

**Little Rock Board of Directors Meeting  
September 19, 2023  
6:00 PM**

The Board of Directors of the City of Little Rock, Arkansas, met in a regular meeting with Director B.J. Wyrick, Ward 7, presiding. City Clerk Susan Langley called the roll with the following Directors present: Miller; Richardson; Peck; Hines; Lewis; Wyrick; Phillips; Adcock; and Vice-Mayor Webb (via WebEx Teleconferencing). Directors absent: Mayor Scott and Director Kumpuris. City Attorney Tom Carpenter delivered the invocation followed by the Pledge of Allegiance.

**ADDITIONS:**

**M-1 RESOLUTION:** To authorize the City Manager to expend the sum of \$2,000,000.00 in Economic Development Funds to assist with the Port Supersite, located within the Little Rock Port; and for other purposes. *Staff recommends approval.*

City Attorney Carpenter stated that Item 31 needed to be deferred until October 2, 2023.

**DEFERRALS:**

**31. ORDINANCE:** To establish and lay off City of Little Rock Property Owners' Multipurpose Improvement District No. 2023-003 of Little Rock Arkansas (Carter Lane Improvement District); ***to declare an emergency***; and for other purposes.

Director Hines made the motion, seconded by Director Richardson, to add Item M-1 to the Consent Agenda and to defer Item 31 until October 2, 2023. By unanimous voice vote of the Board Members present, **Item M-1 was added to the Consent Agenda and Item 31 was deferred until October 2, 2023.**

**CONSENT AGENDA (Items 1 – 25 and Item M-1)**

**1. MOTION:** To accept the 2022 Audit.

**2. RESOLUTION NO. 16,095:** To authorize the City Manager to enter into a contract with Viking-Cives Midwest, Inc., in an amount not to exceed \$325,338.00, plus applicable taxes and fees, for the purchase of two (2) 2024 Freightliner Model 108SD Plus Conventional Chassis Trucks with Viking Dump Beds for the Parks & Recreation Department; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to enter into a contract with Viking-Cives Midwest, Inc., for the purchase of two (2) 2024 Freightliner Model 108SD Plus Conventional Chassis Trucks with Viking Dump Beds for the Parks & Recreation Department.

**3. RESOLUTION NO. 16,096:** To authorize the City Manager to enter into a contract with Spatco Energy Solutions, in an amount not to exceed \$61,538.12, plus applicable taxes and fees, for the purchase of six (6) new fuel pumps and installation at City of Little Rock fueling locations at Asher Maintenance, Rebsamen and Central Fire Station; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to enter into a contract with Spatco Energy Solutions for the purchase of six (6) new fuel pumps and installation at City of Little Rock fueling locations at Asher Maintenance, Rebsamen and Central Fire Station.

**4. RESOLUTION NO. 16,097:** To authorize the City Manager to enter into a contract with Smart Automotive Group, in an amount not to exceed \$222,720.00, plus applicable taxes and fees, for the purchase of five (5) Ford F-150 Trucks for the Fleet Services and Parks & Recreation Departments; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to enter into a contract with Smart Automotive Group for the purchase of five (5) Ford F-150 Trucks for the Fleet Services and Parks & Recreation Departments.

**5. RESOLUTION NO. 16,098:** To authorize the City Manager to enter into a contract with Clear Creek Golf Car & Utility Vehicles, in an amount not to exceed \$149,575.75, plus applicable taxes and fees, for the purchase of eleven (11) Club Car Utility Cars for the Little Rock Zoo; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to enter into a contract with Clear Creek Golf Car & Utility Vehicles for the purchase of eleven (11) Club Car Utility Cars for the Little Rock Zoo.

**6. RESOLUTION NO. 16,099:** To authorize the City Manager to enter into a contract with Quality Security Services, Inc., in an estimated annual amount not to exceed \$289,000.00, to provide Security Guard Services at various City facilities; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to enter into an annual contract with Quality Security Services, Inc., to provide Security Guard Services at various City facilities.

**7. RESOLUTION NO. 16,100:** To authorize the City Manager to enter into a contract with Utility Associates, Inc., in an amount not to exceed \$60,292.00, plus applicable taxes and fees, for continued support for the Little Rock Police Department Modems; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to execute a contract with Utility Associates, Inc., for Continued Remote Configuration Management AVailWeb and Hardware Warranty & Software Support for the Little Rock Police Department Modems.

**8. RESOLUTION NO. 16,101:** To authorize the City Manager to enter into a contract with Dell Technologies, in an amount not to exceed \$107,733.75, plus applicable taxes and fees, for the purchase of fifty-two (52) Dell Laptops and Equipment for the Little Rock Police Department; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to enter into a contract with Dell Technologies for the purchase of fifty (52) Dell Laptops and Equipment for the Little Rock Police Department.

**9. RESOLUTION NO. 16,102:** To authorize the City Manager to execute a Construction Management Services Agreement with East Harding Construction and 1911 Construction, a joint venture, in an amount not to exceed \$528,000.00, for Preconstruction and Full Construction Management Services for the Little Rock District Court Building and Little Rock Police Department Property Room Project, to be located at 700 West Markham Street; and for other purposes. *(Funding from the Limited Tax General Obligation Capital Improvement Bonds) Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to enter into a joint venture contract with East Harding Construction and 1911 Construction Company, Inc, to provide Construction Management Services for the Little Rock District Court Building and Little Rock Police Department Property Room to be located at 700 West Markham Street.

**10. RESOLUTION NO. 16,103:** To amend Little Rock, Ark., Resolution No. 15,932 (March 7, 2023), to authorize the City Manager to execute an amendment to the contract

with HYDCO, Inc., in the amount of \$637,962.00, to renovate the Board of Directors Chambers at Little Rock City Hall; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to execute an amendment to the contract with HYDCO, Inc., for the renovation of the Board of Directors Chambers at Little Rock City Hall.

**11. RESOLUTION NO. 16,104:** To authorize the City Manager to enter into a contract with Delta Dental Insurance, in an amount not to exceed \$1,500,000.00, to provide Administrative Services for the period beginning January 1, 2024, to December 31, 2024; and for other purposes. *Staff recommends approval.*

**Synopsis:** To authorize the City Manager to enter into an Administrative Services Agreement with Delta Dental Insurance for the City's Self-Insured Dental Plan for City Employees and dependents for the period of January 1, 2024, to December 31, 2024.

**12. RESOLUTION NO. 16,105:** To authorize the City Manager to enter into a contract with Cigna Insurance, in an amount not to exceed \$17,870,500.00, for the City's Group Health Plan for the period beginning January 1, 2024, to December 31, 2024; and for other purposes. *Staff recommends approval.*

**Synopsis:** To authorize the City Manager to execute an agreement with Cigna Insurance for Group Health Insurance for City Employees and dependents for the period of January 1, 2024, to December 31, 2024.

**13. RESOLUTION NO. 16,106:** To authorize the City Manager to enter into a contract with VSP in an amount not to exceed \$170,000.00, to provide Administrative Services for the Self-Funded Vision Plan, for the period beginning January 1, 2024, to December 31, 2024; and for other purposes. *Staff recommends approval.*

**Synopsis:** To authorize the City Manager to enter into an Administrative Services Agreement with VSP for the City's Self-Insured Vision Plan for City employees and dependents for the period of January 1, 2024, to December 31, 2024.

**14. RESOLUTION NO. 16,107:** To authorize the City Manager to enter into a contract with Symetra Insurance, in an amount not to exceed \$750,000.00, for Group Life, Group AD&D, and Long-Term Disability Insurance, for the period beginning January 1, 2024, to December 31, 2024; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to enter into a contract with Symetra Insurance, for Group Life, Group AD&D and Long-Term Disability Insurance for City employees and dependents for the period of January 1, 2024, to December 31, 2024.

**15. RESOLUTION NO. 16,108:** To authorize the City Manager to enter into a contract with Transamerica for Voluntary Cancer Insurance, for the period beginning January 1, 2024, to December 31, 2024; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to enter into a contract with Transamerica, for Voluntary Cancer Insurance for City employees and their dependents for the period of January 1, 2024, to December 31, 2024.

**16. RESOLUTION NO. 16,109:** To authorize the City Manager to enter into a contract with Transamerica for Voluntary Group Universal Life Insurance, for the period beginning January 1, 2024, to December 31, 2024; and for other purposes. *Staff recommends approval.*

**Synopsis:** To authorize the City Manager to approve a contract with Transamerica, for Voluntary Group Universal Life for City employees and dependents for the period of January 1, 2024 to December 31, 2024.

**17. RESOLUTION NO. 16,110:** To authorize the City Manager to enter into a contract with Symetra Insurance for Voluntary Group Life and Group AD&D Insurance, for the

period beginning January 1, 2024, to December 31, 2024; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to approve an extension of the contract with Symetra Insurance, for Voluntary Group Life and Group AD&D Insurance for City employees and dependents for the period of January 1, 2024, to December 31, 2024.

**18. RESOLUTION NO. 16,111:** To authorize the City Manager to enter into a contract with Symetra Insurance for Voluntary Critical Illness Insurance, for the period beginning January 1, 2024, to December 31, 2024; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to enter into a contract with Symetra Insurance for Voluntary Critical Illness Insurance for the City of Little Rock employees and their dependents for the period of January 1, 2024, to December 31, 2024.

**19. RESOLUTION NO. 16,112:** To authorize the City Manager to enter into a contract with Aflac for Voluntary Group Accident Insurance, for the period beginning January 1, 2024, to December 31, 2024; and for other purposes. *Staff recommends approval.*

**Synopsis:** To authorize the City Manager to approve an extension of the contract with Aflac, for Voluntary Group Accident Insurance for City employees and dependent for the period of January 1, 2024, to December 31, 2024.

**20. RESOLUTION NO. 16,113:** To authorize the City Manager to enter into a contract with Transamerica for Hospital Indemnity Insurance, for the period beginning January 1, 2024, to December 31, 2024; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to enter into a contract with Transamerica, for Hospital Indemnity Insurance for City employees and their dependents for the period of January 1, 2024, to December 31, 2024.

**21. RESOLUTION NO. 16,114:** To authorize the City Manager to enter into a contract with MASA Medical Transport Services for Medical Transport Insurance, for the period beginning January 1, 2024, to December 31, 2024; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to enter into a contract with MASA Medical Transport Services, for Medical Transport Insurance for City employees and dependents for the period of January 1, 2024, to December 31, 2024.

**22. RESOLUTION NO. 16,115:** To authorize the City Manager to enter into a contract with Simple Will for Estate Planning Services, for the period beginning January 1, 2024, to December 31, 2024; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to enter into a contract with Simple Will, for Estate Planning Services for City employees and dependents for the period of January 1, 2024, to December 31, 2024.

**23. RESOLUTION NO. 16,116:** To authorize the City Manager to enter into a contract with Commonwealth Heritage Group, LLC, in an amount not to exceed \$71,223.00, to resurvey a portion of the Hillcrest National Register Historic District; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the City Manager to enter into a contract with Commonwealth Heritage Group, LLC to resurvey a portion of the Hillcrest National Register Historic District.

**24. RESOLUTION NO. 16,117:** To express the willingness of the City of Little Rock Arkansas, to utilize Federal-Aid Funds for the Arkansas River Trail at Cantrell Road; and for other purposes. *Staff recommends approval.*

**25. RESOLUTION NO. 16,118:** To amend Little Rock, Ark., Resolution No. 16,067 (August 15, 2023), to authorize the City Manager to enter into a contract with Musco

Sports Lighting, LLC, in an amount not to exceed \$875,000.00, for new Facility Sports Lights for six (6) Baseball/Softball Fields at Junior Deputy Park; and for other purposes. *Staff recommends approval.*

**M-1 RESOLUTION NO. 16,119:** To authorize the City Manager to expend the sum of \$2,000,000.00 in Economic Development Funds to assist with the Port Supersite, located within the Little Rock Port; and for other purposes. *Staff recommends approval.*

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

### **GROUPED ITEMS (Items 26 – 30)**

**26. ORDINANCE NO. 22,309; Z-9117-A:** To approve a Planned Zoning Development and establish a Planned Development - Commercial, titled KustomMade Properties Mini-Storage PD-C, located at 2501 South State Street, 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; 1 absent; and 2 open positions).* *Staff recommends approval.*  
**Synopsis:** The applicant is requesting that the 0.50-acre property, located at 2501 South State Street, be rezoned from O-3, General Office District, to PD-C, Planned Development – Commercial, to allow for an existing building to be converted to a climate-controlled mini-storage facility and office space. (Located in Ward 1)

**27. ORDINANCE NO. 22,310; Z-9808:** To approve a Planned Zoning Development and establish a Planned Development - Residential, titled SMH Care and Services PD-R, located at 2222 South Chester Street, 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; 1 absent; and 2 open positions).* *Staff recommends approval.*  
**Synopsis:** The applicant is requesting that the 0.16-acre property, located at 2222 South Chester Street, be rezoned from R-4, Two-Family District, to PD-R, Planned Development – Residential, to allow for the existing building to be converted to an eight (8) unit apartment facility. (Located in Ward 1)

**28. ORDINANCE NO. 22,311; Z-9810:** To approve a Planned Zoning Development and establish a Planned Commercial Development, titled Lorax, LLC, PCD, located at 405 East 21<sup>st</sup> Street, 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; 1 absent; and 2 open positions).* *Staff recommends approval.*  
**Synopsis:** The applicant is requesting that the 0.56-acre property, located at 405 East 21<sup>st</sup> Street, be rezoned from C-3, General Commercial District, to PCD, Planned Commercial Development, to allow for a mixed commercial and residential development. (Located in Ward 1)

**29. ORDINANCE NO. 22,312; LU2023-20-01:** To amend the Land Use Plan in the Pinnacle Planning District, located at 18404 Cantrell Road, from Office (O) and Mixed Use (MX) to Commercial (C); and for other purposes. *(Planning Commission: 8 ayes; 0 nays; 1 absent; and 2 open positions).* *Staff recommends approval.*  
**Synopsis:** To approve a Land Use Plan Map amendment in the Pinnacle Planning District, located at 18404 Cantrell Road, from Office (O) and Mixed Use (MX) to Commercial (C). (Located in Ward 5)

**30. ORDINANCE NO. 22,313; Z-9811:** 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; 1 absent; and 2 open positions).*  
*Staff recommends approval.*

**Synopsis: The owner of the 4.618-acre property located at 18404 Cantrell Road from R-2, Single-Family District, and O-3, General Office District, to C-3, General Commercial District. (Located in Ward 5)**

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 Richardson, 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.**

### **CITIZEN COMMUNICATION**

There were no cards received from individuals wanting to speak during Citizen Communication.

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.**

**ATTEST:**

**APPROVED:**

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**Susan Langley, City Clerk**

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**Director B.J. Wyrick, Ward 7**