

**Little Rock Board of Directors Meeting
April 18, 2017
6:00 PM**

The Board of Directors of the City of Little Rock, Arkansas, met in a meeting with Mayor Mark Stodola presiding. Assistant City Clerk Allison Segars called the roll with the following Directors present: Hendrix; Peck; Hines; Wright; Kumpuris; Fortson; Adcock; Vice-Mayor Webb; and Mayor Stodola. Directors absent: Richardson and Wyrick. Director Dean Kumpuris delivered the invocation, which was followed by the Pledge of Allegiance.

PRESENTATIONS

National Community Development Week Proclamation
Sculpture at the River Market

ADDITIONS:

M-1 RESOLUTION: To express support for the proposal to extend the existing Property Tax Millage for the Little Rock School District in order to support the construction of needed facilities; to encourage citizens to vote for the extension at the election to be held on May 9, 2017; and for other purposes. *Staff recommends approval.*

M-2 RESOLUTION: To request that the Governor and the Arkansas General Assembly review the issue of amendments to Arkansas Law to require that Internet vendors either collect and remit any relevant State or Local Compensating Use Tax on Internet sales, or that Internet vendors provide the State and all relevant localities sufficient information regarding an Internet purchaser to allow State or Local Government to collect such a local Compensating Use Tax; and for other purposes. *Staff recommends approval.*

Director Hines made the motion, seconded by Director Wright, to add Items M-1 and M-2 to the Separate Items. By unanimous voice vote of the Board Members present, **Items M-1 and M-2 were added to the Separate Items.**

SEPARATE ITEMS (Items M-1 and M-2)

M-1 RESOLUTION NO. 14,548: To express support for the proposal to extend the existing Property Tax Millage for the Little Rock School District in order to support the construction of needed facilities; to encourage citizens to vote for the extension at the election to be held on May 9, 2017; and for other purposes. *Staff recommends approval.*

Samantha Toro: Stated that she was against the millage extension and asked that the Board not approve the resolution.

Vincent Tolliver, 1510 South Ringo Street: Stated that he was against the resolution.

Darian Smith, 4 Courtfield Drive: Stated that he was the Principal of the Mabelvale Elementary School and that he was in support of the millage and asked that the Board approve the resolution.

Dr. Lilly Bouie, 1501 Jones Street: Stated that she was the Child Nutritionist for the Little Rock School District and that she was in support of the millage and asked that the Board support the resolution.

Dr. Sadie Mitchell, 810 West Markham Street: Stated that she was the Associate Superintendent for Elementary Schools in the Little Rock School District and was supporting of the millage extension.

Muskie Harris, 1514 South Summit Street: Stated that he was in support of the millage extension and asked that the Board support the resolution.

Donna Massey, 1410 South Tyler Street: Stated that she was against the millage and the resolution.

Mollie Campbell: Stated that she was a parent of a student in the Little Rock School District and that she was in support of the millage extension and asked that the Board support the resolution.

Director Hines stated that he was a product of the Little Rock School District and that he was supportive of the millage increase. Director Wright stated that the vote for the millage should be about the children and the children only. Director Peck stated that she was in support of the resolution and the millage extension. Director Hendrix stated that she was not in support of the resolution. Director Kumpuris the millage had nothing to do with the School Board or control, it was about dilapidated school buildings that could not be utilized to adequately educate children. Vice-Mayor Webb stated that she supported the resolution and the millage. Director Adcock stated that she was in support of the resolution and the millage. Director Fortson expressed his support of the resolution.

Director Hines made the motion, seconded by Director Wright, to approve the resolution. By roll call vote, the vote was as follows: Ayes: Peck; Hines; Wright; Kumpuris; Fortson; Adcock; and Vice-Mayor Webb. Nays: Hendrix. Absent: Richardson and Wyrick. By a vote of seven (7) ayes, one (1) nay and two (2) absent, **the resolution was approved.**

M-2 RESOLUTION NO. 14,547: To request that the Governor and the Arkansas General Assembly review the issue of amendments to Arkansas Law to require that Internet vendors either collect and remit any relevant State or Local Compensating Use Tax on Internet sales, or that Internet vendors provide the State and all relevant localities sufficient information regarding an Internet purchaser to allow State or Local Government to collect such a local Compensating Use Tax; and for other purposes. *Staff recommends approval.*

Director Adcock made the motion, seconded by Director Hines, to approve the resolution. By voice vote of the Board Members present, with Director Hendrix voting Present, **the resolution was approved.**

CONSENT AGENDA (Items 1 – 5)

Director Hines asked that Item 1 be read separately.

1. RESOLUTION NO. 14,540: To authorize the City Manager to enter into a Lease Agreement with Enterprise FM Trust, by Enterprise Fleet Management, Inc., its attorney in fact, in an amount not to exceed \$183,094.00, plus any applicable taxes, for the leasing of vehicles for 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 Enterprise Fleet Management, Inc., 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.

Director Hines asked what the difference was between the bidders. Little Rock Police Chief Kenton Buckner stated that he did not have the actual total; however, he did know that the difference was over \$100,000.00.

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

2. RESOLUTION NO. 14,541: To authorize participation in the Arkansas Municipal League Vehicle Program, in an amount not to exceed \$450,000.00, to cover additional vehicles added to the City's vehicle inventory; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to enter into an annual contract with Arkansas Municipal League -Municipal Vehicle Program for the purchase of insurance premium to cover Motor Vehicle Liability, Compensation and Collision for the City of Little Rock vehicles and equipment.

3. RESOLUTION NO. 14,542: To authorize the City Manager to enter into contracts with five (5) organizations to provide Afterschool/Out-of-School Time Prevention Programs and Youth Intervention Programs, which were approved by the Commission on Children, Youth and Families for 2017; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to enter into contracts with five (5) organizations to provide Afterschool/Out-of-School Time Prevention Programs and Youth Intervention Programs, approved by the Commission on Children, Youth and Families for 2017.

4. RESOLUTION NO. 14,543: To authorize the City Manager to enter into agreements with different organizations to provide a Career Life Skills System, Domestic Violence Counseling Services and Citywide Enhancement Programs; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to into contracts with organizations to provide Career Life Skills System Development, Domestic Violence Counseling Services and Citywide Enhancement Programs.

5. RESOLUTION NO. 14,544: To set May 2, 2017, as the date of public hearing on the issuance of Taxable Industrial Development Revenue Bonds - \$13,000,000.00 City of Little Rock, Arkansas Taxable Industrial Development Revenue Bonds (Martial Arts Service, Inc., Series 2017); and for other purposes. *Staff recommends approval.*

Director Adcock made the motion, seconded by Director Hines, to approve the resolutions. By voice vote of the Board Members present, with Director Hendrix voting Present, **the resolutions were approved.**

GROUPED ITEMS (Items 6 – 9, Items 11 – 17 and Item 19)

Mayor Stodola stated that he had received cards from individuals wanting to speak on Items 10 and 18 and that they would be read separately.

6. ORDINANCE NO. 21,380: To waive the provisions of Chapter 36., Section 36-543.(7), to allow Arkansas Children's Hospital to place roof signs on the east and north facades of the main hospital building, located at #1 Children's Way, and the west façade of the medical office building, located at 1900 Maryland Avenue, in the City of Little Rock, Arkansas; and for other purposes. *Staff recommends approval.*

Synopsis: Arkansas Children's Hospital is requesting approval of a waiver of the provisions of Chapter 36., Section 36-543 (7) to permit the installation of three (3) roof signs as part of a campus-wide and system-wide Rebranding and Wayfinding Campaign. (Located in Ward 1)

7. ORDINANCE NO. 21,381; Z-4051-A: To approve a Planned Zoning Development and establish a Planned Industrial District titled Triangle Properties Short-Form PID, located at 8218 Baseline Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; and 1 absent. Staff recommends approval*

Synopsis: The request is a rezoning from I-2, Light Industrial District, to PID, Planned Industrial Development District, to add a health studio and spa as an allowable use for the property. (Located in Ward 7)

8. ORDINANCE NO. 21,382; Z-4343-II: To approve a Planned Zoning Development and establish a Planned Commercial District titled Bank of the Ozarks Revised Long-Form PCD, located on the northwest corner of Cantrell Road and Chenonceau Boulevard, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; and 1 absent. Staff recommends approval*

Synopsis: The request is a revision to the previously-approved PCD, Planned Commercial Development, to allow a modification to the site plan and amend the allowable uses for the overall development. (Located in Ward 5)

9. ORDINANCE NO. 21,383; Z-4343-JJ: To approve a Planned Zoning Development and establish a Planned Residential District titled Renaissance Pointe The Ranch Revised Long-Form PD-R, located at Chenonceau Boulevard and Ayla Drive, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; and 1 absent. Staff recommends approval*

Synopsis: The applicant is proposing to amend the previously-approved PD-R, Planned Development - Residential, to remove one (1) of the buildings located at the northwest corner of the site and to allow a building located at the southwest corner of the site to increase the height by one (1)-floor. (Located in Ward 5)

11. ORDINANCE NO. 21,385; Z-4743-D: To approve a Planned Zoning Development and establish a Planned Commercial District titled Doublebee's Store #116 Short-Form PD-C, located at 2406 Cantrell Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; and 1 absent. Staff recommends approval*

Synopsis: The request is a reclassification from I-2, Light Industrial District, and PCD, Planned Commercial Development, to PD-C, Planned Development - Commercial, to allow for the development of a convenience store, with gas pumps and a detached fuel canopy. (Located in Ward 3)

12. ORDINANCE NO. 21,386; Z-4923-R: To approve a Planned Zoning Development and establish a Planned Commercial District titled Shackelford Crossing Lot 1 – Cracker Barrel – Revised Short-Form PCD, located at 2618 South Shackelford Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; and 1 absent. Staff recommends approval*

Synopsis: The applicant is requesting a revision to the previously-approved PCD, Planned Commercial Development, to allow for the placement of a temporary storage module on the site from October 15th of each year to January 15th of each year for the storage of seasonal items. (Located in Ward 6)

13. ORDINANCE NO. 21,387; Z-5703-E: To approve a Planned Zoning Development and establish a Planned Commercial District titled Lots 2 and 4 Colonel Glenn Business Center Revised Long-Form PCD, located at 10303 Colonel Glenn Road, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; and 1 absent. Staff recommends approval*

Synopsis: The applicant is requesting to amend the previously-approved PCD, Planned Commercial Development, for Lot 2 to add additional uses and for Lot 4 to provide the development plan for construction of mini-warehouse. (Located in Ward 7)

14. ORDINANCE NO. 21,388; Z-6734-G: To approve a Planned Zoning Development and establish a Planned Residential District titled 307 East 9th Street Revised Short-Form PD-R, located at 307 East 9th Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; and 1 absent. Staff recommends approval*

Synopsis: The applicant requesting a revision to the previously-approved PD-R, Planned Development - Residential, to allow the use of the home located at 307 East 9th Street as single-family, general and professional office and an Air Bed and Breakfast (Airbnb). (Located in Ward 1)

15. ORDINANCE NO. 21,389; Z-6973-H: To approve a Planned Zoning Development and establish a Planned Commercial District titled Lots 2 and 3 The Villages at Colonel Glenn Revised Long-Form PCD, located on the northwest corner of David O. Dodd Road and Lawson Cutoff, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; and 1 absent. Staff recommends approval*

Synopsis: The applicant is now proposing to amend the previously-approved PCD, Planned Commercial Development, to allow for the construction of an additional building containing ten (10) service bays for the Subaru Dealership. (Located in Ward 7)

16. ORDINANCE NO. 21,390; Z-7603-I: To approve a Planned Zoning Development and establish a Planned Commercial District titled 14910 Cantrell Road Revised Long-Form PCD, located at 14910 Cantrell Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; and 1 absent. Staff recommends approval*

Synopsis: The applicant is proposing to amend the previously-approved PCD, Planned Commercial Development, for Lot 2 of the Cantrell Falls Development to allow for the construction of a new 19,754 square-foot building to be occupied by C-1, Neighborhood Commercial District, uses. (Located in Ward 5)

17. ORDINANCE NO. 21,391; Z-8998-A: To approve a Planned Zoning Development and establish a Planned Office District titled MEMS Revised Short-Form PD-O, located at 1121 West 7th Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; and 1 absent. Staff recommends approval*

Synopsis: The applicant is proposing to amend the previously-approved PD-O, Planned Development - Office, to allow for the placement of a ground sign along West 7th Street. (Located in Ward 1)

19. ORDINANCE NO. 21,393: To dispense with the requirement of competitive selection and authorize the City Manager to enter into a contract with INFOR (US), Inc., in an amount not to exceed \$1,534,669.05, plus any applicable taxes, to purchase Software Licenses and Implementation Services; **to declare an emergency;** and for other purposes. *Staff recommends approval*

The ordinances were read a first time. Director Adcock made the motion, seconded by Director Hines, to read the ordinances a second time. By unanimous voice vote of the Board Members present, the ordinances were read a second time. Director Adcock made the motion, seconded by Director Hines, 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 19 was approved.**

SEPARATE ITEMS (Item 10, Item 18 and Items 20 – 23)

10. ORDINANCE NO. 21,384; Z-4635-D: To approve a Planned Zoning Development and establish a Planned Commercial District titled Huffstutlar Properties Revised Long-Form PCD, located at 10600 Interstate 30, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; and 1 absent. Staff recommends approval*

Synopsis: The request is to amend the previously-approved PCD, Planned Commercial Development, to allow for the placement of wall signage without public street frontage and allow a single ground sign to exceed the height typically allowed in Commercial Zoning Districts. (Located in Ward 7)

The ordinance was read a first time. Director Adcock made the motion, seconded by Director Wright, to read the ordinance a second time. By unanimous voice vote of the Board Members present, the ordinance was read a second time. Director Adcock made the motion, seconded by Director Hines, 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.

Pat McGetrick: Stated that he was representing the applicant and that they were asking for a sign variance. Mr. McGetrick stated that the signage was a pylon sign and would be placed along Interstate 30. Mr. McGetrick stated that the reason that the applicant was requesting a variance was that there was a billboard, which they had no control over, that was restricting the view of the current signage. Mr. McGetrick stated that by-right the applicant was allowed to have up to ten (10) pylon signs along the frontage on Childers Road and Baseline Road; however, the applicant had stated that he would not be placing and signage in those areas.

John Huggler, 9906 Baseline Road: Stated that he was concerned about the size of signage that the applicant was proposing.

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

18. ORDINANCE NO. 21,392; Z-9126-A: To approve a Planned Zoning Development and establish a Planned Commercial District titled Donaghey Building Revised Short-Form PCD, located at 103 East 7th Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; and 1 absent. Staff recommends approval*

Synopsis: The applicant is proposing to amend the previously-approved PCD, Planned Commercial Development, to update the approval by adding one (1)-unit and allowing the units to be marketed as a mixed income development. (Located in Ward 1)

The ordinance was read a first time. Director Adcock made the motion, seconded by Director Wright, to read the ordinance a second time. By unanimous voice vote of the Board Members present, the ordinance was read a second time. Director Adcock made the motion, seconded by Director Wright, 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.

Matthew Musgrave, 32 Circle Drive: Stated that he represented the applicant and that the plan was to renovate the building to create 155 apartments with retail on the ground floor. Mr. Musgrave stated that they would be removing the sky bridges in an effort to get people back down on street level.

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

20. RESOLUTION NO. 14,547: To authorize the City Manager to enter into a contract with the Little Rock Regional Chamber of Commerce, in an amount not to exceed \$300,000.00, to provide Economic Development Consulting Services; and for other purposes. *Staff recommends approval.*

Synopsis: Approval to enter into a contract with the Little Rock Regional Chamber of Commerce for Economic Development Consulting Services.

The resolution read a first time.

Jay Chesshir: Stated that he was the President & CEO of the Little Rock Regional Chamber of Commerce. Mr. Chesshir reviewed the list of accomplishments that the Chamber had accomplished in the past in contributing to economic development in the City of Little Rock.

Director Wright asked City Manager Bruce Moore to describe the selection process utilized for the Request for Proposal (RFP) for Economic Development and to explain the recommendation. City Manager Moore stated that there was only one (1) response to the RFP and that he had assembled a Review Committee to ensure that the response met the threshold for scoring. City Manager Moore stated that through the current Purchasing System, 322 e-mails had been sent out to organizations that qualified to submit proposals for the RFP, and only one (1) was received.

Vice-Mayor Webb asked for an explanation regarding the transparency of the funding. Mr. Chesshir stated that a contractual agreement had been developed specifying what the Chamber would do with the funding received from an economic perspective. Mr. Chesshir stated that the Board would receive quarterly reporting regarding the activity of the economic development work completed. In terms of the budget, Mr. Chesshir stated that Economic Development Funds from the City would be completely separate from the Chamber Operating Account and would be audited each and every year.

Donna Massey, 1410 South Tyler Street: Stated that she was against the resolution and that three (3) years was too long of a time for a contract.

Director Hines made the motion, seconded by Director Adcock, to approve the resolution. By roll call vote, the vote was as follows: Ayes: Hendrix; Peck; Hines; Wright; Kumpuris; Fortson; and Adcock. Nays: Vice-Mayor Webb. Absent: Richardson and Wyrick. By a vote of seven (7) ayes, one (1) nay and two (2) absent, **the resolution was approved.**

Director Adcock made the motion, seconded by Director Hines, to take a fifteen (15)-minute recess. Mayor Stodola stated that while they Board was in recess, they could go into Executive Session to make the appointments to Boards and Commissions. City Attorney Tom Carpenter stated that if the Board was going to go into Executive Session during the recess, the reason for the Session needed to be articulated beforehand. Director Kumpuris made the motion, seconded by Director Wright, to go into Executive Session for the purpose of appointments to City Boards and Commission. By voice vote of the Board Members present, **the motion failed.** The Mayor stated that the Board would take a fifteen (15)-minute recess.

21. ORDINANCE; Z-4551-F: To amend Chapter 30 of the Code of Ordinances of the City of Little Rock, Arkansas, providing for a waiver of the Boundary Street Ordinance Construction Requirements for 12123 Kanis Road; and for other purposes. *Planning Commission: 4 ayes; 5 nays; and 2 absent. Staff recommends denial.*

Synopsis: The applicant is requesting a waiver of the required boundary street improvements to Kanis Road adjacent to 12123 Kanis Road, the Madina Institute. (Located in Ward 6)

The ordinance was read a first time. Director Adcock made the motion, seconded by Director Wright, to read the ordinance a second time. By unanimous voice vote of the Board Members present, the ordinance was read a second time. Director Adcock made the motion, seconded by Director Wright, 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.

Director Hines asked if there had been any discussion regarding payment in lieu of improvements. Public Works Department Director Jon Honeywell stated that there had not been an offer made of payment in lieu of improvements. Mr. Honeywell stated that there was a future project for widening Kanis Road; however, according to City Code and the Boundary Street Ordinance, if a Developer chose to make improvements before the City opened bids, they were required to meet the half-street boundary street

improvements. Mayor Stodola asked when the widening project would be beginning. Mr. Honeywell reported that staff was still in the process of acquiring right-of-way easements and that it would possibly be later in the summer; depending on negotiations and acquiring of property. Mr. Honeywell stated that construction of the project and been projected to begin in August 2016; however, there were fifty-one (51) parcels of property along the corridor that the City had been working to acquire, and currently forty (40) of those were in place. Mr. Honeywell stated that the City had only received the easement on property in question within the last month. Mayor Stodola asked if there had been a request to defer payment on the construction. Planning & Development Department Director Tony Bozynski stated that no such request had been made. Director Wright asked how much the improvements would cost. Mr. Honeywell stated that the approximate cost would be \$60,000 - \$80,000. Mr. Honeywell stated that if the applicant would wait on their application until the City opened the bids for construction on the widening project, the City would be responsible for the improvements.

Sophia Said, 1301 Cherry Brook Drive: Stated that they were a small group of progressive, liberal Muslims located in West Little Rock. Ms. Said stated that they were aware of the requirements; however, they had purchased the property in November 2016 based on the proposed August 2016 for the beginning of the widening project. Ms. Said stated that it was crucial for them to get their project started as Ramadan was upcoming and they needed a location to pray and meet together.

Safiya Ghori-Ahmad, 31 Forest Valley Lane: Stated that their church could not afford to make the improvements and it would take longer for them to be able to utilize the facility.

Director Kumpuris asked if the building could be utilized in the present condition. Mr. Bozynski stated that once improvements were started on the building, it became a different type of occupancy, and he was not aware of what type of improvements they had made to-date. Mr. Bozynski stated in order for them to receive a Certificate of Occupancy, the improvements would have to be made, due to the fact that once the Building Permit and Grading Permit were obtained, the boundary street improvement requirements was triggered.

Director Hines made the motion, seconded by Director Adcock, to approve the resolution. By roll call vote, the vote was as follows: Ayes: Peck; Kumpuris; and Vice-Mayor Webb. Nays: Hendrix; Hines; Wright; Fortson; and Adcock. Absent: Richardson and Wyrick. By a vote of three (3) ayes, five (5) nays and two (2) absent, **the ordinance failed.**

22. ORDINANCE NO. 21,395; Z-9198: To approve a Planned Zoning Development and establish a Planned Commercial District titled Breed Short-Form PCD, located at 5108 Baseline Road, 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; and 2 absent. Staff recommends denial.*

Synopsis: The applicant is requesting a rezoning from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow for the reuse of this existing building as a salon and also to provide wholesale beauty products. (Located in Ward 2)

The ordinance was read a first time. Director Adcock made the motion, seconded by Director Hines, to read the ordinance a second time. By unanimous voice vote of the Board Members present, the ordinance was read a second time. Director Adcock made the motion, seconded by Director Wright, 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.

Director Adcock asked why staff had recommended denial of the ordinance. Mr. Bozynski stated that the property in question had a depth of 600 feet and that there was an existing commercial building located on the front portion of the property. Mr. Bozynski stated that staff's concern was not for the reuse of the building, but of extending the commercial, non-residential use that far back into the residential uses. Director Adcock stated that the adjacent neighborhoods took that into consideration and had worked with the owner and felt that it would provide some redevelopment for that area.

By voice vote of the Board Members present, with Director Hendrix voting Present, **the ordinance was approved.**

23. ORDINANCE NO. 21,394: 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 and emergency***; and for other purposes. *Staff recommends approval.*

Synopsis: Eight (8) residential structures in a severely dilapidated, deteriorated and/or burned condition causing a negative environmental impact on the residential neighborhoods in which they are located in. All Notices have been mailed in accordance with Arkansas State Law.

The ordinance was read a first time. Director Adcock made the motion, seconded by Director Hines, to read the ordinance a second time. By unanimous voice vote of the Board Members present, the ordinance was read a second time. Director Adcock made the motion, seconded by Director Hines, 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.

Patrick Nahlen, 3311 Anna Street: Stated that he was the owner of the property located at 5121 West 33rd Street and wanted to rehab the structure.

Mayor Stodola stated that the property had previously been before the Board and was removed. Mr. Nahlen stated that he was never told why it was removed and he originally wanted to tear it down, but couldn't obtain a permit. Mr. Nahlen stated that he had decided that he wanted to make the improvements himself. Mr. Nahlen stated that he could repair the outside of the structure for approximately \$3,000.00; however, he didn't want to have to make repairs on the inside until he was ready to do so. Director Kumpuris stated that he would be supportive of approving a deferral if Mr. Nahlen could give a timeframe for when he would make the necessary improvements to the interior of the structure; however, he was not supportive of a deferral that was not time certain.

Director Kumpuris made the motion, seconded by Director Hendrix, to give Mr. Nahlen a thirty (30) day referral to come back with a concrete proposal that will either be accepted or the City would proceed with demolition.

Housing & Neighborhood Programs Code Enforcement Manager Ed Garland stated that the structure had been declared Unsafe/Vacant in August 2009.

By voice vote of the Board Members present, with Directors Wright and Adcock voting in opposition, **the motion was approved.**

Jordan Haas, 1909 Arch Street: Stated that he had purchased the property located at 2313 Center Street at a tax auction. Mr. Haas stated that as soon as he quited the title, he wanted to renovate the structure.

Director Hines asked what the timetable was to obtain Quite Title on the property. Mr. Haas stated that he would start the process immediately and estimated that it might take approximately three (3) months to obtain. City Attorney Tom Carpenter asked if Mr. Haas had conducted a Title Review to determine if there were any heirs to notify. Mr. Haas stated that he had not conducted a review.

Director Hines made the motion, seconded by Director Kumpuris, to remove the property located at 2313 Center Street from the condemnation ordinance for 180 days to give Mr. Haas time to obtain Quiet Title to the property. By voice vote of the Board Members present, with Directors Hendrix and Adcock voting in opposition, **the motion was approved.**

Lisa TwoRivers, 2505 Wolfe Street: Stated that she was the owner of the property located at 2521 Wolfe Street. Ms. TwoRivers stated that she had previously addressed the Board and was given 120 days in order to obtain financing to rehabilitate the structure. Ms. TwoRivers stated that she had obtained a cost estimate of \$26,000.00, to repair the house and that she had saved \$13,000.00, and the Contractor was willing to finance the remainder. Ms. TwoRivers stated that she was ready to begin rehabilitation immediately.

Housing & Neighborhood Programs Department Director Victor Turner stated that when the property was deferred in October 2016, the Board gave Ms. TwoRivers 120 days to obtain financing. Mr. Turner stated that 120 days had already passed and Ms. TwoRivers did not have total financing for the cost of the rehabilitation, and that was why the matter was back before the Board.

Director Kumpuris made the motion, second by Director Fortson, to remove 2521 Wolfe Street from the list. By voice vote of the Board Members present, with Directors Hendrix & Adcock and Vice-Mayor Webb voting in opposition, **the motion was approved.**

By voice vote of the Board Members present, with Director Hendrix voting in opposition, **the ordinance was approved as amended.** By voice vote of the Board Members present, with Director Hendrix voting in opposition, **the emergency clause failed due to the fact that there were only seven (7) ayes and eight (8) votes were required for approval.** Director Hendrix stated that she would like to change her vote from nay to yay. As a result of Director Hendrix changing her vote, **the emergency clause was approved.**

PUBLIC HEARINGS (Item 24)

24. RESOLUTION NO. 14,545: To approve the amended uses of the 2017 CDBG Entitlement Funds; and for other purposes. *Staff recommends approval.*

Synopsis: As a regulatory requirement, a public hearing must be conducted regarding amended uses of 2017 CDBG Entitlement Funds, which the City expects to receive from the U.S. Department of Housing and Urban Development (HUD).

Mayor Stodola opened the public hearing.

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

Mayor Stodola 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.

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

CITIZEN COMMUNICATION

Annie Robinson, 9 Allyson Circle: The Homeless.

EXECUTIVE SESSION (Item 25)

25. RESOLUTION: Appointments to various City Boards and Commissions.

Synopsis: Arts & Culture Commission (2 positions); Board of Adjustment (2 positions); City Beautiful Commission (1 position); Civil Service Commission (3 positions); Commission on Children, Youth and Families (4 positions); Historic District Commission (1 position); Land Bank Commission (2 positions); Little Rock Parks & Recreation Commission (1 position); Little Rock Zoo Board of Governors (1 position); MacArthur Military History Museum Commission (11 positions); and Racial & Cultural Diversity Commission (3 positions).

Mayor Stodola stated that he had planned on recessing the meeting until April 11, 2017, to conduct the follow-up evaluation of the City Attorney Carpenter; however, he had been made aware that at least three (3) Directors would not be present at that meeting and would work to find another date for the evaluation.

Director Hines made the motion, seconded by Director Adcock, to recess the meeting until April 11, 2017, for the purpose of Board & Commission appointments. By unanimous voice vote of the Board Members present, **the meeting was recessed.**

ATTEST:

APPROVED:

Allison Segars, Assistant City Clerk

Mark Stodola, Mayor