

December 11, 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, December 11, 2023, was called to order at 5:59 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, RON HARRIS, VINCE INSALACO, III, and CHARLIE HIGHT (7/0). Council Member MAURICE TAYLOR arrived after the meeting convened at 6:01 p.m. Chief Deputy City Clerk and Treasurer Katelyn Thomas, Deputy City Clerk/Treasurer Talor Shinn, and City Attorney Amy Fields were also present.

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

On the motion of Council Member Insalaco and seconded by Council Member Hight, and by consent of all members present, the minutes from the North Little Rock City Council meeting held Monday, November 27, 2023, were approved, accepted and filed as prepared by City Clerk Diane Whitbey (7/0).

Note: Council Member Taylor entered the chambers.

On the motion of Council Member Baxter and seconded by Council Member Hamilton, and by consent of all members present, communications #1 and 2 were accepted and filed (8/0).

1. Bailey Noland, Community Development Director memorandum to Mayor Terry C. Hartwick re: upcoming Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) Funds Notice of Public Hearing(s) and Funding Availability.
2. Derrell Hartwick, President and CEO North Little Rock Chamber of Commerce email re: North Little Rock Chamber of Commerce Economic Development Activity Report Q4 2023.

PRESENTATIONS

Mayor Hartwick invited Mr. Kal Makan to come forward. Mr. Makan said he would develop a high-end hotel that will be part of the Hilton Hotel chain. Tempo by Hilton is a new brand. The hotel coming to North Little Rock will include Argenta in the name. Council Member Harris asked how many stories would be in the building. Mr. Makan said between eight and nine with a rooftop element.

He referenced (the height of) the Hampton Inn in Little Rock. The number of guest rooms could be 120. Mr. Makan asked for the council's approval of the branding if they move forward and said that all proceeds with the current timeline (closing on the land, submit plans, etc.) will take about 18 months. The hotel could open in 2025. Thomas Engineering is working on parking. City Attorney Fields said part of the real estate contract is to have an approved development plan prior to closing. On the motion of Council Member Taylor and seconded by Council Member Hamilton, and by consent of all members present, a voice/visual (hands-raised) vote was taken in support of the proposal as referenced (8/0).

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 read. Mayor Hartwick again convened a public hearing. Mr. Scott Hilburn asked the item be held. A previously appointed Receiver has now been stayed. There will be a court date on December 22, 2023, to determine how the client will move forward. The Receiver expressed their intent to demolish the building. Mr. Hilburn expressed the owner's intent to rehabilitate the building. The court will determine how the matter will move forward. There being no one else wishing to be heard, the public hearing was adjourned. The legislation was then held by the sponsor, Mayor Hartwick. (*owner: SC Apartments AR LLC*)

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 and held. The item was removed by the City Clerk following six times on the agenda.

CONSENT AGENDA

By voice vote and all members present having voted "aye", consent agenda items R-23-258, R-23-259, and R-23-260 were adopted (8/0).

R-23-258 (RESOLUTION NO. 10707 – MAYOR HARTWICK)

A RESOLUTION APPROVING SALARY INCREASES TO ALL FULL-TIME EMPLOYEES (EXCLUDING ELECTED OFFICIALS AND UNIFORMED EMPLOYEES COVERED UNDER AGREEMENTS BETWEEN THE CITY OF NORTH LITTLE ROCK AND THE FOP, IAFF, AND THE NLRPD SUPERVISORS ASSOCIATION) AND A 25 CENT PER HOUR INCREASE FOR ALL PART-TIME EMPLOYEES OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS, EFFECTIVE JANUARY 6, 2024; AND FOR OTHER PURPOSES, was adopted (8/0). (2.5%)

R-23-259 (RESOLUTION NO. 10708 – MAYOR HARTWICK)

A RESOLUTION APPROVING SALARY INCREASES FOR THE ASSISTANT FIRE CHIEF, THE FIRE BATTALION CHIEFS AND THE FIRE MARSHAL OF THE CITY OF NORTH LITTLE ROCK, EFFECTIVE JANUARY 6, 2024; AND FOR OTHER PURPOSES, was adopted (8/0). (2.5%)

R-23-260 (RESOLUTION NO. 10709 – MAYOR HARTWICK)

A RESOLUTION APPROVING SALARY INCREASES FOR ELECTED OFFICIALS AND CITY COUNCIL MEMBERS OF THE CITY OF NORTH LITTLE ROCK, EFFECTIVE JANUARY 6, 2024; AND FOR OTHER PURPOSES, was adopted (8/0). (2.5%)

NEW BUSINESS

R-23-261 (RESOLUTION NO. 10710 – 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 703 WEST 16TH STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES, was read. Mayor Hartwick convened a public hearing. There being no one present wishing to be heard, the public hearing was adjourned. On the motion of Council Member Baxter and seconded by Council Member Taylor, and by consent of all members present, the resolution was unanimously adopted (8/0). (\$6,925.10)

R-23-262 (RESOLUTION NO. 10711 – 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 1807 BEN STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES, was read. A motion to adopt was made by Council Member Baxter 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 by consent of all members present, the resolution was unanimously adopted (8/0). (\$1,690.78)

R-23-263 (RESOLUTION NO. 10712 – 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 819 NORTH H 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 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 by consent of all members present, the resolution was unanimously adopted (8/0). (\$4,138.96)

R-23-264 (RESOLUTION NO. 10713 – 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 Taylor 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 by consent of all members present, the resolution was unanimously adopted (8/0).

O-23-104 (ORDINANCE NO. 9633 – 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, 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 Robinson, and by consent of all members present, the readings were suspended (8/0). Mayor Hartwick convened a public hearing. Ms. Michelle Allgood with Mitchell Williams and representing Pella said this is an existing industry that has expanded operations. There being no one else present wishing to be heard, the public hearing was adjourned. 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 unanimously adopted (8/0). Emergency clause unanimously adopted (8/0). (*not to exceed \$5 million*)

O-23-105 (ORDINANCE NO. 9634 – COUNCIL MEMBER HIGHT)

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 6705 PONTIAC DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; 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 (8/0). 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 unanimously adopted (8/0). Emergency clause unanimously adopted (8/0). (*applicant: KLH, Inc.*)

O-23-106 (ORDINANCE NO. 9635 – COUNCIL MEMBER HIGHT)

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 5006 LOCHRIDGE ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; 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 (8/0). On the motion of Council Member Hight and seconded by Council Member Taylor, 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: KLH, Inc.*)

O-23-107 (ORDINANCE NO. 9636 – COUNCIL MEMBER HIGHT)

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 4900 HICKORY AVENUE IN THE CITY OF LITTLE ROCK, ARKANSAS; 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 (8/0). 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 unanimously adopted (8/0). Emergency clause unanimously adopted (8/0). (*applicant: Jason Newton*)

O-23-108 (ORDINANCE NO. 9637 – COUNCIL MEMBER HIGHT)

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 7616 NORTH HILLS BOULEVARD IN THE CITY OF NORTH LITTLE ROCK, ARKANAS, FROM C3 TO R4 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 Ross, and by consent of all members present, the readings were suspended (8/0). On the motion of Council Member Hight and seconded by Council Member Taylor, 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). (*application: Hayden Buckley – CJS Enterprises*)

O-23-109 (ORDINANCE NO. 9638 – COUNCIL MEMBERS ROBINSON AND TAYLOR)

AN ORDINANCE WAIVING SECTION 7.2.3 OF THE ZONING ORDINANCE (ORDINANCE NO. 9263) FOR CERTAIN REAL PROPERTY LOCATED AT 7400 INDUSTRY DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, TO ALLOW THE WAIVER OF STREET TREE REQUIREMENTS; DECLARING AN EMERGENCY; 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 readings were suspended (8/0). On the motion of Council Member Taylor and seconded by Council Baxter, 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: Learon Dalby*)

PUBLIC COMMENT

Mr. Rocky McDaniel said one of the Downtown Argenta Ambassadors recently lost his job. The employee (name not provided) was a good person, had an excellent personality, had been doing the job for over 10 years and was always helpful to anyone who needed it. The city already funds the program and should be in charge of it and put the employees under the police department. The Argenta Downtown Council has its own funding from taxes collected from businesses in the area. Mr. McDaniel asked the city to stop providing funding. He said this is the city's business. Mr. Bobby Taylor continues to have issues with a house at 4605 Boyer. The owner has been in North Little Rock Municipal Court on (code enforcement issues included) infestations from rodents and insects (rats and roaches). Mr. Taylor has reached out to local media representatives who suggested he contact (North Little Rock) Code Enforcement. Mr. Taylor said he worked hard to make the payments on his property and keeps it up. Mr. Taylor also referenced (North Little Rock) Wastewater hauled gravel into an area at Prothro from Rogers to Boyer. Gravel fell onto the street and needs to be cleaned up. Ms. Mary Anne Bradfield and Ms. Gabriela Garcia with the U.S. Small Business Administration referenced storm damage in Pulaski County (North Little Rock) June 25 and 26, 2023. FEMA was not able to make a declaration in this area. The Small Business Administration does have aid available for physical damage for homeowners, renters, businesses, private non-profits, and small ag coops. There are also funds available for economic (operational) costs. They provide low interest, long-term loans with no payments or interest charged the first year. For homeowners, the rate is as low as 2.5% for 30 years. This helps bridge the gap between insurance and costs. Mayor Hartwick said the next City Council meeting will be held Wednesday, December 27, 2023, at 5:00 p.m. Mayor Hartwick thanked the 900 city employees for their service and wished everyone a Merry Christmas.

There being no further business to come before the Council, and on the motion of Council Member Ross and seconded by Council Member Insalaco, and by consent of all members present, the meeting

was adjourned at 6:38 p.m. (8/0), until the next regularly scheduled meeting to be held on Monday, December 25, 2023, was rescheduled to Wednesday, December 27, 2023 at five 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