

**Little Rock Board of Directors Meeting
December 2, 2014
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; Richardson; Hurst; Cazort; Hines; Wyrick; Fortson; Kumpuris (enrolled at 6:10 PM); Adcock; Vice-Mayor Wright; and Mayor Stodola. Director Joan Adcock delivered the invocation, which was followed by the Pledge of Allegiance.

Mayor Stodola recognized Scout Troop 7 from St. Mark's Episcopal Church who were present in the audience working on their Citizenship in the Community Merit Badge.

ADDITIONS

M-1 RESOLUTION: To authorize the City Manager to provide a contribution to the Arkansas Highway and Transportation Department Project for roadway improvements to Cantrell Road from Mississippi Street to Perryville Road; and for other purposes. *Staff recommends approval.*

Synopsis: Authorizes the City Manager provide a contribution of 10% of the project cost to fund the Arkansas Highway and Transportation Department (AHTD) Project to widen Cantrell Road from Mississippi Street to the Perryville Road, AHTD Project No. 061194. (Located in Ward 3)

DEFERRALS

17. ORDINANCE; Z-8977: To approve a Planned Zoning Development and establish a Planned Residential District titled South Bowman Road Long-Form PD-R, located at 4212 South Bowman Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; and 1 absent. Staff recommends approval. (Deferred that the applicant's request until December 16, 2014)*

Synopsis: The applicant is requesting a rezoning from R-2, Single-Family District, to PD-R, Planned Development – Residential, to allow for the development of 192 units of multi-family housing on this 16.02-acre tract. (Located in Ward 7)

Director Cazort made the motion, seconded by Director Richardson, to add Item M-1 to the Consent Agenda and to defer Item 17 until December 16, 2014. By unanimous voice vote of the Board Members present, **Item M-1 was added to the Consent Agenda and Item 17 was deferred until December 16, 2014.**

CONSENT AGENDA (Items 1 – 5 and Item M-1)

1. RESOLUTION NO. 14,015: To authorize the City Manager and City Clerk to execute the appropriate documents to acquire property located at 8216 Arch Street in the amount of \$170,000.00, for use as the Parks & Recreation Department Urban

Forestry Site; and for other purposes. (*Funding from the 2012 3/8-Cent Capital Improvement Sales Tax Funding*) *Staff recommends approval.*

Synopsis: A resolution authorizing the City Manager and City Clerk to execute the appropriate documents to acquire property at 8216 Arch Street in the amount of \$170,000.00 for use as Urban Forestry Operations Site. Fees for environment impact study and closing costs are estimated to be \$7,000.00. Total transaction cost to acquire property is \$177,000.00. (Located in Ward 2)

2. RESOLUTION NO. 14,016: To authorize the City Manager to enter into a contract with A-Demolition Company, in the amount of \$83,000.00, for the demolition of a condemned structure located at 8500 Mize Road in the City of Little Rock, Arkansas; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to enter into a contract with A-Demolition Company for the demolition of 8500 Mize Road. A-Demolition Company submitted the low bid of \$83,000.00. (Located in Ward 2)

3. RESOLUTION NO. 14,017: To authorize the City Manager to enter into a contract with River City Hydraulics, Inc., for the purchase of original equipment manufacturer (OEM) Heil Refuse Truck repair parts and service; and for other purposes. *Staff recommends approval.*

Synopsis: Approval of a resolution authorizing the City Manager to enter into a contract with River City Hydraulics, Inc., for the purchase of original equipment manufacturer (OEM) Heil Refuse Truck repair parts and service for City of Little Rock fleet units. This APO is for one (1)-year, with an option to renew yearly for two (2) additional years.

4. RESOLUTION NO. 14,018: To authorize the City Manager to enter into a contract with Glover's Truck Parts, Inc., for the purchase of original equipment manufacturer (OEM) Sterling repair parts for the City of Little Rock Fleet Units; and for other purposes. *Staff recommends approval.*

Synopsis: Approval of a resolution authorizing the City Manager to enter into a contract with Glover's Truck Parts, Inc., for the purchase of original equipment manufacturer (OEM) Sterling repair parts for City of Little Rock fleet units. This APO is for one (1)-year, with an option to renew yearly for two (2) additional years.

5. RESOLUTION NO. 14,019: To authorize the City Manager, Mayor and City Clerk to execute any documents necessary and take other actions needed to purchase a Historic Preservation Easement on the William E. Woodruff House, located at 1017 East 8th Street and 1023 East 8th Street, in the City of Little Rock, Arkansas, in the amount of \$99,500.00; and for other purposes. *Staff recommends approval.*

Synopsis: Authorizes the purchase of a Historic Façade Easement on the Woodruff House from the Quapaw Quarter Association. (Located in Ward 1)

M-1 RESOLUTION NO. 14,020: To authorize the City Manager to provide a contribution to the Arkansas Highway and Transportation Department Project for roadway improvements to Cantrell Road from Mississippi Street to Perryville Road; and for other purposes. *Staff recommends approval.*

Synopsis: Authorizes the City Manager provide a contribution of 10% of the project cost to fund the Arkansas Highway and Transportation Department (AHTD) Project to widen Cantrell Road from Mississippi Street to the Perryville Road, AHTD Project No. 061194. (Located in Ward 3)

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

Richard Morehead, 210 South Gaines Street: 2015 Budget
Jim Nickels, 1315 South 20th Street: Budget
John Gilchrist, 63 Springridge Court: Budget

GROUPED ITEMS (Items 6 - 14)

6. ORDINANCE NO. 20,959; Z-635-A: To approve a Planned Zoning Development and establish a Planned Office District, titled MHA Elm Street Apartments Short-Form POD, located at 1600 Elm 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 proposing the rezoning of the site from O-3, General Office District, to POD, Planned Office District, to allow for the construction of five (5) new buildings of residential housing on the site and allow the renovation of the existing building into up to fourteen (14) residential units. (Located in Ward 1)

7. ORDINANCE NO. 20,960; Z-2638-D: To approve a Planned Zoning Development and establish a Planned Industrial District, titled Hillcrest Camshaft Short-Form PID, located at 5502 West 65th 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 request is rezoning of the site from I-2, Light Industrial District, and O-3, General Office District, to PID, Planned Industrial District, to allow for the redevelopment of the site with two (2) additional warehouse buildings. (Located in Ward 2)

8. ORDINANCE NO. 20,961; Z-5536-A: To approve a Planned Zoning Development and establish a Planned Commercial District titled Courthouse Concepts Short-Form PD-C, located at 3205 Shackelford Pass, 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 proposing a revision to the existing PD-C, Planned Development – Commercial, zoning to allow for the placement of a ground sign on the entrance drive to Shackelford Pass. (Located in Ward 6)

9. ORDINANCE NO. 20,962; Z-5745-B: To approve a Planned Zoning Development and establish a Planned Office District titled Savvy Kids Learning Center Revised Short-Form POD, located at 3200 South Bryant 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 to amend the previously-approved POD, Planned Office District, for the property located at 3200 South Bryant Street to allow a building expansion and increase the number of students from twenty-seven (27) to fifty-one (51). (Located in Ward 6)

10. ORDINANCE NO. 20,963; Z-6829-D: To approve a Planned Zoning Development and establish a Planned Office District titled 1700 Kirk Road Long-Form POD, located 1700 Kirk 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 request is to amend the previously-approved POD, Planned Office Development, to allow for the creation of two (2) additional tracts and allow a small increase in the building size for Building 1. (Located in Ward 5)

11. ORDINANCE NO. 20,964; Z-6860-D: To approve a Planned Zoning Development and establish a Planned Office District titled Markham and Harrison Short-Form POD, located at 5300 West Markham 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 a rezoning of this site from O-3, General Office District, to POD, Planned Office Development, to allow for the redevelopment of the site, which is located within the Mid-Town Design Overlay District, with an office building and paved parking area. (Located in Ward 3)

12. ORDINANCE NO. 20,965; Z-8939-A: To approve a Planned Zoning Development and establish a Planned Residential District titled Newburn Revised Short-Form PD-R, located at 4124 Fairview 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 proposing to amend the previously-approved PD-R, Planned Development – Residential, to allow a front-yard encroachment into the fifteen (15)-foot front building setback established by the Hillcrest Design Overlay District. (Located in Ward 3)

13. ORDINANCE NO. 20,966; Z-8976: To approve a Planned Zoning Development and establish a Planned Residential District titled Doyne Square Short-Form PD-R, located at 4121 East 37th 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 request is a rezoning from R-3, Single-Family District, to PD-R, Planned Development – Residential, to allow for the construction of a second building on the site containing an additional three (3) units. Located outside the City Limits, but within the City's zoning jurisdiction.

14. ORDINANCE NO. 20,967; Z-8978: To approve a Planned Zoning Development and establish a Planned Commercial District, titled Lucy Self-Storage Long-Form PD-C, located at 10616 Stagecoach 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 proposing the rezoning of this site from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the removal of an existing auto salvage yard and construction of a new mini-warehouse facility. (Located in Ward 7)

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

SEPARATE ITEMS (Items 15 and 16)

15. RESOLUTION NO. 14,022: To permit the Women's City Club to purchase the City's rights in a Historic Façade Easement; and for other purposes. *Staff recommends approval.*

Synopsis: This resolution revokes the Historic Façade Grant Easement obtained from the Women's City Club for its property at 401 South Scott Street. (Located in Ward 1)

Phil Kaplan, 111 Center Street: Stated that he represented the Junior League of Little Rock. Mr. Kaplan provided the Board with a history of the Women's City Club Building and stated that the membership of the Junior League was committed to maintaining the building to ensure it remained on the National Register of Historic Places.

Director Hurst stated that she was a Sustaining Member and that she had led the fundraising efforts to renovate the building. Director Hurst stated that she supported the resolution; however, she thought it was important to note that when the funds were raised, the assurance was made that the structure would be maintained historically and she did not want that sentiment to be lost to future leadership. Director Hurst stated that she thought it was important that the League embrace the fact that the building was an important historic structure and to protect it in the future.

Lindsey Gray, 36 Chatel Drive: Stated that she was a member of the Junior League and that they were dedicated to maintaining the building in accordance with National Register requirements.

Gary Smith, 2525 North Fillmore Street: Stated that he did not wish to speak; however, he wanted the record to reflect that he was supportive of the resolution.

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

16. ORDINANCE; Z-6532-G: To approve a Planned Zoning Development and establish a Planned Residential District titled Lot 2 Chenal Heights Long-Form PD-R, located east of Chenal Parkway and south of Chenal Heights Drive, Little Rock, Arkansas, amending the Official Zoning Map 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 applicant is requesting to amend the previously-approved PD-R, Planned Development – Residential, for Arkansas Teachers Retirement Community and approve a site plan to allow for the development of 229 units of age restricted housing. (Located in Ward 5)

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

Larry Crane: Stated that he represented Crain Family Holdings and the proposed development of 229 units of age-restricted housing. Mr. Crane provided the Board with an overview of the project.

Cliff McKinney, 111 Center Street: Stated that he was legal counsel for the applicant. Mr. McKinney stated that one of the complaints that they had received was that they had not been through the Architectural Control Committee (ACC) requirements. Mr. McKinney stated that the applicant had pledged to fulfill the requirements and rezoning the property did not relinquish them from the private covenants. Mr. McKinney stated that they merely wanted to obtain the approval of the zoning change before they spent literally tens of thousands of dollars meeting the requirements of the ACC process.

Greg Joslin, 219 Wellington Woods Loop: Stated that he represented the Arkansas Teachers Retirement Community, who presently owned the tract of land, and that they were in support of the rezoning of the property.

Mayor Stodola asked if the applicant had met with Deltic Timber regarding the ACC requirements. Mr. McKinney stated that the issue was the extent of the plans that needed to be submitted at that juncture, and the applicant did not want to invest the \$200,000 to develop detailed plans before they knew if the property would be rezoned. Mr. McKinney stated that the applicant had submitted preliminary plans; however, ACC had requested detailed plans. Mr. McKinney stated that the applicant had offered to sign a Declaration of Restrictions to make it clear that they were willing to abide by the ACC requirements.

Director Hurst asked if an amendment could be added that made the Board's approval contingent on the applicant receiving approval from ACC. City Attorney Tom Carpenter stated that it would be a delegation of the City's authority to a non-governing body and would be prohibited. City Attorney Carpenter stated that according to the Bill of Assurance, no improvements could be constructed until ACC granted approval. City Attorney Carpenter stated that if the Board approved the zoning change and ACC did not approve the project, then they could not make the development under the Bill of Assurance without coming back to the Board to approve what ACC had approved.

Bill Spivey, 200 West Capitol Avenue: Stated that he was legal counsel for Deltic Timber Corporation, the developer of Chenal Valley, the original owner of the property in question and the owner of undeveloped property adjacent to the site, which could be adversely affected if the subject property was not developed properly. Mr. Spivey stated that Deltic was not opposed to the proposed project; however, there were issues they would like to see addressed such as: access to Chenal Valley Drive; design standards; detailed site dimensions; setbacks; detention and drainage; floorplans; density; retaining walls, fences and other features; landscaping and grading. Mr. Spivey asked that the Board defer the issue until the applicant submitted the required information to ACC.

Director Hurst made the motion, seconded by Director Kumpuris, to defer the item until the January 20, 2015, Board of Directors Meeting. By unanimous voice vote of the Board Members present, **the item was deferred until January 20, 2015.**

PUBLIC HEARINGS (Items 18 – 19)

18. ORDINANCE NO. 20,968; G-23-450: To abandon that portion of the West 8th Street right-of-way, located between the Interstate 630 West on-ramp and Cross Street, the south 140 feet of the Ringo Street right-of-way, located between Blocks 263 and 289,

Original City of Little Rock, Arkansas, the south thirty-eight (38) feet of the Cross Street right-of-way, located between Blocks 289 and 306, Original City of Little Rock, Arkansas, and the west half of the twenty (20)-foot wide alley right-of-way, located within Block 289, Original 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 owners propose to abandon that portion of West 8th Street right-of-way, located between the Interstate 630 west on-ramp and Cross Street, the south 140 feet of Ringo Street right-of-way, located between Blocks 263 and 289, Original City of Little Rock, Arkansas, the south thirty-eight (38) feet of Cross Street right-of-way, located between Blocks 289 and 306, Original City of Little Rock, Arkansas and the west half of the twenty (20)-foot wide alley right-of-way, located within Block 289, Original City of Little Rock, Arkansas. (Located in Ward 1)

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 was read a third time.

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

Aaron Scott: Stated that he was the architect for project and reported that the applicant, MEMS, was requesting the abandonment of the right-of-way to connect the contiguous properties that they already controlled. Mr. Scott stated that the easements would remain; however, it would give MEMS the right to utilize the alley in the future as they saw fit.

Mayor Stodola closed the public hearing. By unanimous voice vote of the Board Members present, **the ordinance was approved.**

19. ORDINANCE NO. 20,969; G-23-451: To abandon the north fifteen (15) feet of the eighty (80)-foot wide Hawthorne Road right-of-way, located adjacent to 4916 Hawthorne Road, in 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 owners propose to abandon the north fifteen (15) feet of the eighty (80)-foot wide Hawthorne Road right-of-way, located adjacent to 4916 Hawthorne Road. (Located in Ward 3)

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

Mayor Stodola opened the public hearing and 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.**

Director Cazort made the motion, seconded by Director Richardson, to take a ten (10)-minute recess and to go into Executive Session for the purpose of making the appointment to the Little Rock Housing Authority Board of Commissioners. By unanimous voice vote of the Board Members present, **the Board took a ten (10)-minute recess and went into Executive Session.**

The Board returned to the Chamber, the appointment was announced and is listed as Item 22.

PUBLIC HEARING (Item 20)

20. ORDINANCE NO. 20,970; Z-5534-B: To approve a Planned Zoning Development and establish a Planned Office District, titled Regions Financial Corporation Short-Form PD-O, located at 6001 R Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 0 ayes; 9 nays; 1 absent; and 1 recusal. Staff recommends denial.*

Synopsis: The applicant is requesting a rezoning from R-2, Single-Family District, to PD-O, Planned Development – Office, to allow for the development of this site with a branch bank. (Located in Ward 3)

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 was read a third time.

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

Randy Frazier: Stated that he was legal counsel for the applicant, Regions Bank, and that the development was good for the property. Mr. Frazier stated that Regions Bank had maintained a presence in the Heights area for forty (40) years. Mr. Frazier stated that there were several other banks that were currently located in the Heights area that backed-up to high-end residential homes, so that issue should not be considered for this project. Mr. Frazier stated that the applicant had not been required to conduct a traffic study; however, they had retained the services of Ernie Peters, with Peters & Associates Engineers, to compile a study of the traffic of the proposed project area utilizing the traffic counts from the current Regions Bank location, which was located on Fillmore Street. Mr. Frazier stated that traffic counts from Friday afternoons and evening, which were the busiest times, were utilized to study the traffic pattern for the proposed R Street location. In addition, Mr. Frazier presented the landscaping plan and stated that the project would be a high-quality development in that area of town and would be compatible with existing development in the area. Mr. Frazier stated that they would

work with the neighbors and he felt that the project was a low impact/low development for the property in question.

Director Adcock asked why the bank was moving from its current location. Mr. Frazier stated that the bank had lost the lease on the property on Fillmore Street. Director Cazort asked if they had information regarding ATM traffic. Roger Weldon with Regions reported that they had the average ATM use broken down into hour segments and as an example, from 8:00 PM – 9:00 PM on a Thursday, there was an average of four (4) transactions and during the same time period on a Friday, the average was eight (8) transactions. Director Cazort asked the average number of transactions from 6:00 PM – 10:00 PM on a Friday night. Mr. Weldon stated that the average transactions from 6:00 PM – 7:00 PM was eleven (11), from 7:00 PM – 8:00 PM was eight (8), from 8:00 PM – 10:00 PM was five (5); for an average total of twenty-four (24) transactions.

Dorsey Jackson, 2406 North Taylor Street: Stated that he had been a client of Regions Bank for over forty-five (45) years and although the proposed location would be convenient, he thought that there would be an increase in the traffic and would avoid the area. Mr. Jackson urged the Board to vote against the proposed project.

Norman Hodges, 5123 Crestwood Drive: Stated that he served as President of the Heights Neighborhood Association (HNA) and that the HNA Board had unanimously voted to oppose the project. Mr. Hodges stated that the traffic already backed-up at the North University Avenue and Cantrell Road intersection and that with the addition of the bank, he felt that individuals would opt not to exit out onto University Avenue and would turn left back through the neighborhood to get out of the area. Mr. Hodges stated that HNA asked that the Board not support the proposal.

Tanya Clayton, 57 Normandy Drive: Stated that her property was located adjacent to the property in question, and that the exit to the bank would be located only twelve (12) feet from her driveway. Ms. Clayton asked that the Board maintain the residential area and vote against the proposal

Bill Watt, 1819 North Fillmore Street: Stated that he represented the individual that lived in the single-family residence that was located at the corner of North University Avenue and Cantrell Road. Mr. Watt stated that the driveway for the property was located on University Avenue and the current traffic load made it difficult at times to exit the property. Mr. Watt stated that with the addition of the bank traffic turning onto Cantrell Road, the difficulty exiting the property would only increase for the resident. Mr. Watt stated that a decrease in property values would be inevitable if the project was approved and a commercial structure was built so close to the residential area.

Laura Stanley, 5513 Scenic Drive: Stated that she lived in the Heights and that the traffic was already congested in the area and asked the Board to not support the proposed project.

Tricia Brown, 5314 Hawthorne Road: Asked that the Board uphold the unanimous vote of the Planning Commission to deny the proposal.

Judy S. Gaddy, 5201 North Grandview Street: Stated that she was not supportive of the proposed project and asked that the Board deny the rezoning application. Ms. Gaddy expressed her concern that individuals attempting to turn right from R Street onto University Avenue would become frustrated and make the left turn to go back through the neighborhood onto Normandy Drive, which was a narrow one (1)-way street.

David Ware, 2116 North Cleveland Street: Stated that he was a resident in the Heights Neighborhood and was opposed to the rezoning of the property from residential to

commercial and that the additional traffic would create even more congestion in the area.

Ruth Bell, 7611 Briarwood Drive: Stated that she represented the League of Women Voters of Pulaski County and they were in opposition to the proposed project. Ms. Bell asked that the Board support the Planning Commission's vote to deny the zoning change.

Mayor Stodola questioned if stacking would occur in the westbound lane Cantrell Road should an individual traveling northbound on North University Avenue be prevented from making a left-turn onto R Street due to stacking in the southbound lane back to Kavanaugh Boulevard. Mr. Peters stated that it was conceivable; however, according to their traffic counts during high traffic areas indicated that it would not happen. Mr. Peters stated that during the PM peak hours, the northbound thru volume on North University Avenue at R Street was 340 vehicles per hour, and during the noon hour, it was 306 vehicles per hour.

Director Cazort asked if the applicant had considered making the outer portion of the eastern-most driveway a right-turn only so that people would not make the left-turn back towards Normandy Drive. Chuck Cook with Regions stated that to-date, they had not made that consideration; however, they might consider the right-turn only. Director Cazort asked if Regions would be willing to amend their petition to indicate that the exit would be right-turn only and Mr. Cook indicated that they would. City Attorney Tom Carpenter stated that if the applicant wanted to voluntarily make that change, they could do so; however, the Board in the past would send changes back to the Planning Commission. Director Cazort stated that he would let the applicant make that decision; however, he didn't feel a right-turn only change was significant enough to send the item back to the Planning Commission.

Public Works Department Director Jon Honeywell stated in looking at the applicant's traffic study, there were not many vehicles that turned left out of the driveway, so by eliminating the left-turn, it didn't really change the situation. Mr. Honeywell stated that staff's main concern was the intersection of North University Avenue and R Street, which didn't operate with the current traffic volume. Mr. Honeywell stated that he felt with the added turn movements into the property, the intersection would be further jeopardized.

Mayor Stodola closed the public hearing.

By roll call vote, the vote was as follows: Ayes: Richardson; Hurst; Cazort; Hines; Wyrick; Kumpuris; Fortson; and Vice-Mayor Wright. Nays: Hendrix and Adcock. By a vote of eight (8) ayes and two (2) nays, **the ordinance was approved.**

UPDATES (Item 21)

21. UPDATE: 2015 Budget Update

Mayor Stodola provided the Board with a list of 2015 Budget Recommendations.

- Maintain increased funding for staffing, services and programs per the 5/8-Cent Operating Sales Tax Commitment by the following:

- Continuing to fill Little Rock Police Department vacant uniform and 911/311 Call Taker positions.
- Funding to maintain twenty-seven (27) Police positions previously funded by grants.
- Maintaining twelve (12) Fire Fighters added for the West Little Rock Station
- Maintaining the funding to retain eighteen (18) Fire positions previously funded by grants.
- Maintaining the funding for the new non-uniform Defined Benefit Plan
- Code Enforcement, Animal Services, Parks & Recreation and Little Rock Zoo positions that were added previously in accordance with the 5/8-Cent Operating Tax commitment.
- Neighborhood Based/Community Initiative Funding of \$5.5 Million.
- Funding for street light operations and maintenance of \$700,000.
- Funding for Building Maintenance Special Project of \$975,000 (an increase of \$750,000 from funding level prior to new sales tax).
- Funding for Neighborhood Resource Center operations, including re-established centers at Wright Avenue, Baseline and Oak Forest, which was included in the Housing & Neighborhood Programs Department Budget.
- Continued special project transfer for annual Fleet replacement allocation.
- Continued funding for new transit routes to serve John Barrow and Pulaski Tech (included in CATA Funding allocation)
- New funding for the operation of the 12th Street Station which was included in the Little Rock Police Department Budget.
- New funding for designated part-time employees in accordance with provisions of the Affordable Care Act.
- Increase in funding level of 5% to Pulaski County for operation of the regional jail, including funding available from the local \$20.00 jail fine.
- New funding for operation of the West Central Community Center for the fourth quarter of 2015 which was included in the Parks & Recreation Department.
- New funding for a special project to update the Parks Master Plan for accreditation purposes.
- Maintain funding for the operation of the Jericho Way Homeless Day Resource Center in partnership with the City of North Little Rock.
- Continue Board & Secure Funding for residential and commercial buildings.
- Increase funding for Weed Lot Maintenance.
- Continue funding for the Neighborhood Challenge Grant.
- New grant match funding for AmeriCorps Housing Rehabilitation Program.

City Manager Moore provided the following overview of the 2015 revenue assumptions from the anticipated 2014 year-end results:

- County Sales Tax: 0.55% increase consistent with year-to-date growth through October 2014, which were August sales tax revenues.
- City Sales Tax: 1.12% increase consistent with year-to-date growth through October 2014, which were August sales tax revenues.

- State Tax Turnback: 15% decrease due to one (1)-time Municipal Aid allocation in 2014 and reduced per capita estimate from \$16.00 to \$14.90.
- Assessed Valuation: 3.8% increase consistent with Pulaski County projection.
- Business Licenses: Slight increase of approximately 1% (no rate increase).
- Building and Related Permits: 3% fee increase (last fee increase was in January 2006).
- Franchise Fees: Increase of approximately 3% based on information received from utilities (no known rate increases).
- Charges for Services: Approximately 3.7% increase from the 2014 Amended Budget, but only 1% increase from Original 2014 Budget. (The 2014 Budget Amendment included reductions for Golf and Zoo revenues due to abnormally wet weather in the spring and summer months.
- Little Rock Zoo admission fees would be increase with the concurrence of the Zoo Board of Governors.
 - Adult admission increase from \$12.00 to \$12.95.
 - Child admission increase from \$9.00 to \$9.95.
 - Increase in Family Membership from \$85.00 to \$89.00.
 - Increase in Family Plus Membership from \$95.00 to \$99.00.
 - Parking fees increase from \$2.00 to \$3.00 per vehicle
 - No change to group rates.

City Manager Moore provided the following overview of the 2015 General Fund Expenditures:

Expenditure Assumptions and 'Givens':

- Increase in General Fund Debt Service - \$1,235,525 (3/8-Cent Capital Projects).
- Contingency/Reserve allocation of \$1,000,000.
- Return to historical funding levels for Land Bank operations and weed lot maintenance.

Outside Agency Funding Highlights:

- Increase in Central Arkansas Transit Authority (CATA) Funding Request of \$152,206.
- Increase in Arkansas Arts Center Funding of \$150,000 (primarily for building maintenance).
- 5% increase in Jail Funding of \$83,313 (includes special project funding)
- Increase in Downtown Little Rock Partnership Funding of \$15,000.

Personnel Assumptions:

- Fire Pension – 20.58% (from 19.58%)
- Police Pension – 17.23% (from 16.23%)
- Consolidation of closed Police Pension with LOPFI – 9.23% (cost covered by on-going dedicated 1-mil property tax levy, annual City sales tax contribution of \$500,00 and other dedicated fines and fees).
- Non-Uniform Pension – 9%
- Pension Rates Effective July 1, 2015:
 - Judges' Pension – 25.82% (from 25.09%)
 - New Judges'/Court Clerk Pension – 14.76% (from 14.88%)
- General Fund Vacancy Allocation – forecast at \$6,000,000.

Director Cazort stated that he understood that there was a delay in compiling the Budget due to the on-going discussion regarding health insurance; however, December 2nd was way too late for the Board to begin initial talks regarding a proposed budget and that initial budget talks should begin as early as September. Director Cazort stated that he was concerned that there was no room in the budget for salary increases for City Employees and asked what every 1% of a salary increase would cost the City. City Manager Moore stated that a 0.5% increase would cost approximately \$625,000, a 1% increase would cost approximately \$1,250,000 and a 1.5% increase would cost approximately \$1,875,000. Director Cazort asked for a report that detailed how both a 1% and 2% salary increase could be funded. Director Hines stated that he would support utilizing a Zero-Based Budget for all City Departments.

EXECUTIVE SESSION (Item 22)

22. RESOLUTION NO. 14,021: To make an appointment as a Commissioner on the Little Rock Housing Authority Board of Commissioners; and for other purposes.

Director Hendrix made the motion, seconded by Director Richardson, to appoint Leta Anthony to the Little Rock Housing Authority Board of Commissioners, said term to expire on September 30, 2019. By unanimous voice vote of the Board Members present, **the appointment was approved.**

Director Kumpuris made the motion, seconded by Director Cazort, 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