

**Little Rock Board of Directors Meeting  
June 17, 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. City Clerk Susan Langley called the roll with the following Directors present: Hendrix; Richardson; Hines; Hurst (enrolled at 6:21 PM); Cazort; Wyrick; Adcock; Vice-Mayor Wright; and Mayor Stodola. Directors Absent: Kumpuris and Fortson. Director B.J. Wyrick delivered the invocation, which was followed by the Pledge of Allegiance.

**PRESENTATIONS**

City of Little Rock Employee Retirement Recognition  
Don Flegal, Human Resources Department  
Bryan Day, City Manager's Office

**DEFERRAL:**

**13. ORDINANCE:** To amend Chapter 31 of the Code of Ordinances of the City of Little Rock, Arkansas, providing for a variance from the driveway spacing criteria on commercial streets for Slim Chickens, located at the northeast corner of Cantrell Road and Keightley Drive; and for other purposes. *Staff recommends approval. (Deferred for two (2) weeks at the applicant's request)*

**Synopsis:** Authorizes a variance from Section 31-210(e)(3), General Access and Circulation, for the driveway spacing on other commercial streets for Slim Chickens to be located at the northeast corner of Cantrell Road (Highway 10) and Keightley Drive.

Director Cazort made the motion, seconded by Director Hines, defer Item 13 for two (2) weeks. By unanimous voice vote of the Board Members present, **Item 13 was deferred for two (2) weeks.**

**CONSENT AGENDA (Items 1 - 6)**

**1. RESOLUTION NO. 13,901:** To amend Resolution No. 13,699 (May 21, 2013), to set forth additional projects for Ward 4 Street and Drainage Improvements; and for other purposes. *(Funding from the 2012 3/8-Cent Capital Improvement Sales Tax Funding) Staff recommends approval.*

**Synopsis:** A resolution to amend Resolution No. 13,699, Sec.7., (a), (ii) adopted May 21, 2013, and to set forth additional projects for Ward 4 Street and Drainage Improvements.

**2. RESOLUTION NO. 13,902:** To authorize the City Manager to enter into a contract with Dell Computer Corporation, for the purchase of 42 Dell Optiplex 9020 Computers, including required accessories, for a total amount of \$62,431.05; and forty-two (42) copies of Microsoft Office 2013 Software from SHI International for a total amount of \$15,107.40, for the Little Rock Police Department 911 Center, utilizing the Arkansas

State Purchasing Contract for both purchases; and for other purposes. (*Funding from the 2012 3/8-Cent Capital Improvement Sales Tax Funding*) *Staff recommends approval.*

**Synopsis:** The Little Rock Police Department is requesting approval to purchase forty-two (42) Dell OptiPlex 9020 Computers from the State Contract vendor and forty-two (42) copies of Microsoft Office 2013 software from SHI International, the State Contract vendor for software.

**3. RESOLUTION NO. 13,903:** To authorize the City Manager to approve a one (1)-year extension of the annual Software Maintenance Agreement with IBM Corporation, in the amount of \$147,888.00; and for other purposes. *Staff recommends approval.*

**Synopsis:** This resolution authorizes an additional year of software maintenance services for the City's IBM mainframe computer pursuant to sole-source Ordinance No. 20,220 (February 16, 2010).

**4. RESOLUTION NO. 13,904:** To authorize the City Manager to enter into a contract with EVO Business Environments, a State Contract Vendor, for the purchase of office furniture for the first floor of the 12<sup>th</sup> Street Station, in the total amount \$64,094.20; and for other purposes. *Staff recommends approval.*

**Synopsis:** The Little Rock Police Department is requesting approval to purchase office furniture from EVO Business Environments, a State Contract Vendor, for office furniture for the first floor of the 12<sup>th</sup> Street Station.

**5. RESOLUTION NO. 13,905:** To authorize the City Manager to enter into a contract with Innerplan, a State Contract Vendor, for the purchase of office furniture for the first floor of the 12<sup>th</sup> Street Station, in the total amount \$71,879.68; and for other purposes. *Staff recommends approval.*

**Synopsis:** The Little Rock Police Department is requesting approval to purchase office furniture from Innerplan, a State Contract Vendor, for office furniture for the first floor of the 12<sup>th</sup> Street Station.

**6. RESOLUTION NO. 13,906:** To authorize the City Manager to enter into a contract with Today's Office, a State Contract Vendor, for the purchase of office furniture for the first floor of the 12<sup>th</sup> Street Station, in the total amount \$65,923.86; and for other purposes. *Staff recommends approval.*

**Synopsis:** The Little Rock Police Department is requesting approval to purchase office furniture from Today's Office, a State Contract Vendor, for office furniture for the first floor of the 12<sup>th</sup> Street Station.

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

#### **GROUPED ITEMS (Items 7 – 12 and 14 - 16)**

**7. ORDINANCE NO. 20,885; Z-5016-B:** To approve a Planned Zoning Development and establish a Planned Commercial District titled GKS Development Short-Form PID, located at 5510 West 65<sup>th</sup> Street, 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 approval.*

**Synopsis:** The request is a rezoning from C-4, Open Display District, to PID, Planned Industrial District, to add a commercial laundry as an allowable use to the existing building. C-4 uses will be maintained as alternate uses for the site.

**8. ORDINANCE NO. 20,886; Z-8446-A:** To repeal Ordinance No. 20,112 (June 2, 2009) titled Blue Wave Express Carwash Short-Form PD-C and revoking a Planned Zoning District; and for other purposes. *Planning Commission: 9 ayes; 0 nays; and 2 absent. Staff recommends approval.*

**Synopsis:** The request is a revocation of the existing PD-C, Planned Development – Commercial, zoning and the restoration of the previously held UU, Urban Use, Zoning District designation.

**9. ORDINANCE NO. 20,887; 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 from May 20, 2014) (Deferred from June 3, 2014)*

**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.

**10. ORDINANCE NO. 20,888; Z-8936:** To approve a Planned Zoning Development and establish a Planned Residential District titled Little House Little Rock, LLC, Short Form PD-R, located at 5318 A Street, 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 approval.*

**Synopsis:** The request is a rezoning from R-2, Single-Family, to PD-R, Planned Development – Residential, to allow a lot split and the construction of new single-family homes on the individual lots.

**11. ORDINANCE NO. 20,889; Z-8938:** To approve a Planned Zoning Development and establish a Planned Residential District titled 4221 North Lookout Short-Form PD-R, located at 4221 North Lookout 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 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 new single-family home located within the Hillcrest Design Overlay District. The home as proposed exceeds the floor area ratio as established by the DOD and encroaches into the side-yard setback as established by the R-2, Single-Family, Zoning District.

**12. ORDINANCE NO. 20,890; Z-8939:** To approve a Planned Zoning Development and establish a Planned Residential District titled Newbern Short-Form PD-R, located at 4124 Fairview 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 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 new single-family home with an accessory dwelling within the Hillcrest Design Overlay District area.

**14. ORDINANCE NO. 20,891:** To amend Chapter 13 of the Code of Ordinances of the City of Little Rock, Arkansas; to provide 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 approval.*

**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.

**15. ORDINANCE NO. 20,892:** To dispense with the requirement of competitive bidding and authorize the City Manager to enter into a contract with Russ Bassett Corporation as the sole-source provider of customized modular communications furniture, which is compatible with communications equipment purchased from Motorola, in the amount of \$352,199.05; and for other purposes. *(Funding from the 2012 3/8-Cent Capital Improvement Sales Tax Funding) Staff recommends approval.*

**Synopsis:** The Little Rock Police Department is requesting approval to purchase furniture for the Communications Center from Russ Bassett Corporation, a sole-source vendor for Motorola Communications Consoles which are ADA compliant and are customized for the type of Motorola communications equipment that has been purchased.

**16. ORDINANCE NO. 20,893:** To dispense with the requirement of competitive bidding and to authorize the City Manager to enter into a contract in the amount of \$64,213.65, with Motorola, Inc., as the sole-source provider for the purchase of fifteen (15) Motorola portable radios for patrol units for the Little Rock Police Department; and for other purposes. *(Funding from the 2012 3/8-Cent Capital Improvement Sales Tax Funding) Staff recommends approval.*

**Synopsis:** Approval of an ordinance authorizing the City Manager to enter into a contract with Motorola Solutions, Inc., to purchase fifteen (15) Motorola radios for Police patrol units for the Little Rock Police Department at a total cost of \$64,213.65.

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.**

#### **SEPARATE ITEMS (Items 17 - 21)**

**17. RESOLUTION NO. 13,907:** To authorize the City Manager to extend contracts with one (1) organization to provide Neighborhood-Based After-School/Out-of-School Time Expanded Youth Program Services to Little Rock youth ages twelve (12) to seventeen (17); and for other purposes. *Staff recommends approval.*

**Synopsis:** Authorizing contract extensions with one (1) organization to provide Neighborhood-Based After-School/Out-of-School Time Expanded Youth Programs to youth ages twelve (12) – seventeen (17).

Director Adcock asked that the name of the organization be read aloud so that individuals that might be watching the Board Meeting on television or streaming from the City's website would have that information.

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

**18. RESOLUTION NO. 13,908:** To authorize the City Manager to extend contracts with three (3) organizations to provide re-entry services to Little Rock residents; and for other purposes. *Staff recommends approval.*

**Synopsis: Authorizing contract extensions with three (3) agencies to provide re-entry services.**

Director Adcock asked that the names of the organizations be read aloud so that individuals that might be watching the Board Meeting on television or streaming from the City's website would have that information.

Kim Hogue, 1110 West 7<sup>th</sup> Street: Stated that she was the Director of Mission Services for Goodwill Industries of Arkansas and she wanted to express her appreciation to the Board for providing funds for their re-entry programs. Ms. Hogue provided an overview of their programs and the number of individuals served.

Georgia Mjartan, 302 East Roosevelt Road: Stated that she was the Executive Director of Our House and she wanted to thank the Board for their continued support. Ms. Mjartan provided an overview of their programs and the number of individuals served.

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

**19. RESOLUTION NO. 13,909:** To authorize the City Manager to extend contracts with seven (7) organizations to provide Summer Recreation Programs Little Rock youth ages six (6) to fifteen (15); and for other purposes. *Staff recommends approval.*

**Synopsis: Enter into contracts with seven (7) community-based and faith-based organizations to provide Summer Recreation Programs.**

Director Adcock asked that the names of the organizations be read aloud so that individuals that might be watching the Board Meeting on television or streaming from the City's website would have that information.

Maureen Martin: Stated that she was the Director of Children's Programs at Our House and she wanted to thank the Board for their continued support.

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

**20. ORDINANCE NO. 20,894:** To regulate the operation of mobile food vendors within the City of Little Rock, Arkansas; to add mobile canteen units as a permitted use in certain zoning classifications; and for other purposes. *Planning Commission: 10 ayes; 0 nays; and 1 absent. Staff recommends approval.*

**Synopsis: Staff is proposing amendments to various provisions of the Zoning Ordinance related to mobile canteen units.**

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.

Director Wyrick asked if the mobile food trucks would be allowed to park at a residential structure if the structure happened to be located within an area that was zoned C-3, General Commercial. Director Wyrick stated that she was aware of some areas in Southwest Little Rock that were zoned commercial; however, they had residential structures located on the property. Planning & Development Director Tony Bozynski stated that the use of the property was determined by the zoning, and that if the property was zoned commercial, the food trucks would be allowed to set-up and park on the property.

Director Adcock stated that Southwest Little Rock was inundated with vendors that set-up on the parking lots selling shoes, purses, etc., and that they had asked for some Saturday enforcement to try and combat the problem. Mr. Bozynski stated that those type of vendors were currently permitted as long as they obtained a permit and signed off on the rules and regulations. Vice-Mayor Wright stated that if the vendors were provided an area for them to set-up and sell their merchandise. City Manager Bruce Moore stated that the Board had approved an area located in near UALR specifically for a flea market; however, nothing had ever materialized.

Director Hines made the motion, seconded by Director Hendrix, to call the question on the vote. By unanimous voice vote of the Board Members present, **the question to vote was called.**

By roll call vote, the vote was as follows: Ayes: Hendrix; Richardson; Hurst; Cazort; Hines; and Vice Mayor Wright. Nays: Wyrick and Adcock. Absent: Fortson and Kumpuris. By a vote of six (6) ayes, two (2) nays and two (2) absent, **the ordinance was approved.**

**21. ORDINANCE NO. 20,895:** To authorize the issuance of Hotel and Restaurant Gross Receipts Tax Bonds for the purpose of financing all or a portion of the costs of capital improvements; to pledge collections of a 2% Hotel and Restaurant Gross Receipts Tax to pay the principal of and interest on the bonds; **to declare an emergency;** and for other purposes. *Staff recommends approval. (3<sup>rd</sup> Reading Only)(1<sup>st</sup> and 2<sup>nd</sup> Reading held on June 3, 2014)*

Mayor Stodola stated that the Bonds had been sold and that the numbers could be inserted into the ordinance. Director Adcock made the motion, seconded by Director Hines, to amend the ordinance to include the numbers.

The report was given that the Bonds had been sold and had netted approximately \$68.9 million dollars, with an all-inclusive cost of 4.023% for thirty (30)-year financing. By unanimous voice vote of the Board Members present, **the ordinance was amended.**

The ordinance was read a third time. By unanimous voice vote of the Board Members present, **the ordinance was approved as amended.** By unanimous voice vote of the Board Members present, **the emergency clause was approved.**

**PUBLIC HEARINGS (Items 22 – 24)**

**22. ORDINANCE NO. 20,896; G-23-443:** To abandon the twenty (20)-foot wide (north/south) alley right-of-way, located within Block 4, Clark's Addition, in the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; and 1 absent. Staff recommends approval.*

**Synopsis: The adjacent property owners propose to abandon the twenty (20)-foot wide (north/south) alley right-of-way located within Block 4, Clark's Addition.**

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.

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

Mildred Randolph, 24<sup>th</sup> & Gaines Street: Stated that she lived in the Quapaw Neighborhood and that she had gathered the needed signatures and visited with City Staff and the utility companies regarding the closing of the alleyway.

Mayor Stodola closed the public hearing.

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.**

**23. ORDINANCE NO. 20,897; G-23-444:** To vacate the plat of Fairlane Acres Subdivision and abandon all rights-of-way and easements located within the boundary of the platted subdivision, in the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; and 1 absent. Staff recommends approval.*

**Synopsis: Thousand Hills Church is requesting that the plat of Fairlane Acres Subdivision be vacated and the rights-of-way and easements located within the boundary of this undeveloped, platted subdivision be abandoned, reducing the plat to acreage. The church is proposing to construct a new church building on this 9± acre site, located at the southwest corner of Interstate 430 and David O Dodd Road.**

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.

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.

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

**24. ORDINANCE NO. 20,898; G-23-445:** To abandon an alley located along the northern property line of Lots 6, 7 and 8, Block 30 of CO Brack's Addition to the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 11 ayes; 0 nays; and 0 absent. Staff recommends approval. (Deferred from May 20, 2014) (Deferred from June 3, 2014)*  
**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.**

Mayor Stodola opened 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.

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

(Unidentified Man): Stated that he owned the property located to the south of the alleyway and that the alley was already closed for approximately 1/3<sup>rd</sup> of its length, and that he was in favor of closing the entire length of the alley.

Mayor Stodola closed the public hearing.

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

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

Paul Dodds, P.O. Box 7509: Demolition Policy.

Director Hines 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**