

# **NORTH LITTLE ROCK SCHOOL DISTRICT**

## **Office of the Superintendent**

### **SPECIAL MEETING, BOARD OF EDUCATION**

#### **MINUTES**

**September 30, 2013**

The North Little Rock School District Board met in special session on Monday, September 30, 2013, in the Board Room of the Administration Building of the North Little Rock School District, 2700 Poplar Street, North Little Rock, Arkansas. President Scott Teague called the meeting to order at 5:30 p.m.

#### **ROLL CALL OF MEMBERS**

##### **Present**

Scott Teague, President  
J. T. Zakrzewski, Vice President  
Dorothy Williams, Secretary  
Ron Treat, Disbursing Officer  
Luke King, Member  
Scott A. Miller, Member

##### **Absent**

Darrell Montgomery, Parliamentarian

##### **Others Present**

Mr. Kelly Rodgers, Superintendent; Denise Drennan, Chief Financial Officer; Dr. Beth Stewart, Assistant Superintendent for Instructional Services; Gregg Thompson, Executive Director of Human Resources; Gerald Cound, Director of Facilities Management; and Darlene Holmes, Superintendent's Secretary were also present. Brian Drause (audio) recorded the meeting.

##### **Purchase of Property**

Mr. Rodgers explained there is a title issue on a property already approved by the Board that will need further Board action. However, this has not yet been resolved so this item was removed from the agenda.

##### **Assignment of Phase II Architects**

Mr. Rodgers and Mr. Cound stated the decision had been made on the remainder of the Phase II Architects.

##### **MOTION (5:35 p.m.)**

J. T. Zakrzewski moved to accept Administration's recommendation for Phase II construction projects: Brooks Jackson Architects – Seventh Street Elementary; Lewis Architects – Indian Hills Elementary and Ridgeroad Elementary Improvements and to reaffirm DLR Group/Taggart's assignment for the Crestwood Elementary and Glenview Elementary projects in our Phase II plans. Ron Treat seconded the motion.

YEAS: King, Miller, Teague, Treat, Williams and Zakrzewski  
NAYS: None (Montgomery – absent)

Mr. Cound stated one of the architect assignments was missed so an additional motion was made to clarify.

MOTION (5:37 p.m.)

J. T. Zakrzewski moved to accept Administration's recommendation for Phase II construction project of Taggart – Pike View Elementary location. Scott Miller seconded the motion.

YEAS: King, Miller, Teague, Treat, Williams and Zakrzewski  
NAYS: None (Montgomery – absent)

Eminent Domain of Property

Mr. Rodgers explained the need to acquire this property for safety and visibility purposes. The value of the portion of the property at 2300 Main Street is appraised at \$50,000 and the tenant is Douglas Holding, Inc. The tenant has counter-offered \$200,000 which four times the appraised value of property. Mr. Rodgers said our legal counsel has stated this is excessive. The Administration is recommending the Board approve the eminent domain to acquire this portion of property-approximately 9,981 square feet. Mr. Miller confirmed this is for only a portion of the parking lot and not for the building or even all of the parking lot, just a portion of the parking lot that is not used.

MOTION (5:40 p.m.)

J. T. Zakrzewski move to accept Administration's recommendation to authorize Quattlebaum, Grooms, Tull & Burrow PLLC to (1) file an eminent domain action on behalf of the North Little Rock School District for approximately 9,981 square feet of real property currently owned by Douglas Holdings, Inc., and located at 2300 North Main Street, North Little Rock Arkansas 72114 and (2) deposit \$50,000.00 with the Court as just compensation for the real property. Scott Miller seconded the motion.

YEAS: King, Miller, Teague, Treat, Williams and Zakrzewski  
NAYS: None (Montgomery – absent)

INFORMATIONAL ITEM

Mr. Cound along with Roy Horsey of Baldwin Shell updated the Board of the Design Phasing of the NLRHS West Campus. They also provided program schedule with a copy of the design drawings.

ADJOURNMENT

MOTION (5:54 p.m.)

Dorothy Williams moved to adjourn the meeting. Scott Miller seconded the motion.

YEAS: King, Miller, Teague, Treat, Williams and Zakrzewski  
NAYS: None (Montgomery – absent)

President Teague declared the meeting adjourned at 5:55 p.m.

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Scott Teague, President

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Darlene Holmes, Recording Secretary