

November 27, 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, November 27, 2023, was called to order at 6:01 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, LINDA ROBINSON, STEVE BAXTER, VINCE INSALACO, III, and CHARLIE HIGHT, (6/0). Council Member RON HARRIS was absent. Council Member MAURICE TAYLOR entered the council chambers at 6:03 p.m. City Clerk and Treasurer Diane Whitbey, Deputy City Clerk/Revenue Enforcement Officer Jim Scott, and City Attorney Amy Fields were also present.

The prayer was led and pledge of allegiance were led by IT 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, November 13, 2023, were approved, accepted and filed as prepared by City Clerk Diane Whitbey (6/0).

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

PRESENTATIONS

None.

UNFINISHED BUSINESS

R-23-216

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT TO REHABILITATE PROPERTY FOR CERTAIN REAL PROPERTY LOCATED AT 214 WEST 14TH STREET IN THE CITY OF NORTH LITTLE ROCK AND FOR OTHER PURPOSES, was called. The applicant, Mr. Bruce Tate was not present. The legislation was held at the request of the sponsor.

R-23-247

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 800 NORTH BEECH STREET, BUILDING 8 IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, 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 called and held by the sponsor, Mayor Hartwick.
(owner: SC Apartments AR LLC)

O-23-77 (ORDINANCE NO. 9625 – COUNCIL MEMBER HAMILTON)

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A TYPE 2 SHORT TERM RENTAL IN AN R1 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 4426 ARLINGTON DRIVE 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 Hight, and by consent of all members present, the readings were suspended (6/0). A motion to adopt was made by Council Member Hamilton and seconded by Council Member Insalaco, III. *Note: Council Member Taylor entered the council chambers at 6:03 p.m.* Mr. Errol White spoke in support of the application. He is a neighbor and said the property has been kept up much better as a short term rental than it was as a long term rental and the occupants are much quieter. The property has added value to his property. Council Member Ross said she had received several communications (and referenced those provided during the meeting) from others in the neighborhood who support the application. 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).
(applicants: James and Stacie Henson)

O-23-79

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW YOUTH MENTORING IN AN R3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 2001 PARKER STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES, was called. The legislation was amended and a motion to adopt as amended was made on September 25, 2023. The applicant requested by email, the item be held. The legislation was held by the sponsor, Mayor Hartwick.

CONSENT AGENDA

None filed.

NEW BUSINESS

R-23-251 (RESOLUTION NO. 10700 – MAYOR HARTWICK)

A RESOLUTION AUTHORIZING THE NORTH LITTLE ROCK POLICE DEPARTMENT TO DONATE A VEHICLE TO THE STEPHENS POLICE DEPARTMENT; AND FOR OTHER

PURPOSES, was read. On the motion of Council Member Ross and seconded by Council Member Hight, and by consent of all members present, the resolution was adopted (7/0). (2010 vehicle)

R-23-252 (RESOLUTION NO. 10701 – MAYOR HARTWICK)

A RESOLUTION ADOPTING A BUDGET FOR THE 2024 FISCAL YEAR FOR 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 Robinson. Council Member Ross asked if the attachment needed to be amended to include amendments. City Attorney Fields said the attachment filed with the legislation included updates (from a previous public meeting). On the previous motion and by consent of all members present, the resolution was adopted (7/0).

R-23-253 (RESOLUTION NO. 10702 – MAYOR HARTWICK)

A RESOLUTION ADOPTING A BUDGET FOR THE 2024 FISCAL YEAR FOR THE NORTH LITTLE ROCK ELECTRIC DEPARTMENT; AND FOR OTHER PURPOSES, was read. On the motion of Council Member Taylor and seconded by Council Member Insalaco, III, and by consent of all members present, the resolution was adopted (7/0).

R-23-254 (RESOLUTION NO. 10703 – MAYOR HARTWICK)

A RESOLUTION CONFIRMING THE CITY’S INTENT TO ISSUE BONDS FOR THE PURPOSE OF ASSISTING IN THE FINANCING OF FACILITEIS THAT WILL BE USEFUL IN SECURING OR DEVELOPING INDUSTRY WITHIN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, TO BE LEASED TO FARQUHAR ENTERPRISES LLC DBA PELLA PRODUCTS OF ARKANSAS AND MISSOURI, SUNNY SLOPE HOLDINGS, LLC, OR AN AFFILIATE OF EITHER; AND FOR OTHER PURPOSES, was read. Michelle Allgood said this involves the expansion of an existing business. On the motion of Council Member Ross and seconded by Council Member Hight, and by consent of all members present, the resolution was adopted (7/0).

R-23-255 (RESOLUTION NO. 10704 – 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 1124 NORTH F STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES, was read. *Note: Council Member Hamilton left the council chambers at 6:11 p.m.* A motion to adopt was made by Council Member Hight and seconded by Council Member Baxter. 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 (6/0). (amount: \$4,858.20)

R-23-256 (RESOLUTION NO. 10705 – 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 1602 WEST 16TH STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES, was read. A motion to adopt was made by Council Member Hight 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 (6/0). (*amount: \$5,356.30*)

R-23-257 (RESOLUTION NO. 10706 – 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 424 WEST 23RD STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES, was read. A motion to adopt was made by Council Member Hight 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 (6/0). (*amount: \$5,687.59*)

O-23-97 (ORDINANCE NO. 9626 – MAYOR HARTWICK)

AN ORDINANCE AUTHORIZING THE ISSUANCE OF INDUSTRIAL DEVELOPMENT REVENUE BONDS UNDER THE MUNICIPALITIES AND COUNTIES INDUSTRIAL DEVELOPMENT REVENUE BOND LAW FOR THE PURPOSE OF SECURING AND DEVELOPING INDUSTRY; AUTHORIZING THE SALE OF THE BONDS AND THE APPROVAL OF A BOND PURCHASE AGREEMENT AND PAYMENT IN LIEU OF TAXES AGREEMENTS IN CONNECTION THEREWITH; AUTHORIZING THE EXECUTION AND DELIVERY OF A TRUST INDENTURE SECURING THE BONDS; AUTHORIZING AND PRESCRIBING CERTAIN MATTERS PERTAINING TO THE PROJECT, THE ACQUISITION, AND THE CONSTRUCTION, AND EQUIPMENT THEREOF, AND THE FINANCING THEREOF; AUTHORIZING THE EXECUTION AND DELIVERY OF LEASE AGREEMENTS RELATING TO THE PROJECT; DECLARING AN EMERGENCY; 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, (with the exception of Council Member Hamilton who was not in the council chambers), the readings were suspended (6/0). Mrs. Allgood said this is a project where the city incentivized a significant investment of up to \$150 million. The project is operational and will be on the tax rolls next year. Tax abatement payments will begin in 2025. A public hearing was held last fall (2022). *Note: Council Member Hamilton reentered the Council Chambers at 6:14 p.m.* On the motion of Council Member Ross and seconded by Council Member Taylor, 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). (*Lowes*)

O-23-98 (ORDINANCE NO. 9627 – COUNCIL MEMBER ROSS)

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED NEAR ABF ROAD, NORTH OF I-40 AND WEST OF THE UNION PACIFIC MAIN RAIL LINE, IN THE CITY OF NORTH

LITTLE ROCK, ARKANSAS, FROM C3 TO I2 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES, was read. On the motion of Council Member Ross and seconded by Council Member Hight, and by consent of all members present, the readings were suspended (7/0). A motion to adopt was made by Council Member Ross and seconded by Council Member Baxter. Council Member Ross said this is an expansion at ABF. 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: Charles Wise – Cromwell Architects*)

O-23-99 (ORDINANCE NO. 9628 – COUNCIL MEMBER HAMILTON)
AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 1901 NORTH HILLS BOULEVARD FROM CONSERVATION TO C3 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES, was read. On the motion of Council Member Hight 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 Hight and seconded by Council Hamilton. Council Member Ross asked if there were additional protections if the property is rezoned from Conservation to a School zone or other as there have been drainage issues and noise from the interstate to consider. Mr. Norman Clifton said they will need to acquire permits from the Corp of Engineers before they build on the property. Council Member Ross asked if the use would be for a school. Mr. Clifton said it would and possibly a future church building. Council Member Ross asked if extensive drainage studies would be required (which receives runoff water from Lakewood and other areas of the city). Mr. Clifton said they would and three (3) engineering firms have looked at the site. (The church) have also acquired engineering drawings, etc. from when the property had been considered a site for a Bass Pro Shop. Council Member Ross asked for an Executive Summary to share with residents in the area who are concerned about potential flooding and asked if retention ponds would have to be built. Council Member Hamilton said when the Point at North Hills was going in, the project had to meet a lot of requirements with regard to runoff. Mr. Clifton said the current design includes full detention (of runoff) on the property. On the previous motion and the roll having been called, and all members present having voted in the affirmative, with the exception of Council Member Ross, who passed, the ordinance was adopted (6/1). Emergency clause adopted (7/0). (*applicant: First Pentecostal Church of Jesus Christ*)

O-23-100 (ORDINANCE NO. 9629 – COUNCIL MEMBER HAMILTON)
AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW THE CONTINUATION OF A TYPE 2 SHORT TERM RENTAL IN AN R1 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 1208 SKYLINE DRIVE 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 Hight, and by consent of all members present, the readings were suspended (7/0). On the motion of Council Member Hamilton and seconded by Council Member Insalaco, III, 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: Kyndal Capps Films*)

O-23-101 (ORDINANCE NO. 9630 – COUNCIL MEMBERS ROSS)

AN ORDINANCE WAIVING CERTAIN SECTIONS OF THE ZONING ORDINANCE (ORDINANCE NO. 9263) FOR CERTAIN REAL PROPERTY LOCATED AT 3900 VALI COURT IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, TO ALLOW THE WAIVER OF SCREENING AND BUFFERING REQUIREMENTS; 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). The applicant, Mr. Charlie Best said the (neighboring property) US Post Office is zoned Industrial and this parcel is zoned Commercial. Council Member Ross said screening isn't really required due to these two zoning uses. Mr. Best said they can use the additional space for parking. 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 adopted (7/0). Emergency clause adopted (7/0). (*applicant: Charlie Best – Hurricane Valley Inc.*)

O-23-102 (ORDINANCE NO. 9631 – COUNCIL MEMBER BAXTER)

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 5517 MACARTHUR DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM C3 TO R4 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; ADOPTING AN AMENDED LAND USE PLAN FOR THE SUBJECT PROPERTY; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES, was read. On the motion of Council Member Baxter 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 Baxter and seconded by Council Member Hamilton. Council Member Ross received several telephone calls regarding this location. Council Member Baxter said this is one tract of land and it would not be feasible to make separate lots. The plan is for seven (7) townhomes which would be rentals, in a pocket-type neighborhood. 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: Yensi Vasquez – S&V Renovations*)

O-23-103 (ORDINANCE NO. 9632 – COUNCIL MEMBER BAXTER)

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 6550 MACARTHUR DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM C3 TO I1 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES, was read. On the motion of Council Member Baxter and seconded by Council Member Taylor, and by consent of all members present, the readings were suspended (7/0). Mayor Hartwick convened a public hearing. Mr. Paige Hearn owns three (3) properties in the area. He asked for clarification as to what would go in at the location. He has two houses and a building next to the property. He said the old fire station was convenient but noisy. He asked if the new

business would be noisy and the hours of operation. Council Member Baxter asked Planning Director Shawn Spencer what types of business could operate in an Industrial Zone. Mr. Spencer said I1 is more Office/Warehouse which could be an office in the front and warehouse on the side or back. Inventory could be stored in the warehouse. Council Member Baxter asked if “quiet industrial” would be a feasible description of an allowed use. Council Member Ross asked if anything would be built/manufactured at the site. The applicants representative, Ms. Kreshundra Moore with Innovative Realty said LE Metal Builders is her client. She said the building would be used for an office/warehouse to store small tools, etc. Mr. Hearn asked if it would be a metal yard. Ms. Moore said it would not, the owner works mostly on houses. Council Member Ross asked if there would be any building, sawing, hammering, etc. Ms. Moore said there would not. Ms. Moore said she has been working with the owner since August and submitted their intent in a (purchase) proposal to the city. Mayor Hartwick asked if the owner was notified about the meeting and why the item did not go through the Planning Commission. Mr. Spencer said a council member sponsored the item. Mr. Hearn said he is concerned about one thing leading to another. Ms. Moore said construction would take place at the construction site, not this location. Council Member Hamilton asked if construction or excavation were allowed in an I1 zone. Mr. Spencer said manufacturing would not be allowed in an I1. Council Member Robinson wanted to protect the residents in the neighborhood. Council Member Baxter reiterated the uses previously referenced as allowed in an I1 zone. This is an individual who has been working from his home and needs to expand to a location with office space and storage. Mayor Hartwick said if the business is operating outside the allowed use the city can take action. Council Member Ross asked about a buffer. Mr. Spencer said one is not required at this time as it is an existing building. However, if an addition is added there would be stipulations. City Attorney Fields said a proposal was included in legislation authorizing the sale of the property. There being no one else present wishing to be heard, Mayor Hartwick adjourned the public hearing. On the motion of Council Member Hamilton 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). (*applicant: LE Metal Builders and Rogelio Pichardo c/o Kreshundra Moore, Innovative Realty*) Council Member Baxter asked Ms. Moore to ask her client to visit the City Clerk’s Office to renew his business license.

PUBLIC COMMENT

Mayor Hartwick said the Annual North Little Rock Christmas Parade will be held Sunday, December 3, 2023, starting at 2:00 p.m. Mayor Hartwick reminded everyone the council agreed to reschedule the City Council meeting scheduled for Monday, December 25, 2023, to Wednesday, December 27, 2023 with a start time of 5:00 p.m. (due to City Offices being closed Monday and Tuesday for Christmas Eve and Christmas Day). Council Member Ross said there are still some illegal Short Term Rentals operating in the city. Over the weekend, she received a call at 11:00 p.m. regarding an STR with over 18 cars there and police had to be dispatched. The City Clerk’s Office will begin providing a list of licensed Short Term Rentals in the city which will include the name of the owner and contact information. Mayor Hartwick recognized several members of the audience who were in attendance

regarding the proposed 2024 budget. The council reviewed every item in the budget and will continue to work with everyone with regard to requests.

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 6:49 p.m. (7/0), until the next regularly scheduled meeting to be held on Monday, December 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