

**Little Rock Board of Directors Meeting  
December 5, 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 (enrolled at 6:15 PM); Fortson; Adcock; Vice-Mayor Webb; and Mayor Stodola. Director Ken Richardson delivered the invocation, which was followed by the Pledge of Allegiance.

**PRESENTATIONS**

Little Rock Water Reclamation Authority EPA Award Presentation

**WITHDRAWAL**

**10. RESOLUTION:** To state the views of the Little Rock City Board of Directors that there should be no embargo or withholding of funds for approved government projects within the City pending the outcome of public comments and hearings on the 30 Crossing recommendation of the Arkansas Department of Transportation; and for other purposes.

Mayor Stodola stated that the sponsor of the resolution had decided against the withdrawal; therefore, the Board would take action on the resolution that evening.

**CONSENT AGENDA (Items 1 – 8)**

**1. RESOLUTION NO. 14,678:** To authorize the City Manager to enter into an agreement with Kut Kwick Corporation, in the amount of \$70,080.00, for the purchase of one (1) Slope Cutting Riding Mower for the Public Works Department; and for other purposes. *Staff recommends approval.*

**Synopsis:** Approval of a resolution authorizing the City Manager to enter into a contract with Kut Kwick Corporation for the purchase of one (1) Slope Cutting Riding Mower for the Public Works Department.

**2. RESOLUTION NO. 14,679:** To authorize the City Manager to enter into a contract with Nick Ruffin Excavating, Inc., in an amount not to exceed \$239,373.60, for the Kingsrow Drive Drainage Improvement Project; and for other purposes. *(Funding is from the 2012 3/8-Cent Capital Improvement Sales Tax) Staff recommends approval.*

**Synopsis:** Authorizes the City Manager to execute an agreement with Nick Ruffin Excavating, Inc., for Kingsrow Drive Drainage, Project No. 13-B-3H, Bid No. 17024. (Located in Ward 3)

**3. RESOLUTION NO. 14,680:** To authorize the City Manager to enter into a contract with JCI Construction, Inc., in an amount not to exceed \$113,721.60, for the Pecan Lake Area Drainage Improvement Project; and for other purposes. *(Funding is from the 2012 3/8-Cent Capital Improvement Sales Tax) Staff recommends approval.*

**Synopsis: Authorizes the City Manager to execute an agreement with JCI Construction, Inc., for the Pecan Lake Area Drainage Improvements, Project No. 16-7-DR-141, Bid No. 17023. (Located in Ward 7)**

**4. RESOLUTION NO. 14,681:** To authorize the Mayor of the City of Little Rock, Arkansas, to accept for municipal purposes, permanent construction easements, right-of-way dedications and fee simple acquisitions, and the City Manager to acquire temporary construction easements as needed to complete the construction of the 2016 – 2018 Street and Drainage Capital Improvement Program; and for other purposes. *(Funding is from the 2012 3/8-Cent Capital Improvement Sales Tax) Staff recommends approval.*

**Synopsis: Authorizes the Mayor to accept for municipal purposes permanent construction easements, right-of-way dedications and acquisitions, and the City Manager to acquire temporary construction easements as needed to complete for the 2016 through 2018 Street and Drainage Improvement Program.**

**5. RESOLUTION NO. 14,682:** To authorize the City Manager to enter into a contract with American Structure, Inc., in an amount not to exceed \$124,997.00, to build a Communal Cat Room as an addition to the Little Rock Animal Village; and for other purposes. *Staff recommends approval.*

**Synopsis: Authorizes the City Manager to enter into a contract with American Structure, Inc., for the addition of a Communal Cat Room to the Little Rock Animal Village.**

**6. RESOLUTION NO. 14,683:** To authorize the City Manager to execute agreements with Presidio Networked Solutions, LLC, for an amount not to exceed \$67,530.40, plus applicable taxes and fees, to upgrade the City's Wireless Network that are in operation at City Facilities; and for other purposes. *Staff recommends approval.*

**Synopsis: Approval of a resolution authorizing the City Manager to execute agreements with Presidio Networked Solutions, LLC, for the upgrade of the City's current Wireless Network that is in operation in City Facilities.**

**7. RESOLUTION NO. 14,684:** To authorize the City Manager to enter into an agreement with Comcast to install, configure and maintain a Fiber Optic Network between the City of Little Rock Data Center and the Little Rock Police Training Academy; and for other purposes. *Staff recommends approval.*

**Synopsis: The resolution authorizes the City Manager to enter into an agreement with Comcast for installation, configuration and maintenance of a 1 GB Fiber Optic Network infrastructure between the City of Little Rock Data Center and the Little Rock Police Training Academy, which will provide network services to the Training Academy and to the Public Works Department for a period of five (5) years**

**8. RESOLUTION NO. 14,685:** To authorize the sale of approximately four (4) acres of property at the Little Rock Port to Dakota Investments, Inc., to authorize the Mayor and City Clerk to execute any necessary documents to facilitate the sale, and for other purposes. *Staff recommends approval.*

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**

Noel Washington, 3003 Chester Street: City Code Enforcing.  
Kathy Wells, P.O. Box 777: I-30.

**SEPARATE ITEMS (Item 9 and Item 11)**

**9. RESOLUTION NO. 14,686:** To authorize the City Manager to enter into an agreement with Fire Trucks Unlimited, for an amount not to exceed \$412,420.00, to refurbish one (1) Fire Truck – Rescue Unit for the Little Rock Fire Department; and for other purposes. *(A portion of the funding is from the 2012 5/8-Cent Operational Improvements Sales Tax) Staff recommends approval.*

**Synopsis:** Approval of a resolution authorizing the City Manager to enter into a contract with Fire Trucks Unlimited to refurbish one (1) Fire Truck – Rescue Unit.

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

Director Peck stated that it seemed like a large amount of money to refurbish a twenty (20)-year old truck. Little Rock Fire Department Chief Greg Summers stated that over the past several years, they had been able to refurbish units at a considerably lower price than a brand new unit. Chief Summers stated that Station 24 was being funded with monies from the 2012 5/8-Cent Operational Improvement Sales Tax. Chief Summers stated that Station 24 would eventually house twenty-four (24) Firefighters and two (2) pieces of equipment; however, due to the fact that sales tax revenues had been down, the station would initially house only twelve (12) Firefighters. Chief Summers stated that Station 24 would house the Rescue Unit to assist the western portion of the City.

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

**10. RESOLUTION:** To state the views of the Little Rock City Board of Directors that there should be no embargo or withholding of funds for approved government projects within the City pending the outcome of public comments and hearings on the 30 Crossing recommendation of the Arkansas Department of Transportation; and for other purposes.

City Attorney Tom Carpenter stated that there had been a request to change the language of the resolution; however, he had been under the impression that the item was going to be withdrawn and if the resolution passed, the change of wording would be made at the Board's direction.

Vice-Mayor Webb stated that there were some outstanding questions and she had not received answers; therefore, she did not want to take action on the item that evening. Vice-Mayor Webb stated that she was aware that the meeting was going to be recessed until December 12, 2017, in order to take action on the 2018 Budget and she asked that the item be deferred until that meeting.

Director Peck made the motion, seconded by Director Wright, to defer the item until the December 12, 2017, Board of Director Reconvened Meeting. By unanimous voice vote of the Board Members present, **the motion was approved.**

**11. ORDINANCE NO. 21,513; Z-5817-I:** To approve a Planned Zoning Development and establish a Planned Commercial Development titled 15000 Cantrell Road Short-Form PD-C, located at 15000 Cantrell Road, 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 denial.*

**Synopsis: The request is to rezone the property from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the development of the site with a restaurant. (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 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.

Bill Spivey: Stated that he was legal counsel for the applicant for the proposed development. Mr. Spivey stated that during the November 28, 2017, Board of Directors Agenda Meeting, he misstated that the property in question had never been subject to a rezoning application within the City. Mr. Spivey stated that approximately twelve (12) years prior, the property in question, along with another piece of property, were combined and approved as part of a POD, Planned Office Development. Mr. Spivey stated that the underlying property, which was the subject of the application being considered, was a platted lot and to his knowledge had never been replatted. Mr. Spivey stated that the property in question was approximately 1.5 acres and would come into the City with the underlying zoning of R-2, Single-Family District. Mr. Spivey stated that when the previous POD was revoked, or lapsed, it reverted back to that zoning.

Joe White: Stated that he was with White Daters Engineering and that there was no residential property located adjacent to the property in question. Mr. White stated that the site did have the forty (40)-foot landscape buffer on the front of the property, the required landscape buffer on the remaining three (3) sides and the 100-foot setback that were requirements of the Highway 10 Design Overlay District (DOD).

Tim Daters: Mr. Daters stated that the site would be served by a single drive-way that would be thirty-six (36) feet wide and would allow for a left and right-turn land coming out of the site and a single-lane entry into the site. Mr. Daters stated that the site was designed well and located in an area on Cantrell Road (Highway 10) that had good sight distance and good ingress/egress.

Ken Harrison, 5504 Tulley Cove: Stated that he lived close to the proposed development and was President of the Tulley Cove Neighborhood Association. Mr. Harrison stated that he represented the neighborhood and asked that the Board deny the application.

Dawn Prasifka, 5504 Tulley Cove: Stated that she lived near the proposed development and asked that the Board deny the application.

Celia Martin, 3 Canterbury Court: Stated that she lived in the Westchester Neighborhood and asked that the Board deny the application.

Grey Williams, 6 Thomas Park Circle: Mr. Williams stated that the proposed development did not comply with the Highway 10 DOD, the Zoning Plan or the Land Use Plan. Mr. Williams stated that Planning & Development Staff, nor the neighborhoods, supported the application and asked that the Board deny the application.

Lu Majors, 7 Thomas Park Circle: Stated that he lived near the proposed development and asked that the Board deny the application.

Keith Wingfield, 2 Bass Circle: Stated that his property was located within 300 feet from the proposed development and that he supported the application. Mr. Wingfield stated

that the Highway 10 DOD was approved approximately thirty (30) years ago and felt that it was time to revisit the requirements of the DOD.

Mr. Spivey stated that he thought the DOD had been a success and that the Board had supported the design standards. City Manager Bruce Moore stated that the Highway 10 DOD had served the City well to-date, and he had asked staff to review the DOD to determine if any revisions needed to be made. Planning & Development Department Director Jamie Collins stated that there was a separation between the DOD and the Land Use Plan. Mr. Collins stated that the DOD maintained the scenic corridor and provided the setback. Mr. Collins stated that the minimum two (2)-acre site requirement was included in the DOD and anything less than that required Board action. Mr. Collins stated that the Land Use Plan worked independently of the DOD and set development throughout the corridor. Mr. Collins stated that staff was recommending denial of the development due to the Land Use Plan. Mr. Collins stated that staff made every effort to remain consistent to avoid 'spot development'. Mr. Collins stated that the applicant had complied with the DOD, with the exception of meeting the two (2)-acre minimum.

Mr. Spivey stated that if the application was approved, the applicant had agreed to dim the lights at the development at 10:00 PM. In addition, Mr. Spivey stated that the applicant had agreed to include a double-stack drive-thru area should it become necessary to accommodate traffic in and out of the property.

Director Kumpuris made the motion, seconded by Director Adcock, to amend the motion to add the applicant's revisions as conditions. By voice vote of the Board Members present, with Director Hendrix voting present, **the motion was approved.**

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

By roll call vote, the vote was as follows: Ayes: Richardson; Hines; Wyrick; Kumpuris; Fortson; and Vice-Mayor Webb. Nays: Peck; Wright; and Adcock. Present: Hendrix. When asked if she would like to change her Present vote, Director Hendrix indicated that she did not want to change her vote. The final roll call vote was as follows: Ayes: Richardson; Hines; Wyrick; Kumpuris; Fortson; and Vice-Mayor Webb. Nays: Peck; Wright; and Adcock. Present: Hendrix. By a vote of six (6) ayes, three (3) nays and one (1) present, **the ordinance was approved as amended.**

## **DISCUSSION (Item 12)**

### **12. DISCUSSION: 2018 Budget**

City Manager Moore distributed copies of the proposed 2018 Budget. Mayor Stodola stated that the intent was to recess that evening's meeting until December 12, 2018, for further discussion.

**EXECUTIVE SESSION (Item 13)**

Vice-Mayor Webb made the motion, seconded by Director Adcock, for the Board to go into executive session for the purpose of Board and Commission appointments. By unanimous voice vote of the Board Members present, **the Board went into Executive Session.**

**13. RESOLUTION NO. 14,687:** A resolution to make appointments and reappointments to various City of Little Rock Boards and Commissions; and for other purposes.

**Synopsis:** Animal Services Advisory Board (1 position); Central Arkansas Library System (4 positions); Little Rock Cent Committee (1 position); Land Bank Commission (1 position); Little Rock Municipal Airport Commission (1 position); Little Rock Planning Commission (3 positions); Little Rock Port Authority (1 position); and Racial & Cultural Diversity Commission (2 positions).

Animal Services Advisory Board: Appointment of Markita Tyler to serve her first three (3)-year Ward 7 Representative term, said term to expire on November 25, 2020. By unanimous voice vote of the Board Members present, **the appointment was approved.**

Central Arkansas Library System Board of Trustees: Appointment of Marilyn Porter to serve her first three (3)-year term, said term to expire on December 31, 2020. Appointment of Sophia Said to fill the unexpired term of Dr. Sam Rawof, said term to expire on December 31, 2019. By unanimous voice vote of the Board Members present, **the appointments were approved.**

Little Rock Cent Committee: Appointment of Erma Peterson to serve her first four (4)-year Ward 2 Representative Architect term, said term to expire on February 7, 2022. By unanimous voice vote of the Board Members present, **the appointment was approved.**

Land Bank Commission: Appointment of Jennifer Herron to fill the unexpired term of Ward 1 Representative term of Crystal Mercer, said term to expire on March 19, 2018. By unanimous voice vote of the Board Members present, **the appointment was approved.**

Little Rock Planning Commission: Reappointment of Paul Latture to serve his second (3)-year term, said term to expire on November 1, 2020. By unanimous voice vote of the Board Members present, **the reappointment was approved.**

Little Rock Port Authority: Appointment of Ray C. Dillon to serve the unexpired term of Frank Scott, Jr., said term to expire on July 6, 2021. By unanimous voice vote of the Board Members present, **the appointment was approved.**

Racial and Cultural Diversity Commission: Appointment of Julius Larry, III, to serve the unexpired Ward 1 Representative term of Tabitha Lee, said term to expire on March 31, 2018. By unanimous voice vote of the Board Members present, **the appointment was approved.**

Vice-Mayor Webb made the motion, seconded by Director Adcock, to recess the meeting until December 12, 2017, for the consideration of the adoption of the 2018 Budget. By unanimous voice vote of the Board Members present, **the meeting was recessed until December 12, 2017.**

**ATTEST:**

**APPROVED:**

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Little Rock Board of Directors Meeting  
December 5, 2017  
6:00 PM

**Susan Langley, City Clerk**

**Mark Stodola, Mayor**