

**Little Rock Board of Directors Meeting
May 20, 2014
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; Hurst; Hines; Cazort; Kumpuris; Fortson; Adcock; Vice-Mayor Wright; and Mayor Stodola. Directors Absent: Richardson and Wyrick. Director Hines delivered the invocation, which was followed by the Pledge of Allegiance.

Mayor Stodola recognized Boy Scout Troop 12 from Pulaski Heights United Methodist Church that was present in the audience working on their Citizenship in the Community and Communications Merit Badges.

ADDITIONS:

M-1 RESOLUTION: To amend Little Rock, Ark, Resolution No. 13,357 (July 17, 2012); to continue the appointment of Commissioners for the Capitol Lakes Sewer Property Owners Improvement District No. 148 until owners of property within the District can be appointed; and for other purposes. *Staff recommends approval.*

Synopsis: To re-appoint three (3) special Commissioners to the Improvement District Board of Commissioners

DEFERRALS:

8. ORDINANCE; Z-8925: To approve a Planned Zoning Development and establish a Planned Industrial District titled Gillham Short-Form PID, located at 5016 Asher Avenue, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 11 ayes; 0 nays; and 0 absent. Staff recommends approval. (Deferred at staff's request)*

Synopsis: The applicant is requesting a rezoning of the site from I-2, Light Industrial, to PID, Planned Industrial District, to allow shipping containers to be used for mini-warehouse units.

12. ORDINANCE; G-23-445: To abandon an alley located along the northern property line of Lots 6, 7 and 8, Block 30 of CO Bracks Addition; in the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 11 ayes; 0 nays; and 0 absent. Staff recommends approval. (Deferred at staff's request)*

Synopsis: The adjacent property owners propose to abandon a twenty (20)-foot wide and 115 feet long alley which extends from Monroe Street to a north/south alley which extends from Brack Street.

Director Cazort made the motion, seconded by Director Hines, to add Item M-1 to the Consent Agenda and to defer Items 8 and 12. By unanimous voice vote of the Board Members present, **Item M-1 was added to the Consent Agenda and Items 8 and 12 were deferred.**

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

1. RESOLUTION NO. 13,886: To authorize the City Manager to enter into a contract with James A. Rogers Excavating Co., Inc., in the amount of \$3,394,958.42, for Scott Hamilton Street and Drainage Improvements from 65th Street to Interstate 30; and for other purposes. *(Funding from the 2013 Limited Tax General Obligation Capital Improvement Bonds). Staff recommends approval.*

Synopsis: Authorizes the City Manager to execute an agreement with James A. Rogers Excavating Co., Inc., for the Scott Hamilton Street and Drainage Improvements from 65th Street to Interstate 30, Bid No. 14-122.

2. RESOLUTION NO. 13,887: approve the use of HOME CHDO Set-Aside Funds to choose the University Development District to provided three (3) affordable housing units within the City of Little Rock, Arkansas; and for other purposes. *Staff recommends approval.*

Synopsis: Staff proposes utilizing HOME Investment Partnership Program Community Housing Development Organization (CHDO) Set-Aside Funds to produce affordable housing units. The University Development District Corporation (UDDC) was one (1) of two (2) CHDO's that returned proposals and that were qualified to receive 15% Set- Aside HOME Funds under the Federal requirement. UDDC will receive \$400,000.00. The funds will be utilized to develop three (3) affordable housing units in the City of Little Rock. These costs include acquisition, developer's fees and construction costs.

3. RESOLUTION NO. 13,888: To approve the use of HOME CHDO Set-Aside Funds to choose the Better Community Developers to provided three (3) affordable housing units within the City of Little Rock, Arkansas; and for other purposes. *Staff recommends approval.*

Synopsis: Staff proposes utilizing HOME Investment Partnership Program Community Housing Development Organization (CHDO) Set-Aside Funds to produce affordable housing units. Better Community Developers was one (1) of two (2) CHDO's that returned proposals and that were qualified to receive 15% Set-Aside HOME Funds under the Federal requirement. Better Community Developers will receive \$400,000.00. The funds will be utilized to develop three (3) affordable housing units in the City of Little Rock. These costs include acquisition, developer's fees and construction costs.

Director Adcock asked for clarification as to why there would only be three (3) houses built with the appropriation of \$400,000.00. City Manager Bruce Moore stated that once the houses were sold, the City would recoup the funding. Housing & Neighborhood Programs Assistant Director Victor Turner stated that the City loaned the funds to the Community Housing Development organizations at 0% interest and from their sales proceeds, the organizations pay the funds back to the City. Mr. Turner stated that amounts were allowed within the loan for subsidies for the buyers and for developer's fees. Director Adcock asked approximately how much the City received in returned funding. Mr. Turner stated that the City allowed up to \$20,000.00 per buyer in subsidy amount and a \$10,000.00 per unit for developer's fee, which brought the amount of funding back to the City at \$310,000.00. Mr. Turner reported that the returned funds were placed in the Home Investment Partnership Program Income Account that could only be utilized for affordable housing.

4. RESOLUTION NO. 13,889: To execute an Annual Purchase Order with H+W Heiple Wiedower and AFH Design for architect and design services, interpretative planning and consulting services for the Little Rock Zoo; and for other purposes. *Staff recommends approval.*

Synopsis: The resolution authorizes the City Manager to execute an Annual Purchase Order with H+W Heiple Wiedower Architects and AFH Design for architect and design services for Little Rock Zoo renovations and exhibit design. Services provided include architectural and interpretative planning, design and consulting services with a focus on conservation and recreation.

5. RESOLUTION NO. 13,890: To approve a Lease Purchase Agreement with Jerry Pate Turf and Irrigation, Inc., of \$719,000.00 for grounds equipment for golf courses; and for other purposes. *(Funding from the 2012 5/8-Cent Operational Improvements Sales Tax Funding).* *Staff recommends approval.*

Synopsis: Approval of a resolution authorizing the City Manager to enter into a lease to purchase contract with Jerry Pate Turf and Irrigation, Incorporated in the total amount, including finance charges, of \$719,000.64, to be paid at \$19,972.24 per month for thirty-six (36) months, to purchase golf grounds equipment for the Parks and Recreation Department.

6. RESOLUTION NO. 13,891: To authorize an Annual Purchase Award for lease vehicles by the Little Rock Police Department; and for other purposes. *Staff recommends approval.*

Synopsis: The Little Rock Police Department is requesting approval to award an Annual Purchase Order to Professional Leasing Co. of Little Rock, Arkansas, as the prime undercover lease vehicle vendor. This will be a one (1)-year contract with two (2), one (1)-year extensions available for renewal.

7. RESOLUTION NO. 13,892: To authorize the City Manager to execute a Memorandum of Understanding with Theresa Hoover United Methodist Church to enable the City to provide additional parking for its 12th Street Station; to authorize a twenty-five (25)-year lease from the Theresa Hoover United Methodist Church of certain parcels near the 12th Street Station; to authorize the purchase of Lot 6, Block 6, W.B. Worthen's Addition to the City of Little Rock, Arkansas; to authorize the sale of Lot 1, Block 5, W.B. Worthen's Addition to the City of Little Rock, Arkansas, to Theresa Hoover United Methodist Church; and for other purposes. *Staff recommends approval.*

Synopsis: The Little Rock Police Department seeks approval to authorize the City Manager to execute a Memorandum of Understanding with Theresa Hoover United Methodist Church to provide additional parking for the 12th Street Station, to authorize a twenty-five (25)-year lease from Theresa Hoover United Methodist Church for certain parcels of land near the 12th Street Station and to authorize the purchase of Lot 6, Block 6, W.B. Worthen's addition; and to authorize the sale of Lot 1, Block 5, W.B. Worthen's Addition.

M-1 RESOLUTION NO. 13,893: To amend Little Rock, Ark, Resolution No. 13,357 (July 17, 2012); to continue the appointment of Commissioners for the Capitol Lakes Sewer Property Owners Improvement District No. 148 until owners of property within the District can be appointed; and for other purposes. *Staff recommends approval.*

Synopsis: To re-appoint three (3) special Commissioners to the Improvement District Board of Commissioners

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 9 - 11)

9. ORDINANCE NO. 20,875: To dispense with the requirement of competitive bidding and to authorize the City Manager to enter into a contract in the amount of \$61,330.00,

with Remotec, as the sole-source provider for the purchase of one (1) upgrade to the existing F6A Bomb Robot for use by the Little Rock Fire Department Bomb Squad; and for other purposes. *Staff recommends approval.*

Synopsis: The Little Rock City Manager's Office/Emergency Management Division is committed to improving explosive ordinance disposal operations throughout the City. In order to accomplish this goal, the proposal is to purchase one (1) upgrade to F6A Bomb Robot for use by the Little Rock Fire Department Bomb Squad. This upgrade is to an already existing bomb robot in the Fire Department Bomb Squad inventory, and therefore a sole-source purchase.

10. ORDINANCE NO. 20,876: To dispense with the requirement of competitive bidding and to authorize the City Manager to enter into a contract in the amount of \$75,585.00, with Med-Eng, as the sole-source provider for the purchase of three (3) EOD 9 Bomb Suits for the Little Rock Fire Department Bomb Squad Technicians; and for other purposes. *Staff recommends approval.*

Synopsis: The Little Rock City Manager's Office/Emergency Management Division is committed to improving explosive ordinance disposal operations throughout the City. In order to accomplish this goal, the proposal is to purchase three (3) EOD 9 Bomb Suits for use by the Little Rock Fire Department Bomb Squad. The EOD 9 Bomb Suit is the current suit utilized and approved by Little Rock Fire Bomb Technicians, and therefore a sole-source purchase.

11. ORDINANCE NO. 20,877: 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; **to declare an emergency;** and for other purposes. *Staff recommends approval.*

Synopsis: The City has a need to fund the final phase of the 12th Street Station, purchase vehicles and equipment for the Little Rock Fire Department, and fund information technology projects included in the priority needs capital projects listing for the 3/8-Cent Sales Tax.

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 11 was approved.**

CITIZEN'S COMMUNICATION

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

Director Kumpuris stated that at the May 13, 2014, Board of Directors Agenda Meeting, the discussion was held regarding the closing time of the 5:00 AM Clubs and he didn't think that the time that was set to revisit the issue was realistic. Director Kumpuris made the motion, seconded by Director Hurst, to place the item on the July 29, 2014, Agenda for discussion. By unanimous voice vote of the Board Members present, **the motion was approved.**

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Director Cazort made the motion, seconded by Vice-Mayor Wright, to adjourn the meeting. By unanimous voice vote of the Board Members present, **the meeting was adjourned.**

ATTEST:

APPROVED:

Toya Robinson, Assistant City Clerk

Mark Stodola, Mayor