

**Little Rock Board of Directors Meeting  
May 21, 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. City Clerk Susan Langley called the roll with the following Directors present: Hendrix; Richardson; Hurst; Cazort; Hines; Kumpuris (enrolled at 6:10 PM); Fortson; Adcock; Vice-Mayor Wright; and Mayor Stodola. Directors Absent: Wyrick. Vice-Mayor Wright delivered the invocation, which was followed by the Pledge of Allegiance.

**PRESENTATIONS**

City of Little Rock Employee Retirement Recognition  
Battalion Chief Sam Summerville, Little Rock Fire Department  
Gibbs Elementary International Magnet School "Kids Stick Together Project" Recognition  
Little Rock Police Department Re-Accreditation Recognition Presentation

**ADDITIONS**

**M-1 RESOLUTION:** To make appointment to the Little Rock Advertising & Promotion Commission; and for other purposes. *Staff recommends approval.*  
**Synopsis:** Re-appointment of Larry Carpenter to serve his second four (4)-year term, said to term to expire on May 1, 2017.

**WITHDRAWALS**

**23. ORDINANCE; Z-8837:** To rescind the Little Rock Planning Commission's action in denying a Conditional Use Permit to allow a food store under 5,000 square-feet with sales of beer or wine on the UU, Urban Use District, zoned property located at 314 East 6<sup>th</sup> Street, in the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 4 ayes; 5 nays; 1 absent; and 1 open position. Staff recommends denial of the resolution rescinding the Planning Commission's action. (Withdrawn at the Applicant's Request)*  
**Synopsis:** Ibrahim Elsaidi is appealing the Planning Commission's action in denying his Conditional Use Permit application to allow a food store under 5,000 square-feet with sales of beer at 314 East 6<sup>th</sup> Street.

Director Cazort made the motion, seconded by Director Adcock, to add Item M-1 to the Consent Agenda and to withdraw Item 23 from the Agenda. By unanimous voice vote of the Board Members present, **Item M-1 was added to the Consent Agenda and Item 23 was withdrawn from the Agenda.**

Director Richardson distributed copies of a proposed ordinance to execute a sole-source contract with Crafton Tull and Associates for Phase 2 of the 12<sup>th</sup> Street Station. Director Richardson stated that the City had received a \$35,000.00 donation from Arkansas Children's Hospital towards Phase 2 of the 12<sup>th</sup> Street Station and although Crafton Tull

and Associates had been awarded the bid in 2009, the City Attorney had stated that sole-source ordinance would need to be approved for them to remain as the contractor. Director Richardson asked that the Board approve adding the sole-source ordinance to the Grouped Items to ensure continuity in the construction of the facility and that all timelines were met.

Director Cazort made the motion, seconded by Director Kumpuris, to add the ordinance to the Grouped Items. By unanimous voice vote of the Board Members present, **the ordinance was added to the Grouped Items as M-2.**

### **CONSENT AGENDA (Items 1 – 7 and Item M-1)**

**1. RESOLUTION NO. 13,691:** To authorize the City Manager to execute an amendment to the Parking Citation Management Services Agreement awarded to Professional Account Management, LLC, to allow for the purchase of eight (8) On-Street Pay and Display Parking Station Meters; and for other purposes. *Staff recommends approval.*

**Synopsis:** This is an amendment to the Parking Citation Management Services Agreement awarded to Professional Account Management, LLC, herein after known as Duncan Solutions (Bid #9249) signed July 22, 2010. That contract allowed for the amendment of the contract to utilize other services and products provided by Duncan Solutions. In this case, the contract amendment is specifically for the purchase of eight (8) On-Street Pay and Display Parking Station Meters.

**2. RESOLUTION NO. 13,692:** To authorize the City Manager to enter into a contract with Scott Equipment Company in the amount of \$167,000.00 for the purchase of two (2) Backhoes for the Public Works Department, utilizing the Houston-Galveston Area Council Cooperative 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 Scott Equipment Company to purchase two (2) Backhoes at \$83,800.00 each for a total of \$167,600.00 for the Public Works Department.

**3. RESOLUTION NO. 13,693:** To authorize the City Manager to enter into a grant agreement with Southwestern Energy Company for a \$100,000.00 grant to be used for the purchase of Compressed Natural Gas Fueling Equipment to be installed at the City's fueling station located at 501 Ferry Street; and for other purposes. *Staff recommends approval.*

**Synopsis:** Approval of a resolution authorizing the City Manager to enter into a grant agreement with Southwestern Energy Company for a \$100,000 grant to be used for the purchase of compressed natural gas (CNG) fueling equipment to be installed at the City's fueling station located at 501 Ferry Street. The grant agreement would allow Southwestern Energy to have fueling site access to purchase CNG fuel for their fleet for ten (10) years.

**4. RESOLUTION NO. 13,694:** To authorize the City Manager to enter into a contract to purchase one (1) Asphalt Patching Truck, with Santex Truck Centers, LTD., providing the truck chassis, in the amount of \$76,124.00, and with Bergkamp, Inc., providing the truck body, in the amount of \$76,300.00, for a total amount of \$152,424.00, utilizing the Houston-Galveston Area Council Cooperative Contract; and for other purposes. *Staff recommends approval.*

**Synopsis:** Approval of a resolution authorizing the City Manager to enter into a contract to purchase one (1) Asphalt Patching Truck, with Santex Truck Centers, Ltd., for the truck chassis in the amount

of \$76,124.00, and with Bergkamp, Inc., for the truck body in the amount of \$76,300.00, for a total amount of \$152,424.00.

**5. RESOLUTION NO. 13,695:** To authorize the City Manager to enter into a contract with Enforcement Video, LLC, d/b/a Watch Guard Video, for the purchase of sixteen (16) Police In-Camera Systems and associated hardware, software and installation, in the total amount of \$71,712.00. *(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 Watch Guard Video Company to purchase In-Camera Systems for sixteen (16) new Police Patrol Units. The total of purchase for this equipment is \$71,712.00 for the Little Rock Police Department.

**6. RESOLUTION NO. 13,696:** To authorize the purchase of a 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:** Staff has identified a parcel of property, located at 1524 South Martin Street, which is being offered for sale that is located within the Land Bank Focus Area and is adjacent to five (5) Land Bank properties. Property Details: The parcel is an 11,250 square-foot vacant lot with no structure.

**7. RESOLUTION NO. 13,697:** To appoint a new Commissioner for the Quapaw Central Business Improvement District #5 of Little Rock, Arkansas; and for other purposes.

**Synopsis:** Appointment of Cassandra Toro for a six (6)-year term.

**M-1 RESOLUTION NO. 13,698:** To make appointment to the Little Rock Advertising & Promotion Commission; and for other purposes. *Staff recommends approval.*

**Synopsis:** Re-appointment of Larry Carpenter to serve his second four (4)-year term, said to term to expire on May 1, 2017.

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 8 – 16 and Item M-2)**

**8. ORDINANCE NO. 20,719; Z-4923-M:** To approve a Planned Zoning Development and establish a Planned Commercial District titled Shackleford Crossing Lot 5B Revised Short-Form PCD, located on the northwest corner of Crossing Court and Shackleford Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 7 ayes; 0 nays; 3 absent and 1 open position. Staff recommends approval.*

**Synopsis:** The applicant is requesting to amend the PCD, Planned Commercial Development, zoning for Lot 5B to allow for the construction of a hotel with a maximum height of sixty (60) feet and ninety-three (93) guest rooms.

**9. ORDINANCE NO. 20,720; Z-5258-E:** To approve a Planned Zoning Development and establish a Planned Commercial District titled Rock Creek Crossing Revised Short-Form PCD, located at 12206 West Markham Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 7 ayes; 0 nays; 3 absent and 1 open position. Staff recommends approval.*

**Synopsis:** The request is to modify the previously-approved PCD, Planned Commercial District, to add drive-thru windows to the two (2) retail buildings and remove the office building from the approved site plan. The applicant has removed from the request the allowance of a billboard.

**10. ORDINANCE NO. 20,721; Z-6278-E:** To approve a Planned Zoning Development and establish a Planned Commercial District titled LA Fitness Chenal Parkway Revised Short-Form PCD, located at 11700 Chenal Parkway, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 7 ayes; 0 nays; 3 absent and 1 open position. Staff recommends approval.*

**Synopsis:** The applicant is requesting to amend the previously-approved PCD, Planned Commercial Development, to add a health studio or spa as an allowable use for the property.

**11. ORDINANCE NO. 20,722; Z-6973-E:** To revoke the Planned Commercial Development zoning for Lot 8 The Villages at Colonel Glenn Long-Form PCD and approve a Planned Zoning Development and establish a Planned Commercial District titled Lots 2 and 3 The Village at Colonel Glenn Long-Form PCD for property located south of Colonel Glenn Road and west of David O. Dodd 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 approval.*

**Synopsis:** The request is a revocation of the current PCD, Planned Commercial Development, zoning for Lot 8 the Villages at Colonel Glenn and the rezoning of Lots 2 and 3 from C-3 to PCD to allow the development of two (2) automobile dealerships on this 8.04-acre site.

**12. ORDINANCE NO. 20,723; Z-8611-A:** To approve a Planned Zoning Development and establish a Planned Commercial District titled Eleven Two Eleven Cantrell Road Center Revised Short-Form PCD, located on the southeast corner of Cantrell Road and Woodland Heights Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 7 ayes; 0 nays; 3 absent and 1 open position. Staff recommends approval.*

**Synopsis:** The request is to amend the previously-approved PCD, Planned Commercial Development, to allow for the placement of a drive-thru window and construction of a porte-cochere along the eastern end of the proposed building.

**13. ORDINANCE NO. 20,724; Z-8694-A:** To approve a Planned Zoning Development and establish a Planned Office District titled Meyer 2<sup>nd</sup> and Ringo Revised Short-Form PCD, located at 207 Ringo Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 7 ayes; 0 nays; 3 absent and 1 open position. Staff recommends approval.*

**Synopsis:** The request is to amend the approved POD, Planned Office Development, to add a beauty salon as an allowed use for Lot B Meyer Second and Ringo Subdivision.

**14. ORDINANCE NO. 20,725; Z-8850:** To approve a Planned Zoning Development and establish a Planned Commercial District titled A&A Investment Short-Form PCD, located on the northeast corner of West Markham and Fillmore Streets, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 7 ayes; 0 nays; 3 absent and 1 open position. Staff recommends approval.*

**Synopsis:** The applicant is requesting a rezoning of the property from O-3, General Office District, to PCD, Planned Commercial Development, to allow for the development of the site with a two (2)-story building containing 15,000 square-feet of office and retail space. The property is located within the Hillcrest Design Overlay District.

**15. ORDINANCE NO. 20,726:** To amend Little Rock, Ark., Rev. Code Chapter 32, Division 4 – Metered Parking, §§ 32-401 through 430; to establish pay and display parking zones within the City; to establish fines for vehicles illegally parked in metered, pay and display and unmetered spaces; **to declare an emergency**; and for other purposes. *Staff recommends approval.*

**Synopsis:** This is an amendment to Chapter 32, Division 4 – Metered Parking, to establish pay and display parking zones within the City and to establish fines for vehicles illegally parked in metered, pay and display, and unmetered restricted parking spaces.

**16. ORDINANCE NO. 20,727:** To dispense with the requirement of competitive bidding and authorize the City Manager to enter into a contract with Motorola Solutions, Inc., to purchase sixteen (16) Motorola Radios for Police Patrol Cars for the Little Rock Police Department, at a total cost of \$98,518.00; 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 ordinance authorizing the City Manager to enter into a contract with Motorola Solutions, Inc., the sole supplier of the radio equipment, to purchase sixteen (16) Motorola Radios for Police Patrol Cars for the Little Rock Police Department at a total cost of \$98,518.00.

**M-2. ORDINANCE NO. 20,731:** To grant a contract to Crafton Tull & Associates, Inc., to provide design assistance for the 12<sup>th</sup> Street Renovation Project; to dispense with the requirement of competitive bids; **to declare an emergency**; and for other purposes.

The ordinances were 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 ordinances were read a second time. Director Adcock made the motion, seconded by Director Richardson, 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 15 was approved.** By unanimous voice vote of the Board Members present, **the emergency clause for Item M-2 was approved.**

Mayor Stodola stated that he had received several cards from individuals that wanted to speak in regards to Items 17 – 21 and he understood that an agreement regarding Item 22 had been reached and asked if any of the Board Members objected to addressing the Public Hearing for Item 22 at that time. There being no objections, Item 22 was addressed next.

#### **PUBLIC HEARINGS (Item 22)**

**22. RESOLUTION NO. 13,700; Z-3689-K:** To rescind the Little Rock Planning Commission's action in denying a Zoning Site Plan Review request for LISA Academy Charter School to allow an increase in the number of students served from 600 to 800 for property located at 21 and 23 Corporate Hill Drive, in the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 3 ayes; 7 nays; 0 absent; and 1 open position. Staff recommends approval.*

**Synopsis: The applicant is appealing the Planning Commission's denial of a Zoning Site Plan Review request to allow for an increase in the student population from 600 to 800 students.**

Mayor Stodola opened the public hearing and asked if there were individuals present that wished to speak for or against the item.

Luanne Baroni, 21 Corporate Hill Drive: Stated that she served as the Middle School Principal for LISA Academy. Ms. Baroni apologized for the original oversight that had resulted in the matter before the Board. Ms. Baroni stated that in April 2012, when LISA Academy was approved by the Arkansas State Board of Education for a cap increase from 600 students to 800 students, they had made an unintentional mistake in not following the prescribed process for modifying the zoning to allow for the increase in students. Ms. Baroni stated that the school recognized that the traffic congestion as a result of the increase in the number of students had been disruptive to the neighbors. Ms. Baroni reported that since the fall of 2012, they had worked diligently to try find a solution that worked for the school and for their neighbors. Ms. Baroni reported that she felt that their current plan was an effective solution. Ms. Baroni stated that after consulting with a traffic engineer, the school had adjusted dismissal times, had assigned more staff to direct and monitor traffic, had met with the neighbors to address their concerns and had made a school-wide commitment to constantly and consistently monitor the issue to ensure that the former traffic conditions did not reoccur. Ms. Baroni distributed copies of a list of the following commitments that the school promised to maintain:

1. LISA Academy shall not request an increase in the student enrollment cap at the Corporate Hill buildings beyond 800 students.
2. LISA Academy shall employ two (2) security guards or off-duty Police Officers to work on Executive Court and Corporate Hill Drive to keep traffic from stacking for one (1)-month at the beginning of each school year, and will maintain one (1) security guard or off-duty Officer for the remainder of the school year
3. Special events, sporting events, math and science fairs, will be conducted no earlier than 5:30 PM on weekdays, or on weekends or holidays.
4. LISA Academy shall complete all landscaping requirements no later than August 19, 2013.
5. LISA Academy shall maintain or improve the current efficiency of traffic, and shall increase the time between dismissals of grades from twenty-five (25) minutes up to fifty (50) minutes if, in consultation with neighbors there is an agreement this would improve conditions.

City Attorney Tom Carpenter stated that since LISA Academy had asked to amend the site plan, he suggested the resolution be amended to include the language.

Vice-Mayor Wright made the motion, seconded by Director Richardson, to amend the resolution to include the five (5) requirements. By unanimous voice vote of the Board Members present, **the resolution was amended.**

Dennis Davis, 5 Castle Rock Cove: Stated that he was a parent of a student at LISA Academy and asked that the Board reverse the Planning Commission's decision.

Richard Worsham, 320 Executive Center Drive: Stated that he owned a law firm that was in close proximity to the school. Mr. Worsham stated that he had held a meeting at

his office with neighbors in the area and did not feel that LISA Academy sincerely cared about any of their concerns. Mr. Worsham stated that he hoped that LISA Academy would be held to the list of requirements.

Mayor Stodola asked that staff update the Board as to the presentation made to the Planning Commission regarding the application. Planning & Development Department Zoning and Subdivision Manager Dana Carney stated that the application before the Planning Commission had included the provisions from the traffic study that had been conducted. Mr. Carney stated that prior to the Planning Commission Meeting, Planning & Development Staff had visited the campus literally every school day to observe the queuing and the stacking and to observe the dismissal of the Middle School and High School. Mr. Carney stated that the changes that had been made by the school had made tremendous improvements in the area.

Director Cazort stated that he had an issue with the wording of No. 5 of the requirements, where it stated... *if, in consultation with neighbors there is an agreement this would improve conditions*. Director Cazort stated the implication of an agreement meant that the neighbors and LISA Academy were in agreement and if LISA Academy did not agree, then there would be no increase in the dismissal times. Director Cazort stated that in his mind, that gave LISA Academy veto power over the issue and there needed to be different language to determine when the dismissal times needed to be increased. City Attorney Carpenter stated that the language could be amended to read... *if, in consultation with LISA Academy and the neighbors, the City Manager determines that this would improve conditions*.

Director Fortson made the motion, seconded by Director Richardson, to amend the resolution to incorporate the appropriate wording as recommended by the City Attorney.

Mayor Stodola asked if LISA Academy would be open to the change of wording. Legal Counsel for LISA Academy stated that they would be okay with the change in wording. Mr. Worsham stated that he was satisfied with the addition of the wording.

By unanimous voice vote of the Board Members present, **the resolution was amended.**

Terry Moore, 320 Executive Center Drive: Stated that he had developed the commercial area and that he wanted the concerns of the businesses to be addressed.

Randall Moore, 320 Executive Center Drive: Stated that he was a property manager for one of the properties located in the area and was okay with the change as long as the enrollment stayed at 800 students.

Angelica Stewart, 49 Westfield Loop: Stated that she was a student at LISA Academy and asked the Board to support the application.

Mayor Stodola closed the public hearing.

Director Hurst made the motion, seconded by Vice-Mayor Wright, to approve the resolution as amended. By unanimous voice vote of the Board Members present, **the resolution as amended was approved.**

**SEPARATE ITEMS (Items 17 - 21)**

**17. RESOLUTION 13,699:** To identify 2013, 2014 and 2015 expenditures in various Wards for Capital Projects funded from the proceeds of the 3/8-Cent Capital Sales and Compensating Use Tax and the 2013 Capital Improvement Bonds for streets and drainage; and for other purposes. *Staff recommends approval.*

**Synopsis:** Resolution adopting the 2013 through 2015 Capital Improvements Program for Streets and Drainage.

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

City Manager Moore stated that a series of Ward Meetings had been held and as a result of some of the dialogue that was heard, the following changes were being recommended:

Projects Removed	Continued Projects
<b>Ward One Sales Tax Projects</b>	
28 <sup>th</sup> Street at Barber Street (\$400,000)	South Tyler Street from West 30 <sup>th</sup> Street to West 32 <sup>nd</sup> Street (\$370,000) *Moved from Ward 2
Roosevelt Road Sidewalk (\$67,000)	Increase Miscellaneous Sidewalk Allocation (\$97,000)
<b>Ward One Bond Projects</b>	
Wright Avenue Viaduct Grant Match (\$1,200,000)	17 <sup>th</sup> Street from Woodrow Street to Brown Street (\$1,000,000)
	Plantation Drive at Pickett Drive Drainage (\$200,000)
<b>Ward Two Sales Tax Projects</b>	
South Tyler Street from West 30 <sup>th</sup> Street to West 32 <sup>nd</sup> Street (\$370,000) *Moved to Ward 1	Abigail Street from 8 <sup>th</sup> Street to 10 <sup>th</sup> Street (\$370,000)
<b>Ward Two Bond Projects</b>	
Geyer Springs Railroad Grant Match (\$1,500,000)	Dailey Drive Sidewalk (\$50,000)
	10 <sup>th</sup> Street from Abigail Street to Washington Street (\$550,000)
	Maryland Avenue from Elm Street to Lewis Street & Elm Street from 8 <sup>th</sup> Street to Maryland Avenue (\$500,000)
	Fair Park Boulevard Traffic Calming (\$400,000)

City Manager Moore stated that the City had been transparent in going through the process and that not every project would be able to be completed in the first round; however, they would be completed in the subsequent rounds.

Jackie Randall, 36 Whitmore Circle: Stated that she lived in Ward 1 in the South End community and felt that the area had been deprived for many years. Ms. Randall stated that she was against the resolution due to the fact that none of the projects were scheduled for the South End community.

Chrystal Gray, 28 Whitmore Circle: Stated that at the public meeting, she had expressed concern regarding the lack of projects in the South End area. Ms. Gray stated that she had submitted a request for curbs & drainage in Whitmore Circle and Swaggerty Branch; however, the request had been misplaced.

City Manager Bruce Moore stated that staff had not been able to find where the request had been submitted; however, the item had been discussed at the Ward 1 Meeting. City Manager Moore reported that Public Works Staff had conducted a site visit and estimated the cost of the project to be approximately \$1.2 million dollars. City Manager Moore stated that over the next three (3) years there were nine (9) projects that had been recommended for the South End area, including eight (8) street resurfacing projects and a drainage project on Martin Luther King, Jr., Drive.

Cecil Ennett, 621 East 16<sup>th</sup> Street: Stated that he had initially been opposed to the resolution; however, after hearing the presentation, he was in support. Mr. Ennett stated that he was concerned that there were several schools in their vicinity that did not have good sidewalks.

Kaitlin Lott, 906 Apperson Street: Stated that she was opposed to the resolution in that she did not feel like there were enough public meetings and she urged the Board to defer the item until the City could hold additional public meetings.

Caleb Baumgardner, 2420 Riverfront Drive: Stated that he lived in the Riverdale area, and he did not feel that there were enough public meetings.

City Manager Moore stated that meetings were held in the fall to discuss the process of how the City would take requests from the public. City Manager Moore stated that once all the requests were reviewed, meetings were held in each of the Wards, as well as many neighborhood association meetings.

Pam Adcock, 6205 Hinkson Road: Stated that as a resident of Southwest Little Rock, she was in support of the resolution.

Jackson Bittner, 209 East 8<sup>th</sup> Street: Stated that he was against the resolution due to the fact that the sidewalk project on Roosevelt Road had been removed.

Pat Gee, 8409 Dowan Drive: Stated that she lived in Southwest Little Rock and thanked the Board for the projects that were scheduled for the area.

Maggie Downey, 2022 South Iazard Street: Stated that she was against the resolution due to the fact that the sidewalk project on Roosevelt Road had been removed.

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

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

**18. ORDINANCE:** To condemn a certain structure in the City of Little Rock, Arkansas, as structural, fire and health hazards; to provide for summary abatement procedures; to direct City Manager to take such action as is necessary to raze and remove said structure; **to declare an emergency;** and for other purposes. *Staff recommends approval.*

**Synopsis: To condemn a commercial structure located at 5410 South University Avenue due to the fact that the owner failed to complete the repairs within the specified time frame per the Board of Directors.**

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 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.

Planning & Development Department Building Codes Manager Chuck Givens reported that the property had previously been before the Board of Directors on February 19, 2013, and at that time, a sixty (60)-day extension was granted to give the owner additional time to bring the property into compliance. Mr. Givens stated that following an inspection on April 22, 2013, a Stop Work Order had been issued due to the fact that the work had not been completed. Mayor Stodola asked if any work had been completed on the structure. Mr. Givens stated that some work had been completed on the front structure; however, at the end of the sixty (60)-day extension, the property was still not in compliance.

Dale Duke, 212 Center Street: Stated that he represented the owner, Lee Jordan. Mr. Duke stated that Mr. Jordan had obtained a permit on February 25, 2014, and the Stop Work Order was issued on April 22, 2013, which he felt cut Mr. Jordan short six (6) days to complete the work. Mr. Duke distributed copies of photographs to demonstrate the work that had been completed to-date on the structures. Mr. Duke asked that the Board grant Mr. Jordan additional time to complete the work to bring the structures into compliance.

Director Adcock stated that the neighbors had reported that prior to the Stop Work Order, the neighbors had reported that no work had been completed for several days and she asked that the Board follow-through with the condemnation of the property. Director Cazort stated that Mr. Jordan had indicated to the Board that he could complete the work within sixty (60) days; however, in looking at the photographs, only minimal work had been completed and he did not feel that sixty (60) days of work had been completed.

City Manager Moore stated that in the past, any an extension granted by the Board took effect the day after the time was granted. City Manager Moore stated that the property was a Planned Commercial Development (PCD) and that there were several items that were to have been completed during the sixty (60) days. Mr. Givens reported that on January 25, 2011, Mr. Jordan, representing Supreme Auto Sales, was granted a PCD for the property. As part of the PCD, landscaping and parking was to have been completed, in addition to bringing the structures up to code.

Mr. Jordan stated that he had started work on the interior of the building and had discovered termites, which required additional work to be completed. Mr. Jordan stated that he had been working on the structures up until the time that the Stop Work Order was issued. Vice-Mayor Wright asked how much additional time he thought was needed

to complete the work. Mr. Jordan stated that he would like an additional sixty (60) days to complete the project.

Vice-Mayor Wright made the motion, seconded by Director Hendrix, to defer action on the item for sixty (60) days. By voice vote of the Board Members present, with Director Adcock voting in opposition, **the motion passed.**

**19. ORDINANCE NO. 20,728:** 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: Ten (10) residential structures in dilapidated and/or burned condition causing a negative environmental impact on the residential neighborhoods in which they are located.**

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

**20. ORDINANCE NO. 20,729; Z-8835-A:** To approve a Planned Zoning Development and establish a Planned Commercial District titled Magnolia Hill Long-Form PD-C, located at 5110 Stagecoach Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 7 ayes; 0 nays; 3 absent and 1 open position. Staff recommends approval.*

**Synopsis: The request is to rezone the property from R-2, Single-Family, to PD-C, Planned Development Commercial, to allow the applicant to use a portion of their ownership to allow outdoor venues such as weddings and fund raisers. There will be no fireworks in conjunction with the events. The approval is limited to the applicant's ownership.**

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

Mayor Stodola stated that the item had previously been before the Board and asked what changes had been made to the application. City Manager Moore stated that the fireworks component had been removed from the application.

Baker Kurrus, 10816 Crestdale Lane: Stated that he was legal counsel for the applicant. Mr. Kurrus stated that he felt that the zoning was appropriate for the area and would be glad to answer any questions after all the individuals that wanted to speak regarding the item had a chance to do so.

Alda Ellis, 5110 Stagecoach Road: Stated that she and her husband had lived on the property for over thirty (30) years and that when the events (such as weddings) were over, they still utilized the facility has a home.

Buddy Ellis, 5110 Stagecoach Road: Stated that they wanted to continue to be able to hold weddings and corporate fundraisers at the facility and wanted to continue to be a good neighbor to the area.

Ashley Diggs, 5124 Stagecoach Road: Stated that she and her family had lived next door to the property for the past five (5) years and that the noise level had never been an issue to them.

Grant Murray, 6609 Greenbank, North Little Rock: Stated that he represented Antioch Missionary Baptist Church and Seminary and they were in full support of the application.

Rachelle Moore, 3201 Bankhead Drive: Stated that she was the Sales Manager for the Holiday Inn Airport and that Magnolia Hill had been a good addition to their weekend business.

Masen Ellis, 820 North Street: Stated that had grown up at the property and asked that the Board approve the application.

Henry Gilmore, 5912 Forestview Road: Stated that he lived in the Pecan Lakes Subdivision and that they were still concerned about the traffic and noise. Mr. Gilmore stated that the neighborhood was okay with weddings only and not special events.

Denise White, 5702 Pecan Lake Road: Stated that she lived in the Pecan Lakes Subdivision and that she was concerned about the increased traffic that the special events would generate and where overflow parking would occur.

Vice-Mayor Wright asked if overflow parking would infringe on the neighborhood. Mr. Kurrus stated that all parking would take place on-site. Vice-Mayor asked how large the parking area was at the facility. Mr. Kurrus stated that there was approximately eight (8) to ten (10) acres of land dedicated to parking. Mr. Ellis stated that they could park approximately 150 vehicles on-site. Mr. Kurrus stated that the facility was a non-peak traffic generator and would not interfere with morning or afternoon rush hour.

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

By voice vote of the Board Members present, with Director Adcock voting in opposition, **the ordinance was approved.**

**21. ORDINANCE NO. 20,730:** To amend Little Rock, Ark., Rev. Code § 2-116 (1988) that sets the compensation for the Board of Directors; and for other purposes.

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

Mayor Stodola stated that the salary for the Board had been the same from almost twenty (20) years and that based on a review of the compensation of Elected Officials in comparable municipalities, he had brought forth the ordinance to increase the salary from \$12,000.00 a year to \$18,000.00 with a \$250.00 a month stipend to cover expenses.

Baker Kurrus, 10816 Crestdale Lane: Stated that he had served on the Little Rock School District Board of Directors for twelve (12) years and he thought the increase was a fair reflection of all that the Board Members did.

By voice vote of the Board Members present, with Director Hines voting in opposition, **the ordinance was approved.**

### **CITIZEN'S COMMUNICATION**

Ester Jackson, 1203 Liberty Drive, Jacksonville, AR: Renovation of Dairy Bar

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

**ATTEST:**

**APPROVED:**

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**Susan Langley, City Clerk**

\_\_\_\_\_  
**Mark Stodola, Mayor**