

February 12, 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, February 12, 2024, was called to order at 6:00 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. Deputy City Clerk and Treasurer Talor Shinn, Deputy City Clerk/Enforcement Officer Jim Scott 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 Insalaco, III, and by consent of all members present, the minutes from the North Little Rock City Council meeting held on Monday, January 22, 2024, were approved, accepted and filed as prepared by City Clerk Diane Whitbey (7/0).

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

1. Ember Strange, Chief Financial Officer/Chair Energy Risk Management Committee memorandum to City Clerk, Diane Whitbey re: Power Cost Adjustment (PCA) for February, 2024 - \$0.0091 kWh (positive).
2. Hodge Fabrication, Inc. donated sign to Dark Hollow Community at Dark Hollow Park.
3. Mayor Terry C. Hartwick – message from Roxie re: city staff (leaf truck workers) who helped get her leaves to curb for pickup.
4. Amy Beckman Fields, City Attorney – Annual Memorandum re: Procedural Rules of City Council.
5. Via U. S. Mail – Petition for Speed Hump Evaluation Study – Cornwallis between Monticello Drive and Mount Vernon Drive – 11 signatures for.

### **PRESENTATIONS**

Mayor Hartwick invited Mr. Kal Makan to come forward. Mr. Makan asked the City Council for a 60 day extension to a previous agreement for a new hotel in Argenta. His group engaged

Thomas Engineering Group to consolidate the (3) lots into one plat which will go before the city this week. He referenced a preliminary site plan illustration (typical floor layout). City Attorney Fields said there are three (3) existing contracts because there are three lots. The request is for a 60 day extension with additional Escrow funds provided. She then recommended a Voice Vote by the council supporting the extension, followed by legislation at the next scheduled council meeting. On the motion of Council Member Ross and seconded by Council Member Robinson, and by voice vote and all members having voted “aye”, the motion to extend the contracts by 60 days was adopted (7/0). City Attorney Fields said several resolutions regarding this matter will be presented at the next council meeting (Monday, February 26, 2024). Mr. Makan said the hotel will be a Tempo by Hilton. City Attorney Fields said the Title Company requested the council approve an assignment to Mr. Makan’s LLC. The legal description for the parking lot resolution needs to be corrected. Mr. Makan added Mr. (Scottie) Phippen is involved in the project.

**UNFINISHED 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 called. Council Member Hamilton said he had pictures (of the property) and the owners were present at this meeting, however he had not had a chance to talk to them. He then held the legislation.

R-24-17 (RESOLUTION NO. 10744 – MAYOR HARTWICK)

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN ENHANCED COMMUNITY SERVICES AGREEMENT WITH ARGENTA ARTS FOUNDATION d/b/a ARGENTA DOWNTOWN COUNCIL; AND FOR OTHER PURPOSES, was read. A motion to adopt was made by Council Member Hamilton and seconded by Council Member Harris. Council Member Ross referenced Exhibit “A”. She said planters were extended to 18<sup>th</sup> Street. The goal was to extend planters to Pershing (Boulevard). The current exhibit does not include that language and asked City Attorney Fields if it should be included. Mr. Chris Kent, Executive Director, Argenta Downtown Council said planters go to 21<sup>st</sup> Street (before Hodge Podge). The plan for 2023 was to extend however, the area (further north) is difficult to maneuver with the water tank on their small vehicles (carts) and there is a safety concern. He added they have purchased 140 hanging baskets and 15 planters have been added to the street which extend up to 18<sup>th</sup> Street. Additional planters will need to be purchased. Council Member Ross asked if there was any other way to get water to the plants. Mr. Kent said they have two small carts, each with a 100 gallon water tank. It takes about seven hours per day to water all the plants in downtown. He talked to North Little Rock Safety Director Kenny Stephens regarding safety concerns. Council Member Robinson thanked Council Member Ross for including Mid City in the agreement. The area is different, but needs to look as nice as the Argenta area. Council Member Taylor asked if Mr. Kent had enough staff to cover the extension. Mr. Kent

said they have three full-time employees and two part-time employees. Mr. Kent said trash cans need to be added to the area as well as a few other nice things. On the motion of Council Member Ross and seconded by Council Member Hamilton, and by consent of all members present, the exhibit was amended as follows: *beautification with flowers and plants will be extended up to Main Street and Pershing (Boulevard) (7/0)*. On the motion of Council Member Hamilton and seconded by Council Member Baxter, and by consent of all members present, the resolution was adopted as amended (7/0). (*\$240,000.00*)

R-24-19

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT TO REHABILITATE PROPERTY FOR CERTAIN REAL PROPERTY LOCATED AT 1722 NORTH MAGNOLIA STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES, was called and held by the sponsor, Mayor Hartwick. (*owners: Manuel Henriquez and Jorge Marquez – amount: \$4,400.00*)

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 NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY AND FOR OTHER PURPOSES, was called, and held by the sponsor, Council Member Taylor. (*applicant: Julius Harris*)

O-24-07

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A TYPE 2 SHORT TERM RENTAL IN AN R4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 1323 WEST 9<sup>TH</sup> STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES, was called and held by the sponsor, Council Member Taylor. (*applicant: Brian Wilson*)

### CONSENT AGENDA

Mayor Hartwick held R-24-27 after being contacted by several members of the Lakewood Recreational Area Improvement District #4. Concerns from members were they were not aware of who was being presented for appointment. Council Member Hamilton said he attends the meetings and was informed and notification was provided. Council Member Ross referenced a mailer that included the meeting calendar.

By voice vote and all members present having voted “aye”, consent agenda items R-24-28, 29, 30, 31, 32, 33 and 35 were adopted (7/0). Council Member Ross asked R-24-34 be pulled and called under new business.

R-24-27

A RESOLUTION APPOINTING ROB CALLAHAN TO THE LAKEWOOD RECREATIONAL AREA IMPROVEMENT DISTRICT NO. 4 BOARD OF ASSESSMENT; AND FOR OTHER PURPOSES, was held by the sponsor, Mayor Hartwick.

R-24-28 (RESOLUTION NO. 10745 – MAYOR HARTWICK AND COUNCIL MEMBER HIGHT)

A RESOLUTION REAPPOINTING COUNCIL MEMBER MAURICE TAYLOR TO THE NORTH LITTLE ROCK ADVERTISING AND PROMOTION COMMISSION; AND FOR OTHER PURPOSES, was adopted (7/0).

R-24-29 (RESOLUTION NO. 10746 – MAYOR HARTWICK)

A RESOLUTION REPEALING RESOLUTION NO. 5923, WHICH CONDEMNED PROPERTY LOCATED AT 812 NORTH OLIVE STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES, was adopted (7/0). (*owner: Sakina Bohra*)

R-24-30 (RESOLUTION NO. 10747 – MAYOR HARTWICK)

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH THE MUSEUM OF DISCOVERY; AND FOR OTHER PURPOSES, was adopted (7/0). (*\$40,000.00*)

R-24-31 (RESOLUTION NO. 10748 – MAYOR HARTWICK)

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO SELL CERTAIN REAL PROPERTY LOCATED AT THE INTERSECTION OF PERSHING AND PERCY MACHIN IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, TO LEIGH CARRIERS; AND FOR OTHER PURPOSES, was adopted (7/0). (*\$75,000.00*)

R-24-32 (RESOLUTION NO. 10749 – MAYOR HARTWICK)

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A REAL ESTATE SALE AND PURCHASE AGREEMENT TO SELL CERTAIN REAL PROPERTY LOCATED ON HIGHWAY 165 AND INDUSTRY DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, TO NORTH LITTLE ROCK WASTEWATER UTILITY; AND FOR OTHER PURPOSES, was adopted (7/0). (*\$202,000.00*)

R-24-33 (RESOLUTION NO. 10750 – MAYOR HARTWICK)

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ACCEPT THE DONATION OF CERTAIN REAL PROPERTY LOCATED IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS FROM NORTH LITTLE ROCK ECONOMIC DEVELOPMENT CORPORATION; AND FOR OTHER PURPOSES, was adopted (7/0). (*located between Industry Drive and Rayell Drive – 9.25 acres*)

R-24-35 (RESOLUTION NO. 10751 – MAYOR HARTWICK)  
A RESOLUTION WAIVING FORMAL BIDDING REQUIREMENTS AUTHORIZING  
PAYMENT TO BRIGHT LIGHT SIGHT & SOUND LLC FOR UPDATES TO THE NORTH  
LITTLE ROCK ELECTRIC DEPARTMENT SCADA SYSTEM; AND FOR OTHER  
PURPOSES, was adopted (7/0).

**NEW BUSINESS**

R-24-34 (RESOLUTION NO. 10751 – MAYOR HARTWICK)  
A RESOLUTION AUTHORIZING THE MAYOR AND CITY ATTORNEY TO INITIATE  
EMINENT DOMAIN PROCEEDINGS ON BEHALF OF THE NORTH LITTLE ROCK  
WASTEWATER TREATMENT COMMITTEE AGAINST PROPERTY LOCATED AT 4021  
EAST BROADWAY IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; AND FOR  
OTHER PURPOSES, was read. Council Member Ross asked for an explanation. Mr. Michael Clayton, North Little Rock Waste Water Executive Director said the Rose City Baptist Health Clinic property (owned by the city) does not have access to public sewer. The nearest access is across Broadway to a triangular piece of property on the west end. The sewer line needs to be extended to the east end of the city property. This will require boring under Highway 1 – East Broadway. There is no negative impact to the property. On the motion of Council Member Baxter and seconded by Council Member Ross, and by consent of all members present, the resolution was adopted (7/0).

R-24-36 (RESOLUTION NO. 10753 – COUNCIL MEMBERS ROSS, HAMILTON,  
INSALACO, III AND HIGHT)  
A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN  
AMENDMENT TO THE CONTRACT FOR MCCAIN MEDIAN LANDSCAPING PHASE II;  
AND FOR OTHER PURPOSES, was read. Without objection, Council Member Hight was added as a cosponsor. On the motion of Council Member Ross and seconded by Council Member Insalaco, III, and by consent of all members present, the resolution as adopted (7/0).

Mayor Hartwick convened a public hearing on the following condemnations:

<u>Call number</u>	<u>Address</u>	<u>Owner(s)</u>
R-24-37	905 North F Street	Krista McLeod
R-24-38	2216 Sasser Court	Daniel Ross Baumer
R-24-39	2514 Parker Street	Casa Technology Ventures, Inc.
R-24-40	5801 Shamrock Drive	Goree Wright and Marian Davis

There being no one present wishing to be heard, the public hearing was adjourned.

R-24-37 (RESOLUTION NO. 10754 – MAYOR HARTWICK)  
A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER  
STRUCTURES LOCATED AT 905 NORTH F STREET 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. On the motion of Council Member Ross and seconded Council Member Baxter, and by consent of all members present, the resolution was adopted (7/0). (*owner: Krista McLeod*)

R-24-38 (RESOLUTION NO. 10755 – MAYOR HARTWICK)

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 2216 SASSER COURT 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. 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: Daniel Ross Baumer*)

R-24-39 (RESOLUTION NO. 10756 – MAYOR HARTWICK)

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 2514 PARKER STREET 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. 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: Case Technology Ventures, Inc.*)

R-24-40 (RESOLUTION NO. 10757 – MAYOR HARTWICK)

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 5801 SHAMROCK DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS TO CONSTITUTE A PUBLIC NUISANCE AND CONDEMNING SAID STRUCTURES: PROVIDING A PERIOD OF TIME FOR PROPERTY OWNERS TO ABATE SAID NUISANCE: AND FOR OTHER PURPOSES, was read. On the motion of Council Member Taylor and seconded by Council Member Baxter, and by consent of all members present, the resolution was adopted (7/0).(*owners: Goree Wright and Marian Davis*)

R-24-41 (RESOLUTION NO. 10758 – 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 1217 WEST 19<sup>TH</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 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 (7/0). (*amount: \$3,354.91*)

O-24-08 (ORDINANCE NO. 9648 – MAYOR HARTWICK)

AN ORDINANCE ESTABLISHING JOB CLASSIFICATIONS AND NUMBERS OF EMPLOYEES FOR EACH DEPARTMENT OF THE CITY GOVERNMENT OF NORTH LITTLE ROCK FOR 2024; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES, was read.

On the motion of Council Member Ross and seconded by Council Member Baxter, and by consent of all members present, the readings were suspended (7/0). Council Member Robinson asked Human Resources Director Betty Anderson about 12 positions deleted from the Parks Department (Recreation Program Aids). Ms. Anderson said the positions were no longer needed due to the tornado destruction at Funland. Council Member Robinson asked about the positions in Public Works that were being removed. Ms. Anderson said those positions were being moved to the correct department: several of the Public Works positions should have been in the Traffic Department, and Engineering employees were moved to a separate department. Council Member Robinson asked about positions that were changed from graded to non-graded and if those changes resulted in a promotion and/or increase/decrease in pay. Ms. Anderson asked which positions were being referenced. Council Member Robinson referenced (Community) Gardening. Ms. Anderson said that position was not changed due to a promotion. Council Member Robinson asked if employees whose positions were changed would receive (future) cost of living increases. Ms. Anderson said they would. Ms. Anderson said for an employee in a non-graded position to receive a pay increase, justification must be shown and submitted through the channels. Increases (non-graded) are not automatic. Council Member Robinson asked if employees within a grade would automatically receive increases. Ms. Anderson said grades include steps which include “step increases” of 5% per step. She said they (Human Resources) determine if a position is graded or non-graded based on salary surveys. If the position does not fit within a grade, the position is made non-graded. Council Member Robinson said she is a retired public employee. She referenced employees hired into graded positions versus non-graded. Ms. Anderson said it depends on the situation. Some positions don’t fit on a scale. Some positions within a scale may make more than the position was budgeted for. Council Member Robinson asked if a graded position is changed to non-graded can the employee ask to stay in a graded position. Ms. Anderson said it is not an option, employees do not set their salaries, the city does. On the motion of Council Member Hamilton and seconded by Council Member Harris, and by consent of all members present, the ordinance was adopted (7/0). Emergency clause adopted (7/0).

O-24-09

AN ORDINANCE AMENDING THE ZONING ORDINANCE (ORDINANCE NO. 9263) TO INCLUDE DEFINITIONS, USES, AND RESTRICTIONS REGARDING METAL SHIPPING CONTAINERS; 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). Council Member Baxter said he was approached by some of his constituents who were affected by the 2023 tornado. The request was to be able to replace an accessory building with a metal shipping container which

costs less than building a stick structure. He added a shipping container bolted into a concrete slab could withstand an EF5 tornado. This structure would provide the opportunity to be a securable storage/accessory structure and safe and sound tornado shelter. He added going through a tornado can cause PTSD (Post Traumatic Stress Disorder) does exist. Council Member Baxter also said it would be difficult to put such a structure within an existing house. He referenced the cost of putting in an in-ground concrete storm shelter. The proposed ordinance which would amend the zoning ordinance would allow one container that would have to comply with setback requirements for any other type of accessory structure. The structure would not be able to have any external markings. The size referenced in the proposed legislation was 10 (feet) by 40 (feet). Screening requirements included landscaping or an opaque fencing. Ms. Melinda Stanley lives on Wilson and was affected by the March 2023 tornado that went through the Amboy area. She was at home at the time and heard the wind ravage the neighborhood. As a result of the storm she has anxiety. She has started to rebuild her home and outbuildings and did some research where she found shipping containers served needs in two ways. One as a secure shelter for tools/storage and qualified as an EF5 storm shelter if properly bolted down. Shipping containers are repurposed and have been used for lots of different things. They are weather-tight and strong. To build a building the same size (10' x 40") would cost between \$13,000.00 - \$15,000.00. A shipping container costs between \$4,000.00 - \$7,000.00 and can be painted and doors/windows can be added. Council Member Ross referenced the legislation would allow the container in the back or side yard and added there are a lot of areas where a side yard faces the street. Planning Director Shawn Spencer said the setback distance required would be five feet from a sidewalk and screening would be required. Council Member Ross asked who would ensure they are properly anchored. Mr. Spencer said this ordinance is to use the container as a shed/accessory structure and did not include anchoring. Mr. Spencer said this is not a storm shelter ordinance. He said the containers are designed to be stacked. The structural integrity will change if a window or door opening is added. If altered, a structural engineer would have to say the structure was (structurally) safe. Council Member Ross said the proposed ordinance referenced ventilation and asked if that would require a structural engineer. Mr. Spencer said there are a lot of variables. Council Member Taylor said this would allow residents to put a large container (metal) in a side or back yard. Council Member Baxter said Christopher Homes on Donovan Briley Boulevard has a container on their property and bolted to a slab. It is currently being used as a tornado shelter. Council Member Ross asked if a permit was required to use a container. Mr. Spencer referenced a POD container which is temporary and does require a permit. The container at Christopher Homes is considered commercial use and the container is used as a shelter only. Council Member Taylor said he had concerns about allowing the containers in (residential) neighborhoods. Council Member Baxter said this (shipping container) would not be an option for a lot or residences as there would be no way to get the container in a back yard. Mr. Spencer reiterated this ordinance does not relate to a storm shelter. It is only to allow a container to be used as an accessory building like a shed. Mr. Spencer referenced 18 years ago when a resident turned a Morgan Building into a home. At that time, legislation was adopted requiring any building that was not "stick-built" to come through the City Council for



approval. An additional concern would be if someone turned a shipping container into a Short Term Rental (STR) due to fumes etc. Additional comments and questions were made regarding containers, size, placement, and uses. Council Member Hamilton said he agreed with innovation and deregulation as it applies to zoning, code, housing, etc. More housing is needed. He said this is a step in the right direction and supported the legislation. Mayor Hartwick asked how a container would go in. Ms. Stanley said it would come in on a trailer that would back it in. The container would then slide off. Council Member Ross had concerns as to which department will oversee these structures and if there would be adequate staff. Council Member Baxter proposed the following amendment: *structure would be placed on a concrete pad and secured.* City Attorney Fields asked Mr. Spencer if inspections are required after a permit has been issued. Mr. Spencer said a structure built from scratch would be inspected. A structure dropped off would include a drive-by inspection. He also said specifics need to be considered to bolt a container to concrete. Council Member Baxter will hold the legislation to allow time to consider amendment(s).

O-24-10 (ORDINANCE NO. 9649 – COUNCIL MEMBER TAYLOR)

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 520 AND 524 WEST 14<sup>TH</sup> STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R3 TO R4 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 Hamilton, 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).

*(applicant: MidArk Homes, LLC)*

*O-24-11 for consideration only*

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW AN EVENT CENTER IN A C3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 2657 PIKE AVENUE 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). Mr. Harlan Hunter said members of the Baring Cross Community have concerns about event centers. A lot of them become party places which include drugs and other things. Mr. Hunter also referenced the hours of operation. The applicant, Mr. Alvino Gutierrez said this would not be a nightclub. The intent is a place for conventions, concerts, teaching and more. He said they would sell beer during concerts only and would have people working with him. There would be rules and concert attendees would be over 21. These events would bring people into the city to spend money on food, hotels and more. He said when an event was over, people would need to leave/go home. Mr. Gutierrez referenced garbage behind the shopping center (Dollar Store) and said there was a building in the shopping center that is open where everything

has been stolen. He then referenced lighting in the parking lot. Mr. Gutierrez has a statewide Spanish AM/FM radio station. Council Member Robinson asked about the capacity for concerts. Mr. Gutierrez said it would depend on the type of event. The Fire Department would allow up to 1,964 occupants. Events would be only at night. Concerts might be held once or twice a month. Council Member Ross asked if there would be other events besides concerts. Mr. Gutierrez said the Latino community needs a place to go. Council Member Hamilton said a 1,000 person event center is big. Places that sell alcohol have to have security. Council Member Baxter said the location is in Ward 2. He has received comments in the past from residents of Scenic Hill (Ward 3) regarding noise from the area. 1,000 people leaving an event will make noise. He cannot support the legislation with the hours of operation and noise concerns. Council Member Hamilton recalled that businesses located in the shopping center in the past were (mostly) retail. City Attorney Fields advised the applicant if the legislation does not pass, they will have to wait one-year to reapply for a Special Use at this location. Council Member Ross asked North Little Rock Police Chief Patrick Thessing how many officers would be needed to work an event with 2,000 people. Chief Thessing said it would require a lot and referenced the Noa Noa Club that used to be in the same Shopping Center. During that time, officers had to be there due to the volume of fights in the parking lot, screeching tires, racing cars, etc. 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 no, the legislation failed (0/7). (*applicant: Albert Gutierrez*)

#### **PUBLIC COMMENT**

Ms. Kendall Daniels lives on Waterside Drive. Ms. Daniels said she attends the Lakewood Property Owners Association meetings. When the LPOA was created, there was a petition which included the duties and responsibilities of those appointed to serve which she read. Ms. Daniels said the current vacancy was not formally announced to members of the district. Actions need to match what is written. She referenced Arkansas Law and said reports provided by LPOA do not reflect what they should. She said she did not have a problem with any person, but asked if the council is supposed to oversee the district based on what she previously read. Ms. Daniels said the Director Evan Blake is doing a great job. Mr. Hunter returned to the podium and announced he is running for JP (Justice of the Peace) for District 10 which includes parts of the city. He asked for support and advised the seat had been vacant for a year and a half. He has experience as President of the Baring Cross Neighborhood Association and served on the Argenta CDC for 9 years. He is part of the North Little Rock Leadership Counsel and served as North Little Rock Food Desert Chair. Mr. Hunter said he is also involved in a non-profit PAC (Positive Attitude Control). He thanked Council Member Robinson for helping him get four new students into a welding school. He said he provides scholarships to people learning a trade like welding, electrician, carpentry, etc. The Primary Election will be held March 5, 2024. Mr. Robert Post said his concern was about an RV Park being built between North Little Rock and Scott. He doesn't see the draw to bring in RVs. The owner is in Colorado. Mr. Post wanted to ensure that an RV Park is what it should be. Mr. Post said he will reach out to the owner and update the city on the response. Mayor Hartwick said City Offices will be closed Monday, February 19, 2024,

in observance of George Washington's Birthday and Daisy Gaston Bates Day. Council Member Robinson said early voting for the primary election will begin February 20, 2024.

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 members present, the meeting adjourned at 7:34 p.m. (7/0), until the next regularly scheduled meeting to be held on Monday, February 26, 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