

May 24, 2021  
Six o'clock P.M.  
North Little Rock City Hall Council Chambers  
300 Main Street  
North Little Rock, Arkansas

The regular meeting of the North Little Rock City Council scheduled for Monday, May 24, 2021, was called to order at 6:00 p.m. by the Honorable Mayor Terry C. Hartwick.

The roll having been called and the following Council Members answered to their names: DEBI ROSS, NATHAN HAMILTON, MAURICE TAYLOR, LINDA ROBINSON, STEVE BAXTER, RON HARRIS, JANE GINN, and CHARLIE HIGHT (8/0). City Clerk/Treasurer Diane Whitbey, and City Attorney Amy Fields were also present.

*Note: the majority of the Council Members participated in the meeting electronically. Mayor Hartwick, City Clerk Whitbey, City Attorney Fields, Council Members Ross, Hamilton, and Ginn were present in the council chambers.*

The prayer was led by Council Member Baxter.

On the motion of Council Member Hight and seconded by Council Member Baxter, and by consent of all members present, the minutes from the North Little Rock City Council meeting scheduled for Monday, May 10, 2021, were approved, accepted and filed as prepared by the Chief Deputy City Clerk, Katelyn Thomas (8/0).

On the motion of Council Member Hamilton and seconded by Council Member Ginn, and by consent of all members present, communications #1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11, were accepted and filed (8/0).

1. Anita Paul, Mayor's Office, memorandum re: application for Restaurant Beer and Wine Permit-Combo-Replacement/New Owner for Cantina Bar at 4000 Vali Court for Santos Rodriguez.
2. Anita Paul, Mayor's Office, memorandum re: application for Private Club Class A- Wet County, Retail Beer on Premises Permit – Change of Manager for Levy Memorial V.F.W. Post 11474, at 4400 Lynn Lane for Robert Peak.
3. Kenny Stephens, Safety/Traffic Services Director email r: Speed Study on West 16th Street.
4. Jeff Watson, email re: O-21-38 Special Use for a Food Truck Court.
5. Steve Carroll, email Petition requesting Speed Hump on Cheryl Street (20 signatures – for).
6. Anita Paul, Mayor's Office memorandum re: application for Retail Beer off-Premises & Small Farm Winery – Retail Permit – Change of Manager for Circle K, 5051 Warden Road, by Tyler Pierce.

7. Anita Paul, Mayor's Office memorandum re: application for Retail Beer off-Premises & Small Farm Winery Retail Permit – Change of Manager for Circle K, 700 E Broadway, by Tyler Pierce.
8. Anita Paul, Mayor's Office memorandum re: application for Retail Beer off-Premises & Small Farm Winery Retail Permit – Change of Manager for Circle K, 4601 Northshore Drive, by Tyler Pierce.
9. Anita Paul, Mayor's Office memorandum re: application for Retail Beer off-Premises & Small Farm Winery – Retail Permit – Change of Manager for Circle K, 3320 John F. Kennedy Boulevard, by Tyler Pierce.
10. Kenny Stephens, Safety Director/Traffic Services Director, email re: Speed Hump not needed on Chandler Street.
11. Lateshia Barbee, North Little Rock resident, email re: support of O-21-38 – Special Use for a Food Truck Court at 601 West 4<sup>th</sup>.

### **PRESENTATIONS**

Chief of Staff Tracy Roulston provided an update regarding the recent Rose City Focus project April 26 thru May 27, 2021. Multiple departments participated including police, fire, sanitation, code enforcement, street and electric. Notifications were sent to residents of the area. Fire Department crews visited 101 residences. They installed 101 smoke detectors and replaced batteries. Door hangers were left at locations where no one answered the door which resulted in additional smoke detector installations. A number of vacant structures were also located. Code Enforcement had 26 assigned calls and 213 initiated calls. There were 313 follow-ups resulted in 8 citations. 209 violation notices were also issued. 19 vehicles were tagged and 8 locations were advised of high-grass. An additional 106 lots were posted. 12 structures and 5 rental properties were inspected. The street department cleaned ditches and drains and patched pot holes. Sanitation ran extra vehicles. Traffic services checked road markings and cross walks. They also checked signs and replaced any that were damaged. The Electric Department replaced lights that were out. Chief Roulston said he would like to see one event per quarter possibly in each ward. Mayor Hartwick said he received a call from Mr. Bobby Taylor commending the city for these efforts.

### **UNFINISHED BUSINESS**

O-21-38

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW FOR A FOOD TRUCK COURT IN A C6 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 601 WEST 4<sup>TH</sup> STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES, was called and held by the sponsor, Council Member Taylor. Mayor Hartwick advised two people had called in to speak on this time. Ms. Whitbey advised the item has not been read and is not before the council. Council Member Taylor again advised he will hold the item.

## **CONSENT AGENDA**

R-21-64 (RESOLUTION NO. 10042 – MAYOR HARTWICK)

A RESOLUTION REAPPOINTING RICK THUROW TO THE NORTH LITTLE ROCK CIVIL SERVICE COMMISSION; AND FOR OTHER PURPOSES, was adopted (8/0).

R-21-65 (RESOLUTION NO. 10043 – MAYOR HARTWICK)

A RESOLUTION DECLARING CERTAIN CITY-OWNED ITEMS AND OTHER EQUIPMENT AS SURPLUS; PROVIDING FOR AUCTION THEREOF; AND FOR OTHER PURPOSES, was adopted (8/0).

R-21-66 (RESOLUTION NO. 10044 – MAYOR HARTWICK)

A RESOLUTION REPEALING RESOLUTION NO. 10034 WHICH CONDEMNED PROPERTY LOCATED AT 1601 (1605) AUGUSTA STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES, was adopted (8/0).

R-21-67 (RESOLUTION NO. 10045 – MAYOR HARTWICK)

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A COMMERCIAL LEASE EXTENSION WITH ARGENTCO, LLC FOR CONTINUED PUBLIC USE OF A PARKING LOT LOCATED AT 122 EAST 4<sup>TH</sup> STREET; AND FOR OTHER PURPOSES, was adopted (8/0). (*\$1,350.00 per month*)

## **NEW BUSINESS**

### **RESOLUTIONS**

R-21-68 (RESOLUTION NO. 10046 – MAYOR HARTWICK)

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO PURCHASE AND SALE AGREEMENT AND LEASE AGREEMENT WITH GREYHOUND LINES, INC.; AMENDING THE FY2021 BUDGET (RESOLUTION NO. 9963); AND FOR OTHER PURPOSES, was read. A motion to adopt was made by Council Member Ross and seconded by Council Member Taylor. Mayor Hartwick asked Mr. John Owens, President/CEO North Little Rock Chamber of Commerce and Mr. Robert Birch, Economic Development Director to come forward. Mayor Hartwick said an offer and acceptance was made which included a one-year lease agreement. Mr. Owens said the location of the bus station has created a disruption in the area. The (Arkansas) Department of Correction drops off released inmates who have the opportunity to take the bus and leave the area. However, many times they do not. The business also attracts a lot of people who do not live in the community who are either waiting to pick up someone or take a bus. People often have to wait up to 18 hours for a bus with no shelter, money or options. Mr. Birch advised the company had planned on relocating by March (2021), however, the planned location had changes. The company no longer needs a large facility. The plan is for a smaller footprint, preferably attached to a convenience store with highway access nearby. Eighty-five percent of the riders in this area are from Little Rock. Council Member Hight referenced possible (illegal) activity and asked if a police officer was assigned

to the location. Mr. Birch said it is not local people causing the issues. Mayor Hartwick said no officer is assigned however, the department receives a lot of calls (regarding disturbances, etc.). Council Member Hamilton said this will not alleviate issues with homeless people, etc. Greyhound has been looking for a location where riders would not be stranded and have access to services. The city is not kicking Greyhound out. The company wanted to relocate to a location that will better serve their current business needs. Council Member Ross asked how long the location had been in North Little Rock. Mr. Birch advised since 1987. On the previous motion, and by consent of all members present, the resolution was unanimously adopted (8/0). (\$650,000.00 or \$665,000.00)

Mayor Hartwick convened a public hearing regarding R-21-69 – 520 West 14<sup>th</sup> Street, R-21-70 – 2320 West 16<sup>th</sup> Street, R-21-71 – 119 Beech Street, and R-21-72 – 123 Beech Street. A PowerPoint Presentation was shown during the public hearing which included photos of all of the properties illustrating their current condition. Interim Code Enforcement Director Felicia McHenry advised Code Enforcement has not been contacted by any of the owners. A lot of older people have sold properties that investors bought without seeing them (or the condition they are in). There being no one present wishing to be heard, the public hearing was adjourned.

R-21-69 (RESOLUTION NO. 10047 – MAYOR HARTWICK)

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 520 WEST 14<sup>TH</sup> STREET IN THE CITY OF NORTH LITTLE ROCK TO CONSTITUTE A PUBLIC NUISANCE AND CONDEMNING SAID STRUCTURES; PROVIDING A PERIOD OF TIME FOR PROPERTY OWNER TO ABATE SAID NUISANCE; AND FOR OTHER PURPOSES, was read. On the motion of Council Member Ross and seconded by Council Member Taylor, and by consent of all members present, the resolution was unanimously adopted (8/0). (*owner: Rock City Houses, LLC*)

R-21-70 (RESOLUTION NO. 10048 – MAYOR HARTWICK)

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 520 WEST 14<sup>TH</sup> STREET IN THE CITY OF NORTH LITTLE ROCK TO CONSTITUTE A PUBLIC NUISANCE AND CONDEMNING SAID STRUCTURES; PROVIDING A PERIOD OF TIME FOR PROPERTY OWNER TO ABATE SAID NUISANCE; AND FOR OTHER PURPOSES, was read. On the motion of Council Member Ross and seconded by Council Member Hamilton, and by consent of all members present, the resolution was unanimously adopted (8/0). (*owner: IREMODEL Properties, LLC*)

R-21-71 (RESOLUTION NO. 10049 – MAYOR HARTWICK)

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 119 BEECH STREET IN THE CITY OF NORTH LITTLE ROCK TO CONSTITUTE A PUBLIC NUISANCE AND CONDEMNING SAID STRUCTURES; PROVIDING A PERIOD OF TIME FOR PROPERTY OWNERS TO ABATE SAID NUISANCE; AND FOR

OTHER PURPOSES, was read. On the motion of Council Member Ross and seconded by Council Member Hamilton, and by consent of all members present, the resolution was unanimously adopted (8/0). (owners: *Richard C. and Mary R. Jeu*)

R-21-72 (RESOLUTION NO. 10050 – MAYOR HARTWICK)

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 123 BEECH STREET IN THE CITY OF NORTH LITTLE ROCK TO CONSTITUTE A PUBLIC NUISANCE AND CONDEMNING SAID STRUCTURES; PROVIDING A PERIOD OF TIME FOR PROPERTY OWNERS TO ABATE SAID NUISANCE; AND FOR OTHER PURPOSES, was read. On the motion of council Member Ross and seconded by Council Member Ginn, and by consent of all members present, the resolution was unanimously adopted (8/0). (owners: *Richard C. and Mary R. Jeu*)

R-21-73 (RESOLUTION NO. 10051 – MAYOR HARTWICK)

A RESOLUTION APPROVING AND CERTIFYING THE AMOUNTS OF LIENS TO BE FILED WITH THE PULASKI COUNTY TAX COLLECTOR AGAINST CERTAIN REAL PROPERTIES IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS AS A RESULT OF GRASS CUTTING EXPENSES AND ABATEMENT OF OTHER NUISANCES; AND FOR OTHER PURPOSES, was read. A motion to adopt was made by Council Member Hamilton and seconded by Council Member Ginn. Mayor Hartwick convened a public hearing. There being no one present wishing to be heard, the public hearing was adjourned. On the previous motion, and by consent of all members present, the resolution was unanimously adopted (8/0).

O-21-42 (ORDINANCE NO. 9354 – MAYOR HARTWICK)

AN ORDINANCE WAIVING FORMAL BIDDING REQUIREMENTS AND AUTHORIZING PAYMENT TO JLC COMMUNICATIONS, INC. FOR THE PURCHASE AND INSTALLATION OF FIBER OPTIC CABLES IN THE JUSTICE BUILDING FOR THE NORTH LITTLE ROCK ELECTRIC DEPARTMENT; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES, was read. On the motion of Council Member Ross and seconded by Council Member Hamilton, and by consent of all members present, the readings were suspended (8/0). A motion to adopt was made by Council Member Ginn and seconded by Council Member Baxter. Mayor Hartwick asked IT Director John Barber to come forward to answer any questions. Mr. Barber said the funds are budgeted. This request is for a sole source exemption. The vendor has done the majority of the work in the city. They also have the expertise to do the job right. This is part of a larger, multi-phase future improvement to the current fiber infrastructure. Council Member Hamilton said some of the fiber is on poles. The request to go underground is understandable. On the previous motion, and the roll having been called, and all members present having voted in the affirmative, the ordinance was unanimously adopted (8/0). Emergency clause unanimously adopted (8/0). (\$87,365.45)

O-21-43 (ORDINANCE NO. 9355 – MAYOR HARTWICK (for consideration only)  
AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW AN EVENT CENTER IN A R2  
ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 503 MORRIS IN THE PLANNING  
JURISDICTION OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN  
EMERGENCY; AND FOR OTHER PURPOSES), was read. On the motion of Council Member Hamilton and seconded by Council Member Ross, and by consent of all members present, the readings were suspended (8/0). Council Member Robinson said this event center is outside the city limits of North Little Rock. Council Member Ross asked if the city can enforce the requirement to have off-duty uniformed officers work events at which alcohol is served. Mr. Shawn Spencer, Planning Director said the city does not have the authority since the location is outside the city. On the motion of Council Member Ross and seconded by Council Member Hamilton, and the roll having been called, and all members present having voted in the affirmative, the ordinance was unanimously adopted (8/0). Emergency clause unanimously adopted (8/0). (*applicant: Faulkner Lake Orchard Wedding and Event Center*)

O-21-44 (ORDINANCE NO. 9356 – COUNCIL MEMBERS ROSS AND HAMILTON)  
AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A COFFEE SHOP WITH A  
DRIVE THROUGH IN A CPH ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 3515  
JOHN F. KENNEDY BOULEVARD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS;  
DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES), was read. On the motion of Council Member Ross and seconded by Council Member Hamilton, and by consent of all members present, the readings were suspended (8/0). A motion to adopt was made by Council Member Ross and seconded by Council Member Hamilton. Council Member Ross said there is limited space between the buildings. However, there is adequate space between the buildings for drive through traffic. Mr. Spencer said the city does not regulate the operation of the business. A survey illustrates there is adequate room. Council Member Ross said there have been concerns about traffic backing up on JFK (John F. Kennedy Boulevard) and referenced other locations like Chick-Fil-A and Snoop-Dog where there are similar issues. However, this is not within the city's authority. Council Member Hamilton said he is glad to see this could be a popular location. Council Member Ross added the owner, Mark Whitehead has a drive through location in the Hobby Lobby parking lot, which will also remain open. Ms. Whitbey reminded Mr. Whitehead he will need to get a Business License for the new location. On the previous motion, and the roll having been called, and all members present having voted in the affirmative, the ordinance was unanimously adopted (8/0). Emergency clause unanimously adopted (8/0). (*applicant: Mark Whitehead/Dark Side Coffee*)

### **PUBLIC COMMENT**

Mayor Hartwick will meet with several employees tomorrow regarding (fully) opening city offices (June 1, 2021). He said there have been multiple opportunities for anyone who wanted to get a COVID-19 vaccine to do so. He will visit with the council members later in the week. Council Member Robinson asked if the Event Center outside city limits will be required to obtain a city

business license. Ms. Whitbey advised they will not. If they do come into the city to conduct business, a city license would be required. Council Member Baxter asked if the Mosquito Truck is running. Mayor Hartwick said it starts tonight. Council Member Harris said a (3-day) Balloon Fest event will be held in the Northshore Park (at the driving range) this weekend. Council Member Robinson said city offices will be closed, Monday, May 31, 2021. Trash and garbage routes will run one-day delayed all week.

There being no further business to come before the Council, and on the motion of Council Member Ross and seconded by Council Member Taylor, and by consent of all members present, the meeting was adjourned at 6:39 p.m. (8/0), until the next regularly scheduled meeting to be held on Monday, June 14, 2021, at six o'clock p.m. in the City Council Chambers in City Hall, located at 300 Main Street, North Little Rock, Arkansas.

APPROVED: \_\_\_\_\_  
MAYOR TERRY C. HARTWICK

ATTEST: \_\_\_\_\_  
DIANE WHITBEY, CITY CLERK