

**Little Rock Board of Directors Meeting  
October 18, 2016  
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 (enrolled at 6:15 PM); Webb; Cazort; Wright; Wyrick; Kumpuris; Fortson; Adcock; Vice-Mayor Hines; and Mayor Stodola. Director Doris Wright delivered the invocation followed by the Pledge of Allegiance.

**PRESENTATIONS**

Arts and Humanities Month Proclamation  
Ms. Mollie Tribute – George Irvin  
Racial & Cultural Diversity Commission

**DEFERRALS:**

Racial & Cultural Diversity Commission Presentation

**Consent Agenda (Items 1 – 7)**

**1. RESOLUTION NO. 14,428; Z-8629-B:** To set November 15, 2016, as the date of public hearing on the appeal of the Planning Commission's action in approving a Conditional Use Permit to allow a Conditioned Mini-Warehouse Facility on the C-3, General Commercial District, zoned property, located at 102 South Rodney Parham Road, Little Rock Arkansas; and for other purposes.

**2. RESOLUTION NO. 14,429; Z-5151-B:** To set November 15, 2016, as the date of public hearing on the appeal of the Planning Commission's recommendation of denial for a requested Planned Zoning District titled West Markham and North Monroe Short-Form PCD, located at 4908 West Markham Street, Little Rock Arkansas; and for other purposes.

**3. RESOLUTION NO. 14,430:** To authorize the City Manager to enter into a contract with North Point Ford, for a total purchase cost of \$120,040.00, for the purchase of four (4), Fifteen (15)-Passenger Vans for the Parks & Recreation Department; and for other purposes. *Staff recommends approval.*

**Synopsis:** Approval of a resolution authorizing the City Manager to enter into a contract with North Point Ford for the purchase of four (4), Fifteen (15) Passenger Vans for the Parks & Recreation Department.

**4. RESOLUTION NO. 14,431:** To authorize the City Manager to enter into a contract with Pulaski County to sell approximately twelve (12) acres of land for a community park; and for other purposes. *Staff recommends approval.*

**5. RESOLUTION NO. 14,432:** To authorize the purchase of a parcel of property offered for sale to the City of Little Rock, Arkansas, to be used for Neighborhood Revitalization Programs; and for other purposes. *Staff recommends approval.*

**Synopsis:** Staff has identified a parcel of property, located at 917 South Maple Street, which is being offered for sale that is located within the Land Bank Focus Area. The parcel is an 8,930 square-foot vacant lot with no structure.

**6. RESOLUTION NO. 14,433:** To authorize the City Manager to award a contract to Cisneros Family Construction, in an amount not to exceed \$118,794.22, for Wright Avenue Sidewalk Improvements; 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 Cisneros Family Construction for Wright Avenue Sidewalks, Project No. 13-1-71, Bid No. 16027. (Located in Ward 1)

**7. RESOLUTION NO. 14,434:** To authorize the City Manager to enter into a contract with Public Restroom Company, for a total amount not to exceed \$339,979.00, for the purchase and delivery of a Pre-Manufactured Restroom Facility for the Little Rock Zoo Entry Plaza; and for other purposes. *Staff recommends approval.*

**Synopsis:** The resolution authorizes the City Manager to execute a contract with Public Restroom Company for the purchase of a Prefabricated Public Restroom Building (Safari Relief Station. The prefabricated building will replace the current temporary restrooms.

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.**

#### **GROUPED ITEMS (Items 8 – 12 and 14 - 15)**

The Mayor stated that he had received cards from individuals that wanted to speak in regards to Item 13; therefore, it would be read separately. In addition, the Mayor stated that if there were no objections, Item 15 could be read with the Grouped Items.

**8. ORDINANCE NO. 21,309; Z-4923-S:** To approve a Planned Zoning Development and establish a Planned Commercial District, titled Shackleford Crossing Lot 4D – Tacos 4 Life – Revised Short-Form PCD, located at 2630 South Shackleford 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; 0 absent; and 1 open position. Staff recommends approval.*

**Synopsis:** The request is to amend the PCD, Planned Commercial Development, zoning for Lot 4D, Tacos 4 Life, to allow for the placement of a third wall sign on the building. (Located in Ward 6)

**9. ORDINANCE NO. 21,310; Z-5801-A:** To approve a Planned Zoning Development and establish a Planned Commercial District, titled Hall Revised Short-Form PCD, located at 13311 Lawson Road, Pulaski County, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; 0 absent; and 1 open position. Staff recommends approval.*

**Synopsis:** The applicant is requesting to amend the previously-approved PCD, Planned Commercial Development, to allow the use of this site for a lawn care business and general and professional office uses. (Located in the City's Extraterritorial Jurisdiction)

**10. ORDINANCE NO. 21,311; Z-6488-A:** To approve a Planned Zoning Development and establish a Planned Commercial District, titled KLR Properties Short-Form PCD, located at 12400 Cantrell Road, Little Rock County, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; 0 absent; and 1 open position. Staff recommends approval.*

**Synopsis:** The request is a rezoning from O-3, General Office District, to PCD, Planned Commercial Development, to allow for the development of the site with a new multi-tenant building containing 14,000 square-feet of floor area. (Located in Ward 4)

**11. ORDINANCE NO. 21,312; Z-8559-B:** To approve a Planned Zoning Development and establish a Planned Residential District, titled Tract 1 A Wildwood Place Neighborhood Park and Pool Revised PD-R, located on the south side of Denny Road between Wildwood Place Subdivision and Wildwood Perform Center of the Arts, 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; 0 absent; and 1 open position. Staff recommends approval.*

**Synopsis:** The request is to amend the previously-approved PD-R, Planned Development - Residential, to allow for the construction of a community/neighborhood park for the subdivision. (Located in Ward 5)

**12. ORDINANCE NO. 21,313; Z-9162:** To approve a Planned Zoning Development and establish a Planned Commercial District, titled Zaxby's Restaurant Short-Form PD-C, located at 10601 Kanis 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; 0 absent; and 1 open position. Staff recommends approval.*

**Synopsis:** The request is a rezoning of the site from O-3, General Office District, to PD-C, Planned Development - Commercial, to allow for the construction of a restaurant on the site. (Located in Ward 6)

**14. ORDINANCE NO. 21,315:** To establish the rate of taxation on property for the City of Little Rock, Arkansas, to be collected in the year 2017 for various funds of the City of Little Rock; **to declare an emergency;** and for other purposes. *Staff recommends approval.*

**Synopsis:** Adoption of an ordinance levying Property Taxes to be paid on real and personal property located within the City of Little Rock, Arkansas.

**15. ORDINANCE NO. 21,316; Z-9154-A:** To approve a Planned Zoning Development and establish a Planned Residential District, titled Phillips Duplexes Short-Form PD-R, located on the northwest corner of West 38<sup>th</sup> and Holt Streets, 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; 0 absent; and 1 open position. Staff recommends approval.*

**Synopsis:** The request is a rezoning from R-2, Single-Family District, to PD-R, Planned Development - Residential, to allow for the development of two (2) existing platted lots with two (2) residential duplex units with off-street parking. (Located in Ward 6)

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.** By unanimous voice vote of the Board Members present, **the emergency clause for Item 14 was approved.**

### **SEPARATE ITEMS (Items 13 and 16 - 17)**

**13. ORDINANCE NO. 21,315:** 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:** Five (5) residential structures 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 Cazort, 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 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.

Brian Knight, 321 Rosetta Street: Stated that he did not own the property, but was working with the owner to help with rehabilitation. Mr. Knight stated that the property was approximately 25% burned in the rear; however, it was not a detriment to the community. Mr. Knight stated that the owner was close to securing financing through a 203K Loan, and would need approximately 120 days to complete construction.

Lisa TwoRivers, 2505 Wolfe Street: Stated that she was the owner of the property and was currently living next door in a home that was owned by her family. Ms. TwoRivers stated that it had taken her time to get financing in order; however, she was in the process of securing the financing and asked that the Board grant an extension so that she could rehabilitate the property.

Cynthia Farmer, 1300 Children's Way, #215: Stated that she was a friend of Ms. TwoRivers and would like to see her be able to restore the structure.

Director Wright asked Ms. TwoRivers if she would be able to finish rehabilitation within 120 days. Ms. TwoRivers stated that she was actually not sure how long it would take her to complete the structure; but that she felt that she couldn't ask for too much additional time. Director Wright stated that with a 203K Loan, 120 days may not be a long enough time frame to complete the improvements. Housing & Neighborhood Programs Interim Director Victor Turner stated that a Loan Officer should be able give her a time frame. Mr. Turner stated that staff was willing to work with Ms. TwoRivers and the Loan Officer to determine a more accurate time frame for rehabilitation.

Director Richardson made the motion, seconded by Director Hendrix, to remove the property located at 2521 Wolfe Street from the demolition list and for the owner to report back to staff every thirty (30) days regarding any progress made. By unanimous voice vote of the Board Members present, **the motion was approved.**

Jana Hampton, 2201 South Dennison Street: Stated that she was the owner and had purchased the property from the Living Legacy Institute, which was an organization that worked with Veterans. Ms. Hampton stated that the previous owner had left the property to the Living Legacy Institute in his will. Ms. Hampton stated that she filed the claim in Court and received a Quick Claim Deed; however, when she went to obtain a Building Permit, it was discovered that she did not have a Clear Title, due to the fact that the previous owner had not completed the necessary paperwork. Mr. Hampton stated that she was ready to start renovation; however, she was not able to obtain a Building Permit.

Mayor Stodola asked how long Ms. Hampton had been in possession of the Quick Deed. Ms. Hampton stated that she received the Quick Claim Deed at the end of April and that there was a filing in May. Ms. Hampton stated that she attempted to obtain a Building Permit in June and that was when it was discovered that she didn't have Clear Title to the property.

John Parkman, P.O. Box 4452: Stated that he and Ms. Hampton purchased the property on March 12, 2016, for \$4,000.00 and received a Quick Claim Deed on May 6, 2016. Mr. Parkman stated that as soon as they were able to receive a Building Permit, he was ready to begin work on the structure.

Housing & Neighborhood Programs Code Enforcement Manager Ed Garland stated that on February 5, 2016, a letter, along with a report declaring the property unsafe/vacant, was sent to the owner on record Selah James Owen. Mr. Garland stated that at the time it was declared unsafe/vacant, staff estimated the renovation costs to be approximately \$75,000. Mr. Garland stated that on September 9, 2016, letters were sent to three (3) different owners (Selah James Owen, Living Legacy Institute and St. John Rehab & Rentals) that staff was aware of, informing them that the property had still not been brought up to code. Mr. Garland stated that on September 29, 2016, staff received a call from Mr. Parkman indicating that he was the owner and wanted to rehab the property. Mr. Garland stated that

Mayor Stodola asked if staff had met with Mr. Parkman regarding the property. Mr. Garland stated that staff had received two (2) phone calls from Mr. Parkman; one on September 29, 2016, and the other on October 17, 2016. Mayor Stodola asked if Mr. Parkman was associated with St. John Rehab & Rentals, and he stated that he was the owner. Director Cazort asked what steps had been taken to obtain Clear Title to the property since the discrepancy was discovered in June, or if he had sought legal advice. Mr. Parkman stated that he had taken no steps to obtain Clear Title and had sought no legal advice.

Director Richardson made the motion, seconded by Director Hendrix, to remove 2201 Dennison Street from the demolition list and for staff to provide an update on progress within thirty (30) days. By unanimous voice vote of the Board Members present, **the motion was approved.**

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.**

**16. ORDINANCE NO. 21,318; Z-9161:** To approve a Planned Zoning Development and establish a Planned Commercial District, titled Auto Zone Short-Form PCD, located at 9201 Stagecoach 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; 0 absent; and 1 open position. Staff recommends approval.*

**Synopsis:** The request is a rezoning of the site from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow for the development of this 2.62-acre tract with a 7,382 square-foot building and forty-four (44) parking spaces for an auto parts and accessory store and the allowance of C-3, General Commercial District, uses as allowable alternate uses. (Located in Ward 7)

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

**17. ORDINANCE NO. 21,317:** To authorize the issuance and sale of Sewer Refunding Revenue Bonds; providing for the payment of the principal of and interest on the Bonds; prescribing other matters relating thereto; **to declare an emergency;** and for other purposes.

The ordinance was read a first time. Director Adcock made the motion, seconded by Director Cazort, 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 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 Adcock stated that City Attorney Tom Carpenter had advised her to disclose that she owned some Sewer Bonds; however, the amount was not to the extent that would prohibit her from voting on the issue.

Little Rock Wastewater Utility Chief Executive Officer Gergorio Ramon stated that the goal was to take advantage of the low-interest rates that were currently being offered. Mr. Ramon stated that Little Rock Wastewater had approximately \$20 million that they would like to sell to obtain lower-interest bonds, which would be a savings of approximately \$250,000 per year.

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.**

## **CITIZEN COMMUNICATION**

Rev. Benny Johnson, 6414 Baseline Road: Eugene Ellison  
Kelly Duda, P.O. Box 2805: Robert E. Lee Day – Proposed Resolution Consideration.

Director Wright stated that the Robert E. Lee Day was a State Holiday and asked if the City could opt out of that designation. City Attorney Tom Carpenter stated that the City could not opt out of the holiday designation; however, the speaker had asked that a resolution be sent to the State Legislature asking that Robert E. Lee's birthday not be recognized on the same day as Dr. Martin Luther King, Jr.'s birthday. Director Wright asked City Attorney Carpenter to draft a resolution for the Board's consideration requesting that the Arkansas State Legislature not recognize Robert E. Lee's birthday on the same day as Dr. Martin Luther King, Jr.'s, Birthday.

Director Cazort, 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**