

**Little Rock Board of Directors Meeting
January 21, 2020
6:00 PM**

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

CONSENT AGENDA (Items 1 – 9)

1. **MOTION:** To approve the minutes of the October 2, 2019, October 15, 2019, and November 5, 2019, Little Rock City Board of Directors Meetings; and the October 29, 2019, Little Rock City Board of Directors Reconvened Meeting.

2. **RESOLUTION NO. 15,145; G-23-473:** To set February 4, 2020, as the date of public hearing on the request to abandon the Van Buren Street right-of-way, located between West 13th Street and West 14th Street; and for other purposes.

3. **RESOLUTION NO. 15,146:** To set February 18, 2020, as the date of public hearing to consider the issuance of \$51,400,000.00 in Little Rock, Arkansas, Water Reclamation System Revenue Bonds; and for other purposes.

4. **RESOLUTION NO. 15,147:** To authorize the City Manager to enter into a contract with PepsiCo, Inc., for the exclusive pouring rights for City Parks and Recreation Facilities; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution authorizing the City Manager to execute a contract with PepsiCo, Inc., to be the beverage provider for Parks and Recreation Facilities, for a period of five (5) years with an optional 6th year renewal.

5. **RESOLUTION NO. 15,148:** To authorize the City Manager to enter into a contract with Burkhalter Technologies, Inc., in an amount not to exceed \$2,951,143.68, for the Kanis Road Project, Phase 3 Reconstruction; and for other purposes. *(Funding from the 3/8-Cent Capital Improvement Sales Tax and the Limited Tax General Obligation Capital Improvement Bonds) Staff recommends approval.*

Synopsis: A resolution authorizing the City Manager to execute an agreement with Burkhalter Technologies, Inc., for the Kanis Road Project, Phase 3 Reconstruction, Cherrybrook Drive to Gamble Road, Bid No. 715. (Located in Wards 5 & 6)

6. **RESOLUTION NO. 15,149:** To authorize the City Manager to enter into a contract with Escamilla Excavation, Inc., in an amount not to exceed \$257,202.00, for the Rummel Road Improvement Project; and for other purposes. *(Funding from the 3/8-Cent Capital Improvement Sales Tax and the Limited Tax General Obligation Capital Improvement Bonds) Staff recommends approval.*

Synopsis: A resolution authorizing the City Manager to execute an agreement with Escamilla Excavation, Inc., for the Rummel Road Improvement Project, Mooser Lane to Countryside Cove, Bid No. 717. (Located in Ward 5)

7. RESOLUTION NO. 15,150: To authorize the City Manager to enter into a contract with James A. Rogers Excavating, Inc., in an amount not to exceed \$1,158,000.00, for the Class I Landfill Cell 4 partial closure; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution authorizing the City Manager to execute an agreement with James A. Rogers Excavating, Inc., for the City of Little Rock Class 1 Landfill Cell 4 Partial Closure, Bid No. 704.

8. RESOLUTION NO. 15,151: To authorize the City Manager to enter into a contract All Service Electric, Inc., in an amount not to exceed \$113,881.20, for the Stagecoach Road Emergency Use Traffic Signal; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution authorizing the City Manager to execute an agreement with All Service Electric, Inc., for the Stagecoach Road Emergency Traffic Signal, Bid No. 742. (Located in Ward 7)

9. RESOLUTION NO. 15,152: To amend Little Rock, Ark., Resolution No. 14,539 (April 4, 2017) to ratify, modify and extend the lease term between the City of Little Rock and the Quapaw Quarter Association to operate Curran Hall as a Tourist Information Center; and for other purposes. *Staff recommends approval.*

Director Adcock made the motion, seconded by Director Wright, to approve the Consent Agenda. By voice vote of the Board Members present, with Director Wright voting in opposition of Item 4, **the Consent Agenda was approved.**

GROUPED ITEMS (Items 10 - 15)

10. ORDINANCE NO. 21,826; LU19-19-01: To amend the Land Use Plan in the Chenal Planning District, southwest of the Highway 300 and Highway 10 intersection, from Residential Medium and Suburban Office to Neighborhood Commercial; and for other purposes. *Planning Commission: 9 ayes; 0 nays; and 2 absent. Staff recommends approval.*

Synopsis: To approve Land Use Plan amendment in the Chenal Planning District from RM, Residential Medium Density, and SO, Suburban Office, to NC, Neighborhood Commercial. (Located Ward 5)

11. ORDINANCE NO. 21,827; Z-9472: To reclassify property located in the City of Little Rock, Arkansas, 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 approval.*

Synopsis: The owner of the 7.379-acre property located in the 20300 block of Highway 10 (south side of Highway 10, approximately 0.5 mile west of Chenal Parkway) is requesting that the zoning be reclassified from R-2, Single-Family District, to C-1, Neighborhood Commercial District. (Located in Ward 5)

12. ORDINANCE NO. 21,828; Z-1002-C: To approve a Planned Zoning Development and establish a Planned Commercial District titled Tunnel Car Wash Revised Short-Form PCD, located at 7706/7708 Cantrell Road, Little Rock, Arkansas, 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 approval.*

Synopsis: The applicant is requesting the approval of a Revised PCD, Planned Commercial District, for the construction of a tunnel car wash with vacuum stations. (Located in Ward 3)

13. ORDINANCE NO. 21,829; Z-3437-A: To approve a Planned Zoning Development and establish a Planned Commercial District titled 10724 West Markham Street Short-Form PCD, located at 10724 West Markham 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 approval of a PCD, Planned Commercial District, to redevelop the site for continued use as a convenience store with gas pumps. (Located in Ward 4)

14. ORDINANCE NO. 21,830; Z-5873-C: To approve a Planned Zoning Development and establish a Planned Residential District titled Peacock Apartments Parking Short-Form PRD, located at 101/103 South Park 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 approval of a PRD, Planned Residential District, for the construction of a parking area for the use of the apartment tenants. (Located in Ward 3)

15. ORDINANCE NO. 21,831; Z-9465: To approve a Planned Zoning Development and establish a Planned Residential District titled AJ Williams Short-Form PR-R, located at 1804 Rice 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 approval of a PD-R, Planned Development – Residential, to bring an existing triplex located within a two (2)-story residential structure into zoning conformance. (Located in Ward 1)

The ordinances were read the first time. Director Adcock made the motion, seconded by Director Hines, 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 Hines, 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.**

SEPARATE ITEMS (Item 16)

16. ORDINANCE; Z-4320-A: To approve a Planned Zoning Development and establish a Planned Commercial District titled Pineda Callejas Short-Form PCD, located at 9811 Mabelvale Main Street, Little Rock, Arkansas, 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 approval.*

Synopsis: The applicant is requesting approval of a PCD, Planned Commercial District, for the continued use of a nonconforming auto repair use as a tire shop. (Located in Ward 7)

The ordinance was read the first time. Director Adcock made the motion, seconded by Director Richardson, to suspend the rules and place the ordinance 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 Adcock made the motion, seconded by Director Wright, 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.

Vice-Mayor Wyrick asked what use the applicant was requesting under the Planned Commercial District (PCD). Planning & Development Director Jamie Collins stated that

applicant was requesting to acknowledge the non-conforming auto garage. Vice-Mayor Wyrick asked if a rolling restaurant would be allowed at the location. Mr. Collins stated that a mobile canteen unit would be allowed by-right in several types of zoning conditions and unless it was excluded specifically in a PCD, it would fall back to the underlying type of uses, i.e., Commercial or Office. Vice-Mayor Wyrick stated that the applicant had not been a good steward of the property in that they had left piles of tires on the ground and in a trailer located on the property. Mr. Collins stated that random outside storage of the tires on the property was not allowed and there needed to be a designated storage area. Mr. Collins stated that the applicant indicated that the tires would be stored in a trailer and would be hauled off once the trailer reached capacity. Director Adcock stated that she felt that the applicant needed to have a better understanding of what could and could not be allowed on the property, along with the requirements for maintaining a mobile canteen.

Director Adcock made the motion, seconded by Director Wright, to table the item for two (2) weeks until the February 4, 2020, Board Meeting. By voice vote of the Board Members present, with Director Richardson voting in opposition, **Item 16 was tabled until February 4, 2020.**

CITIZEN COMMUNICATION

Claudia Navaro: Demo.

Daniel Norwood: Neighborhood Concerns.

Russ Racop: Concerns with LRPD and its Leadership.

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

ATTEST:

APPROVED:

Susan Langley, City Clerk

Frank Scott, Jr., Mayor