

**Little Rock Board of Directors Meeting  
September 3, 2019  
4:00 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; Peck; Hines; Wright; Adcock; Vice-Mayor Wyrick; and Mayor Scott. Directors Absent: Kumpuris and Fortson. Director Kathy Webb delivered the invocation followed by the Pledge of Allegiance.

**CONSENT AGENDA (Items 1 - 9)**

**1. MOTION:** To approve the minutes of the June 18, 2019, July 9, 2019, July 23, 2019, and August 6, 2019, Little Rock City Board of Directors Meetings.

**2. RESOLUTION NO. 15,051:** To authorize the City Manager to enter into a contract with James A. Rogers Excavating, Inc., in an amount not to exceed \$121,305.85, for Bentley Court Pavement Reconstruction; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to execute an agreement with James A. Rogers Excavating, Inc., for Bentley Court Pavement Reconstruction, Bid No. 586. (Located in Ward 7)

**3. RESOLUTION NO. 15,052:** To authorize the City Manager to enter into a contract with InTrench USA, Inc., in an amount not to exceed \$54,976.55, for Claybrook Road Drainage Improvements; and for other purposes. *(Funding from the 2012 3/8-Cent Capital Improvement Sales Tax and the 2013 Limited Tax General Obligation Capital Improvement Bonds)* *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to execute an agreement with InTrench USA, Inc., for Claybrook Road Drainage Improvements, Project No. 07-16-DR-274, Bid No. 561. (Located in Ward 7)

**4. RESOLUTION NO. 15,053:** To authorize the City Manager to enter into a contract with Gene Summers Construction, Inc., in an amount not to exceed \$169,552.73, for Grant and Buchanan Street Drainage Improvements; and for other purposes. *(Funding from the 2012 3/8-Cent Capital Improvement Sales Tax and the 2013 Limited Tax General Obligation Capital Improvement Bonds)* *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to execute an agreement with Gene Summers Construction, Inc., for drainage improvements at the intersection of Grant and Buchanan Streets, Project No. 02-17-DR-57, Bid No. 562. (Located in Ward 2)

**5. RESOLUTION NO. 15,054:** To authorize the City Manager to enter into a contract with Cisneros Family Construction, in an amount not to exceed \$151,891.28, for Marshall Street Sidewalk Improvements; and for other purposes. *(Funding from the 2012 3/8-Cent Capital Improvement Sales Tax and the 2013 Limited Tax General Obligation Capital Improvement Bonds)* *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to execute an agreement with Cisneros Family Construction, for Marshall Street Sidewalks, Project No. 01-13-SW-26, Bid No. 558. (Located in Ward 1)

**6. RESOLUTION NO. 15,055:** To authorize the City Manager to enter into a contract with Advanced Fluid Technologies, Inc., in an amount not to exceed \$200,344.26, for Landfill Gas Control System Improvements and Expansion; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to execute an agreement with Advanced Fluid Technologies, Inc., for Landfill Gas System Expansion, Bid No. 596.

**7. RESOLUTION NO. 15,056:** To authorize the City Manager to enter into a Construction Services Contract with Bill's Fence Company, in an amount not to exceed \$150,000.00, to construct and upgrade fences at the Little Rock Zoo; and for other purposes. (*Funding from the 2012 3/8-Cent Capital Improvement Sales Tax*) *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to execute a contract with Bill's Fence Company to construct fencing in five (5) areas throughout the Little Rock Zoo.

**8. RESOLUTION NO. 15,057:** To authorize the City Manager to enter into a contract with Gene Summers Construction, Inc., in an amount not to exceed \$333,541.20, for Polk Street Improvements; and for other purposes. (*Funding from the 2012 3/8-Cent Capital Improvement Sales Tax and the 2013 Limited Tax General Obligation Capital Improvement Bonds*) *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to execute an agreement with Gene Summers Construction, Inc., for Polk Street Improvements, Project No. 03-16-DR-116, Bid No. 588. (Located in Ward 3)

**9. RESOLUTION NO. 15,058:** To appropriate \$391,338.86, from the 3/8-Cent Capital Sales and Compensating Use Tax Proceeds, to the Arkansas Livestock Show Association for capital improvements to the Arkansas State Fairgrounds; 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**

Henry Draughter, 1608 South Taylor Street:

## **GROUPED ITEMS (Items 10 - 16)**

**10. ORDINANCE NO. 21,770; A-335/Z-9432:** To accept the AluChem Annexation, to add certain lands to the City of Little Rock, Arkansas; to approve a Planned Zoning Development and establish a Planned Industrial District titled AluChem Short-Form PID, located at 10500 Arch Street Pike, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 8 ayes; 0 nays; 2 absent; and 1 open position. Staff recommends approval.*

**Synopsis:** The annexation of approximately eighteen (18) acres, plus or minus, west of Arch Street Pike, near Dixon Road (10500 Arch Street Pike) to the City of Little Rock, Arkansas and zoned to PID, Planned Industrial Development. The site of AluChem Industrial Plant, recognizing the existing uses and allowing for an expansion with I-3, Heavy Industrial Uses permitted. (Located within the City's Extraterritorial Jurisdiction)

**11. ORDINANCE NO. 21,771; Z-3206-B:** 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: 8 ayes; 0 nays; 2 absent; and 1 open position. Staff recommends approval.*

**Synopsis:** The owner of the 5.65-acre property, located on the north side of Kanis Road, approximately 800 feet west of South Shackelford Road is requesting that the property be reclassified from C-2, Shopping Center District, to C-3, General Commercial District. (Located in Ward 6)

**12. ORDINANCE NO. 21,772; Z-9435:** 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: 8 ayes; 0 nays; 2 absent; and 1 open position. Staff recommends approval.*

**Synopsis:** The owner of the 2.2098-acre property located at the southwest corner of Kanis Road and Centerview Drive is requesting that the property line be reclassified from O-3, General Office District, to C-3, General Commercial District. (Located in Ward 6)

**13. ORDINANCE NO. 21,773; LU19-11-01:** To amend the Land Use Plan in the Interstate 430 Planning District at the southwest corners of Kanis Road and Centerview Drive from Office to Commercial; and for other purposes. *Planning Commission: 8 ayes; 0 nays; 2 absent; and 1 open position. Staff recommends approval.*

**Synopsis:** To approve Land Use Plan amendment in the Interstate 430 Planning District at the southwest corner Kanis Road and Centerview Drive from Office (O) to Commercial (C). (Located in Ward 6)

**14. ORDINANCE NO. 21,774; Z-9434:** 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: 8 ayes; 0 nays; 2 absent; and 1 open position. Staff recommends approval.*

**Synopsis:** The owner of the 12.59-acre property located at the northwest end of The Divide Parkway (6500 The Divide Parkway) is requesting that the property be reclassified from R-2, Single-Family District, to MF-18, Multifamily District. (Located in Ward 5)

**15. ORDINANCE NO. 21,775; LU19-20-01:** To amend the Land Use Plan in the Pinnacle Planning District at 6500 The Divide Parkway, northeast of Chenal Parkway, from Residential Low Density to Residential High Density; and for other purposes. *Planning Commission: 8 ayes; 0 nays; 2 absent; and 1 open position. Staff recommends approval.*

**Synopsis:** To approve Land Use Plan amendments in the Pinnacle Planning District 6500 The Divide Parkway, northeast of Chenal Parkway, from Residential Low Density to Residential High Density. (Located in Ward 5)

**16. ORDINANCE NO. 21,776:** To regulate the discharge of Industrial Wastewater to the Public Sewer System pertaining to the Sewer Lines and System within the jurisdiction of the City of Little Rock, Arkansas, to comply with the requirements of the United States Environmental Protection Agency at 40 C.F.R. § 403; to provide penalties for violations thereof, and to repeal Ordinance No. 19,895 (December 21, 2007); **to declare an emergency;** and for other purposes.

Director Adcock asked if the change to the ordinance meant that industrial wastewater was going to be put into the public sewer system. Jamie Ewing, Director of Environmental Assessment at the Little Rock Water Reclamation Authority, stated that since 1987, there was a current program that accepted industrial wastewater into the Public Sewer System. Ms. Ewing stated that the Environmental Protection Agency

required municipalities over of a certain size to have a program to regulate any industrial discharges that came into the system. Ms. Ewing stated that the purpose of the program was to ensure that the system and the environment were protected. Director Adcock asked if any additional industrial discharge was being added. Ms. Ewing stated that the ordinance would not change the amount that was already being accepted; it was just an update to the current ordinance which was last updated in 2007.

The ordinances were read the first time. Director Adcock made the motion, seconded by Director Wright, 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 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 16 was approved.**

#### **PUBLIC HEARINGS (Item 17)**

**17. ORDINANCE NO. 21,777; Z-7605-D:** To approve a Planned Zoning Development and establish a Planned Commercial District, titled Lots 2 and 3, Chevaux Office Park Short-Form PCD, located at 17705 Cantrell Road, Little Rock, Arkansas; amending the Official Zoning Map of the City of Little Rock, Arkansas' and for other purposes. *Planning Commission: 5 ayes; 3 nays; and 3 absent. Staff recommends approval.*  
**Synopsis: The applicant is appealing the Planning Commission's recommendation of denial for a Planned Commercial Development located at 17705 Cantrell Road, described as Lots 2 and 3, Chevaux Office Park. (Located in Ward 5)**

The ordinance was read the first time. Director Adcock made the motion, seconded by Director Wright, 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.

Mayor Scott opened the public hearing and asked if there were individuals present that wished to speak for or against the item. There being none present, Mayor Scott closed the public hearing.

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

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

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**ATTEST:**

**APPROVED:**

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**Susan Langley, City Clerk**

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**Frank Scott, Jr., Mayor**