

**Little Rock Board of Directors Meeting  
June 19, 2018  
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; Peck; Hines; Wright; Wyrick; Kumpuris; Fortson; Adcock; Vice-Mayor Webb; and Mayor Stodola. Director Lance Hines delivered the invocation followed by the Pledge of Allegiance.

**PRESENTATIONS**

Fresh Food Drive Presentation  
Central Arkansas Water Update

**CONSENT AGENDA (Items 1 - 12)**

1. **RESOLUTION NO. 14,801; G-24-054:** To set July 17, 2018, as the date of public hearing on the request to abandon a number of easements and covenants located within the Little Rock Land Company Medical and Commercial Park, located at 600 South University Avenue, in the City of Little Rock, Arkansas, and for other purposes.

2. **RESOLUTION NO. 14,802; Z-9312:** To set July 2, 2018, as the date of public hearing on the appeal of the Planning Commission's action in denying a Conditional Use Permit to allow a multi-sectional modular home on the R-3, Single-Family District, zoned property, located at 2605 Brown Street, in the City of Little Rock, Arkansas, and for other purposes.

3. **RESOLUTION NO. 14,803:** To identify expenditures in various Wards for Capital Improvement Projects funded from the proceeds of the 3/8-Cent Capital Sales and Compensating Use Tax, and the 2018 Capital Improvements Bonds for Streets and Drainage, 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:** A resolution to approve the project list for the 2019 - 2021 Capital Improvement Programs for Streets and Drainage.

4. **RESOLUTION NO. 14,804:** To authorize the City Manager to execute a contract with Gene Summers Construction, Inc., in an amount not to exceed \$459,501.72, for Russ Street Improvements from Cantrell Road to Piggee Street, 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 Manager to execute an agreement with Gene Summers Construction, Inc., for improvements to Russ Street, from Cantrell Road to Piggee Street, Project No. 13-4-106, Bid No. 18-015. (Located in Ward 4)

**5. RESOLUTION NO. 14,805:** To accept title to property donated to the City of Little Rock, Arkansas, by Quitclaim Deed, to be used for Neighborhood Revitalization Programs, and for other purposes. *Staff recommends approval.*

**Synopsis:** In an effort to maximize the Land Bank's revitalization efforts, the Land Bank Commission and staff would like to accept the donation of the property located at 8312 Colonel Glenn Road. The parcel is a 19,530 square-foot vacant lot that is zoned for Commercial Use.

**6. RESOLUTION NO. 14,806:** To transfer title to Shawna Shackelford, via Quitclaim 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 to maximize the Land Bank's revitalization efforts, the Land Bank Commission and staff would like sell the property located at 1107 West 32<sup>nd</sup> Street for \$1,500.00 to Shawna Shackelford. The City acquired the property in 2012 and the City has maintained the property since that time. Ms. Shackelford intends to build a single-family residence on the property. The 7,000 square-foot vacant lot is buildable and is zoned for Residential Use.

**7. RESOLUTION NO. 14,807:** To authorize the purchase of property offered for sale to the City of Little Rock, Arkansas, to be used for Neighborhood Revitalization Programs, and for other purposes. *Staff recommends approval.*

**Synopsis:** In an effort to maximize the Land Bank's revitalization efforts, the City would like to purchase the property located at 3010 Dr. Martin Luther King, Jr., Drive from Sonderler J. Garrett for a buffer between the Martin Luther King Legacy Center and an adjacent parking lot. The parcel is a 7,000 square-foot vacant lot.

**8. RESOLUTION NO. 14,808:** To authorize the City Manager to enter into a sixth renewal contract with Safety National Casualty Corporation to provide Workers' Compensation Stop-Loss Coverage for one (1)-year effective July 1, 2018; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to approve the remaining terms of the contract with Safety National Casualty Corporation to provide Workers' Compensation Stop-Loss Coverage to the City of Little Rock.

**9. RESOLUTION NO. 14,809:** To authorize the City Manager to enter into a contract with Fleming Electric, Inc., to provide Electrical Repairs on an as-needed basis; and for other purposes. *Staff recommends approval.*

**Synopsis:** Authorizes the City Manager to execute an agreement with Fleming Electric, Inc., to provide Electrical Repairs on an as-needed hourly basis, Bid No. 18132.

**10. RESOLUTION NO. 14,810:** To authorize the City Manager to enter into a contract with Energy Roofs & Walls, LLC, to provide Carpentry Repairs on an as-needed basis; and for other purposes. *Staff recommends approval.*

**Synopsis:** Authorizes the City Manager to execute an agreement with Energy Roofs & Walls, LLC, to provide Carpentry Repairs on an as-needed hourly basis, Bid No. 18134.

**11. RESOLUTION NO. 14,811:** To support a grant application the National League of Cities to conduct a Citywide campaign to address hunger; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution authorizing the City Manager to apply for a grant from the National League of Cities for an initiative to reduce hunger in our community by expanding participation in the United States Department of Agriculture nutrition programs through a Citywide Anti-Hunger Campaign.

**12. RESOLUTION NO. 14,812:** To recognize SHI International Corporation as a public procurement unit available to the City of Little Rock, Arkansas, for external procurement activity; and for other purposes. *Staff recommends approval.*

**Synopsis: To formalize recognition SHI International Corporation, which is already listed on the State Procurement Contract, for matters dealing with the purchase and installation of Information Technology products.**

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

#### **GROUPED ITEMS (Items 13 - 20)**

**13. ORDINANCE NO. 21,590; Z-1870-B:** To approve a Planned Zoning Development and establish a Planned Commercial District titled Kingridge Enterprises Revised Short-Form PD-C, located at 2501 South Broadway Street, 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 PD-O, Planned Development - Office, to a PD-C, Planned Development - Commercial. (Located in Ward 1)**

**14. ORDINANCE NO. 21,591; Z-4324-A:** To approve a Planned Zoning Development and establish a Planned Industrial District titled Ace General Contractors Long-Form PID, located at 11201 Stagecoach 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*

*Planning Commission: 8 ayes; 0 nays; and 3 absent. Staff recommends approval*

**Synopsis: The applicant is proposing to rezone the site from I-2, Light Industrial District, to PCD, Planned Commercial Development, to allow for the development of a single building containing 9,600 square-feet of floor area. (Located in Ward 7)**

**15. ORDINANCE NO. 21,592; Z-5309-A:** To approve a Planned Zoning Development and establish a Planned Commercial District titled 2712 Kavanaugh Short-Form PCD, located at 2712 Kavanaugh Boulevard and 703 Beechwood Street, 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 proposing to rezone the sites from C-3, General Commercial District, and O-3, General Office District, to PCD, Planned Commercial Development, to allow for the rehabilitation and addition to the former Helmich Auto Service Garage, located at 2712 Kavanaugh Boulevard, and the removal of the wood framed commercial, formerly residential, structure, located at 703 Beechwood Street, to allow for parking and landscape improvements. (Located in Ward 3)**

**16. ORDINANCE NO. 21,593; Z-6178-K:** To approve a Planned Zoning Development and establish a Planned Office District titled Stagecoach Village Lot 1 Revised Short-Form POD, located at 9222 Stagecoach 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*

*Planning Commission: 8 ayes; 0 nays; and 3 absent. Staff recommends approval*

**Synopsis: The applicant is proposing to utilize a portion of the existing building as restaurant use with pick-up service only. The applicant is proposing a Papa John's Restaurant, which will occupy 1,200 square-feet of the existing 3,182 square-foot building. (Located in Ward 7)**

**17. ORDINANCE NO. 21,594; Z-9323:** To approve a Planned Zoning Development and establish a Planned Commercial District titled 818 West Capitol Short-Form PCD, located at 818 West Capitol 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*

*Planning Commission: 8 ayes; 0 nays; and 3 absent. Staff recommends approval*

**Synopsis:** The applicant is requesting a rezoning of the site from UU, Urban Use District, to PCD, Planned Commercial Development, to allow for the transfer of a 2:00 AM Private Club Permit to this location. (Located in Ward 1)

**18. ORDINANCE NO. 21,595:** Authorizing the Mayor and the City Manager to enter into an Interlocal Agreement for the purpose of establishing and funding the operations of the Pulaski County Regional Crisis Stabilization Unit; **to declare an emergency;** and for other purposes.

**Synopsis:** To enter into an Interlocal Agreement with Central Arkansas Cities and Counties to create a Regional Crisis Behavioral Stabilization Program.

**19. ORDINANCE NO. 21,596:** To enter into a contract with SHI International Corporation, in an amount not to exceed \$155,983.98, plus applicable taxes, for the purchase of a Case Management, Document Management and Time Management System for the City Attorney's Office, using iManage, Create and Law Base products; to declare it impractical and unfeasible to bid parts of the purchase; **to declare an emergency;** and for other purposes.

**Synopsis:** To approve the purchase, integration, installation and training, necessary for a Case Management, Time Management and Document Management System for the City Attorney's Office.

**20. ORDINANCE NO. 21,589:** To grant a Franchise to the LaMarche Place Property Owners Association for the placement of seven (7) security cameras in the right-of-way of the intersection of LaMarche Boulevard and LaMarche Drive; and for other purposes.

*Staff recommends approval.*

**Synopsis:** Authorizes the placement in the public right-of-way of seven (7) security cameras at the intersection of LaMarche Boulevard and LaMarche Drive at the request of the LaMarche Place Property Owner's Association.

The ordinances were read a first time. Director Adcock made the motion, seconded by Director Wright, 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.** By unanimous voice vote of the Board Members present, **the emergency clause for Item 18 was approved.** By unanimous voice vote of the Board Members present, **the emergency clause for Item 19 was approved.**

#### **SEPARATE ITEMS (Items 21 - 23)**

**21. ORDINANCE; Z-9319:** To approve a Planned Zoning Development and establish a Planned Commercial District titled PB General Holdings, LR Colonel Glenn, Short-Form PCD, located at 9601 Colonel Glenn 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 proposing to rezone the site from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow this 2.74-acre parcel to be redeveloped with a 7,500 square-foot general merchandise retail store. (Located in Ward 7)

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

Sebrina Ricks: Stated that she was representing the applicant and the proposal was to place a Dollar General on the site. Ms. Ricks stated that the property currently consisted of two (2) lots and the applicant was trying to combine into one (1) lot. Ms. Ricks stated that the lots were currently zoned residential and the applicant was wanting to have it rezoned for commercial. Ms. Ricks stated that there had been one individual that spoke in opposition at the Planning Commission; however, she had visited with her and answered all her concerns.

Sherry Enoch, 5913 Tall Pine Boulevard: Stated that she lived in the area and that she was concerned about the additional traffic in the area. Ms. Enoch stated that there were currently three (3) dollar type stores along that stretch of road and she was concerned about over saturation. Ms. Enoch asked that the Board deny the application.

Director Wyrick stated that she had met with the area neighborhood association and that one of their concerns was the fact the Dollar General sold alcohol. Ms. Ricks stated that she did not know if they would be selling alcohol at that location and if they did, they would have to go through the proper channels to obtain the necessary licenses.

Director Wright stated that although the property was located in Ward 7, it did border Ward 6 and that she had heard from the John Barrow Neighborhood Association regarding their opposition concerning the application. Director Wright stated that she too felt there was an oversaturation of the dollar type stores in the area and was opposed to the application.

Public Works Director Jon Honeywell stated that he had recently met with representatives from the Arkansas Department of Transportation and that they were in the process of initiating a study for that portion of Colonel Glenn Road from Interstate 430 back to the split at Stagecoach Road, to determine if there were any improvements that needed to be made.

Director Wyrick asked if the Board approved the application, what would happen to the zoning should Dollar General decide not to build on the site. Planning & Development Director Jamie Collins stated that when a Planned Commercial Development was approved, it was site specific to the site layout, and another development would have to substantially comply with what was initially approved.

By voice vote of the Board Members present, with Director Richardson voting Present, **the ordinance failed**. City Attorney Carpenter asked if Director Richardson would like to change his vote of Present. Director Richardson indicated that he did not want to change his vote; therefore, it remained registered as Present.

**22. ORDINANCE NO. 21,588**: To grant a Franchise Agreement to Duke Energy for Smart Media, LLC, for the placement of a CityPost™ Smart Kiosk with digital wayfinding

on West Markham Street near the intersection of South Main Street; **to declare an emergency**; and for other purposes.

**Synopsis: To grant a Franchise Agreement near the Statehouse Convention Center for a CityPost™ Smart Kiosk.**

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.

Mike Mainthow: Stated that he represented Smart City Media and that he was excited to bring the Smart Kiosk to the City of Little Rock. Mr. Mainthow stated that they would work with the City to determine the best type of information to include that would be important to Little Rock, such as: restaurants; hotels; City Services; small businesses; etc. Mr. Mainthow stated that the information that appeared on the kiosks would be for restaurants, hotels, etc., that were in close proximity.

Director Wright asked if the Franchise was approved, would there be the potential to place a kiosk in other areas of the City. Mr. Mainthow stated that he would be more than happy to visit with any of the Directors regarding their areas of the City. Director Webb asked how the kiosk would differ from an electronic billboard. Mr. Mainthow stated that typically an electronic billboard was considered an ad network, while the kiosk was technically a content channel.

Jo Melton, 9 Lakewood Drive, North Little Rock: Stated that her concern was that the kiosk was an off premise sign, which was something that had never occurred in the River Market District. Ms. Melton stated that off premise signs were not included in the Design Overlay District (DOD) for the River Market District. Ms. Melton stated that she owned one of the buildings in the River Market District, which housed three (3) small businesses. Ms. Melton stated that the DOD was set up to protect the small businesses in the area. Ms. Melton stated that she saw many positives with the kiosks; however, she was concerned about the cost to the small businesses.

Mr. Mainthow stated that if a small business wanted placement on the kiosk, it would be at no charge.

Director Richardson made the motion, seconded by Director Hines, to call the question on the vote. By unanimous voice vote of the Board Members present, **the question to vote was called.**

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

Director Hines made the motion, seconded by Director Richardson, for the Board to take a ten (10)-minute recess. By unanimous voice vote of the Board Members present, **the Board took a ten (10)-minute recess.**

**23. ORDINANCE:** To refer to the voters at a Referendum the option to reorganize the City Manager Form of Government to abolish the three (3) At-Large Term Positions; to provide that the Mayor shall be directly elected; to provide that the seven (7) other members of the Board of Directors shall be elected by Ward by plurality vote; To direct the Mayor to issue an Election Proclamation; ***to declare an emergency;*** and for other purposes. (***Sponsored by Director Erma Hendrix***)

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

City Attorney Tom Carpenter stated that prior to the meeting, he had distributed a memorandum with exhibits regarding the issue.

Julius Larry, 2615 West 12<sup>th</sup> Street: Stated that issue at hand was minority vote dilution and that the At-Large Directors did not represent any constituents. Mr. Larry urged the Board to support the proposed ordinance.

Ronnie Jackson, 900 Apperson Street: Stated that he represented the East Little Rock Neighborhood Association and that they were against the proposed ordinance. Mr. Jackson stated that At-Large Director Joan Adcock had stepped in and was an advocate in the issue that the neighborhood had recently faced with Timex and they were very appreciative of the work that she had done in her capacity as an At-Large Director.

Johnny Hasan, 1218 West 21<sup>st</sup> Street: Stated that a person running for an at-large position was forced to raise more money to run a City-wide race than a Ward position, which created social economic disparities. Mr. Hasan stated that he was supportive of the proposed ordinance and asked for the Board's vote of approval.

Philip Tappan, 8 East Palisades Drive: Stated that repealing the City structure was regressive and unfair. Mr. Tappan stated that in the past when there had been questions regarding the make-up of City Government, there had been committees that had studied the issues and made recommendations; however, he had heard nothing regarding the formation any new committees/taskforces. Mr. Tappan stated that if the issue was to be studied, it needed to be done so after the General Election with the new Mayor and any new Board Members.

Davis Coleman, P.O. Box 169275: Stated that he was against the At-Large Director positions and if the citizens wanted the at-large positions, then they should not be afraid to place it on the ballot for a vote.

Rhonda Ross, 2514 South Valentine Street: Stated that she was the President of the Love Neighborhood Association and they felt that the At-Large Directors were a back-up to support and assist the various Ward Directors.

Robert Webb: Stated that there were census tracts in parts of Wards 1 and 2 that had the highest amount of poverty, unemployment and crime. Mr. Webb said the Board had not supported the Directors of those Ward when they brought forth legislation and he felt that the at-large positions should be eliminated so that there would be Ward only representation.

Pam Powell, 1104 Arthur Drive: Stated that she cared about all neighborhoods, not just her own and that the residents of Little Rock were in it together. Ms. Powell stated that if

the At-Large Directors were eliminated, it would lead to more polarization within the City, as each Director would only be concerned about their Ward and not the big picture of the City of Little Rock.

Marthella Johnson: Stated that she worked for the Arkansas Community Organization and they urged the Board to support the proposed ordinance to give the residents the chance to vote on the proposal to elect the City Board by Ward only. Ms. Johnson stated that more people would vote in a General Election than in a Special Election and asked that the Board support the proposed ordinance so that it could be placed on the November ballot.

Rohn Muse, 822 Lewis Street: Stated that he lived south of Interstate 630 and that over the years, their neighborhood association had been assisted by all three (3) of the At-Large Directors and that he was not supportive of the proposed ordinance.

Brian Gregory: Stated that the proposed ordinance was only asking for the item to be placed on the ballot for the citizens to vote. Mr. Gregory stated that there needed to be forums and informational meetings held to educate the citizens so that they could vote on the issue.

Keith Wingfield, 2 Bass Circle: Stated that he thought that the current three (3) At-Large Directors had done an outstanding job and to place the blame for all the City's problems on them was doing them a disservice. Mr. Wingfield stated that the proposed ordinance was not a good ordinance for the purpose that it was being introduced and asked that the Board vote against it.

Mac Faulkner, 3 Ridge Oak Cove: Stated that he had served as both an At-Large and Ward representative on both the Pulaski County Special School District and the Little Rock School District. Mr. Faulkner stated that an at-large position was more difficult than a Ward position in that one had to develop a relationship with a much larger group of people.

Chris Burks, 1409 Pine Valley Road: Stated that he had worked with constitutional law and that it was his opinion that the City Government in Little Rock as a whole should be studied, not just the Ward representation.

Gregory Simmons, 1124 Calhoun Street: Stated that he was for the At-Large Director positions and that they represented the City as a whole and served to assist the individual Ward Directors.

Director Wright made the motion, seconded by Director Adcock, to call the question on the vote. By roll call vote, the vote was as follows: Ayes: Peck, Hines; Wright; Kumpuris; Fortson; and Adcock. Nays: Hendrix; Richardson; and Webb. By a vote of seven (7) ayes and three (3) nays, **the question to vote was called.**

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

## **CITIZEN COMMUNICATION**

David Porter, 14121 Rivercrest Drive: Idea for Basketball Facility.

Kim Hams, 1121 West 34<sup>th</sup> Street: Homeless Homes.

Johnny Hasan, 1218 West 21<sup>st</sup> Street: Homicide Rate.



Little Rock Board of Directors Meeting  
June 19, 2018  
6:00 PM

Director Richardson 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**