one (1)-unit (Unit E) of an eight (8)-unit apartment building to be used as a Short-Term Rental-2. (Located in Ward 3)

17. ORDINANCE NO. 22,395; Z-9897: To approve a Planned Zoning Development and to establish a Planned Development - Commercial titled KellyCab Properties 1 STR-2 PD-C, located at 517 Chickadee Drive, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 11 ayes; 0 nays; and 0 absent*) *Staff recommends approval.*

Synopsis: The applicant is requesting that the 0.36-acre property, located at 517 Chickadee Drive, be rezoned from R-5, Urban Residence District, to PD-C, Planned Development – Commercial, to allow for one (1)-unit (Unit A) of an eight (8)-unit apartment building to be used as a Short-Term Rental-2. (Located in Ward 3)

18. ORDINANCE NO. 22,396; Z-9897-A: To approve a Planned Zoning Development and to establish a Planned Development - Commercial titled KellyCab Properties 2 STR-2 PD-C, located at 517 Chickadee Drive, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 11 ayes; 0 nays; and 0 absent*) *Staff recommends approval.*

Synopsis: The applicant is requesting that the 0.36-acre property, located at 517 Chickadee Drive, be rezoned from R-5, Urban Residence District, to PD-C, Planned Development – Commercial, to allow for one (1)-unit (Unit B) of an eight (8)-unit apartment building to be used as a Short-Term Rental-2. (Located in Ward 3)

19. ORDINANCE NO. 22,397; Z-9897-B: To approve a Planned Zoning Development and to establish a Planned Development - Commercial titled KellyCab Properties 3 STR-2 PD-C, located at 517 Chickadee Drive, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 11 ayes; 0 nays; and 0 absent*) *Staff recommends approval.*

Synopsis: The applicant is requesting that the 0.36-acre property, located at 517 Chickadee Drive, be rezoned from R-5, Urban Residence District, to PD-C, Planned Development – Commercial, to allow for one (1)-unit (Unit C) of an eight (8)-unit apartment building to be used as a Short-Term Rental-2. (Located in Ward 3)

20. ORDINANCE NO. 22,398: To amend Little Rock, Ark., Rev. Code § 28-25 (1988), to establish the Landfill Fees for the City of Little Rock Sanitary Landfill; **to declare an emergency;** and other purposes. *Staff recommends approval.*

Synopsis: An ordinance to amend Little Rock, Ark., Rev. Code § 28-25 to increase the Landfill Tipping Fees for Class I, Class IV, Yard Waste and Asbestos type waste entering the City of Little Rock's Sanitary Landfill.

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 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 20 was approved.**

PUBLIC HEARINGS (Item 22)

22. RESOLUTION NO. 16,243: A resolution to approve the sources and uses of funds provided in the 2024 CDBG, HOME and HOPWA Funds from the United States Department of Housing & Urban Development, and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to approve the sources and uses of projected 2024 CDBG, HOME, and HOPWA Funds, which is a requirement prior to completion of the City's Annual Plan.

Mayor Scott opened the public hearing.

Director Adcock made the motion, seconded by Director Hines, to approve the resolution.

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 resolution 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: To make appointments and reappointments to various City of Little or Rock Boards and Commissions; and for other purposes.

The Board returned from Executive Session and the Mayor stated that no appointments were made at that time.

CITIZEN COMMUNICATION

Earnest Collins: Buses.

Tommy Heath: City Bus (Rock Region Metro).

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

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February 20, 2024
6:00 PM

Prepared by: Susan Langley

ATTEST:

APPROVED:

Allison Segars, Acting City Clerk

Frank Scott, Jr., Mayor