

**Little Rock Board of Directors Meeting  
June 4, 2013  
6:00 PM**

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

**PRESENTATIONS**

City of Little Rock Employee Retirement Recognition  
Charles Wilhite, Little Rock Police Department

**DERFERRAL:**

**9. ORDINANCE:** To amend portions of the Little Rock Transportation Code; and for other purposes. *Staff recommends approval. (Deferred until June 18, 2013, at staff's request)*  
**Synopsis:** This ordinance permits some individuals to obtain Taxi Driver Permits that are currently denied the right to do so. In addition, the ordinance imposes a late fee for individuals who do not obtain a permit in a timely manner.

Director Adcock made the motion, seconded by Vice-Mayor Wright, to defer Item 9 until June 18, 2013. By unanimous voice vote of the Board Members present, **Item 9 was deferred until June 18, 2013.**

Director Hendrix asked if Item 10 could be moved up on the agenda, as she would be needing to leave early. Mayor Stodola stated that the agenda was very short and that he felt like the Board would be able to address all the items before she had to leave. Director Cazort stated that previously Director Adcock had asked for an opinion from the City Attorney regarding Item 10 and the Board had not yet received the opinion. Director Cazort made the motion, seconded by Director Richardson, to defer Item 10 until the first meeting in July. By unanimous voice vote of the Board Members present, **Item 10 was deferred until the first meeting in July.**

**CONSENT AGENDA (Items 1 – 6)**

**1. RESOLUTION NO. 13,701:** To authorize the City Manager to enter into an agreement with the U.S. Army Corps of Engineers to acquire land near Fourche Creek; and for other purposes. *Staff recommends approval.*  
**Synopsis:** A resolution authorizing the Mayor and City Clerk to execute a Project Partnership Agreement with the U.S. Army Corps of Engineers to acquire land near Fourche Creek.

**2. RESOLUTION NO. 13,702:** To award a contract for the Reservoir Park Parking Lot Restoration Project; and for other purposes. *Staff recommends approval.*

**Synopsis:** Authorizes the City Manager to execute an agreement with J's Construction Company, Inc., for the Reservoir Park Parking Lot Restoration, Bid No. 13-121.

**3. RESOLUTION NO. 13,703:** To authorize the City Manager to execute a Construction Management Services Agreement with Flynco, Inc., for pre-construction services for the West Central Community Center; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to enter into a Construction Management Services Agreement with Flynco, Inc., for pre-construction services of the West Central Community Center.

**4. RESOLUTION NO. 13,704:** Of intent regarding the Street and Drainage Improvement Projects to be financed by Limited Tax General Obligation Capital Improvement Bonds; and for other purposes. *Staff recommends approval.*

**5. RESOLUTION NO. 13,705:** To authorize the City Manager to enter into contracts with six (6) organizations to provide Summer Recreation Programs to Little Rock youth ages six (6) – fifteen (15); and for other purposes. *Staff recommends approval.*

**Synopsis:** Enter into contracts with six (6) community-based and faith-based organizations to provide Summer Recreation Programs.

**6. RESOLUTION NO. 13,706:** To authorize the Mayor and City Clerk to execute the appropriate documents to acquire residential property located at 5021 Maryland Avenue, for a purchase price of \$64,000.00, for use as park property in War Memorial Park; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution authorizing Mayor and City Clerk to execute the appropriate documents to acquire property located at 5021 Maryland Avenue for use as park property in War Memorial Park.

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.**

#### **SEPARATE ITEMS (Items 7 – 8 and Item 10)**

**7. ORDINANCE NO. 20,733; Z-1716-G:** To approve a Planned Zoning Development and establish a Planned Commercial District titled Pleasant Ridge North Short-Form PCD, located at 11300 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; 2 absent and 1 open position. Staff recommends denial.*

**Synopsis:** The applicant is requesting to rezone the site from POD, Planned Office Development, Expired, to PCD, Planned Commercial Development, to allow for the development of a restaurant and retail building containing 9,662 square-feet.

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.

Lucas Hargraves: Stated that he represented the applicant and that they had worked with the neighborhood to address their concerns; however, despite their best efforts, they were not able to obtain everyone's support.

Britt Goodson: Stated that he was with the holding company that was the applicant on the project. Mr. Goodson stated that they had created more of a green space than was required which would create a more complete visual screening along Southridge Road. In addition, Mr. Goodson stated that they had complied with the Highway 10 Overlay District Requirements.

Ginger Daril, 12 Rosier Court: Stated that she represented Verizon Wireless and they were pleased with the location of their new technology store at the location.

Cary Martin, 10740 Rivercrest Drive: Stated that his neighborhood association had fought to keep the neighborhood pristine and they felt that the increased traffic would be minimal and were in support of the development.

Marion Gavin, 14109 Rivercrest Drive: Stated that she represented the Walton Heights/Candlewood Homeowner's Association and that they were against the development. Ms. Gavin stated that the developers had been very conscientious in attempting to meet the concerns of the neighborhood; however, the neighbors main concern was the traffic currently in that portion of the Highway 10 corridor. Ms. Gavin reported that the association stated they would support the development if there would be an installation of a four (4)-way traffic stop in the location near the Shell Station where there was presently a three (3)-way traffic stop. Ms. Gavin stated that the Arkansas Highway & Transportation Department (AHTD) had stated that they would not make any changes to the intersection until the roadway was widened.

Vice-Mayor Wright asked if there were any alternatives to alleviating the traffic on that portion of the Highway 10 corridor. Public Works Department Director Steve Beck stated that the traffic signals had been timed optimally and that improvements had been made. Vice-Mayor Wright asked about the previous zoning for the property. Planning & Development Department Director Tony Bozynski stated that the current zoning was Planned Office Development – Expired. Mr. Bozynski stated that in 2000, a Planned Office Development with a 34,000 square-foot office building was approved; however, it expired after three (3) years due to the fact that work never began. Mr. Bozynski stated that since that time, Pleasant Ridge Town Centre, a 300,000+ square-foot development, had been built which changed the dynamic of the area.

Director Richardson asked why staff recommended denial of the application. Mr. Bozynski stated that in 2006, the Pleasant Ridge Town Centre had been approved and to accommodate that development, the amount of commercial, or mixed-use land on the south side of Highway 10 was doubled from approximately thirteen (13) acres to twenty-seven (27) areas. Mr. Bozynski stated that the location was never envisioned as a commercial node; however, staff felt that the quality of the proposed development was reasonable for commercial expansion. Mr. Bozynski stated that the property on the north side of Highway 10 was designated as Office and staff felt it was important to maintain that designation as it acted as a buffer to the neighborhood from the commercial development on the south side of Highway 10. Mr. Bozynski stated that

staff felt if the designation were changed, there would be other applications for commercial development on the north side of Highway 10.

Mr. Bozynski stated that for that particular Planned Commercial Development the hours of operation had been proposed as 7:00 AM – 10:00 PM.

Keith Straughn, 11680 Rivercrest Drive: Stated that he had lived in the Walton Heights/Candlewood neighborhood for seventeen (17) years and that his main opposition was the fact that one of the driveways from the development exited into the neighborhood. Mr. Straughn stated that the traffic on that portion of Highway 10 was so congested that residents in the neighborhood currently experienced problems getting onto Highway 10 and by adding an additional commercial development, the traffic would be even more congested.

Mayor Stodola asked if improvements had been made to the signalization on that portion of the Highway 10 corridor. Mr. Beck stated that currently there were six (6) signals, which made coordination problematic. Mr. Beck stated that AHTD was studying plans to make improvements to the area.

Ruth Bell, 7611 Briarwood Drive: Stated that she represented the League of Women Voters of Pulaski County and they were supportive of the City's long-range planning goals and that they were opposed to the development based on the fact that it would replace the office designation with commercial designation, which would produce a more intense use.

By roll call vote, the vote was as follows: Ayes: Hurst; Cazort; Hines; Kumpuris; Fortson; and Adcock. Nays: Hendrix; Richardson; and Vice-Mayor Wright. By a vote of six (6) ayes and three (3) nays, **the ordinance was approved.**

**8. ORDINANCE NO. 20,732:** To authorize the issuance of a promissory note to provide short-term financing under Amendment No. 78 to the Arkansas Constitution for the acquisition, construction and installation of real and tangible personal property dedicated to public safety and information technology; providing for the payment of the principal and interest on the note; **to declare an emergency;** and for other purposes. *Staff recommends approval.*

**Synopsis:** The City has a need to advance the construction of Police and Fire facilities and purchase software and equipment for public safety and information technology projects included in the priority needs capital projects listing for the 3/8-Cent Capital Improvements Sales Tax.

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 Hines, 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 of Directors, **the ordinance was approved.** By unanimous voice vote of the Board of Directors, **the emergency clause was approved.**

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Director Richardson 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:**

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**Toya Robinson, Assistant City Clerk**

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**Mark Stodola, Mayor**