January 8, 2024
Six o'clock p.m.
North Little Rock City Hall Council Chamber
300 Main Street
North Little Rock, Arkansas

The regular meeting of the North Little Rock City Council scheduled for Monday, January 8, 2024, was called to order at 5:58 p.m. by the Honorable Mayor Terry C. Hartwick.

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

The roll was called and the following Council Members answered to their names: DEBI ROSS, NATHAN HAMILTON, MAURICE TAYLOR, LINDA ROBINSON, STEVE BAXTER, RON HARRIS and VINCE INSALACO, III (7/0). Council Member CHARLIE HIGHT was absent. Chief Deputy City Clerk and Treasurer Katelyn Thomas, Deputy City Clerk and 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 Ross and seconded by Council Member Baxter, and by consent of all members present, the minutes from the North Little Rock City Council meeting held on Wednesday, December 27, 2023 (rescheduled due to Christmas Holidays), 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, 2, and 5 were accepted and filed (7/0).

1. Anita Paul, Mayor's Office, memorandum re: *application for Grocery Store Wine, Retail Beer Off-Premises, Small Farm Winery – Retain Permit – New Application* for Edwards Food Giant 228 at 2727 Lakewood Village Drive, by John Rowton, II.
2. Sherry Little, Indian Hills Community Club 2023 Financial Report.
5. Council Member Hamilton email re: Central Arkansas Flotilla 15-B 8th Western Rivers Region U.S. Coast Guard Auxiliary 2023 Highlights.

On the motion of Council Member Ross and seconded by Council Member Hamiton, and by consent of all members present, communication #3 was read by title only, accepted and filed.

3. Anita Paul, Mayor's Office memorandum re: *application for On Premises Wine Permit – New Application* for Ease Bistro at 100 West B Avenue, by Erika Gee.

Council Member Ross asked about a wine bar and food truck being allowed at this location. Planning Director Shawn Spencer said the Arkansas Alcohol Beverage Control Board oversees liquor permits. It was his understanding that some sort of food had to be served in order to serve

alcohol. Mayor Hartwick said this appears to be located behind an attorney's office in Park Hill. Mr. Spencer said there is a small red building in the back. Nothing has been through the Planning Department. Chief Deputy City Clerk Thomas said the operator does have a business license for catering. However, a food truck is not licensed at this time. It was her understating a food truck would be used on site to prepare the food that would then be served from the vehicle. Council Member Ross wanted to make sure they were operating correctly and referenced it being a wine bar with music and a Food Truck. Council Member Hamilton said the owner is an attorney and has been hosting e-Supper Clubs at the E.O. Maness House and The Baker. She plans to sell tickets for five (5) course meals and would also open on other days as a wine bar. He said he had seen the Food Truck on site. The owner has also visited with the Fire Marshal and City Building Inspector. The location includes 14 parking spaces.

On the motion of Council Member Ross and seconded by Council Member Taylor, and by consent of all members present, communication #4 was read by title only, accepted and filed (7/0).

4. Anita Paul, Mayor's Office, memorandum re: *Application for Grocery Store Wine, Retail Beer Off Premises, Small Farm Winery – Retail, Wine Sampling – Change of Manager Application #42028* for Wal Mart Supercenter #1105, 4450 East McCain Boulevard, by Ian Bardo.

PRESENTATIONS

Mayor Hartwick asked North Little Rock Police Chief Patrick Thessing to come forward and share information about the Real Time Crime Center. Chief Thessing said this would allow the city and public to combine assets and included utilizing resources from other cities like Little Rock and Sherwood. This provides intelligence-based information as a way to deter crime. There is an option for mass public notification which the department will explore in the future. Businesses can also allow the department access to their cameras. The public would also be able to register their address and cameras which the department might be able use a resource in the future. Mayor Hartwick said this was included in the city's budget.

UNFINISHED BUSINESS

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. Mr. Randy Gnu, Hilburn Law Firm advised there had been no significant change since the previous meeting. Council Member Ross asked if any progress had been made with trash removal. Mr. Gnu said (chain link) fences have been erected. There were some issues with trash pickup when control changed from the Receiver back to the owner. He does not know what is inside the

building. Mrs. Felicia McHenry, Code Enforcement Director said some of the dumpsters have been picked up. There is one dumpster by building 8 that needs to be cleaned up. There are other issues from tenants regarding a lack of hot water or heat. Mrs. McHenry has talked with one of the owners who was to address the issue this date (January 8, 2024). The fence has helped.

O-23-110 (ORDINANCE NO. 9641 – COUNCIL MEMBER ROSS)
AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW CONTINUATION OF A TYPE 2 SHORT TERM RENTAL IN AN R1 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 3818 NORTH MAGNOLIA 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 Taylor, 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 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). Council Member Ross asked that a business license not be issued until the house numbers are painted different color than the house. (*applicant: Melissa Kidder on behalf of Smokey Lane Apostolic Church*)

O-23-113
AN ORDINANCE WAIVING SECTION 14.19.D.2 OF THE SIGN ORDINANCE (ORDINANCE NO. 7697) TO REPLACE A SIGN LOCATED ON CERTAIN REAL PROPERTY AT 650 REMOUNT ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES, was called and held by the sponsor Council Member Insalaco, III.

CONSENT AGENDA
By voice vote and all members present having voted "aye", consent agenda items R-24-01 and R-24-02 were adopted (7/0)

R-24-01 (RESOLUTION NO. 10721 – MAYOR HARTWICK)
A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A LICENSE AGREEMENT WITH FLOCK GROUP INC DBA FOCK SAFETY; AND FOR OTHER PURPOSES, was adopted (7/0). (*to install license plate readers*)

R-24-02 (RESOLTUION NO. 10722 – MAYOR HARTWICK)
A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT TO REHABILITATE PROPERTY FOR CERTAIN REAL PROPERTY LOCATED AT 715 WEST 41ST STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES, was adopted (7/0). (*amount - $4,995.00*)

The owner, Mr. Brian Knight was present and said he did understand the terms of the agreement including the 180-day time frame.

NEW BUSINESS

R-24-03

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AMENDED AGREEMENT TO REHABILITATE PROPERTY FOR CERTAIN REAL PROPERTY LOCATED AT 4807 MASSIE STREET IN THE CITY OF NORTH LITTLE ROCK; AND FOR OTHER PURPOSES, was read. A motion to adopt was made by Council Member Hamilton and seconded by Council Member Taylor. Mr. Freddie Davis and the owner, Mr. Pablo Perez Andres came forward to speak. Mr. Davis said the house needs more work. The floors have been recovered and studs are in place. The central heat and air duct work is also in place. Council Member Baxter said the benchmarks in the rehabilitation agreement presented to the council now are the same as the ones presented in April, 2023. According to the requirements (of the previous agreement) a rough-in inspection should have been completed. Mr. Davis said it had not. He referred to photos they took earlier in the day. Council Member Baxter restated the agreements were the same. He added the previous agreement expired in September, 2023, which gave the owner an additional four (4) months to finish rehabilitation. He said he would consider approving an extension, but not for 180 days. Mr. Davis said Mr. Perez could finish in between 60 and 90 days. Council Member Ross said the owner needs to understand the terms of the agreement. It has been ten (10) months since the initial agreement was signed. Mr. Davis said he is not involved in the construction work. Mr. Perez has contractors doing it. Council Member Taylor said Mr. Davis is the Real Estate Broker. Council Member Hamilton said $20,000 - $30,000 had been spent on the property. He said there are some communication issues (Mr. Perez does not speak English). He showed pictures to Mrs. McHenry showing the progress made. Council Member Hamilton asked about the length of extensions granted to other rehabilitation agreements. City Attorney Fields said the length of an extension was up to the city council. Council Member Hamilton asked if the house would be torn down if he withdrew the pending legislation. City Attorney Fields said the house had been condemned and could be torn down. Council Member Hamilton withdrew the legislation. Mr. Davis reiterated the owner has spent a lot of money on the property. He asked for 90 additional days. Council Member Taylor asked Mr. Davis if he spoke Spanish. He said he did not. Mayor Hartwick asked a city employee who was present and spoke Spanish to come forward and communicate with Mr. Perez. Mr. Edgar Rameriz (IT Department) communicated with Mr. Perez and relayed an electrician had just started work. Council Member Ross asked if the Electric Permit was ready. Mr. Perez advised he had permits for Electric and AC, but not for Plumbing. Council Member Baxter asked Mrs. McHenry if the rough-in inspection had been completed. Mrs. McHenry said the owner would need to contact the Planning Department for inspections. She said a previous remodeling permit shown may be inactive. Council Member Baxter said the owner has had twice the time normally allowed for a rehab. Mrs. McHenry said the property has been condemned for 15 months. Mayor Hartwick asked Council Member

Hamilton if he would consider reversing his withdrawal and hold the legislation for two weeks. Council Member Hamilton said he would hold the legislation. He understood the frustration with rehabilitation agreements which were not completed within the allotted time and the city had to follow up with its resources. City Attorney Fields had communication with Code Enforcement regarding these agreements. In some cases, the owner had made a significant improvement in the property. She asked her staff to send a letter to all persons holding a rehabilitation agreement to advise and extension can only be made by a council member from the Ward where the property is located or the Mayor. Council Member Ross said extensions cost the city additional resources and additional escrow funds should be required. City Attorney Fields said (current) escrow funds are to cover the cost to demolish the property if it is not rehabilitated. Mr. Davis said the property was owned by MidArk when Mr. Perez purchased it and he was not made aware it had been condemned. After additional discussion, Council Member Hamilton withdrew his previous withdrawal of the legislation and held it until the next meeting.

Note: Council Member Hamilton left the council chambers at 6:42 p.m.

O-24-01 (ORDINANCE NO. 9642 – MAYOR HARTWICK)
AN ORDINANCE PROVIDING FOR THRE COLLECTION OF A FRANCHISE FEE FROM SKYFINET, LLC DBA ARROWHEAD BROADBAND ON SERVICES PROVIDED WITHIN THE MUNICIPAL BOUNDARIES OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS; PROVIDING FOR THE METHOD OF PAYMENT THEREOF; 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 (6/0). On the motion of Council Member Baxter and seconded by Council Member Robinson, and the roll having been called, and all members present having voted in the affirmative, the ordinance was adopted (6/0). Emergency clause adopted (6/0). (*applicant: SkyFiNet LLC dba Arrowhead Broadband*) Mr. Kenneth Goodwin said Arrowhead Broadband is a native Arkansas Company. They plan to bring affordable services to residents in the city and have been working in unincorporated areas. They will be expanding to Faulkner Crossing, Cypress Crossing and Stone Links. Council Member Ross asked if this would require digging in streets. Mr. Goodwin said they usually bore below the surface. The company will provide complimentary services to public facilities like the new Fire Station.

O-24-02 (ORDINANCE NO. 9643 - COUNCIL MEMBER ROBINSON)
AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A TATTOO PARLAR IN A C6 ZONE FOR PROPERTY LOCATED AT 112 MAIN STREET 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 Robinson, and by consent of all members present, the readings were suspended (6/0). The applicant was present and advised he is taking over the business from the previous owner. On the motion of Council Member Robinson 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 (6/0). Emergency clause adopted (6/0).

O-24-03
AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW AN ADULT DAYCARE CENTER IN AN R3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 425 PARKDALE STREET IN THE CITY OF NORTHLITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY AMD FOR OTHER PURPOSES, was called, and held by the sponsor, Council Member Taylor. The applicant, Mr. Julius Harris was present. Council Member Taylor said Mr. Harris needs to explain to the neighboring property owners his intent before the item is called.

Note: Council Member Hamilton reentered the council chambers at 6:48 p.m.

PUBLIC COMMENT
Mr. Bruce Tate advised he entered into a rehab agreement with the city through Deputy City Attorney Rick Hogan in October, 2023. Mr. Tate asked if the item had been brought before the council. Mayor Hartwick said an item had been on the agenda for the previous six (6) council meetings and withdrawn. Mr. Tate said he has invested approximately $35,000.00 in the house which he has rewired and installed a new furnace. He also put a new roof on it. Mrs. McHenry said no permits had been pulled and funds were not placed into escrow. Code Enforcement had not performed any inspections since condemnation. Any work done had been without a permit. Mr. Tate said it is possible there was a misunderstanding between Mr. Tate and Mr. Hogan. Mr. Tate said he never heard back from Mr. Hogan. Council Member Ross said she had responded to a message from Mr. Tate. Mr. Tate said he had a permit and added a new unit to the structure. He just needs some extra time. Mayor Hartwick suggested Mr. Tate contact his council members. Council Member Taylor said he wants to make sure the council does the right thing. There needs to a be a process or procedure (on rehabilitation agreements) on what happens if the property is not rehabbed within 180 days. Council Member Hamilton told Mr. Perez the City Council might extend his agreement by 90 days. He will visit the site within the next week and take photos of the current condition. There needs to be some sort of penalty for failure to complete a rehab if an extension is requestion. Council Member Taylor agreed. Council Member Harris said there needs to be a timeline checked by the city to ensure progress is being made. Mayor Hartwick announced city offices will be closed Monday, January 15, 2024, in observance of Dr. Martin Luther King, Jrs. Birthday.

There being no further business to come before the Council, and on the motion of Council Member Ross and seconded by Council Member Hamilton, and by consent of all member present, the meeting adjourned at 7:05 p.m. (7/0), until the next regularly scheduled meeting to be held on Monday, January 22, 2024, 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

R-24-01

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