

**Little Rock Board of Directors Meeting
August 7, 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; Adcock; Vice-Mayor Webb; and Mayor Stodola. Absent: Fortson. Director Dean Kumpuris delivered the invocation followed by the Pledge of Allegiance.

PRESENTATIONS

Don Zimmerman Birthday Proclamation

DEFERRALS:

18. ORDINANCE: To grant a Franchise to MCI-Metro Access Transmission Services Corporation, as a Fiber Optics and Communication Services 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. *(Deferred at staff's request until August 21, 2018)*

19. RESOLUTION: To express the willingness of the City of Little Rock, Arkansas, to utilize Arkansas Department of Parks and Tourism Outdoor Recreation Grant Program Funds; to authorize the Mayor and City Manager to execute any and all necessary Applications, Agreements and Contracts for its administration; and for other purposes. *Staff recommends approval. (Deferred at staff's request until August 21, 2018)*

Synopsis: Authorizes the City Manager to apply for a grant from Arkansas Department of Parks and Tourism to renovate four (4) City Parks.

Director Adcock made the motion, seconded by Director Hines, to defer both Item 18 and Item 19 until August 21, 2018. By unanimous voice vote of the Board Members present, **Item 18 and Item 19 were deferred until August 21, 2018.**

CONSENT AGENDA (Items 1 – 10)

1. RESOLUTION NO. 14,830; Z-9228-A: To set August 21, 2018, as the date of public hearing on an appeal of the Planning Commission's action in the denial of a Planned Zoning Development, titled 90120 Hilario Springs Road Short-Form PCD, located at 90120 Hilario Springs Road, in the City of Little Rock, Arkansas; and for other purposes.

2. RESOLUTION NO. 14,831: To authorize the City Manager to award a contract to JCON Construction, Inc., in an amount not to exceed \$155,218.00, for the construction of the Main Street & Roosevelt Road Sidewalks; and for other purposes. *(Funding from the 2012 3/8-Cent Capital Improvement Sales Tax) Staff recommends approval*

Synopsis: Authorizes the City Manager to execute an agreement with JCON Construction, Inc., for the construction of the Main Street & Roosevelt Road Sidewalks, ArDOT Job No. 061526, Bid No. 18-006. (Located in Ward 1)

- 3. RESOLUTION NO. 14,832:** To authorize the City Manager to enter into a contract with Redstone Construction Group in an amount not to exceed \$457,705.20, for the Chateaus Drainage Improvement Project; and for other purposes. *(Funding from the 2012 3/8-Cent Capital Improvement Sales Tax) Staff recommends approval*
Synopsis: Authorizes the City Manager to execute an agreement with Redstone Construction Group, for the Chateaus Drainage Improvement Project, Project No. 16-7-DR-245, Bid No. 18024. (Located in Ward 7)
- 4. RESOLUTION NO. 14,833:** To authorize the City Manager to enter into a contract with Mobley Contractors, Inc., in an amount not to exceed \$946,354.50, for the Briarwood Ditch Drainage Improvement Project; and for other purposes. *(Funding from the 2012 3/8-Cent Capital Improvement Sales Tax) Staff recommends approval*
Synopsis: Authorizes the City Manager to execute an agreement with Mobley Contractors, Inc., for the Briarwood Ditch Drainage Improvement Project, Project No. 3-42, Bid No. 18-023. (Located in Ward 3)
- 5. RESOLUTION NO. 14,834:** To authorize the City Manager to award a contract to Terracon Consultants, Inc., in the amount of \$112,642.00, for Engineering Services for the partial closure of Cell 4 of the Class 1 Landfill; and for other purposes. *Staff recommends approval*
Synopsis: Authorizes the City Manager to enter into a contract with Terracon Consultants, Inc., for engineering design, development of bid specs, assistance with bidding process, review of vendor submittals, provide CQA, and submission of all required certifications to the Arkansas Department of Environmental Quality for partial final closure of the eastern slope of Cell 4 of the Class 1 Landfill.
- 6. RESOLUTION NO. 14,835:** To authorize the City Manager to enter into a contract with River City Hydraulic Company, in a total purchase price of \$366,898.40, for the purchase of two (2) Rear Loader Sanitation Trucks for the Public Works Department; and for other purposes. *Staff recommends approval*
Synopsis: Authorizes the City Manager to enter into a contract with River City Hydraulic Company for the purchase of two (2) Rear Loader Sanitation Trucks for the Public Works Department.
- 7. RESOLUTION NO. 14,836:** To authorize the City Manager to enter into a contract with MHC Kenworth, in the total amount of \$151,828.39, for the purchase of a Fuel Truck for the Public Works Department; and for other purposes. *Staff recommends approval*
Synopsis: Authorizes the City Manager to enter into a contract with MHC Kenworth for a Fuel Truck for the Public Works Department.
- 8. RESOLUTION NO. 14,837:** To authorize the City Manager to enter into a contract with the Central Arkansas Library System to manage a grant to conduct a Citywide Anti-Hunger Campaign to address hunger in the community; and for other purposes. *Staff recommends approval*
Synopsis: Authorizes the City Manager to enter into a Sub-Award Agreement for a grant from the National League of Cities to the Central Arkansas Library System for an initiative to reduce hunger in the community by expanding participation in the United States Department of Agriculture Nutrition Programs through a Citywide Anti-Hunger Campaign.
- 9. RESOLUTION NO. 14,838:** To authorize the City Manager to enter into a contract with Kone Elevator to provide Elevator Repairs on an as-needed basis; and for other purposes. *Staff recommends approval*
Synopsis: Authorizes the City Manager to execute an agreement with Kone Elevator to provide Elevator Repairs on an as-needed hourly basis, Bid No. 18133-R.

10. RESOLUTION NO. 14,839: To encourage Governor Asa Hutchinson to consider a Special Session to make appropriate changes to Arkansas State Law so that Sales and Compensating Use Taxes on Internet sales may be collected and distributed; and for other purposes.

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

CITIZEN COMMUNICATION

Katherine Donald, 4 Shadywood Court: Household items left as trash on the curb.

Luke Skrable: The reason the Stodola Administration is scared of hearing the truth.

GROUPED ITEMS (Items 11 – 17 and Item 20)

Director Hines stated that he had requested that Item 20 be read separately; however, he received the information that he requested regarding Item 20 and was supportive of the item being read with the Grouped Items.

11. ORDINANCE NO. 21,604; RM18-002: To amend the River Market Design Overlay District Chapter 36, Sections 36-350 through 36-367, pursuant to the Design Overlay Authority of Chapter 36 of the Code of Ordinances of the City of Little Rock, Arkansas; and for other purposes. *Staff recommends approval*
Synopsis: To approve changes to the River Market Design Overlay District Sections 36-350 through 36-367.

12. ORDINANCE NO. 21,605; Z-3371-DDD: To approve a Planned Zoning Development and establish a Planned Commercial District titled Lumber 1 Long-Form PCD, located at 10800 Colonel Glenn 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; 1 absent; and 1 recusal. Staff recommends approval.*
Synopsis: The applicant is requesting a rezoning of the site from C-2, Shopping Center District, to PCD, Planned Commercial Development, to allow for the redevelopment of the site creating a four (4) lot plat. The uses include C-2 District uses and a home improvement store. (Located in Ward 6)

13. ORDINANCE NO. 21,606; Z-4336-TT: To approve a Planned Zoning Development and establish a Planned Office District titled Metropolitan Housing Authority, Powell Towers, Short-Form POD, located at 1010 Wolfe 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; 1 absent; and 1 recusal. Staff recommends approval.*
Synopsis: The applicant is proposing to rezone the property from O-2, Office and Institutional District, to POD, Planned Office Development, to allow for the creation of a two (2) lot plat to recognize the existing uses located on the property with the lots not fully complying with the O-2, Office and Institutional District. (Located in Ward 1)

14. ORDINANCE NO. 21,607; Z-4946-A: To approve a Planned Zoning Development and establish a Planned Industrial District titled Showroom Ready Short-Form PID, located at 10118 Colonel Glenn 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; 1 absent; and 1 recusal. Staff recommends approval.*

Synopsis: The applicant is proposing to rezone the site from I-1, Industrial Park District, to PID, Planned Industrial Development, to add auto paint and body rebuilding as an allowable use. (Located in Ward 6)

15. ORDINANCE NO. 21,608; Z-5365-F: To approve a Planned Zoning Development and establish a Planned Office District titled Geyer Springs First Baptist Church Short-Form PD-O, located at 12400 Interstate 30, 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; 1 absent; and 1 recusal. Staff recommends approval.*

Synopsis: The applicant is proposing the rezoning of a small area of the site from R-2, Single-Family District, to PD-O, Planned Development - Office, to allow for the construction of a new building to be used by Arkansas Baptist Children's Home and Family Ministries. (Located in Ward 7)

16. ORDINANCE NO. 21,609; Z-8292-B: To repeal Ordinance No. 19,915 (February 5, 2008), titled The House of Vision Short-Form POD, located at 1921 Wright Avenue, in the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 9 ayes; 0 nays; 1 absent; and 1 recusal. Staff recommends approval.*

Synopsis: The request is a revocation of the previously-approved PD-O, Planned Development – Office, District and the restoration of the underlying R-4, Two-Family District. (Located in Ward 1)

17. ORDINANCE NO. 21,610: To amend Little Rock, Ark., Ordinance No. 19,246 (December 7, 2004), to add the September 2015 Capital Improvements Plan as additional projects to be included in the Project Plan; **to declare an emergency;** and for other purposes.

20. ORDINANCE NO. 21,613; Z-3371-CCC: To approve a Planned Zoning Development and establish a Planned Commercial District titled Lots 7 – 9 Colonel Glenn Tech Centre Long-Form PCD, located on the northeast corner of South Bowman Road and Colonel Glenn Plaza Drive, 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; 1 absent; and 1 recusal. Staff recommends approval.*

Synopsis: The request is a rezoning of the site from C-2, Shopping Center District, to PCD, Planned Commercial Development, to allow the site to develop into a flex space development utilizing C-2 uses, office warehouse and office showroom warehouse. (Located in Ward 6)

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.** By unanimous voice vote of the Board Members present, **the emergency clause for item 17 was approved.**

Mayor Stodola recognized former Ward 1 City Director Johnnie Pugh, who was present in the audience.

SEPARATE ITEMS (Items 21 – 22)

21. ORDINANCE NO. 21,614; Z-7899-A: To approve a Planned Zoning Development and establish a Planned Commercial District titled Britt Short-Form PD-C, located at 10111 Chicot 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; 1 absent; and 1 recusal. Staff recommends approval.*

Synopsis: The applicant is proposing the rezoning of the site from PD-O, Planned Development – Office, to PD-C, Planned Development - Commercial, to allow the applicant to park his commercial vehicle for his plumbing business at this site. (Located in Ward 2)

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.

Lawrence Britt, 10111 Chicot Road: Stated he was the applicant and wanted to open a small sewer & drain cleaning company and he wanted to rezone the property so that he would be allowed to park his commercial vehicle, which was a normal sized van, for his business at the site. Mr. Britt stated that no customers would be coming and going; however, the address was the same for his home and business.

Director Adcock stated that many of the adjacent neighborhoods in the area experienced problems with commercial vehicles being parked along the streets. Director Wyrick asked if the gentleman decided to sell the property would it revert back to residential. Planning & Development Director Jamie Collins stated that it would not revert back to residential; however, whoever bought the property would have to occupy it for the same exact use.

By voice vote of the Board Members present, with Director Adcock voting in opposition, **the ordinance was approved.**

22. ORDINANCE NO. 21,611; Z-9322: To approve a Planned Zoning Development and establish a Planned Residential District titled Townhouse Apartments Short-Form PD-R, located at 15901 Taylor Loop Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 6 ayes; 3 nays; and 2 absent. Staff recommends approval.*

Synopsis: The request is a rezoning from R-2, Single-Family District, to PD-R, Planned Development - Residential, to allow the site to be redeveloped with six (6) units of townhomes. (Located in Ward 5)

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.

Gordon Duckworth, 920 Cape Street: Stated that he was the architect for the project. Mr. Duckworth stated that Public Works Staff had visited with the applicant regarding possible flooding in the area and as a result, they had decided to regrade and raise the elevation so that there would be no potential for flooding. Mr. Duckworth stated that there would be detention pond on the northeast portion of the property, along with a swale on the back side of the property. Mr. Duckworth stated that the applicant had expressed interest regarding converting the townhomes to condominiums in the future.

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

PUBLIC HEARINGS (Item 23)

23. ORDINANCE NO. 21,612; G-23-469: To abandon that portion of the fifty (50)-foot wide 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, Arkansas; and for other purposes. *Planning Commission: 9 ayes; 0 nays; and 2 absent. Staff recommends approval.*

Synopsis: The Little Rock School District is requesting abandonment of that portion of the North Katillus Road right-of-way located in the NE ¼, SW ¼, Section 13, T-2-N, R-14-W, Little Rock, Pulaski County, Arkansas. This is the property that has recently been developed with a sports field for the new Pinnacle View Middle School. (Located in Ward 5)

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.

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.**

EXECUTIVE SESSION (Item 24)

Director Adcock made the motion, seconded by Director Hines, for the Board to go into Executive Session for the purpose of appointments to Boards & Commissions. By unanimous voice vote of the Board Members present, **the Board went into Executive Session for the purpose of making appointments to Boards & Commissions.**

24. RESOLUTION NO. 14,840: A resolution to make appointments and reappointments to various City of Little Rock Boards and Commissions; and for other purposes.

Synopsis: Arts & Culture Commission (1 position); Board of Adjustment (1 position); Civil Service Commission (1 position); Community Housing Advisory Board (8 positions); Historic District Commission (2 positions); Little Rock Port Authority (1 position); Little Rock Water Reclamation Commission (2 positions); Little Rock Zoo Board of Governors (1 position); Oakland & Fraternal Historic Cemetery Board (3 positions); Rock Region Metropolitan Transit Authority (1 position).

Arkansas Arts Center Board of Trustees: Appointment of Paul Parnell to serve his first term, said term to expire on June 30, 2022. Director Richardson made the motion, seconded by Director Hines, to approve the appointment. By unanimous voice vote of the Board Members present, **the appointment was approved.**

Arts & Culture Commission: Appointment of Denise Ennet to fill the unexpired Cultural Institution Member Term vacated when Allison Gattin was moved to an At-Large term, said term to expire on April 2, 2021. Director Adcock made the motion, seconded by Director Richardson, to approve the appointment. By voice vote of the Board Members present, with Director Hendrix voting in opposition, **the appointment was approved.**

Board of Adjustment: Appointment of Austin Grinder to serve her first three (3)-year At-Large term, said term to expire on February 19, 2021. Director Adcock made the motion, seconded by Director Hines, to approve the appointment. By unanimous voice vote of the Board Members present, **the appointment was approved.**

Civil Service Commission: Appointment of Cara Boyd-Connors to fill the unexpired term of Brett Morgan, said term to expire on April 1, 2019. Director Adcock made the motion, seconded by Director Hines, to approve the appointment. By unanimous voice vote of the Board Members present, **the appointment was approved.**

Community Housing Advisory Board: Appointment of Rebecca Bailey to serve her first three (3)-year At-Large term, said term to expire on June 2, 2021. Appointment of Karyn B. Coleman to serve her first three (3)-year At-Large term, said term to expire on June 2, 2021. Reappointment of Michelle Sanders to serve her second three (3)-year At-Large term, said term to expire on June 2, 2021. Director Adcock made the motion, seconded by Director Hines, to approve the appointments. By unanimous voice vote of the Board Members present, **the appointments were approved.**

Historic District Commission: Appointment of Lauren Frederick to serve her second three (3)-year At-Large term, said term to expire on June 15, 2021. Appointment of Frances M. McSwain to serve her first three (3)-year Owner of Property in MacArthur Park term, said term to expire on June 15, 2021. Director Adcock made the motion, seconded by Director Wright, to approve the appointments. By unanimous voice vote of the Board Members present, **the appointments were approved.**

Little Rock Port Authority: Appointment of Clay McGeorge to serve his first five (5)-year term, said term to expire on July 6, 2023. Director Adcock made the motion, seconded by Director Hines, to approve the appointment. By unanimous voice vote of the Board Members present, **the appointment was approved.**

Little Rock Water Reclamation Commission: Appointment of Schawnee Hightower to serve his first four (4)-year term, said term to expire on August 1, 2022. Appointment of Richard Mays, Jr., appointed to serve his third three (4)-year, said term to expire on August 1, 2022. Appointment of Lauren Ward to fill the unexpired term of Marilyn Perryman, said term to expire on August 1, 2019. Director Hines made the motion, seconded by Director Richardson, to approve the appointments. By unanimous voice vote of the Board Members present, **the appointments were approved.**

Little Rock Zoo Board of Governors: Appointment of Sharmin Moody to fill the unexpired term of Kimara Randolph, said term to expire on February 16, 2020. Director Wright made the motion, seconded by Director Hines, to approve the appointment. By unanimous voice vote of the Board Members present, **the appointment was approved.**

Oakland & Fraternal Historic Cemetery Park Board: Reappointment of Rita Benafield Henard to serve her second three (3)-year term, said term to expire on June 1, 2021. Reappointment of Kwendeche to serve his third three (3)-year term, said term to expire on June 1, 2021. Reappointment of Rhonda Steward to serve her third three (3)-year

term, said term to expire on June 1, 2021. Director Adcock made the motion, seconded by Director Wright, to approve the appointments. By unanimous voice vote of the Board Members present, **the appointments were approved.**

Rock Region Metropolitan Transit Authority Board of Directors: Appointment of Michael D. Mason to serve his first four (4)-year term, said term to expire on August 26, 2022. Director Adcock made the motion, seconded by Director Hines, to approve the appointment. By unanimous voice vote of the Board Members present, **the appointment was approved.**

Director Adcock 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

Mark Stodola, Mayor