

**Little Rock Board of Directors Meeting  
October 17, 2017  
6:00 PM**

The Board of Directors of the City of Little Rock, Arkansas, met in a meeting with Mayor Mark Stodola presiding. City Clerk Susan Langley called the roll with the following Directors present: Hendrix; Richardson; Peck; Hines; Wright; Wyrick; Kumpuris; Fortson; Adcock; Vice-Mayor Webb; and Mayor Stodola. Director Gene Fortson delivered the invocation, which was followed by the Pledge of Allegiance.

**PRESENTATIONS**

City Beautiful Commission Landscape Awards  
U.S. Navy Week in Little Rock

**ADDITIONS:**

**M-1 RESOLUTION:** To authorize the City Manager to award a contract to Wagner General Contractors, Inc., in an amount not to exceed \$100,310.59, for Capitol at Main Plaza; and for other purposes. *(Funding from the 2012 3/8-Cent Capital Improvement Sales Tax)*  
*Staff recommends approval.*  
**Synopsis:** Authorizes the City Manager to execute an agreement with Wagner General Contractors, Inc., for the construction of Capitol at Main Plaza; Bid No. 17021. (Located in Ward 1)

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

**CONSENT AGENDA (Items 1 – 6 and Item M-1)**

**1. RESOLUTION NO. 14,654:** To authorize the City Manager to enter into a contract with Morris Beck Construction Services, in an amount not to exceed \$1,497,883.05, for the renovation of the HVAC System and exterior porches of the U.S. Arsenal Building, located in MacArthur Park; and for other purposes. *Staff recommends approval*  
**Synopsis:** To authorize the City Manager to execute an agreement with Morris Beck Construction Services for renovation of the exterior porches and upgrade of the HVAC System at the City of Little Rock's U.S. Arsenal Building located in MacArthur Park.

**2. RESOLUTION NO. 14,655:** To transfer title property to IN-Affordable Housing, Inc., via Special Warranty Deed for property sold by the City of Little Rock, Arkansas, to be used for Neighborhood Revitalization Programs; and for other purposes. *Staff recommends approval.*  
**Synopsis:** In an effort maximize the Land Bank's revitalization efforts, City Staff and Land Bank Commission would like sell the property located at 2908 South Main Street for \$1,690.30 and the property located at 3020 South Main Street for \$1,691.30. 2908 South Main Street was donated to the City in July 2017 and 3020 South Main Street was donated to the City in 2012. Property Details: Each vacant lot is 5,200 square-feet and is zoned for residential use.

**3. RESOLUTION NO. 14,656:** To authorize the City Manager to enter into a contract with Hasty Awards, in the amount of \$56,409.00, to provide the 2018 Little Rock Marathon Finisher's Medals; and for other purposes. *Staff recommends approval*

**Synopsis:** To authorize the City Manager to enter into contract to purchase the 2018 Little Rock Marathon Finisher's Medals from Hasty Awards.

**4. RESOLUTION NO. 14,657:** To authorize the City Manager to enter into a contract with John Fletcher to purchase approximately five (5) acres of land for the Little Rock Port Authority; and for other purposes. *Staff recommends approval.*

**5. RESOLUTION NO. 14,658:** To authorize the City Manager to renew the contract with Affiliated FM, in the amount of \$660,185.00, for Property and Casualty Insurance for City Buildings and Structures; and for other purposes. *Staff recommends approval.*

**Synopsis:** Affiliated FM, the City's Property Insurance carrier, has quoted a renewal for the 2017/2018 Policy for a twelve (12)-month period effective November 1, 2017.

**6. RESOLUTION NO. 14,659:** To make a reappointment as a Commissioner of the Little Rock Housing Authority Board of Commissioners; and for other purposes. *Staff recommends approval.*

**Synopsis:** Reappointment of Kenyon K. Lowe, Sr., to serve his second five (5)-year term, said term to expire on September 30, 2022.

**M-1 RESOLUTION NO. 14,660:** To authorize the City Manager to award a contract to Wagner General Contractors, Inc., in an amount not to exceed \$100,310.59, for Capitol at Main Plaza; and for other purposes. *(Funding from the 2012 3/8-Cent Capital Improvement Sales Tax) Staff recommends approval.*

**Synopsis:** Authorizes the City Manager to execute an agreement with Wagner General Contractors, Inc., for the construction of Capitol at Main Plaza; Bid No. 17021. (Located in Ward 1)

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 7 - 10)**

**7. ORDINANCE NO. 21,492; Z-225-B:** 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; and 2 absent. Staff recommends approval*

**Synopsis:** The owner of the 0.80-acre property located at the 5700 Block of Geyer Springs Road (west side) is requesting that the zoning be reclassified from R-2, Single-Family District, to I-2, Light Industrial District. (Located in Ward 2)

**8. ORDINANCE NO. 21,493; Z-9252:** 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; and 2 absent. Staff recommends approval*

**Synopsis:** The owner of 0.465-acre (3 lots) property located at 10108 West 20<sup>th</sup> Street is requesting that the zoning be reclassified from R-2, Single-Family District, to R-4, Two-Family District. (Located in Ward 6)

**9. ORDINANCE NO. 21,494:** To dispense with the requirement of competitive bids due to an exceptional situation; to authorize the City Manager to enter into a sole-source contract with Ionwave Technologies, Inc., in the amount of \$24,10.00, plus applicable taxes, for a one (1)-year renewal of the City's Online Bidding Software License; and for other purposes. *Staff recommends approval*

**Synopsis:** The sole-source ordinance waives the requirement for competitive bidding and authorizes the City Manager to enter a software license agreement with IonWave Technologies, Inc., for one (1)-year in order to complete the City's transition to online bidding.

**10. ORDINANCE NO. 21,495:** To amend Little Rock, Ark., Revised Code of Ordinances (1988) Chapter 6, Article 1, to clarify the circumstances under which the confinement of an animal within an unattended vehicle shall be considered a violation of the City's Animal Cruelty Ordinance; to exclude Livestock from the definition of Animal; and for other purposes. *Staff recommends approval*

**Synopsis:** A review was conducted regarding the cruelty to animal provisions in the Code of Ordinances. This ordinance expressly grants the authority to enter a car in which an animal is in heat distress.

The ordinances were read a first time. Director Adcock made the motion, seconded by Director Hines, to read the ordinances a second time. By unanimous voice vote of the Board Members present, 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.**

## **PUBLIC HEARINGS (Item 11)**

**11. ORDINANCE: Z-9219:** To approve a Planned Zoning Development and establish a Planned Commercial District titled Mickles Short-Form PD-C, located at 2904 South Arch Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 1 aye; 9 nays; and 1 absent. Staff recommends denial.*

**Synopsis:** Ms. Linda Mickles is appealing the Planning Commission's denial of a request to rezone her property from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow the existing residence to be used as a beauty salon. (Located in Ward 1)

Mayor Stodola opened the public hearing.

The ordinance was read a first time. Director Adcock made the motion, seconded by Director Wright, to read the ordinance a second time. By unanimous voice vote of the Board Members present, 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.

Mayor Stodola asked if there were individuals present that wished to speak for or against the item.

Linda Mickles: Stated that she was the applicant and wanted to open a beauty salon. Ms. Mickles stated that she was aware that it was a residential area; however, she felt the service was needed in the area. Ms. Mickles stated that she had been working on the project for approximately two (2) years and had only been made aware that there was a zoning requirement. Ms. Mickles stated that the structure was approximately 2,000 square-feet and the beauty salon would occupy the entire space.

Rosalyn Scruggs, 2900 South Arch Street: Stated that her residence was located next door to the proposed beauty salon. Ms. Scruggs stated that she felt that any alterations to the area to accommodate parking would affect the property values of the adjacent neighbor's property. Ms. Scruggs stated that she appreciated what the applicant was trying to do; however, she did not feel like it was appropriate for the area.

Mayor Stodola closed the public hearing.

Director Adcock asked if the applicant wanted to locate the beauty salon in the house or in the cottage located at the rear of the property. Ms. Mickles stated that she wanted to locate the beauty salon in the house. Director Adcock asked if Ms. Mickles lived at the property in question. Ms. Mickles stated that she did not live at the property. Director Adcock asked how many employees would work at the salon. Ms. Mickles stated that she had seven (7) beauty operators. Director Adcock asked how many parking spaces would be required for a commercial business with seven (7) employees. Planning & Development Director Jamie Collins stated that based on the fact that each of the seven (7) employees could possibly have one (1) customer at a time, a total of fourteen (14) parking spaces would be required. Mr. Collins stated that when the application was originally submitted, the applicant proposed four (4) parking spaces; however, during the Planning Commission Hearing, she mentioned removing the cottage at the rear of the property to add an additional two (2) parking spaces. Mr. Collins stated that the applicant had also stated that she planned on entering into a Parking Agreement with the True Bikes Motorcycle Club, which was located in near proximity to the property, to utilize their parking area for overflow.

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

## **CITIZEN COMMUNICATION**

Russ Racop, 301 Alamo Drive: Little Rock Board of Directors use of private e-mails and transparency issues.

Director Peck made the motion, seconded by Director Wright, for the Board to go into Executive Session to discuss personnel matters. By voice vote of the Board Members present, with Director Kumpuris voting in opposition, **the Board went into Executive Session to discuss personal matters.**

Mayor Stodola stated that the Board had gone into Executive Session to discuss matters relating to the City Attorney and City Manager; however, no action was taken.

Little Rock Board of Directors Meeting  
October 17, 2017  
6:00 PM

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

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
**Susan Langley, City Clerk**

\_\_\_\_\_  
**Mark Stodola, Mayor**