

**Little Rock Board of Directors Meeting
December 4, 2012
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; Wright; Wyrick; Fortson; Adcock; Vice-Mayor Kumpuris; and Mayor Stodola. Director Joan Adcock delivered the invocation, which was followed by the Pledge of Allegiance.

Mayor Stodola recognized a group of Webelos Den from Pack 70 that was in the audience working on their citizenship badge.

Mayor Stodola recognized a group from Troop 233 that was in the audience working on their citizenship and communications badges.

ADDITIONS

M-1 PRESENTATION: Little Rock Citizen Academy Graduation – Dr. David Sink

REMOVAL

1. RESOLUTION: To authorize a cooperative arrangement with the Pankey Community Improvement Association, Inc., for the locate of a police substation at the community center; to authorize the City Manager to take steps to renovate the current community center to meet the needs set forth in the agreement; to authorize the Mayor and City Clerk to execute an appropriate lease agreement for the use of the property; and for other purposes. *Staff recommends approval.*

Synopsis: The Little Rock Police Department is requesting approval to authorize the City Manager to enter into a cooperative agreement with the Pankey Community Improvement Association to locate a Police Substation in the Community Center and make necessary renovations to meet specifications as outlined in a lease agreement.

Director Adcock made the motion, seconded by Director Cazort, to add Item M-1 to Presentations and to remove Item 1 from the agenda.

Director Hines stated that he had received a letter asking that a public hearing be held on an issue on Rahling Road. City Manager Bruce Moore stated that a resolution was to have been drafted and that during the presentations, City Attorney Tom Carpenter would draft the resolution to set the date of public hearing.

By unanimous voice vote of the Board Members present, **Item M-1 was added to Presentations and Item 1 was removed from the agenda.**

PRESENTATIONS

Little Rock Fire Department Citizen's Academy Presentation
Little Rock Citizen Academy Graduation – Dr. David Sink

M-2 RESOLUTION: To set December 18, 2012, as the date for a public hearing on an appeal of a decision to change the Master Street Plan for Rahling Road; and for other purpose.

Director Adcock made the motion, seconded by Director Hines, to add Item M-2 to the Consent Agenda. By unanimous voice vote of the Board Members present, **Item M-2 was added to Consent Agenda.**

CONSENT AGENDA (Items 2 – 4 and Item M-2)

2. RESOLUTION NO. 13,609: To authorize the Mayor and City Clerk to execute a lease of certain property owned by Deltic Timber Corporation for the City's emergency communications system tower and related equipment; to authorize the Mayor and City Clerk to execute and accept a related temporary construction easement with Deltic Timber Corporation; and for other purposes. *Staff recommends approval.*

Synopsis: The Little Rock Police Department is requesting approval to authorize the City Manager to enter into a lease agreement with Deltic Timber Corporation for land around the current Shinall Mountain radio transmitter site to construct a new tower and associated building as part of the radio infrastructure improvements.

3. RESOLUTION NO. 13,610: To authorize the City Manager to enter into a contract with Austin Construction, Inc., for the renovation of the tiger exhibit at the Little Rock Zoo; and for other purposes. *Staff recommends approval.*

Synopsis: The resolution authorizes the City Manager to execute a contract in the amount of \$228,095, plus 10% authorized for possible change orders, with Austin Construction, Inc., for renovation and upgrades to the existing tiger exhibit including fencing, pool, rock wall terraces and landscaping.

4. RESOLUTION NO. 13,611: To award a contract to Cosse' Construction, Inc., for the Hinson Road at Carmel Box Culvert Project; and for other purposes. *(Funding from the 2012 3/8-Cent Capital Improvement Sales Tax Project Funds) Staff recommends approval.*

Synopsis: Authorizes the City Manager to execute an agreement with Cosse' Construction, Inc., for Hinson Road at Carmel Box Culvert Project, Bid No. 2012-288.

M-2 RESOLUTION NO. 13,612: To set December 18, 2012, as the date for a public hearing on an appeal of a decision to change the Master Street Plan for Rahling Road; and for other purpose.

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.**

SEPARATE ITEMS (Items 5 - 7)

5. ORDINANCE NO. 20,663; G-23-435: To abandon the north/south alley right-of-way located within the north half of Block 8, Pope's Addition, and the east/west alley right-of-way located within the east half of Block 8, Pope's Addition to the City of Little Rock, Arkansas; and for other purposes. *Staff recommends approval. (First Reading was held on November 20, 2012)*

Synopsis: The adjacent property owners are requesting to abandon the north/south alley right-of-way located within the north half of Block 8, Pope's Addition and the east/west alley right-of-way located within the east half of Block 8, Pope's Addition.

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

6. ORDINANCE NO. 20,664; Z-7603-G: To approve a Planned Zoning Development and establish a Planned Commercial District titled Cantrell Falls Revised Long-Form PCD, located at 14910 Cantrell 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. (Deferred from September 18, 2012) (First Reading was held on November 20, 2012)*

Synopsis: The request is to revise the previously-approved Planned Commercial District for Lots 3 and 4 of the Cantrell Falls Development. The request includes revisions to the site layout and the allowable uses on these two (2) lots.

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.

Elizabeth Small: Stated that she was the President of PDC Companies, the owner of the property, and they had worked with Planning & Development Staff to ensure that all concerns with traffic flow, intensity, ingress and egress had been answered so that the development could move forward.

Director Adcock asked if the developer had worked with the surrounding neighborhoods to keep them informed and updated regarding the proposed development.

Steve Hockersmith: Stated that he was with PDC Companies and that over the past two (2) years since the property was zoned, they had worked with the Westchester Neighborhood and several other key neighborhood advocates. In addition, Mr. Hockersmith stated that there were four (4) cards from individuals that were turned in at the November 20, 2012, meeting and he had contacted each individual to address any concerns that they may have had regarding the project. Mr. Hockersmith stated that they had an approved PCD to locate a restaurant on the property and the issue was the appropriateness of taking the property and placing softer retail on the property with a decreased density. Mr. Hockersmith stated that a restaurant would bring in approximately 1,000 individuals, where an auto parts/tire store would generate approximately 50 individuals a day.

Michael Wiley: Stated that his facility, All About Tire and Break, specialized in front-end repair, tire and breaks and light maintenance and services, and the hours of operation would be 7:00 AM – 7:00 PM, six (6) days a week. If it were necessary for automobiles to be left overnight, they were stored inside.

Mayor Stodola asked for an explanation regarding staff's recommendation. Planning & Development Director Tony Bozynski stated that the lots sizes remained the same and there were two (2) lots that would fall below the two (2)-acre minimum which was required by the Highway 10 Design Overlay District (DOD). In addition, Mr. Bozynski stated that the northern and eastern landscape areas adjacent to Lot 3 were less than the twenty-five (25) feet as required by the DOD. Mr. Bozynski reported that staff looked at the development and felt that the automobile use would be an appropriate use for the site.

Celia Martin, 3 Canterbury Court: Stated that she was opposed to the application. Ms. Martin stated that the overall retail space in the two (2) lots had been increased from 51,580 square-feet to 61,080 square-feet; an 18% increase. Ms. Martin stated that if the Board approved the application, they would be setting a precedent and would be getting more of those type of applications along Highway 10.

Dawn Prasifka, 5504 Tulley Cove: Stated that she was opposed to the development and asked that the Board deny the application.

Ken Harrison, 5504 Tulley Cove: Stated that he was with the Tulley Cove Property Owner's Association and that they were in opposition to the application. Mr. Harrison stated that the area was protected by the Highway 10 DOD, and he urged the Board to maintain the DOD standards.

Wesley Lasseigne, 14 Westchester Court: Stated he was opposed to the application and felt that the change to C-4 was a not appropriate for the area.

Mickey Thomas, 12 Thomas Park Circle: Stated that she lived in the neighborhood adjacent to the property and asked the Board to ensure that all developers adhere to the DOD.

Evelyn Thomas, 39 Quercus Circle: Stated that she was opposed to the application for revision and asked that the Board adhere to the DOD.

Nicholas Alsop, 6 Waterford Drive: Stated that he was President of the Pinnacle Valley Neighborhood Association and they were in opposition to the revision. Mr. Alsop felt that the change in zoning would be detrimental to the residential property values in area.

Barbara Bush, 2 Thomas Park Circle: Stated that she did not want to speak; however, she wanted to be on record as being in opposition.

Jim Bush, 2 Thomas Park Cove: Stated that he did not want to speak; however, he wanted to be on record as being in opposition.

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

7. ORDINANCE NO. 20,662: To amend Little Rock, Ark., Revised Code §2-243 (1988) to recognize Entrepreneurial Training and Development Services as a professional service for the City of Little Rock, Arkansas, and its various Boards and Commissions; and for other purposes. *Staff recommends approval.*

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

Director Hines made the motion, seconded by Director Cazort, for the Board to take a fifteen (15)-minute recess. By unanimous voice vote of the Board Members present, **the motion was approved.**

Director Hendrix made the motion, seconded by Director Cazort, for the Board to hear Citizen Communication before taking the recess. By unanimous voice vote of the Board Members present, **the motion was approved.**

CITIZEN'S COMMUNICATION

Luke Skrable: Social Commentary #72 – Government Priorities
Patrice Smith, 700 West Markham Street: Pankey Community
Waymon Stewart, 4802 Princeton Drive: Bike Lanes

DISCUSSION (Item 8)

8. DISCUSSION: 2013 Budget

City Manager Moore provided a copy of the updated handout from the November 20, 2012, Board Meeting.

Director Cazort made the motion, seconded by Director Fortson, 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