

**Little Rock Board of Directors Meeting
October 1, 2013
5:00 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; Cazort; Hines; Wyrick; Kumpuris; Fortson; Adcock; Vice-Mayor Wright and Mayor Stodola. Directors absent: Richardson and Hurst. Director B.J. Wyrick delivered the invocation, which was followed by the Pledge of Allegiance.

PRESENTATIONS

Fire Prevention Month Proclamation

CONSENT AGENDA (Items 1 – 6)

1. **RESOLUTION NO. 13,778**: To authorize the Mayor and City Clerk to execute a temporary construction easement along a portion of Roosevelt Road, in the City of Little Rock, Arkansas, to the Arkansas Highway and Transportation Department; and for other purposes. *Staff recommends approval.*
Synopsis: This resolution authorizes the Mayor and City Clerk to execute a temporary construction easement to the Arkansas State Highway Commission for a temporary construction easement along Roosevelt Road at the fire station located at 2218 West Roosevelt Road to the treatment plant.

2. **RESOLUTION NO. 13,779**: To authorize the Mayor, City Clerk and City Manager to execute real estate sales contracts, convey certain real property, permanent and temporary construction easements, located along the proposed Broadway Street Bridge Replacement Project, to the Arkansas Highway and Transportation Department for a Roadway Improvement Project; and for other purposes. *Staff recommends approval.*
Synopsis: Authorizes the Mayor, City Clerk and City Manager to convey real property and execute permanent and temporary construction easements to the Arkansas Highway and Transportation Department for a project to replace the Broadway Bridge, AHTD Project 061275.

Brian Rosenthal: Stated that he represented the DoubleTree Hotel and that they wanted to go on record as stating they reserve their rights under their lease as to the Broadway Bridge and that they are in currently in discussion with the City and the Arkansas Highway and Transportation Department; however, until their rights were waived, they were reserved.

3. **RESOLUTION NO. 13,780**: To authorize a contract with FTN Consulting Engineers, Inc., to provide construction quality control and quality assurance services for the construction of the Class 1 Cell 5 East and Class 4 Cell 3 of the City Landfill; and for other purposes. *Staff recommends approval.*
Synopsis: Authorizes City Manager to enter into an agreement with FTN Consulting Engineers for Quality Control and Quality Assurance Services for construction of the Class 1 Cell 5 East and Class 4 Cell 3 of the City Landfill.

4. RESOLUTION NO. 13,781: To authorize a contract with McGeorge Contracting, Inc., to construct new cells for the City's Class 1 and Class 4 Landfills; and for other purposes. *Staff recommends approval.*

Synopsis: Authorizes the City Manager to enter into a contract with the McGeorge Contracting, Inc., for the Class 1 Cell 5 East and Class 4 Cell 3 City Landfill, Bid #C12006.

5. RESOLUTION NO. 13,782: To authorize the City Manager to execute a modification to the original contract amount with Small Arrow Engineering, LLC, for engineering services and design modifications for the City of Little Rock CNG Fueling Station; and for other purposes. *Staff recommends approval.*

Synopsis: Approval of a resolution authorizing the City Manager to change an original contract amount with Small Arrow Engineering, LLC, for an additional amount of \$19,955.00, making a total contract amount of \$69,635.00, for engineering services and design modifications for the City of Little Rock CNG Fueling Station.

Director Adcock asked if any money was being borrowed from short-term financing for Items 4 and 5. City Manager Bruce Moore stated that the costs associated with the expansion and contracts were being paid for out of the Solid Waste Enterprise Fund.

6. RESOLUTION NO. 13,783: To set October 15, 2013, as the date for a public hearing on the issuance of an aggregate not to exceed \$7,000,000 in principal amount of Industrial Revenue Bonds pursuant to the Municipalities and Counties Industrial Development Revenue Bond Law for Cameron International Corporation; and for other purposes.

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 7 – 8):

7. ORDINANCE NO. 20,800; Z-1718-A: To approve a Planned Zoning Development and establish a Planned Commercial District titled MacArthur Commons Short-Form PCD, located in the 400 block of East Capitol Avenue, between River Market Avenue and Rock Street, 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.*

Synopsis: The request is to rezone the property from UU, Urban Use District, to PCD, Planned Commercial District, to allow for the redevelopment of this ½-block with a mixed-use development including multi-family at a density greater than the typical standard of the UU, Urban Use Zoning District.

8. ORDINANCE NO. 20,801: To authorize the issuance of Industrial Development Revenue Refunding Bonds to refinance certain Industrial Facilities; to authorize a trust indenture securing the Bonds; to authorize a Loan Agreement between the City of Little Rock, Arkansas, and Sage V Foods, LLC; to authorize the sale of the Bonds; to authorize and prescribe other matters pertaining thereto; **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 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. 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 8 was approved.**

PUBLIC HEARING (Item 9)

9. ORDINANCE NO. 20,802; G-24-042: To abandon a twenty (20)-foot wide easement, located within the previously-abandoned north-south alley in the block bounded by Capitol Avenue, East 4th Street, River Market Avenue and Rock Street, in the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 8 ayes; 0 nays; and 3 absent. Staff recommends approval.*

Synopsis: The request is to abandon a twenty (20)-foot wide easement located within the previously-abandoned north/south alley in the block bounded by Capitol Avenue, East 4th Street, River Market Avenue and Rock Street.

Mayor Stodola opened the public hearing and asked if there were individuals present that wished to speak for or against the item. There being none present, Mayor Stodola closed 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 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.** By unanimous voice vote of the Board Members present, **the emergency clause was approved.**

SEPARATE ITEMS (Item 10)

10. ORDINANCE NO. 20,803: To call a special election in the City of Little Rock, Arkansas, on the question of issuing bonds under Amendment No. 62 to the Constitution of the State of Arkansas for the purpose of financing all or a portion of the cost of capital improvements; and for other purposes. *Staff recommends approval.*

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

Gretchen Hall, Little Rock Convention and Visitors Bureau Chief Executive Officer: Stated that the Advertising & Promotions Commission had been working for many months on the design concept and lead design firm for the renovation of Robinson Auditorium. Ms. Hall stated that Robinson Auditorium was built in 1939 and was long overdue for a major renovation to make it a world-class performing arts center for Central Arkansas.

Warren Simpson, 5544 Beechwood Street: Stated that he was the Advertising & Promotions Commissions Chair and that the Commission had worked diligently on a financing method and they had voted to utilize the 2% hotel and restaurant tax.

Director Hines asked how the election campaign would be funded. Ms. Hall stated that public funds would not be utilized for the campaign portion of the election.

Mark Abernathy, 3519 Old Cantrell Road: Stated that he had just learned of the details regarding the funding the previous week and he disagreed with tying the funds up for thirty (30) years. Mr. Abernathy stated that most of the sales tax revenue would be collected by restaurants and hotels in Midtown and West Little Rock, yet all the funds would be utilized for Downtown.

Capi Peck, 10 Piedmont Lane: Stated that she was the Vice-Chair of the Advertising and Promotions Commission and that she owned a restaurant in West Little Rock and that she had not received any phone calls or e-mails from any of the other West Little Rock restaurateurs.

Brian Rosenthal: Stated that he represented the DoubleTree Hotel and that they did not oppose the project.

Mary Beth Ringgold, 160 Pebble Beach Drive: Stated that she was a past Advertising and Promotions Commission Chair and that she owned three (3) restaurants in West Little Rock and that she was in support of the project.

Ed Payton, 300 Spring Street: Stated that he was President of Celebrity Attractions, who organized the Broadway season for Little Rock and that they were extremely excited about the project.

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

CITIZEN'S COMMUNICATION

Luke Scoble: Responsible Tax Spending

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.**

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ATTEST:

APPROVED:

Susan Langley, City Clerk

Mark Stodola, Mayor