

**Little Rock Board of Directors Meeting
November 5, 2019
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; Peck; Hines; Wright; Kumpuris; Fortson; Adcock; Vice-Mayor Wyrick; and Mayor Scott. Vice-Mayor B.J. Wyrick delivered the invocation followed by the Pledge of Allegiance.

PRESENTATIONS

Central Arkansas Water

ADDITIONS:

M-1 RESOLUTION: To identify Baldwin & Shell as the Construction Manager for the rehabilitation of the building located at 615 West Markham Street to serve as the new Little Rock Police Department Headquarters Building; to permit the company to apply for Demolition Permits in the name of the City; and for other purposes. *Staff recommends approval*

Synopsis: A resolution to acknowledgment that Baldwin & Shell Construction, Co., is the selected Construction Manager for reconstruction and renovation of the property located at 615 West Markham Street, Little Rock, Arkansas, so that demolition and other permits may be requested in the City's name immediately.

M-2 ORDINANCE: To regulate the collection, transport and disposal of fats, oils and grease 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; **to declare an emergency**; and for other purposes. *Staff recommends approval.*

In regards to Item M-2, City Attorney Tom Carpenter stated that even though the Emergency Clause would put the ordinance into effect immediately in order for the Little Rock Water Reclamation Commission to take care of what needed to be done, the actual implementation would occur until the first of 2020.

Director Hines made the motion, seconded by Director Adcock, to add Item M-1 to the Consent Agenda and to add Item M-2 to the Grouped Items. By unanimous voice vote of the Board Members present, **Item M-1 was added to the Consent Agenda and Item M-2 was added to the Grouped Items.**

CONSENT AGENDA (Items 1 – 13 and Item M-1)

1. RESOLUTION NO. 15,085: To authorize the City Manager to enter into a contract with Positive Results Lawn Services, Inc., in an amount not to exceed \$91,476.00, for

the Peachtree Drive Sidewalk 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 to authorize the City Manager to execute an agreement with Positive Results Lawn Service, Inc., for Peachtree Drive Sidewalk Improvements, Project No. 6-6B Re-bid, Bid No. 635. (Located in Ward 6)

2. RESOLUTION NO. 15,086: To authorize the City Manager to enter into a contract with Burkhatler Technologies, Inc., in an amount not to exceed \$238,973.40, for the Bellemeade Drive Reconstruction 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 to authorize the City Manager to execute an agreement with Burkhalter Technologies, Inc., for the Bellemeade Drive Reconstruction, Project No. 06-15-ST-259, Bid No. 627. (Located in Ward 6)

3. RESOLUTION NO. 15,087: To authorize the City Manager to enter into a contract with Redstone Construction Group, Inc., in an amount not to exceed \$247,805.40, for the Breckenridge Drive Drainage 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 to authorize the City Manager to execute an agreement with Redstone Construction Group, Inc., for Breckenridge Drive Drainage Improvements, Project No. 04-17-DR-207, Bid No. 628. (Located in Ward 4)

4. RESOLUTION NO. 15,088: To authorize the City Manager to enter into a contract with Noland Construction, Inc., in an amount not to exceed \$359,398.80, for the Chenal Parkway Underdrain 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 to authorize the City Manager to execute an agreement with Noland Construction, Inc., for Chenal Parkway Underdrains, Project No. 05-17-DR-352, Bid No. 631. (Located in Ward 5)

5. RESOLUTION NO. 15,089: To authorize the City Manager to enter into a contract with Positive Resolutions Lawn Service, Inc., in an amount not to exceed \$145,654.80, for the Oakgrove Lane Sidewalk 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 to authorize the City Manager to execute an agreement with Positive Results Lawn Service, Inc., for Oakgrove Lane Sidewalk Improvements, Project No. 02-15-SW-81, Bid No. 629. (Located in Ward 2)

6. RESOLUTION NO. 15,090: To authorize an increase to the authorized contract amount for Engineering Compliance and Construction, Inc., in an amount not to exceed \$18,000.00, for Professional Engineering Services for the Dr. Martin Luther King, Jr., Drive, Drainage 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: Authorizes an increase in the authorized contract amount with Engineering Compliance and Construction, Inc., for Professional Engineering Consultant Services for the 2019 through 2021 Infrastructure Improvement Program. (Located in Ward 1)

7. RESOLUTION NO. 15,091: To donate title to Houseaboutit Community & Economic Development Agency via Quitclaim Deed for properties donated by the City of Little

Rock, Arkansas, to be used for neighborhood revitalization; and for other purposes. *Land Bank Commission: 10 ayes and 0 nays. Staff recommends approval*

Synopsis: In an effort by the Land Bank to maximize the City's revitalization efforts, staff would like to transfer by donation, the lots located at 2004 South Pulaski Street (Parcel No. 34L2020041100) & 2004-½ South Pulaski Street (Parcel No. 34L1950008700), to Houseaboutit Community & Economic Development Agency.

8. RESOLUTION NO. 15,092: To authorize the Mayor and the Board of Directors of the City of Little Rock, Arkansas, to certify City Liens attached to private property and forward to the Pulaski County Treasurer's Office for inclusion in the property owner's annual tax bill; and for other purposes. *Staff recommends approval.*

Synopsis: The City attaches liens for work it performs on private property. The lien information is compiled and sent to the Pulaski County Treasurer's Office for inclusion in the annual owner's tax bill. This is an effort to recoup some of the costs for that work which the City performed.

9. RESOLUTION NO. 15,093: To authorize the City Manager to enter into a contract with RP Power, in an amount not to exceed \$150,412.26, plus applicable taxes and fees, for the purchase of four (4) Kohler Emergency Generators for various City Departments; and for other purposes. *Staff recommends approval*

Synopsis: A resolution to authorize the City Manager to enter into a contract with RP Power for the purchase of four (4) Kohler Emergency Generators for various City Departments.

10. RESOLUTION NO. 15,094: To authorize the City Manager to enter into a contract with CAP Fleet Up-fitters and with Dana Safety Supply, at a cost not to exceed \$97,364.39, plus applicable taxes and fees, for the purchase and installation of necessary equipment to up-fit a combined total of fifty-eight (58) Police Vehicles; and for other purposes. *Staff recommends approval*

Synopsis: A resolution to authorize the City Manager to enter into a contract with Cap Fleet Up-fitters (thirty-seven (37) vehicles) and Dana Safety Supply (twenty-one (21) vehicles) for the up-fitting of fifty-eight (58) vehicles for the Little Rock Police Department.

11. RESOLUTION NO. 15,095: A resolution to authorize the Mayor and City Clerk to enter into a Purchase Agreement with the Estate of Sam Raines, Mary Toney and Jane Baugus, in the amount of \$378,000.00, for the purchase of approximately 120 acres of land by the City of Little Rock, Arkansas, for the benefit of the Little Rock Port Authority; and for other purposes. *Staff recommends approval*

12. RESOLUTION NO. 15,096: A resolution to authorize the Mayor and City Clerk to enter into a Purchase Agreement with Spirit Adventures, Inc., in the amount of \$95,000.00, for the purchase of approximately twenty-six (26) acres of land along Zeuber Road by the City of Little Rock, Arkansas, for the benefit of the Little Rock Port Authority; and for other purposes. *Staff recommends approval*

13. RESOLUTION NO. 15,097: To extend the Interlocal Agreement for Ambulance Service between the City of Little Rock, Arkansas, and Grant County, Arkansas, granting the Little Rock Ambulance Authority D/B/A Metropolitan Emergency Medical Services, and exclusive Franchise to provide Ambulance Services to Grant County, Arkansas; and for other purposes. *Staff recommends approval*

M-1 RESOLUTION NO. 15,098: To identify Baldwin & Shell as the Construction Manager for the rehabilitation of the building located at 615 West Markham Street to serve as the new Little Rock Police Department Headquarters Building; to permit the

company to apply for Demolition Permits in the name of the City; and for other purposes.
Staff recommends approval

Synopsis: A resolution to acknowledgment that Baldwin & Shell Construction, Co., is the selected Construction Manager for reconstruction and renovation of the property located at 615 West Markham Street, Little Rock, Arkansas, so that demolition and other permits may be requested in the City's name immediately.

Director Hines made the motion, seconded by Vice-Mayor Wyrick, to approve the Consent Agenda. By unanimous voice vote of the Board Members present, **the Consent Agenda was approved.**

CITIZEN COMMUNICATION

Richard Morehead, 210 South Gaines Street: Firefighters.

Joseph Emmel, 2505 South Fillmore Street: Homeless.

Daniel Hopwood, 4317 Maryland Avenue: Forest Hills Dilemma.

Russ Racop, 301 Alamo Drive: Concerns About City Spending.

Rohn Muse, 822 Lewis Street: Denial of Right to Speak.

GROUPED ITEMS (Items 14 – 19 and Item M-2)

14. ORDINANCE NO. 21,795; Z-2110-A: To approve a Planned Zoning Development and establish a Planned Office District titled Dental Care Associates Short-Form POD, located at 4700 West Markham 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 applicants are requesting the approval of a POD, Planned Office Development, to allow for the installation of a new monument sign larger than allowed in the Midtown Overlay District. (Located in Ward 3)

15. ORDINANCE NO. 21,796; Z-5803-C: To approve a Planned Zoning Development and establish a Planned Commercial District titled Parker Audi Revised Short-Form POD, located at 12601 Chenal Parkway, 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 revision to the existing PCD, Planned Commercial District, for the renovation of the site for the resumption of the use of the property as an automobile dealership. (Located in Ward 5)

16. ORDINANCE NO. 21,797; Z-6019-F: To approve a Planned Zoning Development and establish a Planned Commercial District titled Chenal Valley Tract 13 Revised Long-Form PCD, located southwest of the intersection of Chenal Parkway and St. Vincent Way, 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 proposes to revise the existing PCD, Planned Commercial District, to allow all the uses in C-3, General Commercial District, and O-3, General Office District, and to allow for the development of a commercial building of 10,000 square-feet, an office building of 29,600 square-feet, and a restaurant building of 6,300 square-feet. (Located in Ward 5)

17. ORDINANCE NO. 21,798; Z-6323-AA: To approve a Planned Zoning Development and establish a Planned Commercial District titled The Village at Rahling Road Lot 4 Revised Long-Form PCD, located at the southeast corner of Chenal Parkway and Rahling 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 approval of a revision to the existing PCD, Planned Commercial District, for the construction of a bank building with drive-thru tellers and an ATM. In addition to typical office and banking uses, the building will include public meeting space. (Located in Ward 5)

18. ORDINANCE NO. 21,799; Z-9150-A: To approve a Planned Zoning Development and establish a Planned Commercial District titled East Village Revised Short-Form PCD, located at 1319 East 6th 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 revised PCD, Planned Commercial District, for the expansion of a parking lot and installation of landscaping. (Located in Ward 1)

19. ORDINANCE NO. 21,800; Z-9445: To approve a Planned Zoning Development and establish a Planned Residential District titled Nix Road Patio Villas Short-Form PRD, located at 1015 Nix Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 8 ayes; 1 nay; and 2 absent. Staff recommends approval.*

Synopsis: The applicant is requesting approval of a PRD, Planned Residential District, for the construction of six (6) patio homes. (Located in Ward 5)

M-2 ORDINANCE NO. 21,801: To regulate the collection, transport and disposal of fats, oils and grease 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; **to declare an emergency;** and for other purposes. *Staff recommends approval.*

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 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 M-2 was approved.**

EXECUTIVE SESSION (Item 20)

Director Adcock made the motion, seconded by Director Hines, for the Board to go into Executive Session for the purpose of discussing an appointment to the Little Rock Housing Authority Board of Commissioners. By unanimous voice vote present of the Board Members present, **the Board went into Executive Session.**

20. RESOLUTION: To make an appointment as a Commissioner on the Little Rock Housing Authority Board of Commissioners; and for other purposes. *(Deferred from October 15, 2019)*
Synopsis: Appointment of Leta Anthony to serve her second five (5)-year term, said term to expire on September 30, 2024.

Mayor Scott announced that no action had been taken regarding the appointment.

Director Hines made the motion, seconded by Director Richards, 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