

**Little Rock Board of Directors Meeting
July 17, 2018
6:00 PM**

The Board of Directors of the City of Little Rock, Arkansas, met in a regular meeting with Vice-Mayor Kathy Webb presiding. City Clerk Susan Langley called the roll with the following Directors present: Hendrix; Richardson (enrolled at 6:06 PM); Peck (enrolled at 6:09); Hines; Wright; Wyrick; Kumpuris; Fortson; Adcock; and Vice-Mayor Webb. Absent: Mayor Stodola. Director B.J. Wyrick delivered the invocation followed by the Pledge of Allegiance.

PRESENTATIONS

City of Little Rock Employee Retirement Recognition
Kevin 'Bart' Simpson, Little Rock Police Department
Southwest Community Center Cardinals Baseball Team, 2018 Arkansas Amateur
Baseball
Association Junior A State Champions
2017 Audit Presentation

ADDITIONS:

M-1 RESOLUTION: To appoint a new Commissioner to the Board of Improvement for the Twin Lakes Recreation Improvement District No. 1 of the City of Little Rock, Arkansas; and for other purposes.

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

DEFERRALS:

3. RESOLUTION: To allow for acceptance of an In-Lieu Cash Contribution from Central Arkansas Radiation Treatment Institute (CARTI) to the City of Little Rock Tree Restoration for Environmental Enhancement (TREE) Fund as found in Section 15-37(b)(1) for replanting trees in accordance with the TREE Credit Chart as found in Section 15-52(b); and for other purposes. *Staff recommends approval (Deferred at the applicant's request until August 7, 2018)*

Synopsis: Authorizes the acceptance of an in-lieu cash contribution to the City of Little Rock Tree Restoration for Environmental Enhancement (TREE) Fund as found in Sec. 15-37(b)(1) for replanting trees in accordance with the TREE Credit Chart as found in Sec. 15-52(b) where it has been determined that the planting of trees is not obtainable without undue hardship on the responsible party.

13. ORDINANCE: To declare it impractical and unfeasible to bid; to authorize the City Manager to appropriate \$90,000.00 to CareLink Fitness and Wellness Center, to provide

certain services for older adults in the City of Little Rock, Arkansas; to declare an intent to continue this matter as a part of the 2019 Budget; **to declare an emergency**; and for other purposes. *(Deferred from July 2, 2018) (Deferred at staff's request until September 4, 2018)*

Director Wyrick asked why staff recommended that Item 13 be deferred until September. City Manager Bruce Moore stated that the Board would be voting on the Budget Amendment at the August 21, 2018, Meeting and it would be after that date that he would bring the CareLink proposal back for Board consideration.

Director Adcock made the motion seconded by Director Hines, to defer Item 3 until August 7, 2018, and to defer Item 13 until September 4, 2018. By unanimous voice vote of the Board Members present, **Item 3 was deferred until August 7, 2018, and Item 13 was deferred until September 4, 2018.**

CONSENT AGENDA (Items 1 – 2, Items 4 – 10 and Item M-1)

1. **MOTION**: To accept the 2017 Audit.

2. **RESOLUTION NO. 14,820; G-23-469**: To set August 7, 2018, as the date of public hearing to consider the abandonment of all that part of the North Katillus Road Right-of-Way, located in the NE ¼, SW ¼, Section 13 T-2-N, R-14-W, in the City of Little Rock, Pulaski County, Arkansas; and for other purposes. *Staff recommends approval*

4. **RESOLUTION NO. 14,821**: To authorize the City Manager to execute a contract with Burns & McDonnell, in the amount \$55,000.00, to conduct a Solid Waste Rate Study for the Public Works Department; and for other purposes. *Staff recommends approval*
Synopsis: Authorizes the City Manager to enter into a contract with Burns & McDonnell for a Solid Waste Rate Study for the Public Works Department.

5. **RESOLUTION NO. 14,822**: To authorize the City Manager to execute a contract with Township Builders, Inc., in an amount not to exceed \$716,670.00, for Plantation Drive Sediment Removal; and for other purposes. *Staff recommends approval*
Synopsis: Authorizes the City Manager to execute an agreement with Township Builders, Inc., for improvements to Plantation Drive Sediment Removal, Project No. 13-B-1D, Bid No. 18-018. (Located in Ward 1)

6. **RESOLUTION NO. 14,823**: To authorize the City Manager to approve a contract increase for Gene Summers Construction, Inc., in the amount of \$29,515.00, for additional improvements to 18th Street, from Peyton Street to Washington Street; and for other purposes. *Staff recommends approval*
Synopsis: Authorizes the City Manager to increase the current authorized amount of the Construction Contract with Gene Summers Construction, Inc., for sewer line relocation work for 18th Street Improvements, Project No. 16-1-ST-8. (Located in Ward 1)

7. **RESOLUTION NO. 14,824**: To amend Little Rock, Ark., Resolution No. 14,733 (March 6, 2018), to establish that the correct source for the purchase of one (1) Skid Steer Loader with a 4-in-1 Loader Bucket is Clark Equipment Company d/b/a Bobcat Company; and for other purposes. *Staff recommends approval*
Synopsis: To amend Little Rock, Ark., Resolution No. 14,733 (March 6, 2018) to accurately reflect the vendor for the purchase of equipment by Fleet Services Department.

8. RESOLUTION NO. 14,825: To authorize the City Manager to enter into a contract with Altec Industries, Inc., in the amount of \$185,105.00, for the purchase of an Eighteen (18)-Ton Crane Truck for the Public Works Department; and for other purposes. *Staff recommends approval*

Synopsis: Authorizes the City Manager to enter into a contract with Altec Industries, Inc., for the purchase of an Eighteen (18)-Ton Crane Truck for the Public Works Department.

9. RESOLUTION NO. 14,826: To authorize the City Manager to execute a contract with Clark Machinery, for a total repair cost of \$135,392.50, for the repair of a Link Belt Trackhoe for the Public Works Department; and for other purposes. *Staff recommends approval*

Synopsis: Authorizes the City Manager to enter into a contract with Clark Machinery for the repair of a Link Belt Trackhoe for the Public Works Department.

10. RESOLUTION NO. 14,827: To appoint Ellen Frank, Vice-President and General Counsel of Red Development, LLC, and Linda Hinton as General Manager of the Promenade at Chenal Shopping Center, Commissioners of The Promenade Multipurpose Improvement District No. 10 of the City of Little Rock, Arkansas; and for other purposes.

M-1 RESOLUTION NO. 14,828: To appoint a new Commissioner to the Board of Improvement for the Twin Lakes Recreation Improvement District No. 1 of the City of Little Rock, Arkansas; and for other purposes.

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.**

SEPARATE ITEMS (Items 11 – 12 and Items 14 - 15)

11. RESOLUTION NO. 14,829: To authorize the City Manager to submit the approved 2018 Annual Action Plan for CDBG, HOME and HOPWA Entitlement Funds to the U.S. Department of Housing & Urban Development; and for other purposes. *Staff recommends approval*

Synopsis: The Annual Action Plan delineates the uses of the CDBG, HOME and HOPWA Entitlements Funds for the 2018 Program Year (January 1, 2018 - December 31, 2018). This Board action approves the submission of the Action Plan to the Department of Housing and Urban Development.

Director Adcock stated that she would like for Item 11 to be deferred for two (2) weeks so that City Attorney Tom Carpenter would have time to research the possibility of taking a portion of the CDBG Funds to establish a fund in Environmental Court to assist elderly individuals in making needed home repairs. Housing & Neighborhood Programs Director Victor Turner stated that an extension had already been obtained from the U.S. Department of Housing and Urban Development (HUD) regarding the submission of the Plan. Mr. Turner stated that under the current make-up, the City could provide priority for those in Environmental Court and still utilize the existing system, rather than having dedicated funds. Director Adcock stated that she would rather have dedicated funds. Mr. Turner stated that in order to have dedication funds, they would have to amend the Plan, and the deadline to amend and still receive 2018 funding had passed. Mr. Turner

stated that it would be better to move forward with the submission and after the Plan was approved by HUD, it could be amended. City Manager Moore stated that there would need to be policy-level discussion regarding how to structure a pilot program. Director Adcock stated that she would be okay with the resolution being adopted; however, she wanted the Board to have further discussion at the July 31, 2018, Board of Directors Agenda Meeting regarding the implementation of such a program.

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.**

12. ORDINANCE NO. 21,600: 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 an emergency;** and for other purposes. *Staff recommends approval*

Synopsis: Three (3) residential structures are in a severely dilapidated, deteriorated and/or burned condition causing a negative environmental impact on the residential neighborhoods in which it is located. 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 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. By unanimous voice vote of the Board Members present, **the ordinance was approved.** By unanimous voice vote of the Board Members present, **the emergency clause was approved.**

14. ORDINANCE NO. 21,601: An ordinance to grant a Franchise to ExteNet Systems, Inc., as a fiber optics provider within the City of Little Rock, Arkansas; to permit the use of City rights-of-way and City property and airspace; and for other purposes. *Staff recommends approval*

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.

Director Hines asked if the City was receiving compensation for the use of the right-of-way. Chief Deputy City Attorney Bill Mann stated that the City would receive 5% of the Gross Revenues earned by the company, and four (4) pairs of dark fiber for use for governmental purposes.

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

15. ORDINANCE NO. 21,602; Z-8278-A: To approve a Planned Zoning Development and establish a Planned Commercial District titled The District at Midtown Long-Form

PCD, located at 600 South University Avenue, or the northwest corner of Interstate 630 and South University Avenue, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 8 ayes; 0 nays; and 3 absent. Staff recommends approval.*

Synopsis: The request is a rezoning of the site from C-3, General Commercial District, and PCD, Planned Commercial Development, to PCD, Planned Commercial Development, to allow for the redevelopment of the site as a mixed-use development. (Located in Ward 3)

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.

Robert Brown: Stated that he was with Development Consultants, Inc., and they were assisting with the plan approvals and civil engineering of the proposed project. Mr. Brown stated that the total property was a little under thirty (30) acres and would contain a mixture of restaurants and medical office buildings

Chris Anderson: Stated that he represented Provident Realty Advisors and their partnership was the developer of the property. Mr. Anderson stated that they would begin the groundbreaking process later in the fall.

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

PUBLIC HEARINGS (ITEM 16)

15. ORDINANCE NO. 21,603; G-24-054: To abandon a number of easements and covenants located within the Little Rock Land Company and Medical and Commercial Park bounded by South University Avenue, Midtown Avenue, McKinley Street and Interstate 630 in the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 8 ayes; 0 nays; and 3 absent. Staff recommends approval.*

Synopsis: Little Rock Midtown Limited Partnership, owner of the Little Rock Land Company Medical and Office Park, located within the boundaries of South University Avenue, Midtown Avenue, South McKinley Street and Interstate 630, is requesting abandonment of various easements and covenants within the property. (Located in Ward 3)

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

CITIZEN COMMUNICATION

Cheryl Yancy, 3501 Zion Street: Road and Drainage Infrastructure on Zion Street.

Nathaniel Yancey, 3501 Zion Street: Road and Drainage Infrastructure on Zion Street.

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Eleanor Cosby, 7219 Cloverdale Drive: CareLink.
June Clark, 2109 South Schiller Street: Dedicated Senior Fitness Center.
Michael Washington, 3 Terry Pines: CareLink Fitness & Wellness Center.
William Sweere, 39 Forest Valley Lane: CareLink.
Patsy Hughes, 3303 Milbrook Road: Fitness Center.
Oda Hendrick, 3620 Bowers Street: The CareLink Center.
Kay Gilbrech, 2014 South Taylor Street: CareLink Fitness Center.
Russ Racop, 301 Alamo Drive: Transparency – Lack Of.
Luke Skrable:

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

ATTEST:

APPROVED:

Susan Langley, City Clerk

Kathy Webb, Vice-Mayor