

Monday, June 10, 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, June 10, 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: NATHAN HAMILTON, MAURICE TAYLOR, LINDA ROBINSON, STEVE BAXTER, RON HARRIS, VINCE INSALACO, III and CHARLIE HIGHT (7/0). Council Member DEBI ROSS was absent. Deputy City Clerk/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 Hight and seconded by Council Member Hamilton, and by consent of all members present, the minutes from the North Little Rock City Council meeting held on Tuesday, May 28, 2024, were approved, accepted and filed as prepared by City Clerk Diane Whitbey (7/0).

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

1. Anita Paul, Mayor's Office memorandum re: *application for a Microbrewery Restaurant, Microbrewery – Restaurant Wholesale Permit – Replacement / New Owner #42957*, for Flyway Brewing Company, 314 Maple Street by Matthew Foster.
2. Lorie Tudor, Director Arkansas State Highway Commission letter to Senator John Boozman re: support request for funding of the replacement of the Main Street Viaduct.
3. Bailey Noland, Community Development Director letter to Mayor Hartwick re: Notice of Public Comment and Public Hearing for the Proposed 2024 Annual Action Plan, Monday, June 24, 2024 at 6:00 p.m.
4. Derrell Hartwick, President/CEO North Little Rock Chamber of Commerce – Economic Development Activity Report Q2 2024.

PRESENTATIONS

None.

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 and held by the sponsor. *Note: the item was pulled from the agenda by the City Clerk after being called a 6th and final time.*

CONSENT AGENDA

By voice vote and all members present having voted “aye”, consent agenda items R-24-123 and R-24-124 were adopted (7/0).

R-24-123 (RESOLUTION NO. 10843 – MAYOR HARTWICK)
A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN AMENDMENT TO THE PRE-STORM CONTRACT FOR DEBRIS MANAGEMENT SERVICES WITH CROWDER GULF LLC; AND FOR OTHER PURPOSES, was adopted (7/0).

R-24-124 (RESOLUTION NO. 10844 – MAYOR HARTWICK)
A RESOLUTON 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 CRYSTAL HILL REALIGNMENT PROJECT; AND FOR OTHER PURPOSES, was adopted (7/0).

NEW BUSINESS

Mayor Hartwick convened a public hearing on the following items:

<u>Call #</u>	<u>Address</u>	<u>Owner:</u>
R-24-125	209 Prairie View Dr.	Discover Bank c/o Mackie Wolf Zientz & Mann, P.C.)
R-24-126	104 Kansas Dr.	Albert Sinigleton

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

R-24-125 (RESOLUTION NO. 10845 – MAYOR HARTWICK)
A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 209 PRAIRIE VIEW 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 Hamilton and seconded by Council Member Robinson, and by

consent of all members present, the resolution was adopted (7/0). (*owner: Discover Bank c/o Mackie Wolf Zientz & Mann, P.C.*)

R-24-126 (RESOLUTION NO. 10846 – MAYOR HARTWICK)
A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 104 KANSAS DRIVE IN THE CITY OF NORTH LITTLE ROCK 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 Hamilton and seconded by council Member Hight, and by consent of all members present, the resolution was adopted (7/0). (*owner: Albert Singleton*)

Mayor Hartwick convened a public hearing on the following items:

<u>Call #</u>	<u>Address</u>	<u>Owner:</u>
R-24-127	1722 Magnolia St.	Jorge Marquez and Manuel Enriquez
R-24-128	2216 Sasser Court	Daniel Ross Baumer

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

R-24-127 (RESOLUTION NO. 10847 – 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 1722 MAGNOLIA STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; 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 resolution was adopted (7/0). (*amount: \$4,650.53*)

R-24-128 (RESOLUTION NO. 10848 – MAYOR HARTWICK)
A RESOLUTION CERTIFYING THE AMOUNT OF A CLEAN UP LIEN TO BE FILED WITH THE PULASKI COUNTY TAX COLLECTOR AGAINST CERTAIN REAL PROPOERTY LOCATED AT 2216 SASSER COURT IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; 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 resolution was adopted (7/0). (*amount: \$8,464.12*)

O-24-40 (ORDINANCE NO. 9677 – COUNCIL MEMBER BAXTER)
AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 7701 NORTHSHORE PLACE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM I2 TO C3 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). 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: Thomas Pownall of Thomas Engineering*)

O-24-41 (ORDINANCE NO.9678 – COUNCIL MEMBER HAMILTON)

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW THE ADDITION OF OUTDOOR SPORT FIELDS IN AN R2 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 4500 NORTH HILLS BOULEVARD 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 Baxter and by consent of all members present, the readings were suspended (7/0). On the motion of Council Member Hight and seconded by Council Member Insalaso, 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: Georgia Best on behalf of First Pentecostal Church of Jesus Christ*)

O-24-42 (ORDINANCE NO. 9679 – MAYOR HARTWICK *for consideration only*)

AN ORDINANCE DEFERRING CERTAIN SECTIONS OF THE ZONING ORDINANCE (ORDINANCE NO. 9623) FOR PROPERTY LOCATED AT 8504 MACARTHUR DRIVE WITHIN THE PLANNING JURISDICTION OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS, TO ALLOW THE DEFERRAL OF PAVING AND LANDSCAPING REQUIREMENTS; 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). A motion to adopt was made by Council Member Hamilton and seconded by Council Member Insalaso, III. Mr. Brian Fason is the contractor. Council Member Baxter said this property is located within the city's Planning Jurisdiction. It is also at one of the entryways into Ward 3. He supported the Planning Commission requirement for trees and asphalt. On the motion of Council Member Baxter and seconded by Council Member Hamilton, and by consent of all members present, the ordinance was amended as follows: *Section 1: strike through 3-years* and insert UP TO 18 MONTHS and REQUIRE A PERFORMANCE BOND (7/0). A motion to adopt as amended was made by Council Member Baxter and seconded by Council Member Taylor. Council Member Hamilton said he met with representatives of the company (CFS Technologies). Manufacturing will be moved from Mexico to North Little Rock. The applicants did not want to waive asphalt or other requirements but defer it. Mr. Fason said the company produces commercial machinery for cleaning (pipes, fittings, etc.). Mr. Cody Kemp, Director of Operations for CFS Technologies referenced Lafferty Manufacturing Equipment which has been operating for over 40 years in Oak Grove. Knight LLC is a 30+ year old company with headquarters in Irvin, California. Moving the facility from Mexico to North Little Rock has been in the works for some time. The move will bring 30 new jobs to the area. CFS Technologies has been operating in Mexico for 15 years. Next week, a lot of equipment will be delivered. Council Member Baxter thanked Economic

Director Colleen Bailey for reaching out as well. On the previous motion to adopt and by consent of all members present, the ordinance was adopted as amended (7/0). Emergency clause adopted (7/0). (*applicant: Brian Fason of Car-Son Construction*)

PUBLIC COMMENT

Ms. Deena Stickford thanked the council for their efforts with housing issues at Cedar Gardens. Some progress has been made. Ms. Stickford said a Code Enforcement Officer, Manager of Cedar Gardens and Head of Maintenance visited her apartment. She wasn't able to show them everything she wanted to. She was told she did not have mold but did show them several spots with mold. Last Saturday, there was a huge sewer leak that flooded the bottom floor. She would like a mold test. Ms. Patricia Hamby had mold in the ceiling (of her apartment) above her shower. The Head of Maintenance and Ebony said it wasn't mold. Ms. Hamby said it was green. Ms. Stickford advised there is Residents Council and she has been bullied by some of the residence managers. She has been assisting people who cannot read or write. Council Member Harris said there had been discussions of (rental) issues in other cities. He asked if our (North Little Rock) rules and regulations were more relaxed than in other cities. Council Member Hamilton advised in 2021 Arkansas was one of the only states without a Warrant of Habitability. Renter's rights are still a national issue. He said there are resources available for renters to get assistance. Council Member Taylor said there is a process tenants need to follow which includes going through Code Enforcement where issues will be documented. If not corrected the property owner(s) will be cited. The issue will then go to court where a Judge will make a ruling. If someone is being bullied (which is retaliation), a complaint needs to be filed with HUD.

There being no further business to come before the Council, and on the motion of Council Member Baxter and seconded by Council Member Taylor, and by consent of all members present, the meeting adjourned at 6:22 p.m. (7/0), until the next regularly scheduled meeting scheduled for Monday, June 24, 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