

**Little Rock Board of Directors
September 20, 2022
6:00 PM**

The Board of Directors of the City of Little Rock, Arkansas, met in Regular Meeting with Vice-Mayor Lance Hines presiding. Deputy City Clerk Allison Segars called the roll with the following Directors present: Miller; Richardson; Peck; Wright; Wyrick; Kumpuris; Phillips; Adcock; and Vice-Mayor Hines. Absent: Director Webb and Mayor Scott. Director Dean Kumpuris gave the invocation followed by the Pledge of Allegiance.

PRESENTATIONS:

Community School Coordinators Week Proclamation
Electric Vehicle Week Proclamation

ADDITIONS:

M-1 RESOLUTION: To amend Little Rock, Ark., Resolution No. 15,240 (April 6, 2021), to amend the contract with Summit Truck Group of Arkansas, LLC, to reflect its purchase by Rush Truck Centers of Arkansas, Inc.; and for other purposes.

M-2 RESOLUTION: To authorize the City Manager to release the City's Lien on the Mahlon Martin Apartments; and for other purposes.
Synopsis: to authorize the City Manager to take an actions necessary to release the lien the City has on the Mahlon Martin Apartments.

M-3 RESOLUTION: To authorize the City Manager to subordinate a reversionary interest in certain properties for the Child Development Center of the University of Arkansas Medical Sciences Campus; and for other purposes.

Director Wright made the motion, seconded by Director Adcock, to add Items M-1 – M-3 on the Consent Agenda. By unanimous voice vote of the Board Members present, **Items M-1 – M-3 were added to the Consent Agenda.**

DEFERRALS:

16. ORDINANCE; Z-9695: To approve a Planned Zoning Development and to establish a Planned Residential Development, titled The Villas at Autumn Road PRD, located at 400-412 Autumn Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 7 ayes; 2 nays; 1 absent; and 1 open position) (Deferred until October 3, 2022, at the applicant's request) Staff recommends approval.*
Synopsis: The applicant is requesting that the 5.06-acre property, located at 400-412 Autumn Road, be rezoned from PRD, Planned Residential District, to allow development of fifty-one (51) attached single-family residences. (Located in Ward 4)

Director Peck made the motion, seconded by Director Wright, to defer Item 16 until the October 3, 2022, Agenda. By unanimous voice vote of the Board Members present, **Item 10 was deferred until October 3, 2022.**

18. ORDINANCE: To amend Little Rock, Ark., Ordinance No. 22,079 (December 21, 2021), to adjust the Fiscal year 2022 Budget Ordinance to reflect revenue and expenditure adjustments for the General Fund, Street Fund, Fleet Fund, Vehicle Storage Fund Waste Disposal Fund and Parking Garage Funds; **to declare an emergency**; and for other purposes. *Staff recommends approval.*
Synopsis: Nineteen (19) adjustments need to be made to the 2022 Budget to adjust for changes in actual and anticipated revenues and expenditures.

Director Adcock made the motion, seconded by Director Wright, to defer Item 18 until the October 3, 2022, Agenda. By voice vote of the Board Members present, with Director Richardson voting in opposition, **Item 18 was deferred until October 3, 2022.**

CONSENT AGENDA (Items 1 – 11 and Items M-1 – M-3)

1. MOTION: To approve the minutes of the May 3, 2022, May 17, 2022, June 7, 2022, June 21, 2022, and July 12, 2022, Little Rock City Board of Directors Meetings; and the May 31, 2022, Little Rock City Board of Directors Special Called Meeting.

2. RESOLUTION NO. 15,786: To authorize the City Manager to enter into a contract with Burkhalter Technologies, Inc., in an amount not to exceed \$2,383,632.00, for the Briarwood Area Drainage Improvement Project Phase 2; 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 execute an agreement with Burkhalter Technologies, Inc., for the Briarwood Area Drainage Improvement Project Phase 2, Bid No. 1792. (Located in Ward 3)

3. RESOLUTION NO. 15,787: To authorize the City Manager to enter into a contract with Gene Summers Construction, Inc., in an amount not to exceed \$1,266,816.00, for the South Valentine Street Drainage Improvement Project; 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 execute an agreement with Gene Summer Construction, Inc., for the South Valentine Street Drainage Improvement Project, Bid No. 1794. (Located in Ward 3)

4. RESOLUTION NO. 15,788: 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 in bulk for the Public Works Department Street Operations Division; and for other purposes. *Staff recommends approval.*
Synopsis: A resolution to authorize the City Manager to execute an agreement with Oakley Fertilizer, Inc., for the purchase of Pre-Treated and Non-Treated Rock Salt for adverse winter weather preparations for the Public Works Department Street Operations Division.

5. RESOLUTION NO. 15,789: To authorize the City Manager to enter into a contract with JTS Financial Services, in an amount not to exceed \$395,000.00, for Employee Benefit Consultation Services; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution authorizing the City Manager to enter into an agreement with JTS Financial Services for Benefit Consultation, Data Analytics, Reconciliation Services, Web-Based Benefit Administration & Enrollment Services and ACA Reporting; with the option to add COBRA Administration, Flexible Spending Account/Dependent Care Plan Administration and a Dedicated Customer Service Platform, for the period of May 4, 2022, to May 4, 2023. This represents year one (2) of a seven (7)-year term.

6. RESOLUTION NO. 15,790: To authorize the City Manager to enter into a contract with Enterprise FM Trust, Inc., in an amount not to exceed \$250,000.00, to lease forty-eight (48) vehicles for the Little Rock Police Department; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to execute a contract with Enterprise FM Trust for the leasing of forty-eight (48) vehicles to be utilized by the Little Rock Police Department.

7. RESOLUTION NO. 15,791: To express the willingness of the City of Little Rock, Arkansas, to utilize Arkansas Department of Parks, Heritage and Tourism Outdoor Recreation Grant Programs Funds; 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) soccer field, purchase and installation of new play structure, installation of elevated boardwalk and improvement to parking and connecting access at Boyle Park.

8. RESOLUTION NO. 15,792: To appoint a successor Commissioner to fill a vacancy on the Board of Commissioners of the Riverdale Levee Improvement District No. 134 of the City of Little Rock, Arkansas; and for other purposes.

9. RESOLUTION NO. 15,793: To certify Local Government Endorsement of Nephropathology Associates, PLC, d/b/a/ Arkana Laboratories, to participate in the Arkansas Tax Back Programs, as authorized by Ark. Code Ann § 15-4-2706(D) of the Consolidated Incentive Act of 2003; and for other purposes.

10. RESOLUTION NO. 15,794; G-25-230: To change the name of South Park Street, located between West Daisy L. Gatson Bates Drive and West 16th Street, to Little Rock Nine Way; and for other purposes. *(Planning Commission: 8 ayes; 0 nays; 2 absent; and 1 open position) Staff recommends approval.*

Synopsis: The City of Little Rock proposes to rename the portion of South Park Street, located between West Daisy L. Gatson Bates Drive and West 16th Street, to Little Rock Nine Way. (Located in Ward 1)

11. RESOLUTION NO. 15,795: To authorize the City Manager to enter into a Towing Service Contract with each company that responded successfully to the City's Request for Qualifications; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to enter into Towing Service Contracts with each wrecker service company that responded successfully to the City's Request for Qualifications.

M-1 RESOLUTION NO. 15,796: To amend Little Rock, Ark., Resolution No. 15,240 (April 6, 2021), to amend the contract with Summit Truck Group of Arkansas, LLC, to reflect its purchase by Rush Truck Centers of Arkansas, Inc.; and for other purposes.

M-2 RESOLUTION NO. 15,797: To authorize the City Manager to release the City's Lien on the Mahlon Martin Apartments; and for other purposes.

Synopsis: to authorize the City Manager to take an actions necessary to release the lien the City has on the Mahlon Martin Apartments.

M-3 RESOLUTION NO. 15,798: To authorize the City Manager to subordinate a reversionary interest in certain properties for the Child Development Center of the University of Arkansas Medical Sciences Campus; and for other purposes.

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

GROUPED ITEMS (Items 12 - 13)

12. ORDINANCE NO. 22,171; Z-7091-D: To reclassify property located in the City of Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock; and for other purposes. *(Planning Commission: 9 ayes; 0 nays; 1 absent; and 1 open position) Staff recommends approval.*

Synopsis: The owner of the 1.69-acre property, located at the north end of Brookside Drive, is requesting that the property be reclassified from O-3, General Office District, to R-2, Single-Family District. (Located in Ward 4)

13. ORDINANCE NO. 22,172: To dispense with the requirement of competitive selection and to authorize the City Manager to execute a contract with NLB Services, in an amount not to exceed \$378,000.00, for Computer Career Pathways Courses, as endorsed by the Arkansas Division of Workforce Services through the Arkansas Development Corporation; and for other purposes. *Staff recommends approval.*

Synopsis: An ordinance to authorize the City Manager to execute a contract with NLB Services for Computer Career Pathways Courses.

The ordinances were read the first time. Director Adcock made the motion, seconded by Director Wright, 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 Wright, 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.**

SEPARATE ITEMS (Items 14 – 15 and Item 17)

14. ORDINANCE NO. 22,173; Z-4167-F: To approve a Planned Zoning Development and to establish a Planned Development – Commercial, titled Redbridge Development Storage Facility PD-C, located at 9715 Colonel Glenn 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; 1 absent; and 1 open position) Staff recommends approval.*

Synopsis: The applicant is requesting that the 3.96-acre property, located at 9715 Colonel Glenn Road, be rezoned from PD-C, Planned Development – Commercial, to a new PD-C to allow for the development of a Self-Storage Facility. (Located in Ward 7)

The ordinance was read the first time. Director Adcock made the motion, seconded by Director Wright, 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 Wright, 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 requested to have the item held separately; however, she had spoken with Developer and he had answered several of the concerns that she had initially.

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

15. ORDINANCE NO. 22,174; Z-8235-D: To approve a Planned Zoning Development and to establish a Planned Commercial Development, titled Newcap Development Senior Housing/Commercial PCD, located at 12110 Stagecoach 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; 1 absent; and 1 open position) Staff recommends approval.*

Synopsis: The applicant is requesting that the 50.92-acre property, located at 12110 Stagecoach Road, be rezoned from PID, Planned Industrial Development, to PCD, Planned Commercial Development, to allow for a Senior Housing Development and an eight (8)-lot commercial development. (Located in Ward 7)

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

17. ORDINANCE; Z-9703: To approve a Planned Zoning Development and to establish a Planned Development – Commercial, titled El Patio Private Club- PD-C, and to approve the action of El Patio, located at 7315 Geyer Springs Road, Little Rock, Arkansas, in filing an application for operation as a private club permitted from the Arkansas Alcohol Beverage Control Division of the Arkansas Department of Finance and Administration; to comply with Ark. Code Ann. 3-9-222(A)(I); amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 5 ayes; 4 nays; 1 absent; and 1 open position) Staff recommends approval.*

Synopsis: The applicant is requesting that the 0.92-acre property, located at 7315 Geyer Springs Road, be rezoned from PD-C, Planned Development – Commercial to allow for the existing restaurant/bar to operate as a private club. (Located in Ward 2)

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

Tanya Baker: Stated that she was the applicant and asked the Board to support their application.

Director Adcock stated that the establishment was located in a neighborhood and had been functioning as a private club. Director Adcock stated that both the Little Rock Fire and Police Departments had been called on numerous occasions due to overcapacity and the serving of alcohol after hours.

By roll call vote, the vote was as follows: Ayes: Richardson and Phillips. Nays: Miller; Peck; Wyrick; Kumpuris; Adcock; and Vice-Mayor Hines. Absent: Webb. Present: Wright. When asked if she would like to change her Present vote, Director Wright indicated that she wanted her vote to remain registered as Present. By a vote of two (2) ayes, six (6) nays, (1) absent and one (1) Present, **the ordinance failed**.

PUBLIC HEARINGS (Items 19 - 20)

19. ORDINANCE NO. 22,175: To establish and lay off Little Rock Municipal Property Owners Improvement District No. 2022-004 (Woodland Park Recreation District), of Little Rock Arkansas; ***to declare an emergency***; and for other purposes.

Vice-Mayor Hines opened the public hearing.

The ordinance was read the first time. Director Adcock made the motion, seconded by Director Wright, 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 Wright, 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 Hines asked if there were individuals present that wished to speak for or against the item. There being none present, Vice-Mayor Hines closed the public hearing.

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

20. ORDINANCE NO. 22,176: To establish and lay off Little Rock Municipal Property Owners Improvement District No. 2022-005 (Woodland Park Subdivision), of Little Rock Arkansas; ***to declare an emergency***; and for other purposes.

Vice-Mayor Hines opened the public hearing.

City Attorney Carpenter stated that on Page 2; Line 26 – 28, the resolution read:

“The District will construct a fully-licensed and permitted sewer plant within the boundaries of the District to serve property owners in the District and will operate and maintain the system unless and until it is acquired by a municipal utility.”

City Attorney Carpenter stated that sentence was included inappropriately and the applicant had asked that it be stricken; therefore, when the three (3) readings occur, it will be as if the sentence is not included.

The ordinance was read the first time. Director Adcock made the motion, seconded by Director Wright, 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 Wright, 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 Hines asked if there were individuals present that wished to speak for or against the item. There being none present, Vice-Mayor Hines closed the public hearing.

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

CITIZEN COMMUNICATION

Jimmie Cavin: Transparency.

Luke Skrable: Bogus Violent Crime Claims.

June Matheny: Violence & Public Safety.

Temeesha Bailey: Project Better Life to Becoming Your Best Self.

Betty Ellis: Drain Ditch.

Jackie Randall: Drainage Ditch.

Rev. Benny Johnson: Crime.

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

ATTEST:

APPROVED:

Allison Segars, Deputy City Clerk

Lance Hines, Vice-Mayor