

**Little Rock Board of Directors Meeting
August 2, 2016
6:00 PM**

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

PRESENTATIONS

Summer Youth Opportunity Presentation

ADDITIONS:

M-1 ORDINANCE: To fill vacant Commissioner positions and appoint new Commissioners to the Board of Commissioners for City of Little Rock Municipal Property Owners' Multipurpose Improvement District No. 2006-300 (The Ridge Estates); **to declare an emergency**; and for other purposes.

DEFERALS:

12. ORDINANCE; Z-8503-D: To approve a Planned Zoning Development and establish a Planned Residential District, titled Herrick Heights Long-Form PD-R, located on the west side of South Bowman Road between Brodie Creek Subdivision and The Pointe at Brodie Creek Apartments, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 7 ayes; 4 nays; and 0 absent. Staff recommends approval. (Deferred at the applicant's request until September 20, 2016)*

Synopsis: The applicant is requesting to rezone the site from R-2, Single-Family District, to PD-R, Planned Development – Residential, to allow a multi-phase development to include single-family, multi-family and office uses. (Located in Ward 6)

REMOVAL:

11. ORDINANCE; Z-5801-A: To approve a Planned Zoning Development and establish a Planned Commercial District, titled Hall Short-Form PCD, located at 13311 Lawson Road, Pulaski County, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 8 ayes; 0 nays; and 3 absent. Staff recommends approval.*

Synopsis: The applicant is requesting to amend the previously-approved PCD, Planned Commercial Development, to allow the use of this site for office and/or as a contractor's yard with limited storage of outdoor equipment but no materials. (Located in the City's Extraterritorial Jurisdiction)

Director Cazort made the motion, seconded by Director Wright, to add Item M-1 to the Separate Items, to defer Item 12 until September 20, 2016, and to remove Item 11 from the agenda. By unanimous voice vote of the Board Members present, **Item M-1 added to the Separate Items, Item 12 was deferred until September 20, 2016, and Item 11 was removed from the agenda.**

CONSENT AGENDA (Items 1 - 7)

1. RESOLUTION NO. 14,386; LU16-03-01: To Set August 16, 2016, as the date of public hearing on an appeal of the Planning Commission's recommendation of denial for a Land Use Plan amendment from RL, Residential Low Density, to NC, Neighborhood Commercial, located at 6100/6108 Cantrell Road, in the City of Little Rock, Arkansas; and for other purposes.

2. RESOLUTION NO. 14,387; Z-4816-B: To Set August 16, 2016, as the date of public hearing on an appeal of the Planning Commission's recommendation of denial for a rezoning from R-2, Single-Family District, to C-1, Neighborhood Commercial District, located at 6100/6108 Cantrell Road, in the City of Little Rock, Arkansas; and for other purposes.

3. RESOLUTION NO. 14,388: To authorize the City Manager to enter into a contract with Deere & Company, in the amount of \$80,987.66, for the purchase of two (2) John Deere Tractors for the Parks & Recreation Department, utilizing the National Joint Powers Alliance Purchasing Agreement; and for other purposes. *Staff recommends approval.*
Synopsis: Approval of a resolution authorizing the City Manager to enter into a contract with Deere & Company for the purchase of two (2) John Deere Tractors for the Parks & Recreation Department.

4. RESOLUTION NO. 14,389: To authorize the City Manager to enter into a contract with Landers Dodge Jeep, for a total cost of \$74,434.00, for the purchase of three (3), ¾-Ton Pick-Up Trucks for the Public Works Department, utilizing the Arkansas State Purchasing Contract; and for other purposes. *Staff recommends approval.*
Synopsis: Approval of a resolution authorizing the City Manager to enter into a contract with Landers Dodge Jeep for the purchase of three (3) ¾-Ton Crew Cab Pick-Up Trucks for the Public Works Department.

5. RESOLUTION NO. 14,390: To authorize the payment of relocation expenses and the use of eminent domain on the Geyer Springs Railroad Grade Separation Project; and for other purposes. *(Funding from the 2012 3/8-Cent Capital Improvement Sales Tax and the 2013 Limited Tax General Obligation Capital Improvement Bonds)* *Staff recommends approval.*
Synopsis: Authorizes relocation expenses and gives the City Attorney authority to utilize eminent domain if needed to complete acquisition of right-of-way, permanent and temporary construction easements for the Geyer Springs Railroad Grade Separation Project, AHTD No. 060907, LR No. B-2a. (Located in Ward 2)

6. RESOLUTION NO. 14,391: To authorize the use of eminent domain on the Pine Valley Road at McKinley Street Roundabout Intersection Improvement Project; and for other purposes. *(Funding from the 2012 3/8-Cent Capital Improvement Sales Tax and the 2013 Limited Tax General Obligation Capital Improvement Bonds)* *Staff recommends approval.*
Synopsis: Authorizes the City Attorney to use eminent domain to complete acquisition of right-of-way, permanent and temporary construction easements for the Pine Valley Road at McKinley Street Roundabout Project, Project No. B-3c. (Located in Ward 3)

7. RESOLUTION NO. 14,392: To authorize the purchase of repair parts for Self-Contained Breathing Apparatus for the Little Rock Fire Department; and for other purposes. *Staff recommends approval.*

Synopsis: The Little Rock Fire Department is requesting approval for the purchase of parts needed to repair Self-Contained Breathing Apparatus equipment through a current contract with Metropolitan Fire.

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

CITIZEN COMMUNICATION

There were no cards received from individuals wanting to speak during Citizen Communication.

GROUPED ITEMS (Items 8 - 10)

8. ORDINANCE NO. 21,275-A; Z-55419-A: To approve a Planned Zoning Development and establish a Planned Commercial District, titled Udell Short-Form PCD, located at 4500 Asher Avenue, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 8 ayes; 0 nays; and 3 absent. Staff recommends approval.*

Synopsis: The applicant is requesting to rezone the site from C-3, General Commercial District, to PCD, Planned Commercial Development, to add auto paint and body rebuilding and auto repair garage as allowable uses for the property. (Located in Ward 1)

9. ORDINANCE NO. 21,275-B; Z-8080-B: To approve a Planned Zoning Development and establish a Planned Commercial District, titled Masoud Short-Form PCD, located at 4508 Baseline Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 8 ayes; 0 nays; and 3 absent. Staff recommends approval.*

Synopsis: The applicant is requesting the rezoning of the site from C-3, General Commercial District, to PCD, Planned Commercial Development, to add automobile sales as an allowable activity on the site. (Located in Ward 2)

10. ORDINANCE NO. 21,275: To dispense with competitive bids due to an exceptional situation; to amend an agreement with V.R. Smith & Sons to add selective demolition and stabilization for the second floor of the William E. Woodruff House, in the amount of \$22,074.00; **to declare an emergency;** and for other purposes. *Staff recommends approval.*

Synopsis: The Sole-Source Ordinance authorizes the City Manager to amend the City's agreement with V.R. Smith & Sons in order to add critical selective demolition and stabilization work for the second floor of the Woodruff House. (Located in Ward 1)

The ordinances were read a first time. Director Adcock made the motion, seconded by Director Cazort, 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 Cazort, 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 10 was approved.**

SEPARTE ITEMS (Item M-1)

M-1 ORDINANCE NO. 21,276: To fill vacant Commissioner positions and appoint new Commissioners to the Board of Commissioners for City of Little Rock Municipal Property Owners' Multipurpose Improvement District No. 2006-300 (The Ridge Estates); **to declare an emergency**; and for other purposes.

The ordinance was read a first time. Director Adcock made the motion, seconded by Director Cazort, 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 Cazort, 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 were read a third time.

Harry Light: Stated that he Legal Counsel for the District and was available to answer any questions.

Director Wyrick asked for an explanation of the petition to fill the positions. City Attorney Tom Carpenter stated that the District was formed in 2006 and Bonds were issued to make certain improvements. City Attorney Carpenter stated that the proceeds of the Bonds were paid to the District; however, the District did not complete the improvements and did not develop the property and therefore, did not have the funds to repay the Bonds. City Attorney Carpenter stated that after two (2) years, the District went into default in 2010 and the bank now owned the property and as Trustee for the Bonds moved to foreclose and obtained title to the property through foreclosure. City Attorney Carpenter stated that it was the bank, through its various Officers, that had petitioned, pursuant to the Statute, to have new Commissioners appointed. City Attorney Carpenter stated that there was nothing that could be done with the land or Commission until there were new Commissioners appointed.

Director Wyrick stated that two (2) of the proposed Commissioners had the same last name and asked if they were husband and wife. Mr. Light stated that they were not husband and wife, but may be siblings. Mr. Light stated that the proposed Commissioners were Bond Holders of the District, and there were four individual (4) Bond Holders, all of which were from the same family. Mr. Light stated that Merchant & Planters Bank, First Community Bank and Trust out of Colorado were Bond Holders, as well. Mr. Light stated that when the bank had selected the proposed Commissioners due to the fact that they were local and could meet when needed to address matters.

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.**

PUBLIC HEARINGS (Item 13)

13. ORDINANCE NO. 21,276-A; G-23-463: To abandon portions of Santa Fe Avenue, West 29th Street, South Fillmore Street and the east-west alley right-of-way, all located within the University of Arkansas at Little Rock Campus in Block 1, C.O. Brack's Addition of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; and 1 absent. Staff recommends approval.*

Synopsis: The adjacent property owner requests to abandon portions of Santa Fe Avenue, West 29th Street, S. Fillmore Street and the east-west alley right-of-way (Block 1, C. O. Brack's Addition), all located within the UALR Campus area, between West 28th Street, Fair Park Boulevard and West 30th Street. (Located in Ward 2)

Mayor Stodola opened the public hearing.

The ordinance was read a 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 Cazort, 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. There being none present, Mayor Stodola closed the public hearing.

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

Vice-Mayor Hines made the motion, seconded by Director Cazort, for the Board to go into Executive Session for the purpose of Board and Commission appointments. By unanimous voice vote of the Board Members present, **the Board went into Executive Session for the purpose of Board and Commission appointments.**

EXECUTIVE SESSION (Item 14)

14. RESOLUTION NO. 14,393: Appointments and Reappointments to various City of Little Rock Boards and Commissions.

Synopsis: Americans with Disabilities Act Grievance Committee (2 positions); Arts & Culture Commission (2 positions); Little Rock CENT Committee (12 positions); Children Youth & Families Commission (1 position); Community Housing Advisory Board (5 positions); Construction Board of Adjustment and Appeals (5 positions); Historic District Commission (2 positions); Land Bank Commission (1 position); Little Rock Port Authority (3 positions); Little Rock Water Reclamation Commission (3 positions); Midtown Redevelopment District No. 1 Advisory Board (1 position); Oakland & Fraternal Historic Cemetery Park Board (2 positions); and River Market District Design Review Committee (3 positions).

Arts and Culture Commission: Appointment of Charles Cliett to serve his first three (3)-year At-Large term, said term to expire on April 2, 2019. Appointment of Eliza Borne to fill the unexpired At-Large term of Lucas Moore, said term to expire on April 2, 2017. Director Adcock made the motion, seconded by Director Wright, to approve the

appointments. By unanimous voice vote of the Board members present, **the appointments were approved.**

Little Rock Cent Committee: Reappointment of Charles Blake to serve his second four (4)-year At-Large term, said term to expire on February 7, 2020. Reappointment of Kenneth Gill to serve his second four (4)-year Ward 5 term, said term to expire on February 7, 2020. Reappointment of Dr. Sybil Jordan Hampton to serve her second four (4)-year Co-Chair term, said term to expire on February 7, 2020. Appointment of Denise Ennett Jones serve her first four (4)-year Ward 1 term, said term to expire on February 7, 2020. Reappointment of Troy Laha to serve his second four (4)-year At-Large term, said term to expire on February 7, 2020. Appointment of Kristi Lambert to serve her first four (4)-year At-Large term, said term to expire on February 7, 2020. Reappointment of Peter O'Connor to serve his second four (4)-year Co-Chair term, said term to expire on February 7, 2020. Reappointment of Don Shellabarger to serve his second four (4)-year Ward 7 term, said term to expire on February 7, 2020. Reappointment of Steve Strickland to serve his second four (4)-year Ward 3 term, said term to expire on February 7, 2020. Reappointment of Mursheerah Tharpe to serve his second four (4)-year Ward 6 term, said term to expire on February 7, 2020. Director Adcock made the motion, seconded by Vice-Mayor Hines, to approve the appointments. By unanimous voice vote of the Board members present, **the appointments were approved.**

Children Youth and Families Commission: Appointment of Matt Price to fill the unexpired term of James Lagrone, said term to expire on May 31, 2017. Director Adcock made the motion, seconded by Director Wright, to approve the appointment. By unanimous voice vote of the Board members present, **the appointment was approved.**

Community Housing Advisory Board: Appointment of Molly Miller to serve her first three (3)-year At-Large term, said term to expire on June 2, 2019. Director Adcock made the motion, seconded by Director Wright, to approve the appointment. By unanimous voice vote of the Board members present, **the appointment was approved.**

Construction Board of Adjustments and Appeals: Appointment of Brian Corbitt to serve his first four (4)-year Licensed Building Contractor term, said term to expire on January 5, 2020. Director Adcock made the motion, seconded by Director Wright, to approve the appointment. By unanimous voice vote of the Board members present, **the appointment was approved.**

Historic District Commission: Appointment of Ted Holder to serve his first three (3)-year Quapaw Quarter Association Representative term, said term to expire on June 15, 2019. Director Adcock made the motion, seconded by Director Cazort, to approve the appointment. By unanimous voice vote of the Board members present, **the appointment was approved.**

Land Bank Commission: Appointment of Arlo Washington to serve his first four (4)-year At-Large term, said term to expire on March 19, 2020. Director Adcock made the motion, seconded by Director Cazort, to approve the appointment. By unanimous voice vote of the Board members present, **the appointment was approved.**

Little Rock Port Authority: Appointment of Robert Brown to serve his first five (5)-year term, said term to expire on July 6, 2021. Reappointment of Greg Joslin to serve his second five (5)-year term, said term to expire on July 6, 2021. Reappointment of Frank Scott, Jr., to serve his second five (5)-year term, said term to expire on July 6, 2021. Director Adcock made the motion, seconded by Director Cazort, to approve the appointments. By unanimous voice vote of the Board members present, **the appointments were approved.**

Little Rock Water Reclamation Commission: Appointment of Ganelle Blake to serve her first four (4)-year term, said term to expire on August 1, 2020. Appointment of Jack William Flowers to serve his first four (4)-year term, said term to expire on August 1, 2020. Appointment of Sonia Fonticiella Rios to serve her first four (4)-year term, said term to expire on August 1, 2020. Director Adcock made the motion, seconded by Director Cazort, to approve the appointments. By unanimous voice vote of the Board members present, **the appointments were approved.**

Midtown Redevelopment District No. 1 Advisory Board: Appointment of Kirk Meyers to serve his first three (3)-year Resident of Property within Two (2) Miles of the District term, said term to expire on March 31, 2019. Director Adcock made the motion, seconded by Director Wright, to approve the appointment. By unanimous voice vote of the Board members present, **the appointment was approved.**

Oakland & Fraternal Historic Cemetery Board: Reappointment of Jeanne Kumpuris Spencer to serve her fourth three (3)-year term, said term to expire on June 1, 2019. Appointment of Charles Stein to serve his first three (3)-year term, said term to expire on June 1, 2019. Director Adcock made the motion, seconded by Director Cazort, to approve the appointments. By unanimous voice vote of the Board members present, **the appointments were approved.**

River Market District Design Review Committee: Appointment of Willis Smith to serve his first three (3)-year Property Owner term, said term to expire on August 16, 2019. Director Adcock made the motion, seconded by Director Cazort, to approve the appointment. By unanimous voice vote of the Board members present, **the appointment was approved.**

Director Cazort made the motion, seconded by Director Wright, 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