

August 28, 2023  
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, August 28, 2023, was called to order at 6:00 p.m. by the Honorable Mayor Terry C. Hartwick.

Council members had the option of attending the council meeting in person or participate virtually. The Council Chambers were open to the public.

The roll having been called and the following Council Members answered to their names: DEBI ROSS, NATHAN HAMILTON, MAURICE TAYLOR, LINDA ROBINSON, RON HARRIS, VINCE INSALACO, III, and CHARLIE HIGHT (7/0). Council Member STEVE BAXTER was absent. City Clerk/Treasurer Diane Whitbey, Deputy City Clerk Talor Shinn, Deputy City Clerk/Revenue Enforcement Officer Jim Scott, and City Attorney Amy Fields were also present.

The prayer and pledge of allegiance were led by Information Technology Director John Barber.

On the motion of Council Member Hight and seconded by Council Member Ross, and by consent of all members present, the minutes from the North Little Rock City Council meeting held Monday, August 14, 2023, were approved, accepted, and filed as prepared by City Clerk Diane Whitbey (7/0).

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

1. Ember Strange, Chief Financial Officer – Energy Risk Management Committee Chair memorandum to City Clerk Diane Whitbey re: Power Cost Adjustment rate for September, 2023.
2. Anita Paul, Mayor's Office memorandum re: *Restaurant – Mixed Drink maximum permit – new application* for Longhorn Steakhouse, 3911 McCain Boulevard, by Derrick Corum.

## **PRESENTATIONS**

Mayor Hartwick introduced a video presentation update from Ms. Anna Sawyer – Community Gardens. The Garden of Eating has several Little Free Pantries set up. Through a partnership, 10 boxes are located around the city and provide non-perishable food and personal hygiene items to those in need. The city partnered with the Hunger Relief Alliance at Stone Links Park. Through the partnership 5 acres of watermelons were grown and donated to the Arkansas Food Bank. The annual harvest consists of a watermelon crawl where volunteers help pick the crop and clean the fields afterwards. In the video Ms. Sawyer said there was also a focus on providing garden education to the public by providing programs in local after school programs and the Seis Puentes Summer Camp. The

city also partners with the Master Gardeners Program and the St. Joseph Center where the goal is to grow native plants. Several groups have visited that site and assisted with their efforts. The program accepts applications twice a year for community garden partners and encouraged groups to apply.

### **UNFINISHED BUSINESS**

O-23-57

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW AUTOMOBILE REPAIRS AND MINOR SERVICES IN A C3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 12601 MAUMELLE BOULEVARD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES, was called and withdrawn by the sponsor, Council Member Harris. (*applicant: Angel Robinson of Guggenheim Services*)

### **CONSENT AGENDA**

By voice vote and all members present having voted “aye”, consent agenda items R-23-164, R-23-165, R-23-166, R-23-167, R-23-168, R-23-169, R-23-170, R-23-171, R-23-172, and R-23-173 were adopted (7/0).

R-23-164 (RESOLUTION NO. 10618 – MAYOR HARTWICK)

A RESOLUTION REAPPOINTING COUNCIL MEMBER DEBI ROSS TO THE NORTH LITTLE ROCK TREE BOARD; AND FOR OTHER PURPOSES, was adopted (7/0).

R-23-165 (RESOLUTION NO. 10619 – MAYOR HARTWICK)

A RESOLUTION REAPPOINTING IAN HOPE TO THE NORTH LITTLE ROCK TREE BOARD; AND FOR OTHER PURPOSES, was adopted (7/0).

R-23-166 (RESOLUTION NO. 10620 – MAYOR HARTWICK)

A RESOLUTION REAPPOINTING ASHLEY MOBLEY TO THE NORTH LITTLE ROCK TREE BOARD; AND FOR OTHER PURPOSES, was adopted (7/0).

R-23-167 (RESOLUTION NO. 10621 – MAYOR HARTWICK)

A RESOLUTION REAPPOINTING CITY CLERK DIANE WHITBEY TO THE NORTH LITTLE ROCK TREE BOARD; AND FOR OTHER PURPOSES, was adopted (7/0).

R-23-168 (RESOLUTION NO. 10622 – MAYOR HARTWICK)

A RESOLUTION APPOINTING JOHN OWENS TO THE NORTH LITTLE ROCK CIVIL SERVICE COMMISSION; AND FOR OTHER PURPOSES, was adopted (7/0).

R-23-169 (RESOLUTION NO. 10623 – MAYOR HARTWICK)

A RESOLUTION APPOINTING TOBY BURKETT TO THE NORTH LITTLE ROCK PARKS AND RECREATION COMMISSION; AND FOR OTHER PURPOSES, was adopted (7/0).

R-23-170 (RESOLUTION NO. 10624 – MAYOR HARTWICK)

A RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN THE NORTH LITTLE ROCK PARKS AND RECREATION DEPARTMENT AND RCCG RESTORATION EMPOWERMENT HOUSE FOR PROPERTY LOCATED IN THE CITY OF NORTH LITTLE ROCK; AND FOR OTHER PURPOSES, was adopted (7/0). (*former Rose City Elementary School grounds*)

R-23-171 (RESOLUTION NO. 10625 – MAYOR HARTWICK)

A RESOLUTION WAIVING FORMAL BIDDING REQUIREMENTS AND AUTHORIZING PAYMENT TO RUSSELL CHEVROLET FOR THE PURCHASE OF A VEHICLE FOR THE NORTH LITTLE ROCK ELECTRIC DEPARTMENT; AND FOR OTHER PURPOSES, was adopted (7/0). (*amount: \$44,899.00*)

R-23-172 (RESOLUTION NO. 10626 – MAYOR HARTWICK)

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A REAL ESTATE CONTRACT TO SELL CERTAIN REAL PROPERTY LOCATED AT 701 WEST 29<sup>TH</sup> STREET IN THE CITY OF NORTH LITTLE ROCK, TO LITTLE ROCK AMBULANCE AUTHORITY; AND FOR OTHER PURPOSES, was adopted (7/0). (*amount: \$175,000.00*)

R-23-173 (RESOLUTION NO. 10627 – MAYOR HARTWICK)

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO PURCHASE CERTAIN REAL PROPERTY LOCATED IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS FROM THE INDIAN HILLS COMMUNITY CLUB (IHCC); AND FOR OTHER PURPOSES, was adopted (7/0). (*amount: \$1.00*)

### **NEW BUSINESS**

R-23-174 (RESOLUTION NO. 10628 – MAYOR HARTWICK)

A RESOLUTION CONFIRMING THE CITY'S INTENT TO ISSUE BONDS FOR THE PURPOSES OF ASSISTING IN THE FINANCING OF FACILITIES THAT WILL BE USEFUL IN SECURING OR DEVELOPING INDUSTRY WITHIN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, TO BE LEASED TO FEDMET ARKANSAS LLC, TRICKLING CREEK PROPERTIES LLC OR AN AFFILIATE OF EITHER; AND FOR OTHER PURPOSES, was read. A motion to adopt was made by Council Member Ross and seconded by Council Member Hamilton. On the motion of Council Member Ross and seconded by Council Member Hamilton, and by consent of all members present, the resolution was amended as follows: *attach map provided this date as an Exhibit to the legislation* (7/0). On the motion of Council Member Taylor and seconded by Council Member Robinson, and by consent of all members present, the resolution was adopted as amended (7/0). Mayor Hartwick recognized representatives of Federal Metal who were present. Representatives advised equipment is arriving and being installed. They hope to begin production in the fourth quarter (of the year) and have begun the hiring process. Council Member Ross asked how the public could apply for a job. Applications are available at the front desk of the old Ben E. Keith Building. Mayor

Hartwick said the North Little Rock Chamber of Commerce will host a Job Fair in September for employees who will lose their jobs at the Tyson Plant which will be closing before the end of the year. (1200 Pike Avenue)

R-23-175 (RESOLUTION NO. 10629 – MAYOR HARTWICK)

A RESOLUTION AMENDING THE 2023 BUDGET FOR THE CITY OF NORTH LITTLE ROCK TO INCLUDE ADDITIONAL REVENUES AND EXPENSES IN CERTAIN BUDGETS; AND FOR OTHER PURPOSES, was read. A motion to adopt was made by Council Member Taylor and seconded by Council Member Robinson. Chief Financial Officer Ember Strange said this is a budget amendment to finish the 2023 Budget for the Tennis Center. The city recently terminated the management agreement with ATA. The amount represents an estimate of revenue and expenses for the remainder of the year. On the previous motion and by consent of all members present, the resolution was adopted (7/0).

Mayor Hartwick convened a public hearing on the following items:

R-23-176 – 1602 West 16<sup>th</sup> Street, R-23-177 – 616 West 23<sup>rd</sup> Street, R-23-178 – 819 North H Street, R-23-179 – 1217 West 19<sup>th</sup> Street, R-23-180 – 1405 North Vine Street, R-23-181 – 2000 Moss Street, and R-23-182 – 424 West 23<sup>rd</sup> Street. There being no one present wishing to be heard, the public hearing was adjourned and each item was called separately.

R-23-176 (RESOLUTION NO. 10630 – MAYOR HARTWICK)

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 1602 WEST 16<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 Taylor and seconded by Council Member Ross, and by consent of all members present, the resolution was adopted (7/0). (owner: H. V. Peavy)

R-23-177 (RESOLUTION NO. 10631 – MAYOR HARTWICK)

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 616 WEST 23<sup>RD</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 Hight and seconded by Council Member Taylor, and by consent of all members present, the resolution was adopted (7/0). (owner: RC4 AK LLC)

R-23-178 (RESOLUTION NO. 10632 – MAYOR HARTWICK)

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 819 NORTH H 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 Taylor and seconded by Council Member Hamilton, and by consent of all members present, the resolution was adopted (7/0). (owner: *Anville Allen*)

R-23-179 (RESOLUTION NO. 10633 – MAYOR HARTWICK)

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 1217 WEST 19<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 Taylor and seconded by Council Member Hamilton, and by consent of all members present, the resolution was adopted (7/0). (owner: *IRemodel Properties LLC*)

R-23-180 (RESOLUTION NO. 10634 – MAYOR HARTWICK)

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 1405 NORTH VINE 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 Taylor and seconded by Council Member Robinson, and by consent of all members present, the resolution was adopted (7/0). (owner: *Theodore Metcalf*) Council Member Ross asked if this was the structure on the back of the property that had burned. Code Enforcement Director Felicia McHenry said it was.

R-23-181 (RESOLUTION NO. 10635 – MAYOR HARTWICK)

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 2000 MOSS 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 Taylor and seconded by Council Member Ross, and by consent of all members present, the resolution was adopted (7/0). (owner: *Dewayne Butler*)

R-23-182 (RESOLUTION NO. 10636 – MAYOR HARTWICK)

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 424 WEST 23<sup>RD</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 Hight and seconded by Council Member Ross, and by consent of all members present, the resolution was adopted (7/0). (*owner: Kirby Wayne Jackson*)

R-23-183 (RESOLUTION NO. 10636 – MAYOR HARTWICK)

A RESOLUTION CERTIFYING THE AMOUNT OF A CLEAN UP LIEN TO BE FILED WITH THE PULASKI COUNTY TAX COLLECTOR AGAINST CERTAIN REAL PROPERTY LOCATED AT 615 WEST 33<sup>RD</sup> STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES, was read. A motion to adopt was made by Council Member Taylor and seconded by Council Member Ross. Mayor Hartwick convened a public hearing. There being no one present wishing to be heard, the public hearing was adjourned (7/0). On the previous motion, and by consent of all members present, the resolution was adopted (7/0). (*amount: \$22,209.93*)

R-23-184 (RESOLUTION NO. 10637 – MAYOR HARTWICK)

A RESOLUTION CERTIFYING THE AMOUNT OF A CLEAN UP LIEN TO BE FILED WITH THE PULASKI COUNTY TAX COLLECTOR AGAINST CERTAIN REAL PROPERTY LOCATED AT 1903 AUGUSTA STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES, was read. A motion to adopt was made by Council Member Taylor and seconded by Council Member Ross. 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). (*amount: \$5,571.48*)

O-23-60 (ORDINANCE NO. 9593 – COUNCIL MEMBER TAYLOR)

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 100 CAMPBELL ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS FROM R2 AND I2 TO I2 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; 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). 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). (*applicant: Brian Dale on behalf of Joe White and Associates*)

O-23-61 (ORDINANCE NO. 9594 – COUNCIL MEMBER TAYLOR)

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A GLASS RECYCLING FACILITY IN AN I2 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 100 CAMPBELL ROAD 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 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 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). (*applicant: Brian Dale on behalf of Joe White and Associates*) Mayor Hartwick commended the applicants on their communication with neighbors and others in the community.

O-23-62 (ORDINANCE NO. 9595 – COUNCIL MEMBER HAMILTON)

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A TYPE 2 SHORT TERM RENTAL IN AN R2 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 305 WEST F AVENUE IN 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. On the motion of Council Member Hamilton and seconded by Council Member Harris, and the roll having been called, and all members present having voted in affirmative, the ordinance was adopted (7/0). Emergency clause adopted (7/0). (*applicant; J and S Properties, LLC*)

O-23-63 (ORDINANCE NO. 9596 – COUNCIL MEMBER ROBINSON)

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW THE PLACEMENT OF TWO TEMPORARY CLASSROOMS FOR TWO YEARS IN AN R5 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 12506 HIGHWAY 165 IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES, was read. On the motion of Council Member Robinson and seconded by Council Member Taylor, 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 Robinson. 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 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: New Life Pentecostal Church*)

O-23-64

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A TYPE 2 SHORT TERM RENTAL IN A PLANNED UNIT DEVELOPMENT (PUD) ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 605 ORANGE STREET 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 (7/0). A motion to adopt was made by Council Member Taylor and seconded by Council Member Hamilton. Mayor Hartwick convened a public hearing. Mr. John Pflasterer lives on West 7<sup>th</sup> Street. He spoke against the proposed Short Term Rental (STR) at 605 Orange Street. He referenced studies that indicated STR's reduce the supply of affordable housing and contribute to the housing crisis. Argenta came back from a depressed state in the 1990's because of

home ownership. Anything other than homeowner occupied takes away from neighborhood cohesiveness. Mr. Pflasterer added a limit on the number of STRs in Argenta needs to be set as there are already enough in the small area which contains about 200 (R-1 and R-2) residential family homes. He said there are 12 STR's in the area now. Mr. Don Chambers lives on West 5<sup>th</sup> Street and serves on the North Little Rock Planning Commission. He said STRs do not contribute to the social fabric of a neighborhood. He said the applicant hasn't said which unit will be a STR but he would support the applicant offering his loft unit as an STR, similar to the south half of his duplex (PUD). Mrs. Becky Ragsdale has lived on 6<sup>th</sup> Street for 17 years and her property is behind an STR. She has witnessed every type of crime imaginable including attempted murder. She and her husband are opposed to the legislation, but are willing to compromise for one unit. She said this property is a four-plex with three rental units. She said she heard the Argenta Square property (across the street) sold and the intent is to set up STR units in the apartments. She is concerned her property will be surrounded by hotels. STRs in other states have devastated the supply of residential properties. Mr. Patrick Stair lives on 5<sup>th</sup> Street and is opposed to the ordinance which would allow a Type 2 non-owner occupied STR at 605 Orange Street. He said he has no problem with Type 1 – owner occupied STR's. Under Type 1, the owner lives in the building and is a neighbor. Mr. Stair referenced long-term detriments to neighborhoods and said STRs are a substitute for a standard rental. Mr. Stair added that STR renters do not support local businesses in the same way as long-term. The applicants, Ms. Stacy Pendergrast and Mr. Paul Kreth asked the council to represent all of the neighbors. They moved into the property three (3) years ago and are good neighbors. They will take care of their home and form relationships with the people they host. Ms. Pendergrast referenced a couple who purchased an abandoned home in the community after staying at a STR in the Argenta area. She said STRs provide a different travel experience, which the next generation seem to prefer over hotels. STR renters also reduce the amount of wear and tear on a property as vacationers treat properties with a different respect than long-term renters. Any issue with a STR tenant can be quickly remedied. Mr. Kreth said they paid a premium price for the property assuming they could do what they wanted in a Planned Unit Development (PUD) zone. Council Member Harris asked how many units they plan to rent. Mr. Kreth said they would like to have one STR but don't want to have to decide which unit (upstairs loft or downstairs). They have on-site parking for the downstairs unit. Mr. Kreth said according to regulations they have to provide off-street parking for the STR. The loft unit is around the corner and upstairs with a long-time term tenant at this time. Council Member Ross asked which unit would be the STR. Mr. Kreth said they are leaning towards the downstairs unit and possibly flip the units if the upstairs tenant leaves. Mr. Kreth added their property has one address. City Attorney Fields said there are two separate dwellings (605 and 605 ½). Council Member Hamilton asked if the applicants would qualify for owner-occupied. Ms. Fields said the legislation was not presented as owner occupied. Council Member Hamilton asked if the applicant could apply for an owner-occupied STR. Council Member Hamilton asked what percentage of a ban would be enough. City Attorney Fields said the legislation could be amended to indicate the ground floor unit only. Mr. Charlie Hart lives across the alley and is opposed to the downstairs being an STR. It will take away from residents in the neighborhood and those staying will be travelers. Council Member Taylor asked why there was opposition to the downstairs unit being an



STR (instead of the upstairs unit). Mr. Hart said the upstairs unit is a one bedroom apartment with one tenant who parks on the street. The downstairs unit is a family residence with multiple bedrooms and off street parking for three to four vehicles. Mr. Bob Ragsdale referenced the one-percent of the city rule in the STR ordinance adopted a few months ago. He said this is their neighborhood and asked the council to consider that. He said he is fine with this legislation, but there should be a limit to the number in the neighborhood. Mr. George Collins lives on 6<sup>th</sup> Street. He is opposed to the downstairs unit being used as an STR as there could be 6 to 8 people staying at any time. Council Member Taylor asked Planning Director Shawn Spencer about the PUD zone. Mr. Spencer said the application was for two units on the north half of one property. The PUD doesn't really relate to the STR. Council Member Hamilton said he would vote for this legislation. He also said the percentage should be by neighborhood. He said long-term rentals cause many problems. Council Member Ross said these are brought up as Special Use requests so residents in the neighborhoods have an opportunity to speak. Council Member Harris said he would like to see the item held so Council Members would have more time to visit the site. Mayor Hartwick held the legislation. Council Member Ross said when the ordinance was being developed it was discussed there would be more located in the Argenta area. A Short Term Rental Overlay District could be considered which would restrict the number of units in an area. (*applicants: Paul Kreth and Stacy Pendergrast Family Trust*)

#### **PUBLIC COMMENT**

Ms. Hattie Temple said someone from Code Enforcement called her. She said she gave him five (5) places to check regarding previous concerns (Cedar Heights) but has not heard back from anyone. She referenced a handout that was distributed to Council Members before the meeting. Council Member Taylor said Mayor Hartwick has been looking into the concerns. Mayor Hartwick has visited the site several times. Mrs. McHenry said Code Enforcement Officer (Cedric) Williams went out and met with some of the tenants and the manager of the complex. The Housing Authority was also there at the time. Some of the issues in the handout have been addressed. Mr. Williams notified the property management and gave them a set amount of time to make repairs to the apartments. Mrs. McHenry and Mr. Williams visited with additional residents while on site. Additional complaints were presented and referred to management. Ms. Erica McPhearson is the care-giver to Donna McPhearson who lives at the complex. She has concerns about the mold issue. She said the management company had someone on site last week painting over the mold and stains. Mayor Hartwick reminded everyone the property is privately owned. Ms. Temple said every six (6) months management is changed. Council Member Ross is aware of the management changes as well. Ms. McPhearson said each time management changes, the tenants are required to go through recertification. They have also had issues with their payment history. Her mother received a statement saying she past due \$465.00. Ms. McPhearson took receipts showing her mother was current on her rent. Mr. Rowney Torrence – East Argenta Neighborhood Association said they have contacted a variety of departments with code concerns. He said they have issues with a car lots at 1500 East Broadway and 1222 East Broadway. The first location has construction equipment, broken down 18 wheelers, car parts, etc. Trees are growing up through these items. Between Cypress and Elm there is a lot of trash and overgrown lots.

When they call in to report issues either no one shows up or there is a delay. Mayor Hartwick said he will look into these concerns. Mr. Torrence said he has talked with Mrs. McHenry several times. He also referenced a property belonging to Mr. Mayes (no address provided). He said there is an issue with homeless people in the area of the interstate. Mayor Hartwick said the Street Department and North Little Rock Police Officer Shay Cobbs continue to work on these issues. Council Member Taylor said he brought 1222 East Broadway before the council with the intent of revoking the Conditional Use, however, it failed by a vote of the council. Ms. Vernastine Hymes is a resident of Cedar Heights Apartments she said they (the tenants) have concerns beyond the mold. There are loose dogs, children at-risk, fighting, children playing in the driveway (because there is no play area for them), and no security. There was a fight last night where someone was stabbed that left blood in her hallway. These issues have been going on for a while. She went door-to-door to get signatures on a petition. The conditions have gotten worse. She has provided information to the owners about ongoing illegal activities. Mr. Yosef Kramer said he is a Rabbi and works with the community at large. He had a property manager who assisted him when he purchased property on Crockett Street that contains 211, 213, 219 and 315 Crockett, one of which was condemned. When the work was over he contacted Assistant City Attorney Rick Hogan and advised the work was done and wanted to get his rehab bond money back. He was told no permits were pulled for the work. He now has a new property manager and requested the council extend a rehabilitation agreement to allow him time to get permits and required inspections. City Attorney Fields did not have information on the agreement mentioned. She said the City Attorney's Office does not do extensions on rehabilitation agreements anymore. Ms. Fields added a property cannot be rehabilitated without permits as there would be no way to get a certificate of occupancy. Mrs. McHenry referenced the agreement Mr. Kramer spoke of which was entered into in February of this year. Council Member Taylor said he would sponsor legislation to allow an extension. Ms. Fields said either she or Mr. Hogan would reach out to Mr. Kramer regarding the length of time needed. Council Member Ross asked if the work was completed. Mr. Kramer said it was to his knowledge and he is open to having the property inspected. City Attorney Fields said if there was electrical or plumbing work done there may be an issue with inspection. Mayor Hartwick made several announcements for upcoming events. Mayor Hartwick said garbage routes will be delayed one-day Monday, September 4 due to the Labor Day holiday. Council Member Ross shared the telephone number for the Arkansas State Highway Maintenance Department (501-569-2266) and encouraged people to call and report litter and other issues.

There being no further business to come before the Council, and on the motion of Council Member and seconded by Council Member, and by consent of all members present, the meeting was adjourned at 7:28 p.m. (7/0), until the next regularly scheduled meeting to be held on Monday, September 11, 2023, 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