

**Little Rock Board of Directors Meeting  
April 16, 2013  
6:00 PM**

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

Vice-Mayor Wright recognized Boy Scout Troop 12 that was present working towards their Citizenship Merit Badge.

**CONSENT AGENDA (Items 1 – 2)**

**1. RESOLUTION NO. 13,673:** To authorize the Mayor and City Manager to execute the necessary documents to acquire property from the Traylor Children's Trust to be utilized as additional space for the Day Resource Center; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the Mayor and City Manager to execute the necessary documents to purchase land from the Traylor Children's Trust to provide additional space for the Day Resource Center.

**2. RESOLUTION NO. 13,674:** To authorize the City Manager to enter into a contract with Landers Dodge Jeep, in the amount of \$370,608.00, for the purchase of sixteen (16) pursuit-related vehicles for the Little Rock Police Department, utilizing the Arkansas State Purchasing Contract; and for other purposes. *(Funding from the 2012 3/8-Cent Capital & 5/8-Cent Operational Improvements Sales Tax Funding) Staff recommends approval.*

**Synopsis:** Approval of a resolution authorizing the City Manager to enter into a contract with Landers Dodge Jeep, in the amount of \$370,608.00, to purchase sixteen (16) pursuit-rated vehicles for the Little Rock Police Department.

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.**

**GROUPED ITEMS (Items 3 - 4)**

**3. ORDINANCE NO. 20,713; Z-7351-F:** To approve a Planned Zoning Development and establish a Planned Commercial District titled Mapco Express Stagecoach Road Short-Form PCD, located at 8101 Stagecoach 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; 0 absent; and 1 open position. Staff recommends approval.*

**Synopsis:** The request is to amend the previously-approved PCD, Planned Commercial District, to allow for the redevelopment of the site with a convenience store with a fueling center in Phase I and the construction of a carwash in Phase II.

**4. ORDINANCE NO. 20,714:** To grant a franchise to the Belle Pointe Property Owner's Association for the Placement of four (4) signs that notify the public that the neighborhood is under twenty-four (24)-hour surveillance, and the installation of two (2) security cameras in the right-of-way of the intersection of Pleasant Heights Drive and Belle Pointe Drive; and for other purposes. *Staff recommends approval. (Deferred from the November 5, 2012, Board of Directors Meeting)*

**Synopsis:** Authorizes the placement in the public right-of-way of two (2) security cameras at the intersection of Pleasant Heights Drive and Belle Pointe Drive and four (4) security signs at the intersection of Pleasant Heights Drive and Saddle Hill Drive; intersection of Pleasant Heights Drive and Belle Pointe Drive; and the west cul-de-sac and east cul-de-sac of Belle Pointe Drive at the request of the Belle Pointe Property Owners Association.

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

Director Richardson asked if the City was covering the cost of the cameras or for the installation. City Manager Bruce Moore stated that the property owner's, not the City, were taking care of the cost and installation of the cameras.

Brenda Mize, 13812 Belle Pointe Drive: Stated that she was the President of the Belle Pointe Property Owner's Association and that she was present to answer any questions.

By unanimous voice vote of the Board Members present, **the ordinances were approved.**

#### **SEPARATE ITEMS (Items 5 - 7)**

**5. RESOLUTION NO. 13,675:** Of intent to adopt a Complete Streets Policy; to authorize the City Manager to take steps toward a revision of the Master Street Plan and the Boundary Street Ordinance; and for other purposes. *Staff recommends approval.*

**Synopsis:** The City of Little Rock previously received a respectable honorable mention recognition from the League of American Bicyclists in response to its initial application to be recognized as a Bicycle Friendly Community; however, was advised by the League that achieving the highly coveted bronze or higher recognition received by a number of leading municipalities around the country. In order to advance the application to full status, the City of Little Rock will need to adopt an effective Complete Streets Policy.

Director Adcock made the motion, seconded by Director Cazort, to approve the resolution.

Director Adcock asked if the adoption of the resolution would place more importance on the development of bicycle lanes instead of sidewalks. City Manager Moore stated that the plan was a comprehensive pedestrian plan, not just focusing on bicycles. City Manager Moore stated that the resolution stated the City's intent to develop a plan and that the development of the plan would be through a public process. City Manager

Moore stated that once the plan was developed, it would be brought before the Board to debate the merits of the plan.

Ken Gould, 11140 Rivercrest Drive: Stated that he was a member of the Bicycle Friendly Committee and gave an overview of the definition of complete streets. Mr. Gould stated that the City had filed an application several years ago with the hopes of getting a Bronze Level status and due to the fact that there had not been a Complete Streets Policy adopted, the City received an Honorable Mention. Mr. Gould asked that the Board approve the resolution to begin the process of developing a Complete Streets Policy.

Director Hurst made the motion, seconded by Director Cazort, to call the question on the vote. By voice vote of the Board Members present, with Director Adcock voting in opposition, **the question on the vote was called.**

By roll call vote, the vote was as follows: Ayes: Richardson; Hurst; Cazort; Hines; Wyrick; Kumpuris; Fortson; Adcock and Vice-Mayor Wright. Nays: Hendrix. Director Hendrix stated that she would like to change her vote to Aye. By a vote of ten (10) ayes, **the resolution was approved.**

**6. ORDINANCE NO. 20,716; Z-8833**: To approve a Planned Zoning Development and establish a Planned Commercial District titled Baker Long-Form PCD, located in the 7000 Block of Highway 300, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 6 ayes; 3 nays; 1 absent; and 1 open position. Staff recommends denial. (Deferred from the February 19, 2013, Board of Directors Meeting)*  
**Synopsis: The request is a rezoning from R-2, Single-Family, to PCD, Planned Commercial Development, to allow the use of the property with outdoor storage of boats, RV's and other recreational items.**

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

Director Adcock asked if there had been changes made to the proposed landscaping for the development.

Darrell Baker: Stated that he was the applicant and had informed staff that he would go above and beyond what the required minimum of bushes and trees for the screening from the street view.

Director Hines stated that he was in favor of the application and that with the additional screening that the applicant had added, he felt that it was a good fit for the area. Director Kumpuris asked if the applicant was willing to be responsible for maintaining the screening in the buffer area. Mr. Baker stated that he would accept full responsibility for maintaining the buffer. Director Richardson asked if staff's original recommendation of

denial had changed with the addition of landscaping. City Manager Moore stated that staff's recommendation had not changed and that it was the use of the property, not the landscaping, that staff disagreed. Planning & Development Department Director Tony Bozynski stated that staff felt that the proposed use was inappropriate for the area which was rural area with single-family homes.

By roll call vote, the vote was as follows: Ayes: Cazort; Hines; Kumpuris; Fortson; Adcock; and Vice-Mayor Wright. Nays: Hendrix; Richardson; Hurst; and Wyrick. By a vote of six (6) ayes and four (4) nays, **the ordinance was approved.**

**7. ORDINANCE:** To amend Chapter 30 of the Code of Ordinances of the City of Little Rock, Arkansas, providing for a deferral of Master Street Plan construction requirements for Arkansas State Highway 300; and for other purposes. *Planning Commission: 9 ayes; 0 nays; 1 absent; and 1 open position. Staff recommends denial of the deferral. (Deferred from the February 19, 2013, Board of Directors Meeting)*

**Synopsis: Authorizes a deferral of construction of approximately 640 feet of one-half street improvements along Arkansas State Highway 300 as required under the Master Street Plan for five (5) years, or until the adjacent property is developed, whichever occurs first, for the property located in the 7000 block of Arkansas State Highway 300.**

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

Director Adcock asked why staff was recommending a denial of the deferral. Public Works Department Director Steve Beck stated an ordinance was in place that provided for half street improvements and unless there was an extraordinary circumstance, staff would not recommend deferral. Director Adcock asked the applicant why he was asking for a deferral. Mr. Baker stated he had obtained several estimates regarding improvements to the street and the cost of the improvements represented an additional 25% of up-front financing to the project. Mr. Baker stated that if he was required to make the improvements, the project would be delayed an additional six (6) months or more. Mr. Baker stated that without up-front street improvements, he had estimated that he would reach full occupancy within four (4) to five (5) years and would reach the break-even cash flow level in approximately thirty (30) months. Mr. Baker stated that he estimated between \$35,000.00 - \$50,000.00 in interest cost if he was required to make the street improvements up-front. Director Hines stated that although he was supportive of the project, he felt that the curve prior to the development warranted the improvements and therefore would not be supportive of the deferral.

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

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

### **PUBLIC HEARINGS (Item 8)**

**8. ORDINANCE NO. 20,715; G-24-040:** To abandon a utility and drainage easement located on the common lot lines of Lots 1 and 2, Miracle Land Addition, in the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; 0 absent; and 1 open position. Staff recommends approval.*

**Synopsis: Mapco Express is requesting the abandonment of a utility and drainage easement located on the common lot lines of Lots 1 and 2 Miracle Land Addition.**

Vice-Mayor Wright opened the public hearing.

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 Hurst, 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.

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

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

### **EXECUTIVE SESSION (Item 9)**

**9. EXECUTIVE SESSION:** To make appointments to the Little Rock Civil Service Commission; and for other purposes. *Staff recommends approval.*

**Synopsis: Appointment of James Hudson to serve his first six (6)-year, said term to expire on April 1, 2019. Appointment of Paula Gray Stitz to serve her first six (6)-year term, said term to expires on April 1, 2019.**

Vice-Mayor Wright stated that in the absence of the Mayor, the appointments would be made at a recessed meeting held on April 23, 2013.

### **Director Hines Resolution:**

Director Hines stated that he was passing around a proposed resolution that he would like to see added to the agenda that would encourage Exxon Mobil Corporation to remove all portions of its Pegasus Pipeline from the Lake Maumelle Watershed.

Director Hines made the motion, seconded by Director Fortson, to add a resolution to the agenda.

Director Richardson asked what the urgency was in placing the item on that night's agenda. Director Hines stated that he had heard an interview with Congressman Tim Griffin over the weekend who stated that he would be pushing for similar action and he thought it was expedient for the City to pass a resolution showing support. Director Adcock stated that if the resolution was passed, she would like to see all the Directors sign the resolution in approval.

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

**RESOLUTION NO. 13,676:** To encourage Exxon Mobil Corporation to remove all portions of its Pegasus Pipeline from the Lake Maumelle Watershed; and for other purposes.

Director Hines made the motion, seconded by Director Cazort, to amend the resolution to include the signatures of all the Board Members that wanted to participate. By unanimous voice vote of the Board Members present, **the motion was approved.**

Director Cazort made the motion, seconded by Director Fortson, to add a resolution to the agenda. By roll call vote, the vote was as follows: Ayes: Hendrix; Richardson; Hurst; Cazort; Hines; Wyrick; Kumpuris; Fortson; Adcock; and Vice-Mayor Wright. By a vote of ten (10) ayes, **the resolution as amended was approved.**

#### **CITIZEN'S COMMUNICATION**

Cheryl Warden, 2723 South Chester Street: Complimenting City Services

Director Cazort made the motion, seconded by Director Hendrix, to recess the meeting until April 23, 2013, for the purpose of making appointments. By unanimous voice vote of the Board Members present, **the meeting was recessed until April 23, 2013.**

**ATTEST:**

**APPROVED:**

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**Toya Robinson, Assistant City Clerk**

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**Doris Wright, Vice-Mayor**