

**Little Rock Board of Directors Reconvened Meeting
June 28, 2016
4:00 PM**

The Board of Directors of the City of Little Rock, Arkansas, met in a reconvened meeting with Vice-Mayor Lance Hines presiding. City Clerk Susan Langley called the roll with the following Directors present: Hendrix; Richardson; Webb; Cazort; Wright; Wyrick; Kumpuris; Adcock; and Vice-Mayor Hines. Directors absent: Fortson and Mayor Stodola.

GROUPED ITEMS (Items 1 – 5)

1. ORDINANCE NO. 21,253; Z-7517-A: To approve a Planned Zoning Development and establish a Planned Commercial District, titled Highway 10 Storage Center Long-Form PCD, located at 9300 Ferndale Cut-Off, 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 C-3, General Commercial District, to PCD, Planned Commercial Development, to allow for the development of the site with mini-warehouses. (Located in the City's Extraterritorial Jurisdiction)

2. ORDINANCE NO. 21,254; Z-8605-C: To approve a Planned Zoning Development and establish a Planned Commercial District, titled SRVC Kanis Revised Short-Form PD-C, located at 11601 Kanis 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 a revision to the previously-approved PD-C, Planned Development – Commercial, to allow the rear portion of this site to be sold to an adjacent property owner, Arkansas Urology. (Located in Ward 6)

3. ORDINANCE NO. 21,255; Z-8632-B: To approve a Planned Zoning Development and establish a Planned Office District, titled Arkansas Urology Revised Short-Form POD, located at 1300 Centerview Drive, 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 previously-approved POD, Planned Office Development, to expand the site area by 1.3 acres to the west of their existing facility. (Located in Ward 6)

4. ORDINANCE NO. 21,256: To condemn certain structures in the City of Little Rock, Arkansas, as structural, fire and health hazards; to provide for summary abatement procedures; to direct City Staff to take such action as is necessary to raze and remove said structures; **to declare an emergency;** and for other purposes. *Staff recommends approval.*

Synopsis: Eight (8) residential structures in a severely dilapidated, deteriorated and/or burned condition causing a negative environmental impact on the residential neighborhoods in which it is located. All Notices have been mailed in accordance with Arkansas State Law.

5. ORDINANCE NO. 21,257: To amend Section 1 of Little Rock, Ark., Ordinance No. 21,224 (May 3, 2016) to correct the property description for the Villas at Chenal Revised

Long-Form PD-R, located on Chenal Valley Drive at LaMarche Drive; **to declare an emergency**; and for other purposes. *Staff recommends approval.*

Director Cazort 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 ordinances were read a second time. Director Cazort 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.

Vice-Mayor Hines stated that he had received a card from individuals that wanted to speak on Item 4; therefore, the vote would be held separately for that item.

By unanimous voice vote of the Board Members present, **the ordinances for Items 1 - 3 and Item 5 were approved.** By unanimous voice vote of the Board Members present, **the emergency clause for Item 5 was approved.**

Andres Ramos, 808 West 32nd Street: Stated that he wasn't in town when the notification letter was sent. Mr. Ramos stated that he needed time to fix the structure. Mr. Ramos stated that the structure looked bad from the outside; however, an Inspector had told him that the inside was in good shape and could be rehabbed.

Housing & Neighborhood Programs Department Director Andre Bernard reported that notices had been sent via regular and certified mail on July 31, 2015, September 20, 2015, May 4, 2016, and May 10, 2016. Mr. Bernard that staff had received signature cards back on the notices that were sent on September 20, 2015, and May 10, 2016. Director Cazort asked if Mr. Ramos had ever met with staff on the property for an inspection. Mr. Bernard stated that there had been no contact with Mr. Ramos until he recently contacted staff.

Director Richardson asked Mr. Ramos what was his plan for the property. Mr. Ramos stated that he wanted to remodel the structure and live there. Director Richardson asked if Mr. Ramos had an estimate of what it would cost to bring the structure up to Code and how long it would take to make the repairs. Mr. Ramos stated that he did heating and air conditioning work and that he would be doing most of the work himself and it would take approximately \$15,000 and two (2) months to complete.

Director Hendrix made the motion, seconded by Director Richardson, to defer action on 808 West 32nd Street for sixty (60) days. Director Cazort stated that he was supportive; however, he would like to see a requirement added to the motion that ensured Mr. Ramos obtained the appropriate permits and met with staff regarding a Rehabilitation Plan.

City Attorney Tom Carpenter recommended adding the following language to the ordinance:

Section 2. *Notwithstanding any other provision of this ordinance, the structure listed in Section 1 (3), 808 West 32nd Street, shall not be immediately subject to demolition if the following conditions are met:*

- a) *By July 8, 2016, the owner presents an acceptable Rehabilitation Plan to the Housing & Neighborhood Programs Department;*
- b) *By July 15, 2016, the owner obtains and possesses, all necessary permits for rehabilitation; and*
- c) *All works is completed, and approved by any necessary inspections, by September 6, 2016.*

If all the conditions are met, this property shall be removed from the City's Demolition List by operation of law.

Director Hendrix stated that she would like to amend her motion to include the language suggested by City Attorney Carpenter. Director Richardson seconded the amendment to the motion. By unanimous voice vote of the Board Members present, **the motion was approved.** By unanimous voice vote of the Board Members present, **the ordinance was approved as amended.**

PUBLIC HEARINGS (Item 6)

6. ORDINANCE NO. 21,258: To authorize the construction of betterments and improvements to the sewer system of the City of Little Rock, Arkansas; authorizing the issuance of a Sewer Revenue Bond, Series 2016 for the purpose of financing the cost thereof; providing for the payment of the principal and interest on the Bond; and for other purposes. *(1st Reading held on June 21, 2016)*

Vice-Mayor Hines asked if there were individuals present that wished to speak for or against the item. There being none present, Vice-Mayor Hines closed the public hearing.

Director Cazort 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 ordinance was read a second time. Director Cazort made the motion, seconded by Director Adcock, to suspend the rules and place the ordinance on third reading. By unanimous voice vote of the Board Members present, the rules were suspended and the ordinance was read a third time. By unanimous voice vote of the Board Members present, **the ordinance was approved.**

OTHER BUSINESS

Vice-Mayor Hines stated that Director Hendrix had given notice at the June 21, 2016, meeting that she was making the motion to expunge the vote on Ordinance No. 21,252, which was passed on June 7, 2016. City Attorney Carpenter stated that because the notice was given at the last meeting, it would only take a majority vote to approve the motion. City Attorney Carpenter stated that the motion would be valid if there had not been any substantial change in conditions by any of the parties to the motion. Vice-Mayor Hines asked if the vote to expunge was on the whole ordinance. City Attorney

Carpenter stated that the vote on the entire ordinance would be expunged and that action on the ordinance would be taken at the July 5, 2016, meeting.

Director Cazort asked if the owner had brought any information, pictures, etc., to show that the work could be completed as stated.

Lucky Ebizngbe, 2209 Boulevard Avenue: Stated that he had the necessary supplies and that all the work would be completed by friends and family members, who were licensed contractors, electricians, etc. Mr. Ebizngbe asked that the Board defer condemnation action on the property.

Director Wright asked how long it would take to rehabilitate the structure. Mr. Ebizngbe stated that he estimated it would take six (6) months.

Mable Kelly Ebizngbe, 2209 Boulevard Avenue: Stated that once the renovations were completed, she and her husband planned on utilizing the structure as a second home.

Director Hendrix made the motion, seconded by Director Richardson, to expunge the vote on Ordinance No. 21,252, which was approved on June 7, 2016.

City Manager Moore stated that if the Board acted to expunge the vote, he would direct staff to remove the condemnation posters on the property.

By unanimous voice vote of the Board Members present, **the motion to expunge the vote on Ordinance No. 21,252 was approved.**

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

ATTEST:

APPROVED:

Susan Langley, City Clerk

Lance Hines, Vice-Mayor