

Tuesday, May 28, 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, May 27, 2024, was rescheduled to Tuesday, May 28, 2024 (due to city offices being closed, May 27, 2024 for Memorial Day) 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, LINDA ROBINSON, STEVE BAXTER, VINCE INSALACO, III and CHARLIE HIGHT (6/0). Council Members MAURICE TAYLOR and RON HARRIS were absent. City Clerk/Treasurer Diane Whitbey, City Attorney Amy Fields and Deputy City Attorney Rick Hogan 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 Hight, and by consent of all members present, the minutes from the North Little Rock City Council meeting held on Monday, May 13, 2024, were approved, accepted and filed as prepared by City Clerk Diane Whitbey (6/0).

On the blanket motion of Council Member Baxter and seconded by Council Member Insalaco, III, and by consent of all members present, communication #4 was accepted and filed (6/0).

4. Ember Strange, Chief Financial Officer/Chair Energy Risk Management Committee re: Power Cost Adjustment (PCA) rate for June 2024 - \$0.0053 kWh (positive).

On the motion of Council Member Baxter and seconded by Council Member Ross, and by consent of all members present, communication #1 was read, accepted and filed (6/0).

1. Felicia McHenry, Director of Code Enforcement, letter to Mayor Hartwick re: Knight Development (Hickory View Apartments) 2503 Division Street update.

On the motion of Council Member Ross and seconded by Council Member Insalaco, III, and by consent of all members present, communication #2 was read, accepted and filed (6/0).

2. Cherie Jordan, Director of Operations M&T Property Management, email to Code Director re: Hickory View and Cedar Garden mold response.

On the motion of Council Member Ross and seconded by Council Member Baxter, and by consent of all members present, communication #3 was read, accepted and filed (6/0).

3. Cherie Jordan, Director of Operations M&T Property Management, follow-up email to Code Director re: Hickory View and Cedar Garden mold response after contacting tenants.

### **PRESENTATIONS**

Mayor Hartwick presented the annual North Little Rock Public Safety Awards video to the council and thanked employees at Police, Fire and congratulated the 2024 award winners.

### **UNFINISHED BUSINESS**

O-24-16

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED SOUTH OF HIGHWAY 165 AND WEST OF CYPRESS CROSSING SUBDIVISION IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM I2 TO RU, R1, R4 AND R5 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 March 25, 2024 and the readings were suspended. The item was called this date and held by Mayor Hartwick for Council Member Taylor who was absent.

### **CONSENT AGENDA**

By voice vote and all members present having voted “aye”, consent agenda items R-24-113, R-24-114, R-24-115, R-24-116, and R-24-118 were adopted (6/0). R-24-117 was pulled and called under new business.

R-24-113 (RESOLUTION NO. 10833 – MAYOR HARTWICK)

A RESOLUTION AUTHORIZING THE NORTH LITTLE ROCK POLICE DEPARTMENT TO DONATE A VEHICLE TO THE CAMP ROBINSON POLICE DEPARTMENT; AND FOR OTHER PURPOSES, was adopted (6/0). (*2016 Chevrolet Tahoe*)

R-24-114 (RESOLUTION NO. 10834 – MAYOR HARTWICK)

A RESOLUTION AUTHORIZING THE MAYOR TO SUBMIT AN APPLICATION ON BEHALF OF THE CITY OF NORTH LITTLE ROCK FOR 2024 TRANSPORTATION ALTERNATIVES PROGRAM (TAP) GRANT FUNDS FOR THE RECYCLE BIKES FOR KIDS PROGRAM; AND FOR OTHER PURPOSES, was adopted (6/0).

R-24-115 (RESOLUTION NO. 10835 – MAYOR HARTWICK)

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A LEASE AGREEMENT TO LEASE CERTAIN REAL PROPERTY LOCATED AT 2400 EAST WASHINGTON AVENUE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, TO BAPTIST HEALTH AND FOR OTHER PURPOSES, was adopted (6/0). (*36 months - \$1 per year*)

R-24-116 (RESOLUTION NO. 10836 – MAYOR HARTWICK)  
A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A MULTI-YEAR AGREEMENT WITH CDW GOVERNMENT LLC FOR DATA STORAGE SERVICES FOR THE NORTH LITTLE ROCK IT DEPARTMENT: AND FOR OTHER PURPOSES, was adopted (6/0).

R-24-118 (RESOLUTION NO. 10837 – MAYOR HARTWICK)  
A RESOLUTION ACCEPTING THE BID OF AND AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT WITH GENE SUMMERS CONTRACTING, INC. FOR COLLEGE PARK STREET IMPROVEMENTS IN THE AMOUNT OF \$311,630.00: AND FOR OTHER PURPOSES, was adopted (6/0).

**NEW BUSINESS**

R-24-117 (RESOLUTION NO. 10838 – MAYOR HARTWICK)  
A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT TO REHABILITATE PROPERTY FOR CERTAIN REAL PROPERTY LOCATED AT 5617 SHAMROCK DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS: AND FOR OTHER PURPOSES, was read. A motion to adopt was made by Council Member Ross and seconded by Council Robinson. Mr. Jimmy Schofield represented the owner Mid South Homebuyers, LLC. Mr. Schofield advised they can rehabilitate the property within the allowed six (6) months. On the previous motion, and by consent of all members present, the resolution was adopted (6/0). (*owner: Mid South Homebuyers, LLC*)

Mayor Hartwick convened a public hearing on the following items:

<u>Call #</u>	<u>Address</u>	<u>Owner:</u>
R-24-119	405 College Park Dr	Henry Coleman
R-24-120	608 West 23 <sup>rd</sup> St	PML Facility LLC c/o Peter Private Money Lenders LLC
R-24-121	615 West 23 <sup>rd</sup> St	PML Facility LLC c/o Peter Private Money Lenders LLC

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

R-24-119 (RESOLUTION NO. 10839 – MAYOR HARTWICK)  
A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 405 COLLEGE PARK 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 OWNER TO ABATE SAID NUISANCE: 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 resolution was adopted (6/0). (*owner: Henry Coleman*)

R-24-120 (RESOLUTION NO. 10840 – MAYOR HARTWICK)

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 608 WEST 23<sup>rd</sup> 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 by Council Member Robinson, and by consent of all members present, the resolution was adopted (6/0). (*owner: PML Facility LLC c/o Peter Private Money Lenders LLC*)

R-24-121 (RESOLUTION NO. 10841 – MAYOR HARTWICK)

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 615 WEST 23<sup>rd</sup> 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 Insalaco, III and seconded by Council Member Baxter, and by consent of all members present, the resolution was adopted (6/0). (*owner: PML Facility LLC c/o Peter Private Money Lenders LLC*)

R-24-122 (RESOLUTION NO. 10842 – 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 214 WEST 14<sup>TH</sup> 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 Hight, and by consent of all members present, the resolution was adopted (6/0).

O-24-35 (ORDINANCE NO. 9672 – MAYOR HARTWICK)

AN ORDINANCE DEFINING “DISASTER DEBRIS MANAGEMENT AND REMOVAL SERVICES” TO BE A PROFESSIONAL SERVICE UNDER ARKANSAS LAW; 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 (6/0). On the motion of Council Member Baxter and seconded by Council Member Ross, and the roll having been called, and all members having voted in the affirmative, the ordinance was adopted (6/0). Emergency clause adopted (6/0).

O-24-36 (ORDINANCE NO. 9673 - COUNCIL MEMBER BAXTER)

AN ORDINANCE AMENDING ORDINANCE NO. 9309, WHICH GRANTED A SPECIAL USE TO ALLOW OUTDOOR SALES, DISPLAY, FOOD TRUCKS AND ENTERTAINMENT

IN AN I2 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 7420 COUNTS MASSIE ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES, was read. On the motion of Council Member Baxter and seconded by Council Member Robinson, 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). *(requested by Tammi Muse and Dale Cicchetti – Home Town Kountry – reduced number of outdoor tent spaces from 30 to 20)*

O-24-37 (ORDINANCE NO. 9674 – COUNCIL MEMBER HAMILTON)

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW OVERNIGHT CLIENT STAYS IN A C3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 3601 RICHARDS 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 Ross, and by consent of all members present, the readings were suspended (6/0). On the motion of Council Member Hamilton 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 (6/0). Emergency clause adopted (6/0). *(applicant: Robbie Cline of Arisa Health)*

O-24-38 (ORDINANCE NO. 9675 – COUNCIL MEMBER ROSS)

AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED AT 2111 MAIN STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM C3 TO C6 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 Hamilton, and by consent of all members present, the readings were suspended (6/0). On the motion of Council Member Ross 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 (6/0). Emergency clause adopted (6/0). Ms. Terry Ware, CCO Special Olympics Arkansas spoke briefly about the future building. *(applicant: Thomas Pownall – Thomas Engineering)*

O-24-39 (ORDINANCE NO. 9676 – COUNCIL MEMBER HARRIS)

AN ORDINANCE WAIVING SECTION 4.5.5 OF THE MASTER STREET PLAN (ORDINANCE NO. 8601) FOR CERTAIN REAL PROPERTY LOCATED AT LEYLAND ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, TO WAIVE LOCAL STREET REQUIREMENTS; 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 (6/0). On the motion of Council Member Baxter and seconded by Council Member Ross, 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: Dustin Welch – Holloway Engineering*)

### **PUBLIC COMMENT**

Ms. Wendy Armstrong spoke for herself and her partner Mr. James Gilbert (who was not present). She advised they were being harassed by Code Enforcement and referenced a vehicle with flat tires. She referenced a house she was trying to buy and said Code Enforcement Officer Cedric Williams had issued warnings/citations on the property which resulted in her not being able to buy the house. She said Mr. Williams then purchased the house. Ms. Deena Sticford said she has been complaining about her unit at 2503 Division Street. She has had issues for a while. She referenced multiple complaints and inspections. Mayor Hartwick asked Code Enforcement Director Felicia McHenry if her staff had been able to inspect any of the apartments. He then asked the residents/speakers to call Mrs. McHenry to schedule a time to enter their apartments. Ms. Sticford referenced a scheduled mold test at the complex and advised no one came to her apartment. Mayor Hartwick reminded the renters the property owner is in another state. Ms. Hattie Temple lives at 1726 North Locust. She said there was standing water at her unit. She said there is sewer (water) running behind McCain Mall and had photos. Mr. Tony Roy lives at 1200 John Ashley Drive. He has an issue with his drains when someone showers water and debris backs up into his tub. Mayor Hartwick asked if the owner had a plumber or someone who worked with residents when they had issues. Mr. Roy said they did not. Mayor Hartwick asked Mr. Roy if he contacted (NLR) Code Enforcement about the issue. He said he had not. Mayor Hartwick asked Mr. Roy if he would allow Code Enforcement to look in his apartment. He (Mr. Roy) said he would. Ms. Cassandra Williamson lives at 10831 Richsmith Lane. Every time it rains there is water inside her apartment. Mayor Hartwick asked Ms. Williamson if she had contacted Code Enforcement. She said she had not. She said she paid her rent on the first of May with a Money Order and was advised by the person who collects the rent the payment wasn't good. Ms. Williamson had a copy of the Money Order she purchased from Walmart. She spoke with North Little Rock Police Chief Patrick Thessing who advised her to call the North Little Rock Police Department Detective Division. Mayor Hartwick advised everyone who spoke regarding rental property issues to call Code Enforcement when they have (housing) issues. Mr. James Lucas lives at 345 Casa Court. He said a glass recycling plant is going in less than two blocks from his home. He said he found out about the plan after the fact. He said he did not receive a letter and was not aware there were (public) meetings. The plant could be hazardous and cause property values to decrease. Mr. Lucas said it wasn't fair to the neighbors. Mayor Hartwick said there were multiple meetings in the area that he and Council Members attended. He said the factory will recycle glass and produce a (light-weight) substance that can be used in road and bridge construction. Council Member Hight extended his condolences to Mayor Hartwick for the loss of his son (Ryan Hartwick).

There being no further business to come before the Council, and on the motion of Council Member Ross and seconded by Council Member Robinson, and by consent of all members present, the meeting adjourned at 6:43 p.m. (6/0), until the next regularly scheduled meeting scheduled for Monday, June 10, 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