

**Little Rock Board of Directors Meeting
June 2, 2015
6:00 PM**

The Board of Directors of the City of Little Rock, Arkansas, met in a regular meeting with Vice-Mayor Lance Hines presiding. City Clerk Susan Langley called the roll with the following Directors present: Hendrix; Richardson; Webb; Cazort; Wright; Wyrick; Kumpuris; and Vice-Mayor Hines. Directors Absent: Fortson; Adcock; and Mayor Stodola. Director Kathy Webb delivered the invocation, which was followed by the Pledge of Allegiance.

PRESENTATIONS

City of Little Rock Employee Retirement Recognition
Captain Randy Davenport, Little Rock Fire Department
Little Rock Police Department Hispanic Citizen's Police Academy

Director Richardson stated that as a point of personal privilege, he would like to change his vote from the May 19, 2015, Board Meeting that dealt with Police Protective Equipment from an Aye to a Nay. City Attorney Tom Carpenter stated that it would take a unanimous vote from the Board in order for Director Richardson to change his vote. By unanimous voice vote of the Board Members present, **Director Richardson was allowed to change his vote from an Aye to a Nay.** *(This action increased the number of Nay votes to two (2); however, the ordinance was still approved).*

DEFERRAL:

21. ORDINANCE; G-23-456: To abandon approximately 570 linear-feet of the undeveloped sixty (60)-foot wide Rock Creek Way right-of-way; and for other purposes. *Planning Commission: 10 ayes; 0 nays; and 0 absent. Staff recommends approval. (Deferred at staff's request until June 16, 2015)*

Synopsis: The adjacent property owners propose to abandon approximately 570 linear-feet of the undeveloped sixty (60)-foot wide Rock Creek Way right-of-way. The right-of-way runs north from West 36th Street, approximately 700 feet east of Bowman Road. (Located in Ward 6)

Director Cazort made the motion, seconded by Director Hendrix, to defer Item 21 until June 16, 2015. By unanimous voice vote of the Board Members present, **Item 21 was deferred until June 16, 2015.**

CONSENT AGENDA (Items 1 – 9)

1. MOTION: To approve the minutes of the January 20, 2015, Little Rock City Board of Directors Meeting.

2. RESOLUTION NO. 14,130: To authorize the City Manager to enter into a contract with Cruse Uniforms and Equipment for the purchase of Police uniforms, accessories and equipment for the Little Rock Police Department, for one (1)-year from the date of award, with two (2), one (1)-year extensions; and for other purposes. *Staff recommends approval.*

Synopsis: The Little Rock Police Department is requesting approval to award a contract to Cruse Uniforms and Equipment as the primary vendor to provide various police uniforms, accessories and equipment items.

3. RESOLUTION NO. 14,131: To authorize the City Manager to enter into a contract with the Little Rock School District to continue a School Resource Officer Program in the Little Rock School District, beginning July 1, 2015, and ending June 30, 2016; and for other purposes. *Staff recommends approval.*

Synopsis: The Little Rock Police Department seeks approval to authorize the City Manager to enter into a contract with the Little Rock School District to continue a School Resource Officer Program in the Little Rock School District, beginning July 1, 2015, and ending June 30, 2016.

4. RESOLUTION NO. 14,132: To authorize the City Manager to award a contract to Redstone Construction Group, Inc., in an amount not to exceed \$279,133.20, for drainage improvements at Woodlane, Markham and Victory Streets; 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, Inc., for drainage improvement along Woodlane, Markham and Victory Street, Project Number 13-1-100, Bid 15-008. (Located in Ward 1)

5. RESOLUTION NO. 14,133: To authorize the City Manager to award a contract to Garrett Excavating Company, Inc., in an amount not to exceed \$1,088,816.40, for improvements to Adams Street from 8th Street to 12th Street; 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 Garrett Excavating Company, Inc., for the Adams Street Drainage Improvements, Project Number 13-2-32D, Bid Number 15-007. (Located in Ward 1)

Rohn Muse, 822 Lewis Street: Thanked the Board for considering the item.

6. RESOLUTION NO. 14,134: To authorize the City Manager to award a contract to Redstone Construction Group, Inc., in an amount not to exceed \$288,401.32, for the 8th and Brown Street 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, Inc., for 8th and Brown Street Drainage Improvements, Project Number 13-1-101, Bid Number 15-006. (Located in Ward 1)

7. RESOLUTION NO. 14,135: To authorize the Mayor, City Manager and City Clerk to execute the appropriate documents to accept donation of land near Fletcher Park for the purpose of improving site configuration for future development and pedestrian access to the park; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the acceptance of a land donation near Fletcher Park for the purpose of improving site configuration for future development. (Located in Ward 1)

8. RESOLUTION NO. 14,136: To authorize the Mayor, City Manager and City Clerk to execute the appropriate documents to accept donation of land adjacent to Rock Creek; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the acceptance of a land donation adjacent to Boyle Park for the purpose of improving site configuration for future trail development and protecting riparian habitat next to Rock Creek. (Located in Ward 6)

9. RESOLUTION NO. 14,137: To authorize the City Manager to enter into contracts with fourteen (14) organizations to provide Summer Recreation Programs to Little Rock youth ages six (6) to fifteen (15); and for other purposes; *Staff recommends approval.*

Synopsis: Enter into contracts with fourteen (14) organizations to provide summer recreation programs for Little Rock youth ages six (6) to fifteen (15).

Director Cazort 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

Ken Gould, 11140 Rivercrest Drive: Complete Streets.

Ed Sergeant, 1858 South Arch Street: Complete Streets.

Dr. Narcissus Tyler, 1922 South Battery Street: Saving the Brittnum Rooming House.

Kwendeche, 2124 Rice Street: 1325 West 12th Street.

As a result of discussion regarding saving the property at 1325 West 12th Street, City Attorney Tom Carpenter stated that the property had been condemned on May 5, 2015, via Ordinance No. 21,035; however, the ordinance did not have an emergency clause and the thirty (30) days for it to become effective would be on June 4, 2015.

Director Wright made the motion, seconded by Director Richardson, to modify the agenda to include an ordinance, with an emergency clause, that would repeal Ordinance No 21,035 of May 5, 2015, to remove 1325 West 12th Street from the demolition list. By roll call vote, the vote was as follows: Ayes: Richardson; Webb; Wright; Kumpuris; and Vice-Mayor Hines. Nays: Hendrix; Cazort; and Wyrick. Absent: Fortson and Adcock. By a vote of five (5) ayes, three (3) nays, and two (2) absent, **the motion failed due to the fact that a super-majority vote was needed.**

Director Wright made the motion, seconded by Director Richardson, to give administrative direction to the City Manager to provide the owner an additional thirty (30) days and to issue the owner a Limited Building Permit and for the owner to have the next phase defined and funded.

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

By roll call vote, the vote was as follows: Ayes: Richardson; Webb; Wright; Wyrick; Kumpuris; and Vice-Mayor Hines. Nays: Hendrix and Cazort. Absent: Fortson and

Adcock. By a vote of six (6) ayes, two (2) nays, and two (2) absent, **the motion was approved.**

Bill Walker, 1518 South Battery Street: 16th & Battery Streets.

Shelby Smith 1600 Battery Street: 16th & Battery Streets.

Whitney Pattenon, 1617 South Battery Street: 16th & Battery Streets.

Wendell Griffen, 13901 Pleasant Forest Drive: Riot Gear Vote Comment.

Vice-Mayor Hines stated that he had received cards from two (2) individuals that wanted to speak in regards to Item 10; therefore, it would be read separately.

GROUPED ITEMS (Item 11 – 20)

11. ORDINANCE NO. 21,050; Z-5758-E: To approve a Planned Zoning Development and establish a Planned Commercial District titled PVK Development Long-Form PCD, located on the southwest corner of Kanis and Pride Valley Roads, 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; and 1 absent. Staff recommends approval.*

Synopsis: The request is a rezoning from O-2, Office and Institutional, to PCD, Planned Commercial Development, to allow for the development of 12.95 acers with a mixed use development including single-family, office and mini-warehouse. (Located in the City's Extraterritorial Jurisdiction)

12. ORDINANCE NO. 21,045; Z-5800-D: To approve a Planned Zoning Development and establish a Planned Office District titled Bowman Business Park Revised Long-Form POD, located at 1515 South Bowman Road, 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.*

Synopsis: The request is to amend the previously-approved POD, Planned Office Development, to add a commercial laundry as an allowable use. (Located in Ward 6)

13. ORDINANCE NO. 21,046; Z-5884-C: To approve a Planned Zoning Development and establish a Planned Commercial District titled Quattro Little Rock Revised Short-Form PCD, located at 12300 Chenal Parkway, 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.*

Synopsis: The request is to amend the previously-approved PCD, Planned Commercial Development, to allow for the redevelopment of this site with a medical office. (Located in Ward 5)

14. ORDINANCE NO. 21,047; Z-7637-A: To approve a Planned Zoning Development and establish a Planned Residential District titled Kavanaugh Court HPR Short-Form PD-R, located on the southwest corner of Kavanaugh Boulevard and Louise Street, 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.*

Synopsis: The request is to rezone the site from R-3, Single-Family, to PD-R, Planned Development Residential, to recognize the existing four (4)-unit condominium development located on the site. (Located in Ward 3)

15. ORDINANCE NO. 21,048; Z-7701-C: To approve a Planned Zoning Development and establish a Planned Commercial District titled Chenal Pet Palace Revised Short-Form PD-C, located at 14309 Kanis Road, 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.*

Synopsis: The applicant is proposing to amend the previously-approved PD-C, Planned Development Commercial, to allow an expansion of the land area for the PD-C zoning. The future plans include the construction of a parking lot along the western portion of the site. (Located in the City's Extraterritorial Jurisdiction)

16. ORDINANCE NO. 21,049; Z-8632-A: To approve a Planned Zoning Development and establish a Planned Office District titled Arkansas Urology Ambulatory Surgery Center Reestablishment and Revised Long-Form POD, locate at 1300 Centerview Drive, 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.*

Synopsis: The request is a rezoning from POD, Planned Office District, and O-3, General Office District, to POD to allow for the development of a new ambulatory surgery center and parking west of the existing Arkansas Urology office building. (Located in Ward 6)

17. ORDINANCE; Z-8700-A: To approve a Planned Zoning Development and establish a Planned Office District titled Markham and Tyler Revised Short-Form POD, located on the northeast corner of West Markham and Tyler 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; and 1 absent. Staff recommends approval.*

Synopsis: The request is to amend the previously-approved POD, Planned Office Development, to allow for the creation of two (2) lots and the construction of a new building on each of the newly created lots. (Located in Ward 3)

18. ORDINANCE NO. 21,051; Z-9019: To approve a Planned Zoning Development and establish a Planned Commercial District titled Clemons Short-Form PCD, located at 1403 West Roosevelt Road, 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.*

Synopsis: The applicant is requesting a rezoning of this site from R-3, Single-Family, to PCD, Planned Commercial District, to allow for the reuse of a non-residential building as a barber beauty shop. The applicant is also requesting a health studio or spa, a restaurant with take-out service only and general and professional office as alternate allowable uses. (Located in Ward 1)

19. ORDINANCE NO. 21,052; Z-9021: To approve a Planned Zoning Development and establish a Planned Commercial District titled Family Dollar Short-Form PD-C, located at 3418 and 3502 Baseline Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 7 ayes; 3 nays; and 1 absent. Staff recommends approval.*

Synopsis: The applicant is requesting a rezoning from R-2, Single-Family, to PD-C, Planned Development – Commercial, to allow for the development of 2.55 acres with a Family Dollar. (Located in Ward 2)

20. ORDINANCE NO. 21,053: To amend Little Rock, Ark., Rev. Code § 2-242(a) (1988) to declare that certain advertising services do not have to be the subject of competitive bidding; **to declare an emergency;** and for other purposes. *Staff recommends approval.*

Synopsis: This ordinance exempts from competitive bidding the purchase of advertising for events sponsored by the City of Little Rock.

The ordinances were read a first time. Director Cazort made the motion, seconded by Director Richardson, 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 Cazort made the motion, seconded by Director Richardson, 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.

Vice-Mayor Hines stated that he had received three (3) cards from individuals that were wanting to speak in regards to Item 17; however, due to the fact that the item number was not written on the cards, he had failed to ask for the item to be held separate. Vice-Mayor Hines stated that the vote on Item 17 would be held separately.

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 20 was approved.**

SEPARATE ITEMS (Items 10 and 17)

10. ORDINANCE NO. 21,044; Z-2544-A: To approve a Planned Zoning Development and establish a Planned Office District titled 124 North Fillmore Street Short-Form PD-O, located at 124 North Fillmore Street, 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.*

Synopsis: The request is a rezoning from O-3, General Office District, to PD-O, Planned Development Office, to allow for the construction of a medical office. (Located in Ward 3)

The ordinance was read a first time. Director Cazort made the motion, seconded by Director Richardson, 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 ordinance was read a second time. Director Cazort made the motion, seconded by Director Richardson, 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; Z-8700-A: To approve a Planned Zoning Development and establish a Planned Office District titled Markham and Tyler Revised Short-Form POD, located on the northeast corner of West Markham and Tyler 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; and 1 absent. Staff recommends approval.*

Synopsis: The request is to amend the previously-approved POD, Planned Office Development, to allow for the creation of two (2) lots and the construction of a new building on each of the newly created lots. (Located in Ward 3)

Tim Daters, 300 East 3rd Street: Stated that he represented the developer and provided an overview of the project. Mr. Daters stated that the owner had agreed to meet with the adjacent property owners regarding possibly removing the access to the property from A Street.

Tammy Beck, 5334 A Street: Stated that she lived directly across the street from the development and that she was opposed to the project. Ms. Beck stated that the

proposed medical clinic would be open at night which would bring individuals into their neighborhood at all hours and increase traffic on A Street. Ms. Beck stated that the headlights from automobiles in the parking lot across the street would shine into their homes. Ms. Beck stated that the neighbors would like for the A Street entrance to be closed and for a nice rock wall with greenery to be built at the edge of the proposed development which would provide a barrier between the property and the neighborhood.

Director Cazort asked if Ms. Beck was opposed to the entrance on A Street or the development. Ms. Beck stated that she was opposed to the A Street entrance and was opposed to the development that included an extended-hours clinic.

Director Wright asked if there was a way to remove the A Street entrance to provide the neighbors with some privacy. Mr. Daters stated that the plan was to landscape the northern buffer as if it was a land-use buffer and not just a street-use buffer, which would provide enough landscaping to screen the vehicles. Mr. Daters stated that prior to the meeting, the owner of the property, Jim Irwin had agreed to meet with the adjacent neighbors to discuss ways to mitigate the use of the driveway when it was dark and to look at the possible elimination of the driveway.

Jim Irwin: Stated that he was with Irwin Partners, and they were selling half of the property to be developed and that the other owner would develop the property. Mr. Irwin stated that he did not have the authority to agree to anything on behalf of the developers. Mr. Irwin stated that the elevation of the parking lot on the north side was being dropped down approximately three (3) feet and landscaping would be installed behind it, which would block the lights.

Director Wright asked if the landscaping would be mature or if it would take many years for it to grow in height. Mr. Daters stated that the landscaping would be sufficient to screen the parking lot. Director Wright stated that she did not have an issue with the project; however, she did not think that the property needed the entrance from A Street.

Director Webb asked what the hours would be for the medical clinic. Mr. Daters stated that the office hours for the larger lot would be normal office hours. In regards to the medical clinic, Mr. Irwin stated that the hours would be from 8:00 AM to 8:00 PM; however, they would stop taking patients at 6:30 PM. Director Webb stated that she did not have an issue with the project; however, she would feel better supporting the project if an agreement was in place to remove the entrance from A Street. City Attorney Carpenter stated that the Planning Commission had approved the project and the Board was asking for a more restrictive use of the property, which could be considered as regulatory taking. City Attorney Carpenter stated that in the past, when the Board had issues with an item, they recommended sending the item back to the Planning Commission.

Director Kumpuris made the motion, seconded by Director Cazort, to defer Item 17 for two (2) weeks. By voice vote of the Board Members present, with Director Richardson voting in opposition, **Item 17 was deferred for two (2) weeks.**

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June 2, 2015
6:00 PM

Director Kumpuris 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:

Susan Langley, City Clerk

Lance Hines, Vice-Mayor