

**Little Rock Board of Directors Meeting  
October 19, 2021  
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: Miller; Richardson; Webb; Peck; Wright; Wyrick (via WebEx Teleconferencing); Kumpuris; Phillips; Adcock; Vice-Mayor Hines; and Mayor Scott. Director Doris Wright delivered the invocation followed by the Pledge of Allegiance.

Mayor Scott officially welcomed Director Virgil Miller to the Board of Directors and thanked him for his commitment to represent the citizens of Ward 1. Director Miller thanked the members of the Board for voting for him and stated that he was ready to look, listen and learn.

**PRESENTATIONS**

Arkansas Municipal League

Director Kumpuris made the motion, seconded by Vice-Mayor Hines, for the Board to take a ten (10)-minute recess. By unanimous voice vote of the Board Members present, **the Board took a ten (10)-minute recess.**

**ADDITIONS:**

**M-1 RESOLUTION:** To designate certain Census Tracts of the City of Little Rock, Arkansas, for redevelopment and investment; and for other purposes. *Staff recommends approval.*

Director Kumpuris made the motion, seconded by Director Richardson, to add Item M-1 to the Consent Agenda. By unanimous voice vote of the Board Members present, **Item M-1 was added to the Consent Agenda.**

Vice-Mayor Hines stated that he had distributed a copy of a proposed ordinance that would establish the procedures to be followed by the Board that would determine the boundaries of the Wards. Vice-Mayor Hines stated that he would appreciate the support of the Board in voting to place the ordinance on that evening's agenda.

Vice-Mayor Hines made the motion, seconded by Director Wright, to add the ordinance to the Separate Items as Item M-2. By roll call vote, the vote was as follows: Ayes: Miller; Webb; Peck; Wright; Wyrick; Kumpuris; Adcock; and Vice-Mayor Hines. Nays: Richardson and Phillips. By a vote of eight (8) ayes and two (2) nays, **the ordinance was added to the Separate Items as Item M-2.**

**M-2 ORDINANCE:** To establish the procedure to be followed by the Board of Directors of the City of Little Rock, Arkansas, to determine the boundaries of Wards after the

completion and publication of the results of the Decennial Census; **to declare an emergency**; and for other purposes.

**CONSENT AGENDA (Items 1 – 3, and Item M-1)**

1. **MOTION:** Acceptance of the Oath of Office for Ward 1 Little Rock City Board of Director Virgil Miller.

2. **RESOLUTION NO. 15,553:** To authorize the Mayor and City Clerk to execute a Special Warranty Deed conveying real property owned by the City of Little Rock, Arkansas, at 11903 Kanis Road to Central Arkansas Mortuary Services, Inc.; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the Mayor and City Clerk to convey real property, located east of the Kanis Road and Bowman Road intersection, to Kenny Adams of the Central Arkansas Mortuary Service. (Located in Ward 6)

3. **RESOLUTION NO. 15,554:** To express support for the proposal to extend the existing Property Tax Millage for the Little Rock School District in order to support the construction of needed facilities; to encourage citizens to vote for the extension at the election to be held on November 2, 2021; and for other purposes. *Staff recommends approval.*

**M-1 RESOLUTION NO. 15,555:** To designate certain Census Tracts of the City of Little Rock, Arkansas, for redevelopment and investment; and for other purposes. *Staff recommends approval.*

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

**GROUPED ITEMS (Items 4 – 16)**

4. **ORDINANCE NO. 22,042; LU2021-08-01:** To amend the Land Use Plan in the Central City Planning District, located at the northwest corner of 26<sup>th</sup> Street and Arch Street, from Residential Low (RL) to Neighborhood Commercial (NC), in the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 9 ayes; 0 nays; 1 absent; and 1 open position*) *Staff recommends approval.*

**Synopsis:** To approve a Land Use Plan amendment in the Central City Planning District from Residential Low (RL) to Neighborhood Commercial (NC). (Located in Ward 1)

5. **ORDINANCE NO. 22,043; Z-9603:** 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; 1 absent; and 1 open position*) *Staff recommends approval.*

**Synopsis:** The owner of the 0.603-acre property, located at the northwest corner of West 26<sup>th</sup> Street and Arch Street, is requesting that the property be reclassified from R-4, Two-Family District, to C-1, Neighborhood Commercial District. (Located in Ward 1)

6. **ORDINANCE NO. 22,044; LU2021-09-03:** To amend the Land Use Plan in the Chenal Planning District, located at the southeast corner of Northfield Drive and Chenal Parkway, from Suburban Office (SO) to Commercial (C), in the City of Little Rock,

Arkansas; and for other purposes. (*Planning Commission: 9 ayes; 0 nays; 1 absent; and 1 open position*) *Staff recommends approval.*

**Synopsis:** To approve a Land Use Plan amendment in the Chenal Planning District from Suburban Office (SO) to Commercial (C). (Located in Ward 5)

**7. ORDINANCE NO. 22,045; Z-7096-A:** 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; 1 absent; and 1 open position*) *Staff recommends approval.*

**Synopsis:** The owner of the 10.6-acre property, located on the east side of Chenal Parkway at Northfield Drive, is requesting that the property be reclassified from O-2, Office Institutional District, to C-3, General Commercial District. (Located in Ward 5)

**8. ORDINANCE NO. 22,046; Z-4167-E:** To approve a Planned Zoning Development and establish a Planned District – Commercial, titled The Metro Towing – Revised PD-C, located at 9715 Colonel Glenn 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; 1 absent; and 1 open position*) *Staff recommends approval.*

**Synopsis:** The applicant is requesting that the 4.16-acre property, located at 9715 Colonel Glenn Road, be rezoned from PD-C, Planned District – Commercial, to Revised PD-C, to allow for an Automotive Towing Service. (Located in Ward 7)

**9. ORDINANCE NO. 22,047; Z-4524-H:** To approve a Planned Zoning Development and establish a Planned Office District, titled Lei Clinic Revised POD, located at 12904 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; 1 absent; and 1 open position*) *Staff recommends approval.*

**Synopsis:** The applicant is requesting that the 1.57-acre property, located at 12904 Cantrell Road, be rezoned from POD, Planned Office District, to Revised POD, to allow a single building development to include a medical clinic, office and restaurant uses. (Located in Ward 4)

**10. ORDINANCE NO. 22,048; Z-7948-E:** To approve a Planned Zoning Development and establish a Revised Planned Office District, titled Yates Revised POD, located at the northwest corner of Highway 10 and Morgan Cemetery 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; 1 absent; and 1 open position*) *Staff recommends approval.*

**Synopsis:** The applicant is requesting that the 2.06-acre property, located at the northwest corner of Highway 10 and Morgan Cemetery Road, be rezoned from POD, Planned Office District, to Revised POD, to allow for the enlargement of a previously-approved office building and parking area. (Located within the City's Extraterritorial Jurisdiction)

**11. ORDINANCE NO. 22,049; Z-8235-C:** To approve a Planned Zoning Development and establish a Planned Industrial District, titled Hidden Creek PID, located at 12100 Stagecoach 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; 1 absent; and 1 open position*) *Staff recommends approval.*

**Synopsis:** The applicant is requesting that the 50.92-acre property, located at 12110 Stagecoach Road, be rezoned from PCD, Planned Commercial District and PID (expired), Planned Industrial District, to PID, to allow for a multi-lot mixed commercial and light industrial development. (Located in Ward 7)

**12. ORDINANCE NO. 22,050; Z-8728-A:** 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; 1 absent; and 1 open position*) *Staff recommends approval.*

**Synopsis:** The owner of the 0.964-acre property, located at 900 – 924 East 9<sup>th</sup> Street, is requesting that the property be reclassified from R-4, Two-Family District, C-3, General Commercial District, and PCD, Planned Commercial District, to UU, Urban Use District. (Located in Ward 1)

**13. ORDINANCE NO. 22,051; Z-9602:** To approve a Planned Zoning Development and establish a Planned Residential District, titled Forward Properties PRD, located at the northwest corner of West 6<sup>th</sup> Street and Oak 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; 1 absent; and 1 open position) Staff recommends approval.*

**Synopsis:** The applicant is requesting that the 0.15-acre property, located at the northwest corner of West 6<sup>th</sup> Street and Oak Street, be rezoned from “R-3, Single-Family District, to PRD, Planned Residential District, to allow an existing lot to be replatted into two (2) lots for construction of a second single-family residence. (Located in Ward 3)

**14. ORDINANCE NO. 22,052; Z-9604:** 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; 1 absent; and 1 open position) Staff recommends approval.*

**Synopsis:** The owner of the 6.26-acre property, located at 7500 South University Avenue, is requesting that the property be reclassified from O-3, General Office District, C-3 General Commercial District, and I-2, Light Industrial District to C-3, General Commercial District. (Located in Ward 7)

**15. ORDINANCE NO. 22,053; Z-9607:** 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; 1 absent; and 1 open position) Staff recommends approval.*

**Synopsis:** The owner of the 1.235-acre property, located at the northeast corner of Ranch Boulevard and Ranch Drive, is requesting that the property be reclassified from MF-18, Multifamily District, to C-2, Shopping Center District. (Located in Ward 5)

**16. ORDINANCE NO. 22,054; Z-9609:** To approve a Planned Zoning Development and establish a Planned District – Commercial, titled Holligan’s Indoor Shooting Range PD-C, located at 19909 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; 1 absent; and 1 open position) Staff recommends approval.*

**Synopsis:** The applicant is requesting that the 1.90-acre property, located at 19909 Cantrell Road, be rezoned from C-3, General Commercial District, and OS, Open Space District, to PD-C, Planned District – Commercial, and OS to allow for the development of an indoor shooting range. (Located in Ward 5)

The ordinances were read the first time. Director Adcock made the motion, seconded by Vice-Mayor 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 Vice-Mayor 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 (Items 17 – 22 and Items M-2 & M-3)**

**17. ORDINANCE NO. 22,055:** To amend Ordinance No. 21,932 (December 15, 2020), remove the property located at 4500 Asher Avenue from the Demolition List; **to declare an emergency**; and for other purposes. *Staff recommends denial.*

**Synopsis:** The property owner, Jacob Udell, has requested that the property be removed from the condemnation list and allow time for repair/remediation of the building. (Located in Ward 1)

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 stated that this property was located in Ward 1 and since it was Director Miller's first Board Meeting, he would like for Planning & Development Director Jamie Collins to provide an overview of the item. Mr. Collins provided the Board with a detailed overview of how properties were condemned and placed on the Demolition List for Board Action. Mayor Scott stated that the property in question had been condemned and the Board voted to have the structure demolished. Mayor Scott stated that the late Director Erma Hendrix had asked that the structure be removed from the Demolition List subject to the commitment of owner to rehabilitate the property within a set amount of time.

Jacob Udell: Stated that he had been the owner of the property; however, within the past five (5) days, he had sold the building to Sylvester Brown. Mr. Udell stated that they were asking the Board to provide additional time so that Mr. Brown could be given the opportunity to rehabilitate the structure.

Sylvester Brown: Stated that he had received an estimate regarding the cost to rehabilitate the structure to working condition.

Director Richardson asked Mr. Brown what he was planning to do with the property and the amount of additional time being requested. Mr. Brown stated that he planned to open a pawn shop and he was asking for six (6) months to complete the rehabilitation. Director Richardson asked when the property had been sold. Mr. Brown stated that he had signed a contract last December, but had purchased the property five (5) days prior. Director Miller asked if the contract was contingent upon the City removing the property from the Demolition List. Mr. Brown stated that the contract did not contain a contingency and that he was a retired builder and wanted to rehabilitate the property. Mr. Udell stated that Mr. Brown had been making payments on the property since the contract was signed in December and had made his last payment five (5) days prior.

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

**18. ORDINANCE NO. 22,056; LU2019-01:** To amend the Land Use Plan in the area between Interstate 630 and Interstate 30, from Interstate 430 to the Union Pacific

Railroad Line, in the City of Little Rock, Arkansas; and for other purposes. **(Planning Commission: 9 ayes; 0 nays; 1 absent; and 1 open position)** *Staff recommends approval.*  
**Synopsis:** To make various changes to the Land Use Plan in the area between Interstate 630 and Interstate 30, from Interstate 440 to the Union Pacific Railroad line to make the Land Use Plan more representative of the likely future development in the near and mid-time range. (Located in Wards 6 & 7)

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 voice vote of the Board Members present, With Director Wyrick voting in opposition, the rules were suspended and the ordinance was read a second time. Director Adcock made the motion, seconded by Vice-Mayor Hines, to suspend the rules and place the ordinance on third reading. By voice vote of the Board Members present, with Director Wyrick voting in opposition, the rules were suspended and the ordinance was read a third time. By voice vote of the Board Members present, with Directors Wyrick and Adcock voting in opposition, **the ordinance was approved.**

**19. RESOLUTION NO.:** To authorize the City Manager to enter into a contract with UMR (United Healthcare) for the City's Self-Insured Group Health Plan, effective January 1, 2022; and for other purposes. **(Deferred from October 5, 2021)** *Staff recommends approval.*  
**Synopsis:** A resolution to authorize the City Manager to approve a contract with UMR (United Healthcare) for a Self-Insured Group Health Plan for the period of January 1, 2022, to December 31, 2022.

**20. RESOLUTION NO.:** To authorize the City Manager to enter into a contract with Symetra for Stop Loss Insurance for the City's Self-Insured Group Health Plan, effective January 1, 2022; and for other purposes. **(Deferred from October 5, 2021)** *Staff recommends approval.*  
**Synopsis:** A resolution to authorize the City Manager to approve a contract with Symetra for Stop Loss Insurance for the City's Self-Insured Group Health Plan for the period of January 1, 2022, to December 31, 2022.

**21. RESOLUTION NO.:** To authorize the City Manager to enter into a contract with RX Benefits, for the City's Pharmacy Benefit Management, for a twelve (12)-month period effective January 1, 2022; and for other purposes. **(Deferred from October 5, 2021)** *Staff recommends approval.*  
**Synopsis:** A resolution to authorize the City Manager to execute an agreement with RX Benefits for Pharmacy Benefit Management for the period of January 1, 2022, to December 31, 2022, in conjunction with the proposed Self-Insured Group Health Plan.

Director Kumpuris stated that since the last Health Care Presentation he had met with representatives from JTS Financial Services regarding the proposed health care options for City Employees. Director Kumpuris stated that John Starling, with JTS, re-pollled the insurance companies and instead of 3% - 4% increase for the same policy with United Healthcare, it was now a 3% decrease. Director Kumpuris stated that as a result of all the uncertainties currently in the healthcare industry, a renewal of the fully-insured insurance policy with United Healthcare was the safest option. Director Kumpuris stated that he offered a substitute resolution to move ahead with the renewal of the fully-insured policy with United Healthcare.

Director Kumpuris made the motion, seconded by Director Adcock, to remove Items 19 – 21 from the Agenda and to add the substitute resolution the Agenda as Item M-3. By

unanimous voice vote of the Board Member present, **Items 19 -21 were removed from the Agenda and the substitute resolution was added to the Agenda as Item M-3.**

**M-3 RESOLUTION NO. 15,551:** To authorize the City Manager to extend the contract with United Healthcare, in an amount not to exceed \$18,000,000.00, to provide Group Health Insurance Coverage for City Employees for the period January 1, 2022, to December 31, 2022; and for other purposes. *(Deferred from October 5, 2021) Staff recommends approval.*

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

**22. RESOLUTION NO. 15,552:** To authorize the City Manager to enter into a contract with Lincoln Financial, in the amount not to exceed \$750,000.00, for Group Life, Group AD&D and Long-Term Disability Insurance for City employees and their dependents, for a twelve (12)-month period effective January 1, 2022; and for other purposes. *(Deferred from October 5, 2021) Staff recommends approval.*

**Synopsis:** To authorize the City Manager to approve a contract with Lincoln Financial for the period of January 1, 2022, to December 31, 2022, for Group Life, Group AD&D and Long-Term Disability Insurance for City employees and their dependents.

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

**M-2 ORDINANCE NO. 22,057:** To establish the procedure to be followed by the Board of Directors of the City of Little Rock, Arkansas, to determine the boundaries of Wards after the completion and publication of the results of the Decennial Census; **to declare an emergency;** and for other purposes.

The ordinance was read the first time. Director Adcock made the motion, seconded by Vice-Mayor Hines, 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 Vice-Mayor Hines, 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.

Director Phillips stated that the Board had only received that proposed ordinance earlier that day and that he felt the ordinance was unnecessary due to the fact that Arkansas Code § 14-61-109 stated that the Board of Directors determined the Ward Boundaries.

Vice-Mayor Hines made the motion, seconded by Director Wright, to call the question on the vote. By voice vote of the Board Members present, with Director Richardson and Phillips voting in opposition, **the question to vote was called.**

By voice vote of the Board Members present, with Directors Richardson and Phillips voting in opposition, **the ordinance was approved.** By voice vote of the Board Members present, with Directors Richardson and Phillips voting in opposition, **the emergency clause was approved.**

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6:00 PM

**CITIZEN COMMUNICATION**

Larry Bledsoe: Kensington, PLC HOA  
Nicole Cameron: Accumulated Trash & Old Building.

Director Richardson 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:**

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**Susan Langley, City Clerk**

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**Frank Scott, Jr., Mayor**