

Little Rock Board of Directors Meeting
May 6, 2014
6:00 PM

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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 (enrolled at 6:10 PM); Hines; Cazort; Wyrick; Kumpuris; Fortson; Adcock; Vice-Mayor Wright; and Mayor Stodola. Director Hendrix delivered the invocation, which was followed by the Pledge of Allegiance.

PRESENTATIONS

AmeriCorps Volunteer Recognition
Building Safety Month Proclamation
Episcopal Collegiate School Quiz Bowl State Champions Recognition

ADDITIONS:

M-1 RESOLUTION: To appoint Friday, Eldredge & Clark as legal counsel for the proposed Short-Term Financing Note; and for other purposes. *Staff recommends approval.*
Synopsis: Adoption of a resolution to appoint Legal Counsel for the 2014 Short-Term Financing of Fire Vehicles and Equipment, Information Technology and the Final Phase of the 12th Street Station.

M-2 RESOLUTION: To authorize the City Manager to enter into a contract with Metro Disaster Specialist for cleaning and restoration services at the Jim Dailey Fitness and Aquatic Center, in an amount not to exceed \$350,000.00; and for other purposes. *Staff recommends approval.*
Synopsis: A resolution to authorize the City Manager to enter into an emergency contract with Metro Disaster Specialists, Inc. for cleaning and restoration services at the Jim Dailey Fitness and Aquatic Center in an amount not to exceed \$350,000.00.

DEFERRALS:

18. ORDINANCE: To amend Chapter 13 of the Code of Ordinances of the City of Little Rock, Arkansas, providing for a variance from the construction standards of structures within the 100-Year Floodplain for the Moon Distribution warehouse facility, located at 2800 Vance Street, southeast of the corner of Interstate 30 and Roosevelt Road; and for other purposes. *Staff recommends denial. (Deferred at the applicant request)*
Synopsis: Authorizes a variance from Section 13-59(2), specific standards for non-residential construction and substantial improvements of commercial, industrial, and non-residential structures within the 100-year floodplain of Fourche Creek for a new 118,000 square-foot addition to the Moon Distribution warehouse facility located at 2800 Vance Street, southeast of the corner of Interstate 30 and Roosevelt Road.

19. ORDINANCE; G-24-045: To abandon a ten (10)-foot wide drainage and utility easement located on Lot 1 Love Addition and a fifteen (15)-foot utility easement located on Lot 1R Campbell Replat Number 2, in 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. (Deferred from April 1, 2014)(Deferred from April 15, 2014)(Deferred at the applicant request)*

Synopsis: The request is to abandon a ten (10)-foot wide drainage and utility easement located on Lot 1 Love Addition and a fifteen (15)-foot utility easement located on Lot 1R Campbell Replat Number 2.

Director Cazort made the motion, seconded by Vice-Mayor Wright, to add Items M-1 and M-2 to the Consent Agenda and to defer Items 18 and 19. By unanimous voice vote of the Board Members, **Items M-1 and M-2 were added to the Consent Agenda and Items 18 and 19 were deferred.**

CONSENT AGENDA: (Items 1 – 7, Item 17 and Items M-1 & M-2)

Mayor Stodola stated that his questions regarding Item 17 had been answered and that he was okay with reading it with the Consent Agenda. Director Richardson made the motion, seconded by Director Hines, to read Item 17 with the Consent Agenda. By unanimous voice vote of the Board Members present, **the motion was approved.**

1. MOTION: To approve the minutes from the March 18, 2014, April 1, 2014, and April 15, 2014, Board of Directors Meetings.

2. RESOLUTION NO. 13,875; G-23-445: To set the date of May 20, 2014, for a public hearing on the request to abandon an alley located along the northern property line of Lots 6, 7 and 8, Block 30 of the CO Bracks Addition, in the City of Little Rock, Arkansas; and for other purposes.

3. RESOLUTION NO. 13,876: To authorize the City Manager to enter into a contract with Landers Ford for the purpose of two (2), One (1)-Ton Trucks on a 4 x 4 Chassis for the amount of \$27,998.00 each, for a total amount of \$55,996.00, for use by the Public Works Department, utilizing the Arkansas Purchasing Contract; and for other purposes. *Staff recommends approval.*

Synopsis: Approval of a resolution authorizing the City Manager to enter into a contract with Landers Ford in the total amount of \$55,996.00 (\$27,998.00 each) to purchase two (2), One (1)-Ton Trucks on 4X4 Chassis for the Public Works Department.

4. RESOLUTION NO. 13,877: To authorize the City Manager to enter into a contract with Glover's Truck Parts and Equipment Company, in the amount of \$59,437.13, to replace a diesel engine with a Compressed Natural Gas Engine in one (1) Roll-Off Wrecker Truck, for the Fleet Services Department; and for other purposes. *Staff recommends approval.*

Synopsis: Approval of a resolution authorizing the City Manager to enter into a contract with Glover's Truck Parts and Equipment Company in the amount of \$59,437.13, to replace a diesel engine with a Compressed Natural Gas Engine, in one (1) Roll-Off Wrecker Truck for the Fleet Services Department.

5. RESOLUTION NO. 13,878: To authorize the City Manager to enter into a contract with Riser Ford in the total amount of \$66,380.00, for the purchase of two (2) Ford F150

Bi-Fuel Half-Ton Trucks and an amount of \$33,190.00 each, for the Public Works Department; 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 contract with Riser Ford in the total amount of \$66,380.00 (\$33,190.00 each) to purchase two (2) Ford F150 Bi-Fuel Half-Ton Trucks for the Public Works Department.

6. RESOLUTION NO. 13,879: To award a contract to Redstone Construction Group, Inc., in the amount of \$54,429.10, for Dr. Martin Luther King, Jr., Drive Drainage Improvements from 28th Street to 30th Street; and for other purposes. (*Funding from the 2012 3/8-Cent Capital Improvement Sales Tax Funding*) *Staff recommends approval.*

Synopsis: Authorizes the City Manager to execute an agreement with Redstone Construction Group, Inc., for Dr. Martin Luther King, Jr., Drive Drainage Improvements, 28th to 30th Street, Bid No. 14-118.

7. RESOLUTION NO. 13,880: To authorize the City Manager to renew the Annual Software Maintenance Agreement with Infor (US), Inc., formerly Lawson Software, Inc., in the amount of \$123,536.40; and for other purposes. *Staff recommends approval.*

Synopsis: The City adopted sole-source Ordinance No. 20,582 (May 1, 2012) for a five (5)-year agreement for software maintenance services with Lawson. On July 1, 2012, Lawson's name changed to Infor (US), Inc. The ordinance states that a resolution, upon recommendation of the City Manager, is sufficient for renewal of the Annual Software Maintenance Agreement. It is time to renew the annual agreement for maintenance of the City's Accounting and Human Resources/Payroll Software in the amount of \$123,536.40.

17. RESOLUTION NO. 13,881: To adopt the Master Plan for the development of the Little Rock Zoo; and for other purposes. *Staff recommends approval.*

M-1 RESOLUTION NO. 13,884: To appoint Friday, Eldredge & Clark as legal counsel for the proposed Short-Term Financing Note; and for other purposes. *Staff recommends approval.*

Synopsis: Adoption of a resolution to appoint Legal Counsel for the 2014 Short-Term Financing of Fire Vehicles and Equipment, Information Technology and the Final Phase of the 12th Street Station.

M-2 RESOLUTION NO. 13,883: To authorize the City Manager to enter into a contract with Metro Disaster Specialist for cleaning and restoration services at the Jim Dailey Fitness and Aquatic Center, in an amount not to exceed \$350,000.00; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to enter into an emergency contract with Metro Disaster Specialists, Inc. for cleaning and restoration services at the Jim Dailey Fitness and Aquatic Center in an amount not to exceed \$350,000.00.

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.**

CITIZEN'S COMMUNICATION

Raymond Tucker, 3024 Marshall Street: Promises to keep.

Cheryl Warden, 2723 South Chester Street: School event & thanks for funding after-school programs.

Robert Pruet, 1321 West Charles Bussey Avenue: Vagrancy & dilapidated houses.

Barbara Jones: Traffic Light.

GROUPED ITEMS (Items 8 - 15)

8. ORDINANCE NO. 20,867: To establish an Design Overlay District for the John Barrow Road Corridor pursuant to the Design Overlay Authority of Chapter 25 of the Code of Ordinances of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; and 1 absent. Staff recommends approval.*

Synopsis: To establish a Design Overlay District along John Barrow Road to modify the design standards for future development and redevelopment in the Corridor.

9. ORDINANCE NO. 20,868; Z-6998-A: To approve a Planned Zoning Development and establish a Planned Commercial District titled Confetti's Party Rental Revised PD-C, located at 6000 South Shackelford Road, 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.*

Synopsis: The request is to modify an existing PD-C, Planned Development – Commercial, to allow warehouse additions to the existing facility.

10. ORDINANCE NO. 20,869; Z-7812-A: To approve a Planned Zoning Development and establish a Planned Residential District titled Pintura Estates Long-Form PD-R, located in the 14800 Block of Kanis Road, 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.*

Synopsis: The request is to rezone 6.14 acres from PD-R, Planned Development – Residential, Expired to PD-R to allow for the development of thirty-one (31) patio home style lots.

11. ORDINANCE NO. 20,870; Z-7867-B: To approve a Planned Zoning Development and establish a Planned Commercial District titled PB General Springer Revised Short-Form PCD, located at 4744 and 4754 Springer Boulevard, 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.*

Synopsis: The request is a rezoning from PCD, Planned Commercial District, and C-3, General Commercial District, to PCD to allow for the construction of a new 9,100 square-foot retail store.

12. ORDINANCE NO. 20,871; Z-8924: To approve a Planned Zoning Development and establish a Planned Residential District titled Brasher Short-Form PD-R, located at 522 Rice Street, 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.*

Synopsis: The applicant is proposing a rezoning of this lot from R-4, Two-Family, to PD-R, Planned Development – Residential, to allow an existing platted lot to be split.

13. ORDINANCE NO. 20,872; Z-8926: To approve a Planned Zoning Development and establish a Planned Residential District titled Ibsen Short-Form PD-R, located at 905 North Spruce Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock; and for other purposes. *Planning Commission: 11 ayes; 0 nays; and 0 absent. Staff recommends approval.*

Synopsis: The request is a rezoning from R-2, Single-Family, to PD-R, Planned Development - Residential, to allow for the construction of a garage with an accessory living quarters on the second level within the rear-yard area of this existing home located within Hillcrest.

14. ORDINANCE NO. 20,873: To amend Chapter 9 of the Code of Ordinances to increase the number of Board Members of the Oakland & Fraternal Historic Cemetery Parks Board; and for other purposes. *Staff recommends approval.*

Synopsis: The ordinance amends Chapter 9, Cemeteries and Crematories to change the number of members of the Oakland & Fraternal Historic Cemetery Park Board from nine (9) to eleven (11) members as recommended by the Oakland & Fraternal Historic Cemetery Park Board.

15. ORDINANCE NO. 20,874: To dispense with competitive bidding and authorize the City Manager to enter into contracts with Redstone Construction Group, Inc., and Contech Construction Products for emergency repairs to collapsed pipe on Swaggerty Branch, located south and east of Roosevelt Road and Dr. Martin Luther King, Jr., Drive; **to declare an emergency**; and for other purposes. *Staff recommends approval.*

Synopsis: Authorizes the City Manager to execute an agreement with Redstone Construction Group, Inc., and Contech Construction Products for emergency repairs to collapsed pipe on Swaggerty Branch, located south and east of Roosevelt Road and Dr. Martin Luther King, Jr. Drive.

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 15 was approved.**

SEPARATE ITEMS (Item 16)

16. RESOLUTION NO. 13,885: To authorize the expenditure of \$95,616.00 for the rental of space for the Little Rock Technology Park Authority; and for other purposes. *Staff recommends approval.*

Mayor Stodola distributed copies of the Science and Technology Arts and Cultural Creative Corridor Plan that was presented by The Downtown Partnership to the Little Rock Technology Park Authority Board and was now under consideration. Mayor Stodola stated that the Technology Park Authority Board was working to identify the specific locations within the corridor to acquire buildings, renovate or build and the Plan simply provided for the concepts that were under consideration and would be undertaken once the Authority identified the properties along the corridor.

Jay Chesshir: Stated that he was a member of the Little Rock Technology Park Authority Board and that they were currently in search of an Executive Director. Mr. Chesshir gave an overview regarding the work that the Technology Park Authority had undertaken to-date.

Director Adcock asked if the lease was for two (2) years. Mr. Chesshir stated that the lease was actually for five (5) years with a two (2)-year option to leave; however, the unamortized tenant improvement expense would have to be paid at the end of the second year before they moved into the permanent location. Director Adcock stated that the City was initially asked to contribute \$125,000.00, along with the University of

Arkansas at Little Rock, University of Arkansas for Medical Sciences and Arkansas Children's Hospital. Director Adcock asked if the City's portion had been paid. City Manager Bruce Moore stated that the Board had passed a resolution to appropriate the \$125,000.00 and that the City had been receiving invoices from the Technology Park Authority. Director Adcock asked how much of the \$125,000.00 had been invoiced and paid. City Manager Moore stated that he thought it was approximately \$50,000.00.

Director Hendrix made the motion, seconded by Director Richardson, to call the question on the vote. By unanimous voice vote of the Board Members present, **the question to vote was called.** Director Hendrix made the motion, seconded by Director Richardson, to approve the resolution. By roll call vote, the vote was as follows: Ayes: Hendrix; Richardson; Hurst; Cazort; Hines; Wyrick; Fortson; Kumpuris; Adcock; and Vice-Mayor Wright. By a vote of ten (10) ayes and zero (0) nays; **the resolution was approved.**

EXECUTIVE SESSION (Item 20)

20. RESOLUTION NO. 13,882: To make an appointment to the Little Rock Advertising and Promotions Commission; and for other purposes.

Synopsis: Appointment of Capi Peck to her third four (4)-year Industry Position term, said term to expire on May 1, 2018.

Director Fortson stated that the Little Rock Advertising and Promotions Commission had passed a special resolution requesting that Capi Peck be appointed to a third term based on the fact that she had Chaired the Commission during the development of the Robinson Auditorium renovation project and that continuity of leadership was important and crucial during the next phase of the renovation.

Director Kumpuris made the motion, seconded by Director Adcock, to approve the appointment. By unanimous voice vote of the Board Members present, **the appointment was approved.**

Director Cazort stated that the Pulaski County Solid Waste District had plans to remove the recycling receptacle at War Memorial Park. Director Cazort made the motion, seconded by Director Richardson, to send a letter to the Pulaski County Solid Waste District requesting that they reconsider the removal of the receptacles. By unanimous voice vote of the Board Members present, **the motion was approved.**

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:

Susan Langley, City Clerk

Mark Stodola, Mayor