

**Little Rock Board of Directors Meeting
October 2, 2017
6:00 PM**

The Board of Directors of the City of Little Rock, Arkansas, met in a 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. Rabbi Barry Block delivered the invocation, which was followed by the Pledge of Allegiance.

PRESENTATIONS

Community Planning Month Proclamation
Fire Prevention Week Proclamation

CONSENT AGENDA (Items 1 – 8)

- 1. RESOLUTION NO. 14,646; Z-7500-E:** To set November 7, 2017, as the date of public hearing on the appeal of the Planning Commission's denial of a Planned Zoning District titled The Hamilton Apartments Long-Form PD-R, located behind 14524 – 14810 Cantrell Road; and for other purposes.
- 2. RESOLUTION NO. 14,644; Z-9219:** To set October 17, 2017, as the date of public hearing on the appeal of the Planning Commission's denial of a Planned Zoning District, titled Mickles Short-Form PD-C, located at 2904 South Arch Street; and for other purposes.
- 3. RESOLUTION NO. 14,645:** To authorize the City Manager to enter into an Annual Purchase Order with Cascade Engineering, in an amount up to \$250,000.00 annually, for the purchase of Ninety-Six (96)-Gallon Solid Waste Containers as needed; and for other purposes. *Staff recommends approval.*
Synopsis: Authorizes the City Manager to enter into an annual contract with Cascade Engineering for purchase of ninety-six (96)-Gallon Trash Containers with option for two (2) additional one (1)-year renewals after expiration of first year.
- 4. RESOLUTION NO. 14,646:** 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 maximize the Land Bank's revitalization efforts, the Land Bank Commission and staff would like to accept the donation of the property located at 1614 Woodrow Street. **Property Details:** The parcel is a 7,000 square-foot vacant lot.
- 5. RESOLUTION NO. 14,647:** 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 maximize the Land Bank's revitalization efforts, the Land Bank Commission and staff would like to accept the donation of the property located at 6200 Mabelvale Cutoff.

Property Details: The parcel is one (1) acre of undeveloped property that includes a mixture of mature trees.

6. RESOLUTION NO. 14,648: To transfer title property to Springer & Springer, LLC, via Special Warranty 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 maximize the Land Bank's revitalization efforts, the Land Bank Commission and staff would like to sell the property located at 808 Brown Street and 2512 South Summit Street for \$500.00 to Springer and Springer, LLC. These two (2) properties are part of a thirty (30) property sale, and the remaining twenty-eight (28) properties will be presented to the Board once they have been approved by Zoning to develop duplexes. Both properties have been in the Land Bank for many years and have been maintained by the City. The Springers have plans to build thirty (30) handicap accessible structures. **Property Details:** 808 Brown Street is a 9,800 square-foot vacant lot that was acquired by the City in 2013. 2512 South Summit Street is a 7,000 square-foot vacant lot that was acquired by the City in 2011.

7. RESOLUTION NO. 14,649: To authorize the City Manager to exercise the first year of an option clause to renew a contract for Group Health Insurance with United Health Care, for an amount not to exceed \$13,569,689.25; and for other purposes.

Synopsis: To authorize The City Manager to enter into an agreement with United Healthcare for Group Health Insurance for the period of January 1, 2018 to December 31, 2018.

8. RESOLUTION NO. 14,650: To authorize the City Manager to enter into an additional one (1)-year extension of a Maintenance Agreement to Motorola, Inc., in the amount of \$601,433.83, to provide maintenance to the City's 800 MHz Radio System; and for other purposes.

Synopsis: The Little Rock Police Department is requesting approval to renew the annual Radio Maintenance Agreement for the City's Radio Infrastructure.

Director Adcock made the motion, seconded by Director Hines, 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: Rock Region Metro Funding Request.

GROUPED ITEMS (Items 9 - 18)

9. ORDINANCE NO. 21,482; Z-4377-A: To approve a Planned Zoning Development and establish a Planned Residential District, titled South Oaks Apartments Revised Long-Form PD-R, located at 3401 Fair Park Boulevard, 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 PD-R, Planned Development - Residential, to allow a revision to the previously-approved signage plan. (Located in Ward 1)

10. ORDINANCE NO. 21,483; Z-6079-I: To approve a Planned Zoning Development and establish a Planned Office District, titled Little Rock Christian Academy Revised Long-Form POD, located at 19010 Cantrell 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; and 1 absent. Staff recommends approval.*
Synopsis: The applicant is requesting to amend the previously-approved POD, Planned Office Development, to add additional land area and to allow the development of the overall Master Plan for the school campus. (Located in Ward 5)

11. ORDINANCE NO. 21,484; Z-7905-B: To approve a Planned Zoning Development and establish a Planned Commercial District, titled The Fountain Short-Form PCD, located at 2809 Kavanaugh Boulevard, 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 applicant is requesting to rezone the site from C-3, General Commercial District, to PCD, Planned Commercial Development District, to allow for an expansion of the building square-footage within the rear deck area. (Located in Ward 3)

12. ORDINANCE NO. 21,485; Z-8643-A: To approve a Planned Zoning Development and establish a Planned Commercial District, titled MNK, Inc., Short-Form PCD, located at 7020 Colonel Glenn 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; and 1 absent. Staff recommends approval.*
Synopsis: The applicant is proposing to rezone the site from C-3, General Commercial District, to PCD, Planned Commercial Development, to add an events center as an allowable use for the property. (Located in Ward 6)

13. ORDINANCE NO. 21,486; Z-9288: To approve a Planned Zoning Development and establish a Planned Commercial District, titled Combs Short-Form PD-C, located at 9010 Hilario Springs 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; and 1 absent. Staff recommends approval.*
Synopsis: The applicant is requesting a rezoning of the site from R-2, Single-Family District, to PD-C, Planned Development - Commercial, to allow for the reuse of the existing commercial building for retail uses. (Located in Ward 2)

14. ORDINANCE NO. 21,487; Z-9244: To approve a Planned Zoning Development and establish a Planned Residential District, titled Revel Cove Long-Form PD-R, located at 15700 Pride Valley 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; and 1 absent. Staff recommends approval.*
Synopsis: The applicant is proposing a rezoning of the site from R-2, Single-Family District, to PD-R, Planned Development - Residential, to allow for the development of the site with thirty-four (34) single-family residential lots. (Located in the City's Extraterritorial Jurisdiction)

15. ORDINANCE NO. 21,488; Z-9245: To approve a Planned Zoning Development and establish a Planned Residential District, titled 5615 L Street Short-Form PD-R, located at 5615 L Street, 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 applicant is requesting a rezoning of the site from R-2, Single-Family District, to PD-R, Planned Development - Residential, to allow for the placement of an accessory dwelling and occasionally a home office. The site is located within the Hillcrest Design Overlay District (DOD). This development exceeds the allowable rear-yard coverage per the DOD. (Located in Ward 3)

16. ORDINANCE NO. 21,489: To amend Little Rock, Ark., Ordinance No. 20,778 (August 27, 2013), to make modifications and clarifications to the City of Little Rock Non-

Uniform Employees Defined Benefit Pension Plan and Trust; and for other purposes.
Staff recommends approval

Synopsis: After working within the plan documents of the new Defined Benefit Plan, it was determined that the document needed modifications to help clarify the language to ensure proper administration. This led to the same review and outcome for the previous Defined Benefit Plan.

17. ORDINANCE NO. 21,490: To authorize the issuance of Capital Improvement Refunding Revenue Bonds, Series 2017; to authorize a trust indenture securing the Bonds; to authorize the sale of the Bonds and the execution of a Bond Purchase Agreement; to prescribe other matters pertaining to the Bonds; **to declare an emergency;** and for other purposes.

15. ORDINANCE NO. 21,491: To find it impractical and unfeasible to bid; to authorize the City Manager to award a contract to Northrop Grumman Systems Corporation, in the amount of \$51,228.00, to provide one (1)-year of Hardware Maintenance Services for the City's 911 Emergency Communications System; **to declare an emergency;** and for other purposes. *Staff recommends approval.*

Synopsis: This ordinance waives competitive bidding for the purchase of up to twelve (12) months of Hardware Maintenance and Support for the NGIT Altaris application for the City's Computer-Aided Dispatch (911) System.

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.** By unanimous voice vote of the Board Members present, **the emergency clause for Item 18 was approved.**

SEPARATE ITEMS (Item 9)

19. RESOLUTION NO. 14,652: To amend Little Rock, AR., Resolution No. 14,288 (February 16, 2016), to approve an amendment to the contract with, and to allow for additional work and payment to Nelson/Nygaard Consulting Associates, Inc., for work on the City's review of the I-30 Crossing Project; and for other purposes. *Staff recommends approval.*

Synopsis: To authorize an amendment to the existing contract with Nelson/Nygaard Consulting Associates, Inc., to assist the City with its responsibilities to the Arkansas Department of Transportation during the I-30 Crossing Project.

Director Adcock made the motion, seconded by Director Wright, to approve the resolution. By voice vote of the Board Members present, with Director Richardson voting in opposition, **the resolution was approved.**

PUBLIC HEARINGS (Item 20)

20. RESOLUTION NO. 14,651: To authorize the offering of up to \$5,500,000.00 of City of Little Rock, Arkansas, Port Authority Revenue Bonds; to provide for other matters in connection with the Bonds; and for other purposes.

Mayor Stodola opened the public hearing.

Director Adcock made the motion, seconded by Director Wright, to approve the resolution.

Mayor Stodola 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.

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

DISCUSSIONS (Item 21)

21. Discussion: Campaign Contributions before June 1, 2018.

Director Kumpuris made the motion, seconded by Director Adcock to ask for an expedited review from the Ethics Commission and to pass a resolution that stated that the Board of Directors had made the request.

Director Fortson stated that the conflict was being created between the current City Ordinance and the passage of the State Regulation on certain items that dealt with elections. Director Fortson stated that as a result, it placed incumbents seeking reelection in a very difficult position.

Director Adcock asked if until the Ethics Commission ruled, a moratorium could be placed on those individuals that were already actively raising funds to run for City Board in 2018. City Attorney Tom Carpenter stated that a moratorium could not be enacted; however, a lawsuit could be filed seeking an injunction. City Attorney Carpenter stated that he did not recommend filing an injunction due to the fact that the first thing a Judge would say was that the most important aspect of granting an injunction was where there was a clear chance of success on the merits. City Attorney Carpenter stated that as a result of the Board action that evening, they would be asking the Ethics Commission to review its prior ruling in light of the fact that it did not consider the Statute of the City's ordinance. In addition, City Attorney Carpenter stated that until the Commission ruled, a Judge would be hesitant to step into a State election process. Director Adcock asked how long it would take the Ethics Commission to rule. City Attorney Carpenter stated that anytime there was a request for an opinion from the Commission, they were required to act within ninety (90) days.

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

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6:00 PM

ATTEST:

APPROVED:

Susan Langley, City Clerk

Mark Stodola, Mayor