

**Little Rock Board of Directors Meeting  
July 2, 2018  
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; Peck; Hines; Wright; Wyrick; Kumpuris; Fortson; Adcock; Vice-Mayor Webb; and Mayor Stodola. Director Doris Wright delivered the invocation followed by the Pledge of Allegiance.

Director Hendrix asked for a point of personal privilege to address the issue of her vote at the June 19, 2018, meeting regarding the proposed ordinance that concerned the abolishment of the three (3) At-Large Term Positions. Director Hendrix stated that she had vote for the ordinance; however, it had been reported that she had voted against the ordinance. Director Hendrix wanted the record to reflect that she voted in favor of the ordinance.

**ADDITIONS:**

**M-1 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.

Director Wright made the motion, seconded by Director Wyrick, to add Item M-1 to the Separate Items. By unanimous voice vote of the Board Members present, **Item M-1 was added to the Separate Items.**

**CONSENT AGENDA (Items 1 – 8)**

**1. MOTION:** To approve the minutes of the April 17, 2018, May 1, 2018, and May 15, 2018, Little Rock City Board of Directors Meetings; and the May 8, 2018, and May 29, 2018, Little Rock City Board of Directors Reconvened Meetings.

**2. RESOLUTION NO. 14,813:** To express the willingness of the City of Little Rock, Arkansas, to utilized Federal Aid Funds for the 12<sup>th</sup> Street Jump Start Improvements Project; and for other purposes. *Staff recommends approval*  
**Synopsis: Authorizes the execution of Agreements with the Arkansas Department of Transportation for a Jump Start Transportation Block Grant for neighborhood pedestrian and enhancements in the 12<sup>th</sup> Street and Pine & Cedar Street area.**

**3. RESOLUTION NO. 14,814:** To transfer title via Quit-Claim Deed for property sold by the City of Little Rock, Arkansas, to be used for Neighborhood Revitalization Programs; and for other purposes. *Staff recommends approval*  
**Synopsis: In an effort to maximize the Land Bank's revitalization efforts, the staff and Land Bank**

Commission would like sell the structure located at 4321 West 13<sup>th</sup> Street to KDJ Builders. The 1,662 square-foot structure sits on a 7,000 square-foot vacant lot.

**4. RESOLUTION NO. 14,815:** To authorize the purchase of property for sale to the City of Little Rock, Arkansas, to be used for Neighborhood Revitalization Programs; and for other purposes. *Staff recommends approval*

**Synopsis:** In an effort to maximize the Land Bank's revitalization efforts, the Land Bank Commission would like to purchase the property located at 2021 South Maple Street for revitalization in the Love Neighborhood. The structure is approximately 1,184 square-foot and is on a 7,000 square-foot lot.

**5. RESOLUTION NO. 14,816:** To authorize the City Manager to execute a contract with Farrwest Environmental Supply and Equipment, in the amount of \$59,500.00, for the purchase of one (1) Smiths HAZMAT ID Elite for the Little Rock Fire Department HAZMAT Team and the Pulaski County Regional HAZMAT Team; and for other purposes. *Staff recommends approval*

**Synopsis:** Approval of a contract with Farrwest Environmental Supply and Equipment for the purchase of one (1) Smiths HAZMAT ID Elite for the Little Rock Fire Department HAZMAT Team and Pulaski County Regional HAZMAT Team.

**6. RESOLUTION NO. 14,817:** To authorize the City Manager to enter into a contact with Optiv, in the total amount of \$624,130.49, plus applicable taxes and fees, for the purchase two (2) new Firewalls, Load Balancers and Filter Appliances with five (5)-year maintenance for the Information Technology Department; and for other purposes. *Staff recommends approval*

**Synopsis:** Approval to authorize the purchase two (2) new Firewalls, Load Balancers and Filter Appliances with five (5)-year maintenance (new and existing firewalls).

**7. RESOLUTION NO. 14,818:** To accept title to property donated to the City of Little Rock, Arkansas, by Quitclaim Deed, to be used for Neighborhood Revitalization Programs; and for other purposes. *Staff recommends approval*

**Synopsis:** In an effort to maximize the Land Bank's revitalization efforts, the Land Bank Commission would like to accept the donation of the property located at about 8013 Brandon Drive (Parcel No. 44L1510000900) The parcel is an 8,970 square-foot vacant lot.

**8. RESOLUTION NO. 14,819:** To transfer title via Quitclaim Deed for property sold by the City of Little Rock, Arkansas, to be used for Neighborhood Revitalization Programs; and for other purposes. *Staff recommends approval*

**Synopsis:** In an effort to maximize the Land Bank's revitalization efforts, the Land Bank Commission would like to sell the property located at 2105 Boyce Street to Ben Davis Property Management. The City acquired the property in 2011 and the City has maintained the property since that time. Ben Davis Property Management intends to build a single-family residence on the property. The 6,600 square-foot vacant lot is buildable.

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.**

## **CITIZEN COMMUNICATION**

Russ Racop, 301 Alamo Drive: Homeless Evictions.

Beth Foti, 5018 Country Club Boulevard: Advisory Committee on Aging.

John Hedrick, 305 East 15<sup>th</sup> Street: Advisory Committee on Aging.  
Ellen Fennell, 307 West 17<sup>th</sup> Street: Advisory Committee on Aging.  
Musherrah Tharpe, 4301 Malloy Street: Community Agenda.  
Luke Skrable:

In reference to the establishment of an Advisory Council on Aging, Director Wright asked if the Board would establish that group or would they direct the City Manager to do so. Mayor Stodola stated that if the Board wanted to create a permanent committee, it would be done so by ordinance; however, if it was for a Task Force, or Mayoral Committee, staff could set those up. Director Wright stated that she just wanted an Advisory Committee to research the issues and then determine if a permanent committee needed to be formed. Director Wyrick stated that there needed to be representation from all Wards in the City. Mayor Stodola stated that each of the Ward Directors should submit the name of an individual to serve on the committee.

#### **GROUPED ITEMS (Items 9 – 11)**

**9. ORDINANCE NO. 21,597; Z-8947-A:** To reclassify property located in the City of 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 owner of the 1.0-acre property located at 23 Peckerwood Road is requesting that the property be reclassified from R-2, Single-Family District, to AF, Agriculture and Forestry District (with conditions). (Located in Ward 4)

**10. ORDINANCE NO. 21,598:** To declare it impractical and unfeasible to bid; to authorize the City Manager to extend a three (3)-year Sole-Source Agreement with Aristotle, in an amount not to exceed \$49,999.99 annually, for Website Hosting and Maintenance of the City's current website, and in an amount not to exceed \$16,650.00, for the redesign of the Little Rock Zoo's website; and for other purposes. *Staff recommends approval*

**Synopsis:** To authorize the City Manager to enter into a Sole-Source Contract with Aristotle, for Website Hosting and Maintenance of the City's current website, and a redesign of the Little Rock Zoo's website.

**11. ORDINANCE NO. 21,599:** To declare it impractical and unfeasible to bid; to authorize the City Manager to execute a contract with IBM, in the total amount of \$248,638.22, plus applicable taxes and fees, for a one (1)-year Hardware Maintenance Contract Renewal on Active Active Solutions for the Information Technology Department; and for other purposes. *Staff recommends approval*

**Synopsis:** To authorize the City Manager to enter into a Hardware Maintenance Contract Renewal with IBM for one (1)-year service on Active Active Solutions.

The ordinances were read a first time. Director Adcock made the motion, seconded by Director Wright, 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 Wright, 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.**

## **PUBLIC HEARINGS (Item 12)**

**12. RESOLUTION; Z-9312:** To rescind the Little Rock Planning Commission's action in denying a Conditional Use Permit to allow a multisectional modular home on the R-3, Single-Family District, zoned property located at 2605 Brown Street, in the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 0 ayes; 9 nays; and 2 absent. Staff recommends denial.*

**Synopsis: Aaron Agnew is appealing the Planning Commission's denial of a Conditional Use Permit application to allow a multisectional modular home on the R-3, Single-Family District, zoned property that he owns located at 2605 Brown Street. (Located in Ward 1)**

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

Aaron Agnew: Stated that he was the applicant and that he and his wife had purchased the property several years ago and had demolished the abandon structures. Mr. Agnew stated that they had acquired several modular units to place together to form a 6,000 square-foot building in which his family would live. Mr. Agnew stated that a slab would be poured and the buildings would be placed on the slab.

Planning & Development Director Jamie Collins stated that staff recommended denial due to the fact that any modular home that was brought into a residential area required a CUP, Conditional Use Permit. Mr. Collins stated that when a CUP application was made, staff looked at the plans to determine compatibility with the neighborhood. Mr. Collins stated that the majority of the homes that were surrounding the property were traditional style homes; single-family residential with pitched roofs, shingles, lap siding, etc.

Director Webb asked how this application was different than the one approved for Philander Smith's Panther Village. Mr. Collins stated that the application from Philander Smith was for a temporary use. City Attorney Tom Carpenter stated that in the case of Philander Smith, the temporary modular homes complied with the Federal Statute; however, the applicant had indicated that he planned on turning the modular unit into a home with brick walls. City Attorney Carpenter stated if that modification were made, the structure would then have to meet the City's Building Codes and most modular homes did not meet the Building Codes.

Donald Mitchell, 2614 Allis Street: Stated that he lived next to the property and the buildings had become a nuisance since they had been placed on the site.

Hurston Simpson, 3621 Brown Street: Stated that he lived in the area and was opposed to the development. Mr. Simpson stated that the applicant had stated that he was going to dismantle the buildings to build the new structure and he was afraid that the property was going to become a junk yard.

Willie Watson, 5917 Timberside Road: Stated that he was opposed to the placement of the modular homes in the neighborhood and asked that they Board deny the application.

Sedalia Gowley, 2501 Johnson Street: Stated that he was the President of the Goodwill Neighborhood Association and that they did not want modular homes in their neighborhood.

Willie McPherson, 2523 Allis Street: Stated that she lived across the street from the property in question and that for the past several weeks, individuals had been going in

and out of the modular homes do to the fact that they were not secured. Ms. McPherson stated that the neighborhood had been subjected to the nuisance since the previous November and asked that the Board deny the application.

Robert Webb: Stated that he was opposed to the placement of modular homes at that location and asked that the Board deny the application.

Director Hendrix asked if the Board denied the application, when the applicant would be required to remove the buildings. City Attorney Carpenter stated that any ordinance that the Board approved or disapproved was subject to a referendum period of thirty (30) days; therefore, if the Board denied the application, they City would not be able to require that the structures be removed until the thirty (30) days was over. City Attorney Carpenter stated that if the Board voted to deny the application, the City could begin the notice provisions process necessary to have them removed.

Mr. Agnew stated that he had already paid to have the buildings put together; however, they had been told to keep them five (5) feet apart and not to put them together. Mr. Agnew stated that he wanted to move his family of seven (7) into the homes and asked that the Board approve the application.

City Attorney Carpenter stated that the Board had made the legislative decision that with the CUP in R-3, Single-Family, zoning, modular homes were appropriate; however, if a CUP was granted and the units were put together, they would have to meet the home standards as specified in the City Building Codes.

Mayor Stodola closed the public hearing.

Due to the fact that there was no motion made, **the resolution failed.**

### **SEPARATE ITEMS (Item M-1)**

**M-1 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.

The ordinance was read a first time. Director Wyrick 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.

Luke Mattingly: Stated that he was the President and CEO of CareLink, that currently owned and operated a Senior Fitness and Wellness Center at the property located at 1200 South Cleveland Street. Mr. Mattingly stated that the structure contained 21,000 square-feet, complete with a ballroom, weight room, sauna and indoor swimming pool. Mr. Mattingly stated that currently they had over 500 participants, with 300 of those

being paying members. Mr. Mattingly stated that the month after they purchased the facility, they experienced funding short-falls through the Federal and State Budgetary processes, and they were no longer able to sustain the facility. Mr. Mattingly stated that they had a shortfall of approximately \$180,000.00 per year, and he was present that evening to ask the City for assistance in keeping the facility open.

Director Wright stated that she had been contacted by many of the participants at CareLink and she hoped that the Board would support the allocation of funds so that the facility could continue to operate for the benefit of the City's Senior Citizen population.

Mayor Stodola asked about the type of activities that were currently being offered in the City's various Community Centers that were geared towards Senior Citizens. Director Adcock asked if staff had been able to assess the condition of the pool. Mark Webre, Deputy Director of Parks & Recreation Operations, stated that Parks Staff, along with the City's Building Services Staff, had conducted a site visit and that staff was in the process of compiling a report. Josh Mayes, Director at the Jim Dailey Fitness & Aquatics Center, stated that the Center was designed in 1992 specifically for adults. Mr. Mayes stated that on Monday/Wednesday/Friday, the Center offered three (3) Senior Fitness Classes, which consisted of aerobics, stretching and toning. Mr. Mayes stated that the indoor pool was maintained at 86°, which was a requirement to be a part of the Arthritis Foundation, and that they offered at least three (3) water classes specifically geared towards Senior Citizens. Mr. Mayes stated that participation in the fitness classes typically ranged from eight (8) to twelve (12) senior individuals, and the aquatic classes range between fifteen (15) to twenty (20) participants.

Director Kumpuris stated that he was supportive of allocating the funds to assist CareLink with the budget shortfall for the remainder of the year; however, he was not supportive of budgeting funds for 2019 until a study was conducted regarding opportunities within the City for the senior population. Director Kumpuris stated that the Board had not yet looked at the overall City Budget for 2019 and to dedicate \$180,000.00 without fully understanding the City's own budget shortfalls was not fiscally responsible. Director Adcock asked where the \$90,000.00 allocation would be taken out of the City's Operating Budget. Assistant City Manager James Jones stated that City Manager Bruce Moore was working on identifying those funds and it would be included in the upcoming Budget Adjustment that would be presented at the August 7, 2018, Board of Directors Meeting. Director Adcock stated that before she could support an allocation of any type, she wanted to know where the money would be coming from.

Director Hines asked what the total enrollment number was at the CareLink facility. Mr. Mattingly stated that there were currently 533 members. Director Hines asked what the total Operating Budget was for the facility. Mr. Mattingly stated that the total Operating Budget was approximately \$311,000.00, with approximately \$75,000.00 in membership revenue and \$40,000.00 from the rental of the ballroom. Mayor Stodola asked Mr. Mattingly what steps were being taken to address the budget shortfall in the future. Mr. Mattingly stated that they were asking the City of Little Rock for help and that he was confident that they could increase membership at the facility.

Director Peck stated that she agreed with Director Kumpuris and felt that there was a duplication of services between the CareLink facility and the Jim Dailey Fitness &

Aquatics Center. Gil Standridge, Recreation Programs Manager, stated that the Active and Aging Program was part of the Recreation Programs Division. Mr. Standridge stated that currently there were five (5) Community Center and each of the Centers had memberships that included bowling, shopping, ceramics, bean bag baseball, short day-trips, health screenings and other holiday celebrations throughout the year. Mr. Standridge stated that since January 2018, there had been 9,869 Seniors that had utilized the programs.

Nancy Hawking, 7307 Woodside Lane: Stated that she utilized the CareLink facility and asked that the Board allocate the funds to continue the services provided.

Barbara Vaught, 7820 West Capitol Avenue: Stated that she utilized the CareLink facility three (3) times a week and asked that the Board help to keep the facility open.

Director Fortson stated that he could not support a blind commitment for the 2019 Budget without fully understanding any possible City Budget shortfalls. Director Fortson stated that the Board had a fiscal responsibility to City-owned facilities that were already in existence and in need of capital improvements. Director Adcock asked who would be responsible for the repairs to the building. Mr. Mattingly stated that CareLink would be responsible for the maintenance and upkeep of the facility.

Director Fortson made the motion, seconded by Director Hines, to defer the item for two (2) weeks until a determination could be made regarding where the funds would be taken. By unanimous voice vote of the Board Members present, **the item was deferred for two (2) weeks.**

### **REPORTS (Item 13)**

**13. REPORTS:** 1<sup>st</sup> Quarter Financial Report – Sara Lenehan, Finance Department Director.

Ms. Lenehan reported that through the 1<sup>st</sup> Quarter, the City had collected 26.34%, or \$52,991,228.00, of the 2018 revenues against a budget of 25%, of 50,296,972.00. Ms. Lenehan stated that the City was \$2.7 Million above budget and approximately \$5 Million above that same time in 2017. Ms. Lenehan stated that the primary reason for the increase was the refunding of the bonds that were issued in 2017. Ms. Lenehan stated that the City's Sales Tax for the 1<sup>st</sup> Quarter decreased 0.47%; however, the City's portion of the County's Sales Tax increased 0.85%. Ms. Lenehan stated that through the 1<sup>st</sup> Quarter, 23.10%, or \$45,729,384.00, of the Annual Budget had been expended, compared to 24.13%, \$46,504,714.00, the same time one (1)-year ago.

Director Peck made the motion, seconded by Director Hines, 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**