

**Little Rock Board of Directors Meeting  
December 3, 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; Wyrick; Kumpuris (enrolled at 6:20 PM); Fortson (enrolled at 6:15 PM); Adcock; Vice-Mayor Wright; and Mayor Stodola. Director Ken Richardson delivered the invocation, which was followed by the Pledge of Allegiance.

Mayor Stodola recognized Boy Scout Troop 59 that was present in the audience working on their Citizenship in the Community Badge.

**PRESENTATIONS:**

Director Erma Hendrix & Director Ken Richardson – Ward 1 and Ward 2 Tour

**MODIFICATIONS**

**M-1 RESOLUTION:** To set December 17, 2013, as the date for a public hearing to approve the project plan for Little Rock Redevelopment District No. 1 (Bass Pro) and for other purposes. *Staff recommends approval.*

**Synopsis:** To set the date for a public hearing for the approval of a project plan for a Redevelopment District.

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

**CONSENT AGENDA: (Items 1 – 6 and Item M-1)**

**1. RESOLUTION NO. 13,807:** To authorize the City Manager to enter into a contract with River City Hydraulic Company, in the amount of \$156,051.73, for the purchase of one (1), twenty-five (25) cubic-yard Automated Rear-Loading Refuse Truck, utilizing the National Joint Powers Alliance; and for other purposes. *(Funding from 2011 Short-Term Financing) Staff recommends approval.*

**Synopsis:** Approval of a resolution authorizing the City Manager to enter into a contract with River City Hydraulic Company to purchase one (1), twenty-five (25) cubic-yard Automated Rear-Loading Refuse Truck in the amount of \$156,051.73 utilizing the National Joint Powers Alliance as a competitive purchasing cooperative.

**2. RESOLUTION NO. 13,808:** To authorize the purchase of 1.46 acres of land from STAMJA-DT AR Properties, LLC, in the amount of \$500,000.00, to be used for the site of a new fire station in Southwest Little Rock; and for other purposes. *(Funding from the 2012 3/8-Cent Capital Improvement Sales Tax Funding) Staff recommends approval.*

**Synopsis:** Staff is requesting approval to authorize the purchase of 1.46 acres of land located approximately 300 feet north of the intersection of Baseline and Stagecoach Roads through a contract with owner STAMJA-DT AR Properties, LLC. The land will be used for a new fire station in Southwest Little Rock. The resolution authorizes the Mayor, City Manager and City Clerk to execute documents needed for the acquisition.

**3. RESOLUTION NO. 13,809:** To authorize the City Manager to approve an amendment to the contract between the City of Little Rock and Friday, Eldredge & Clark, to provide legal counsel to represent the City before the Civil Service Commission; and for other purposes. *Staff recommends approval.*

**Synopsis:** The City has a contract with Friday, Eldredge & Clark to provide legal counsel to represent the City before the Civil Service Commission. The contract states that in no event shall total remuneration exceed the sum of \$45,000.00 per year unless the City and Friday, Eldredge & Clark agree to an amendment to the contract. Due to an unexpected increase in Civil Service Commission appeals, Friday, Eldredge & Clark is requesting an amendment to the contract. The contract expires June 30, 2019.

**4. RESOLUTION NO. 13,810:** To authorize the lease of property owned by St. Andrew United Methodist Church, located at 4600 Baseline Road, to provide a Neighborhood Alert Center for five (5) years with an option to extend the term for two (2) additional years, in the amount of a Property Improvement Fee, not to exceed \$10,000.00, to be reimbursed through a waiver of the monthly rental fee in \$500.00 increments until such time as the improvement fee is repaid in full; and for other purposes. *Staff recommends approval.*

**Synopsis:** The resolution would authorize the lease of office space owned by St. Andrew United Methodist Church, located at 4600 Baseline Road. The facility would be utilized as an Alert Center for five (5) years with an option to extend the Term of the Lease for two (2) additional terms of one (1)-year each from the expiration of the initial term or any renewal term.

**5. RESOLUTION NO. 13,811:** To appoint William R. Brierley to the Board of Commissioners for Riverdale Levee Improvement District No. 134; and for other purposes.

**6. RESOLUTION NO. 13,812:** To amend Little Rock, Ark., Resolution No. 13,662 (March 19, 2013), to appropriate an additional \$1,485.00 for the purchase of three (3) Police Automobiles; and for other purposes. *Staff recommends approval.*

**M-1 RESOLUTION NO. 13,813:** To set December 17, 2013, as the date for a public hearing to approve the project plan for Little Rock Redevelopment District No. 1 (Bass Pro) and for other purposes. *Staff recommends approval.*

**Synopsis:** To set the date for a public hearing for the approval of a project plan for a Redevelopment District.

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. 20.818; LU13-03:** To amend the Land Use Plan in two (2) areas southeast of the City of Little Rock, Arkansas (near Harper Road & Frazier Pike and

Interstate 530 and Pratt Road); and for other purposes. *Planning Commission: 9 ayes; 0 nays; 1 absent; and 1 open position. Staff recommends approval.*

**Synopsis: To remove areas of the Land Use Plan beyond the Planning Boundary in two (2) areas where the City has moved the Planning Boundary closer to the City Limits.**

**8. ORDINANCE NO. 20,819; Z-8886:** To reclassify property located in the City of Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 9 ayes; 0 nays; 1 absent; and 1 open position. Staff recommends approval.*

**Synopsis: The owner of the 0.32-acre property located at 10101 and 10103 West 20<sup>th</sup> Street is requesting that the zoning be reclassified from R-2, Single-Family District, to R-4, Two-Family District.**

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

#### **PUBLIC HEARING (Item 9)**

**9. RESOLUTION; Z-8880:** To rescind the Planning Commission's action in approving a Conditional Use Permit to allow a manufactured home to be placed on the R-2, Single-Family, zoned property located at 8419 Hidden Valley Road; and for other purposes. *Planning Commission: 9 ayes; 0 nays; 1 absent; and 1 open position. Staff recommends denial.*

**Synopsis: A record objector is appealing the Planning Commission's approval of a Conditional Use Permit to allow a multi-sectional manufactured home on the R-2, Single-Family, zoned property located at 8419 Hidden Valley Road. The property is located outside the City Limits, in the City's zoning jurisdiction.**

Planning & Development Department Director Tony Bozynski stated that property was located outside the City Limits; however, it fell within the City's extraterritorial zoning jurisdiction. Mr. Bozynski stated that staff was supportive of the Conditional Use Permit application and did not feel that it was out of character for the area, in that there were already similar units in close proximity to the property in question.

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

Steve Gershner, 724 Garland Street: Stated that he represented Bella Cosa, LLC, which was a substantial property owner to the northwest of the site. Mr. Gershner stated that his client objected to the Conditional Use Permit due to the fact that he believed the property values in the area were slowly starting to increase and the addition of a manufactured home in the area might affect those values.

Director Kumpuris asked if it was appropriate for the Board to consider an individual's speculation regarding property values. City Attorney Tom Carpenter stated that the

question before the Board was whether it was a proper use of the Conditional Use Permit and that the policy decision as to whether it was proper to allow that type of use had already been made by the Board, or the applicant would not have been allowed to bring the request before the Board.

Ruth Bell, 7611 Briarwood Street: Stated that she represented the League of Women Voters of Pulaski County and that they had supported the application at the Planning Commission level and asked the Board to deny the appeal to rescind the Planning Commission's action.

Quatiesha Otey: Stated that she was the granddaughter of the applicant, and that her grandmother still planned to follow the guidelines that were set forth at the Planning Commission and asked that the Board maintain the Commission's action.

Mayor Stodola closed the public hearing.

By voice vote of the Board Members present, with Director Adcock voting Aye, **the resolution failed.**

#### **DISCUSSION (Item 10)**

##### **10. DISCUSSION: 2014 Budget.**

City Manager Bruce Moore distributed copies of memorandums that answered the various issues raised at the November 26, 2013, Board of Directors Agenda Meeting.

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

There were no individuals present that wanted to speak during Citizen's Communication.

Director Cazort made the motion, seconded by Director Richardson, 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**

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**Mark Stodola, Mayor**