

September 13, 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, September 13, 2021, was called to order at 6:00 p.m. by the Honorable Mayor Terry C. Hartwick.

Due to the rise in COVID-19 cases and Arkansas Governor Asa Hutchinson reinstating a state-wide public health emergency, council members had the option of attending the council meeting in person or participate virtually. The Council Chambers were open to the public and social distancing and the use of masks were requested for those attending the meeting in person.

The roll having been called and the following Council Members answered to their names: DEBI ROSS, NATHAN HAMILTON, MAURICE TAYLOR, STEVE BAXTER, RON HARRIS, JANE GINN, and CHARLIE HIGHT (7/0). Council Member LINDA ROBINSON was absent. *Note: Council Members Hamilton, Taylor, Ginn and Hight were present in the Council Chambers.* City Clerk/Treasurer Diane Whitbey and City Attorney Amy Fields were also present.

The prayer and pledge of allegiance were led by Council Member Taylor.

On the motion of Council Member Hight and seconded by Council Member Taylor, and by consent of all members present, the minutes from the North Little Rock City Council meeting scheduled for Monday, August 23, 2021, were approved, accepted and filed as prepared by the City Clerk, Diane Whitbey (7/0).

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

1. Ember Strange, Chair Energy Risk Management Committee / Chief Financial Officer memorandum re: Power Cost Adjustment Rate (PCA) for September, 2021(.0016/kwh) negative.
2. Anita Paul, Mayor's Office memorandum re: *Application for Change of Manager* Application by Matthew Johnson for Glazer's Beer and Beverage of Arkansas, 11101 Smitty Lane, North Little Rock, Arkansas. (Existing permit is for Min Wholesale Liquor, Small Farm Winery – Wholesale.)
3. Anita Paul, Mayor's Office memorandum re: *Application for Retail Beer off Premises Permit – Replacement/New Owner* by Ramon Hernandez, for Guadalajara Grocery, 3809 Camp Robinson Road.
4. Anita Paul, Mayor's Office memorandum re: *Application for Retail Beer Off Premises – Replacement/New Owner*, for Camp Market, 4700 Camp Robinson Road, by Taha Al Tawayti.
6. Anita Paul, Mayor's Office memorandum re: *Restaurant Mixed Drink Minimum Permit* for

Northshore Golf Range, 5401 Northshore Cove, by James Barnes.

On the motion of Council Member Ross and seconded by Council Member Hight, and by consent of all members present, communication #5 was read, accepted and filed (7/0).

5. Betsy Bakker, Senior Leader - Amazon Services email to Mayor Hartwick re: launch of NonSort Building (DE&I Panel) and commending support from City of North Little Rock.

Mr. Birch advised a formal opening event will be held in 2022. An opening for employees was held earlier this month. Both facilities are now open.

PRESENTATIONS

None scheduled.

UNFINISHED BUSINESS

R-21-126 (RESOLUTION NO. 10102 – MAYOR HARTWICK)

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 1415 WEST 20TH 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. Mayor Hartwick reconvened a public hearing from the previous meeting, August 23, 2021. Mr. Chris Corbitt, Attorney at Law spoke (by telephone) on behalf of his client, Mr. Christopher Carpenter, who he advised is a licensed contractor. Mr. Corbitt asked the council to vote against the resolution. His client has been working on the property and has pulled all necessary permits. He has invested \$10,115.00 in the property. Mr. Corbitt said rehabilitating the property is what the city wants a property owner to do. Mr. Corbitt said the electricity and water are on. Mr. Carpenter (who participated by telephone) advised he would like to continue working on his house. There are people interested in it. He has spent 11 years in the area fixing up houses and improving the same. He has a good reputation with his renters. Council Member Hight asked about a letter from Mr. Ward Reese, Code Enforcement Officer which indicated Mr. Carpenter had been in contact and would obtain the necessary permits to begin rehabilitation work. He then asked about the progress since then. Mr. Carpenter said a lot of work has been done under the house repairing floor joists, etc. He said he has fixed up properties in worse condition over the years. Electrical is new and new meters have been installed. The front of the house has been leveled. Cosmetic work and window replacement will be next. Council Member Ross asked City Attorney Fields to advise the property owner of the process to enter into a Rehabilitation Agreement with the city. Ms. Fields said that if the council votes to condemn the property, the owner can still enter into a Rehab Agreement which will include timelines. Council Member Harris said a lot of work has already been done on the property. Council Member Taylor asked why this condemnation is different from any others. Code Enforcement goes through a process with the owners. Once the item comes before the council the owner has the opportunity to enter into a Rehab Agreement. There being no one else wishing to be heard, Mayor Hartwick adjourned the public hearing at 6:15 p.m. Code Enforcement Director Felicia McHenry

advised said this property has been in the process since February. A City Council Hearing had been scheduled for April. However, the owner requested additional time to rehabilitate the property. The hearing date was then extended to August (2021). Mrs. McHenry advised she had asked for access to perform an inspection last month, which was denied by the owner. She is unable to advise of what work has been completed. On the motion of Council Member Taylor and seconded by Council Member Ginn, and by consent of all members present, the resolution was adopted (7/0). Ms. Fields reiterated the process and advised the owner's attorney had her contact information. (owner: *CBC Real Estate Holdings LLC*)

CONSENT AGENDA

On the motion of Council Member Taylor, and seconded by Council Member Ginn, and by voice vote and all members present having voted "aye", the following consent items were adopted: R-21-129, R-21-130, R-21-131, and R-21-132 (7/0).

R-21-129 (RESOLUTION NO. 10103 – MAYOR HARTWICK)

A RESOLUTION REPEALING RESOLUTION NO. 9854 WHICH CONDEMNED PROPERTY LOCATED AT 4700 BOYER STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES, was adopted (7/0).

R-21-130 (RESOLUTION NO. 10104 – MAYOR HARTWICK)

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT TO REHABILITATE PROPERTY FOR CERTAIN REAL PROPERTY LOCATED AT 1403 PARKER STREET IN THE CITY OF NORTH LITTLE ROCK, AND FOR OTHER PURPOSES, was adopted (7/0).

R-21-131 (RESOLUTION NO. 10105 – MAYOR HARTWICK)

A RESOLUTION DECLARING CERTAIN CITY-OWNED ITEMS AND OTHER EQUIPMENT AS SURPLUS; PROVIDING FOR AUCTION THEREOF; AND FOR OTHER PURPOSES, was adopted (7/0).

R-21-132 (RESOLUTION NO. 10106 – MAYOR HARTWICK)

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN EXCLUSIVE LISTING CONTRACT WITH HATHAWAY GROUP TO SELL APPROXIMATELY 1.37 ACRES OF PUBLIC LAND LOCATED ON BROADWAY STREET BETWEEN NORTH REDWOOD STREET AND NORTH CLOVER STREET IN THE CITY OF NORTH LITTLE ROCK; AND FOR OTHER PURPOSES, was adopted (7/0).

NEW BUSINESS

R-21-133 (RESOLUTION NO. 10107 – MAYOR HARTWICK)

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN OFFER AND ACCEPTANCE AND LEASE AGREEMENT WITH USABLE MUTUAL INSURANCE COMPANY FOR PROPERTY LOCATED AT 515 WEST PERSHING BOULEVARD, NORTH LITTLE ROCK, ARKANSAS; 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 said the offer is \$5 million which equals about \$54.00 per square foot (the purchase price includes all furnishings). City Departments located in the City Services Building at 120 Main would relocate to 515 Pershing Boulevard. It would cost more money to renovate the current location (120 Main) to where it needs to be than to purchase and relocate offices to this property. Mayor Hartwick considered construction of a new 30,000 square foot building that would have cost at least \$9 million, excluding furnishings. Mayor Hartwick commended Deputy Chief of Staff Mike Davis, Chief of Staff Tracy Roulston, former Chief of Staff Danny Bradley and Chief Financial Officer Ember Strange for their involvement. The city can lease a portion of the floor space (possibly to a state agency). City Service offices could be relocated by June 30, 2022. Council Members have toured the building and viewed contents. Council Member Ginn asked if this purchase was contingent on the sale of the City Services Building (120 Main). Mayor Hartwick advised it is not. He added the City Services Building is 40,000 square feet. The new building on Pershing has 92,000 square feet. Council Member Hamilton said the city considered the location for the Police Department a few years ago. It would have been a great deal then, but is better now and the furniture included in the price is modern and nice. Council Member Ross said other departments will relocate to the building including the Fire Department Training Center. Mayor Hartwick said this corridor of the city will include not only this property, but also the Patrick Henry Hays Senior Center, Health Department, Community Center, and the new Police and Courts Building. Other departments that will move to the new building will include the City Attorney, Community Development, Planning Department, Electric (Customer Service), City Engineer, and Human Resources. On the previous motion, and by consent of all members present, the resolution was adopted (7/0). (*\$5 million / lease amount \$30,000.00 per month*)

R-21-134 (RESOLUTION NO. 10107 – MAYOR HARTWICK)

A RESOLUTION APPROVING AND CERTIFYING 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 Ross and seconded by Council Member Taylor. 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 adopted (7/0).

O-21-79 (ORDINANCE NO. 9391 – MAYOR HARTWICK)

AN ORDINANCE AMENDING SECTION 5.4.3.B OF THE ZONING ORDINANCE (ORDINANCE NO. 9263) TO CONFORM TO THE ARKANSAS STATE FIRE CODE REGULATIONS FOR SOLAR PANELS AND SOLAR WATER HEATING PANELS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES, was read. On the motion of Council Member Hight and seconded by Council Member Taylor, and by consent of all members present, the readings were suspended (7/0). Chief Fire Marshal Brent Almon said it is difficult for solar panel installers when the rules are different in each jurisdiction. This legislation will adopt the Arkansas State Fire Code which will provide consistent requirements. On the motion of Council Member Hight and seconded by Council Member Hamilton, and the roll having been called, and all members present having voted in the affirmative, the ordinance was adopted (7/0). Emergency clause adopted (7/0).

O-21-80 (ORDINANCE NO. 9392 – MAYOR HARTWICK)

AN ORDINANCE WAIVING FORMAL BIDDING REQUIREMENTS AND AUTHORIZING PAYMENT TO SKYCOPI, INC., A SOLE SOURCE VENDOR, FOR THE PURCHASE OF LICENSE PLATE READER CAMERAS FOR THE NORTH LITTLE ROCK POLICE DEPARTMENT; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES, was read. On the motion of Council Member Hight and seconded by Council Member Baxter, and by consent of all members present, the readings were suspended (7/0). On the motion of Council Member Ginn and seconded by Council Member Hight, and the roll having been called, and all members present having voted in the affirmative, the ordinance was adopted (7/0). Emergency clause adopted (7/0). (\$64,499.88) Council Member Hight asked where the cameras will be placed. North Little Rock Police Chief Patrick Thessing said license plate readers are used at critical points around the city. This equipment is helpful in multiple areas. Some of the larger intersections in the city require more than one camera and the cameras can be relocated. Mayor Hartwick said the city continues to expand due to annexation. Council Member Baxter said the equipment will be used to obtain evidence in possible issues, not vehicles running through red lights. Chief Thessing said the equipment can be beneficial in locating stolen vehicles, homicide suspects, neighborhood crime, etc.

O-21-81 (ORDINANCE NO. 9393 – MAYOR HARTWICK)

AN ORDINANCE WAIVING FORMAL BIDDING REQUIREMENTS AND AUTHORIZING PAYMENT TO CRIME POINT, INC., A SOLE SOURCE VENDOR, FOR THE PURCHASE OF A VIDEO SURVEILLANCE SYSTEM FOR THE NORTH LITTLE ROCK POLICE DEPARTMENT; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES, was read. On the motion of Council Member Hight and seconded by Council Member Taylor, and by consent of all members present, the readings were suspended (7/0). On the motion of Council Member Ginn and seconded by Council Member Baxter, and the roll having been called, and all members present having voted in the affirmative, the ordinance was adopted (7/0). Emergency clause adopted (7/0). (\$42,091.00) Mr. John Barber, IT Director said surveillance cameras are located in various areas around the city, including

electric substations, etc. The new equipment will also replace some of the older equipment. The equipment has to be compatible city-wide.

O-21-82 (ORDINANCE NO. 9394 – MAYOR HARTWICK)

AN ORDINANCE WAIVING FORMAL BIDDING REQUIREMENTS AND AUTHORIZING THE PAYMENT OF GENESIS DATACOM, A SOLE SOURCE VENDOR, FOR THE PURCHASE OF AN ACCESS CONTROL SECURITY SYSTEM IN THE JUSTICE BUILDING; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES, was read. On the motion of Council Member Taylor and seconded by Council Member Hamilton, and by consent of all members present, the readings were suspended (7/0). On the motion of Council Member Taylor and seconded by Council Member Hamilton, and the roll having been called, and all members present having voted in the affirmative, the ordinance was adopted (7/0). Emergency clause adopted (7/0). (\$50,489.00) Mr. Barber said this is a security access system for the new Justice Center and will be integrated into the city's server.

O-21-83 (ORDINANCE NO. 9395 – MAYOR HARTWICK)

AN ORDINANCE WAIVING CERTAIN SECTIONS OF THE ZONING ORDINANCE (ORDINANCE NO. 9263) FOR PROPERTY LOCATED AT 1700 NORTH LOCUST STREET TO ALLOW THE WAIVER OF SCREENING AND LANDSCAPING REQUIREMENTS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES, was read. On the motion of Council Member Taylor and seconded by Council Member Hamilton, and by consent of all members present, the readings were suspended. A motion to adopt was made by Council Member Taylor and seconded by Council Member Hamilton. Mr. Charles Burrow spoke by telephone and said the owner would like to waive the landscaping requirements in three (3) areas around the perimeter of the complex for security reasons. Trees and landscaping will be relocated to other locations within the project. On the previous motion, and the roll having been called, and all members present having voted in the affirmative, the ordinance was adopted (7/0). Emergency clause adopted (7/0).
(applicant: Belinda Snow – North Little Rock Housing Authority)

O-21-84 (ORDINANCE NO. 9396 – COUNCIL MEMBER TAYLOR)

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW SIX RECREATIONAL VEHICLES IN AN R4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 2001 HIGHWAY 161 IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES, was read. On the motion of Council Member Taylor and seconded by Council Member Ross, and by consent of all members present, the readings were suspended (7/0). A motion to adopt was made by Council Member Hamilton and seconded by Council Member Taylor. Council Member Hight asked what the vehicles would be used for. Council Member Taylor said they have been there for a while and people live in them. There was a previous Special Use allowing the same. The owner, Mr. Patel said he is reapplying as the new owner. Ms. Whitbey reminded Mr. Patel he will need a city Business License for the rental property. On the previous motion, and the roll having been

called, and all members present having voted in the affirmative, the ordinance was adopted (7/0).
Emergency clause adopted (7/0). (*applicant: Keisha Properties, LLC – owner: Jay Patel*)

PUBLIC COMMENT

Mayor Hartwick attended a 911 Ceremony at the (Arkansas) State Capitol on September 11, where he met Mr. Staples who was on the 61st floor of the World Trade Center. He encouraged everyone to research him and read his story. Mayor Hartwick commended our first responders for all they do and reminded everyone to “never forget” the events of that day. Council Member Ginn reminded everyone of an upcoming City Job Fair, Wednesday, September 22, 2021.

There being no further business to come before the Council, and on the motion of Council Member Ross and seconded by Council Member Baxter, and by consent of all members present, the meeting was adjourned at 6:44 p.m. (7/0), until the next regularly scheduled meeting to be held on Monday, September 27, 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