

Monday, October 14, 2024
Six o'clock p.m.
North Little Rock City Hall Council Chambers
300 Main Street
North Little Rock, Arkansas

The regular meeting of the City Council scheduled for Monday, October 14, 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 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, MAURICE TAYLOR, LINDA ROBINSON, STEVE BAXTER, RON HARRIS, VINCE INSALACO, III and CHARLIE HIGHT (7/0). Council Member NATHAN HAMILTON was absent. City Clerk Diane Whitbey, Deputy City Clerk Treasurer Talor Shinn, Deputy City Clerk/Enforcement Officer Jim Scott and City Attorney Amy Fields were also present.

Note: Council Member Taylor left the Council Chambers following the call of the roll.

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 Ross, and by consent of all members present, the minutes from the North Little Rock City Council meeting held on Monday, September 23, 2024, were approved, accepted and filed as prepared by City Clerk Diane Whitbey (7/0).

Mayor Hartwick invited former Little Rock Mayor Mark Stodola to come forward. Mayor Stodola is teaching a class on State and Local Government at the Arkansas School of Law in Little Rock. He advised City Attorney Fields and Mayor Hartwick have presented to the class, 17 of the students were present this date to observe a live council meeting.

Mayor Hartwick invited Mr. Isaiah Basye and Ben Askew to come forward. Both gentlemen visited City Hall earlier in the day. They are children's book Author/Illustrators and were invited to provide training to North Little Rock Library staff. While in North Little Rock, they have been visiting elementary schools. This week, they will be presenting at the Argenta Branch Library with the goal of getting children interested in books. Mr. Basye said he was a teacher for 11 years.

PRESENTATIONS

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Mayor Hartwick invited Mr. Keith McCourt, North Little Rock Electric Department Director of Administrative Services to come forward. Mr. McCourt advised last week was Customer Service Appreciation Week. He introduced a video showing appreciation to North Little Rock Electric Department Customer Service staff who answered over 84,000 calls last year, had over 1,300 chats, and responded to over 55,000 emails. The video included a personal message from Mayor Hartwick.

Mayor Hartwick invited Mr. Luke King to come forward. Mr. King was joined by Ms. Lee Tackett. They are working with others in the city to build support in an upcoming (Tax) Millage campaign for the North Little Rock School District (NLRSD). The Capital Improvement Plan focuses on three (3) projects: Rebuild North Little Rock Middle School, Restore Ole Main (High School) and a New Indoor Sports and Activity Facility. The middle school opened in 1971 as Northeast High School. The campus includes 6, 7, and 8 grade students. The renovation at Ole Main would create classroom space while preserving the historic character. NLRSD is the only 7A School in the state without an indoor athletic facility. The school would partner with Baptist Health, providing preventative care for student-athletes and training opportunities for future healthcare professionals. The District would contribute \$36.9 million from reserved (saved) funds for Old Main. The District applied for and received \$20.8 million from the State of Arkansas in Partnership Funds. Estimated revenue from a 4.0 millage increase would be \$70 million. If the millage does not pass the District will lose the State Partnership funding. Council Member Ross asked if the amount(s) were guaranteed. Council Member Insalaco, III asked where students would be housed during the middle school construction. Mr. King said initially, the auditorium and gyms would be demolished and rebuilt during the school year. Council Member Ross asked if voucher programs will reduce enrollment. Mr. King said it could be a possibility.

Mayor Hartwick invited Mrs. Shinn to come to the podium. Deputy City Clerk/Treasurer Shinn has been with the City Clerk's Office since 2017. One of her responsibilities is to maintain the city's various records. The office struggled in the past to find a workable solution to keep the records organized and easily assessable for the public. As of August (2024) city (clerk) records are stored in the Laserfiche Public Record Repository. Laserfiche is a document management software. The city's version is web-based and assessable 24-hours a day. Files are stored in a searchable format. If there are any issues, they can be quickly dealt with in-house support through Jeff Hopkins, North Little Rock IT Department. Mrs. Shinn provided an example of how to locate and search our records on the city's website. Records include approved City Council legislation dated back to 1901 (resolutions, ordinances, minutes), contracts (service agreements, architectural documents, etc.). A search within a document was illustrated as well to show how to download and/or print a document. Mrs. Shinn also illustrated how to search a document with key words or a phrase followed with a more specific search. If the user uses

quotations marks within a search the search will be narrowed down. Mrs. Shinn shared her contact information and encouraged staff and members of the public to reach out to her with any questions.

Mayor Hartwick acknowledged former Little Rock Mayor Tom Prince who was in the audience.

On the motion of Council Member Baxter and seconded by Council Member Robinson, and by consent of all members present, with the exception of Council Member Ross who abstained, communications 1, 2, 3, and 4 were adopted (6/1).

1. Ember Strange, Chief Financial Officer via email to City Clerk Diane Whitbey memorandum re: Power Cost Adjustment (PCA) Rate for October, 2024 (\$0.0072 kWh [positive]).
2. Anita Paul, Mayor's Office memorandum re: *Replacement Combination Restaurant Beery & Wine on-Premise Application*, for Crush Wine Bar, Main Street by Virginia St. Anna.
3. Anita Paul, Mayor's Office memorandum re: *Change of Manager* for VFW Post 10442, 6101 Highway 70, by Peggy Miller.
4. Anita Paul, Mayor's Office memorandum re: *New Restaurant Mixed Drink Maximum Application*, for Sir Loin's Inn II at 5524 John F. Kennedy Boulevard, by Stanley Conrad.

SCHEDULED PUBLIC HEARING

None.

UNFINISHED BUSINESS

R-24-203 (RESOLUTION NO. 10928 – MAYOR HARTWICK)

A RESOLUTION WAIVING FORMAL BIDDING REQUIREMENTS AND AUTHORIZING PAYMENT TO BUSINESS IMAGES & GRAPHICS INC. FOR THE PRODUCTION OF CUSTOM DISPLAYS FOR THE NORTH LITTLE ROCK HERITAGE CENTER; AND FOR OTHER PURPOSES, was read. Mrs. Suzanne Jackson and North Little Rock History

Commission Director Sandra Taylor Smith were present to answer questions. Mrs. Jackson said the Heritage Center is located at 504 Main Street, in the original building which housed the city's first Fire Station. A museum project is underway which will tell the story of our city from its inception through present day. Exhibits will highlight the beginnings, Fire and Police, Military, Businesses/Commerce and the Railroad. Two of the main exhibits will include a life size tree (in the front of the building) and a half-size Train Engine in the rear of the building which will be dedicated to Union Pacific's history in North Little Rock. Council Member Ross asked why bids were being waived. Mrs. Jackson said a lot of research was done to find local vendors. City Attorney Fields said the Council can waive bids when bidding is impractical. This is a unique project. It would have been difficult to choose a vendor based on cost. A motion to adopt was made by Council Member Baxter and seconded by Council Member Taylor. On the motion of Council Member Ross and seconded by Council Member Baxter, and by consent of all members

present, the resolution was amended as follows:: *Section 2: strike through the 2024 Heritage Center Budget and insert* DONATIONS FROM THE FRIENDS OF NORTH LITTLE ROCK HISTORY (7/0). On the motion of Council Member Baxter and seconded by Council Member Taylor, and by consent of all members present, the resolution was adopted as amended (7/0). (\$66,179.05)

R-24-204 (RESOLUTION NO. 10929 – MAYOR HARTWICK)

A RESOLUTION WAIVING FORMAL BIDDING REQUIREMENTS AND AUTHORIZING PAYMENT TO ADAMS SIGNS, INC. FOR THE PRODUCTION OF CUSTOM DISPLAYS FOR THE NORTH LITTLE ROCK HERITAGE CENTER; AND FOR OTHER PURPOSES, was read. A motion to adopt was made by Council Member Hight and seconded by Council Member Baxter. On the motion of Council Member Baxter and seconded by Council Member Ross, and by consent of all members present, the resolution was amended as follows:: *Section 2: strike through the 2024 Heritage Center Budget and insert* DONATIONS FROM FRIENDS OF NORTH LITTLE ROCK HISTORY AND THE HISTORY COMMISSION RENOVATION SALES TAX FUND (7/0). On the motion of Council Member Ross and seconded by Council Member Taylor, and by consent of all members present, the resolution was adopted as amended (7/0).

R-24-205

A RESOLUTION EXPRESSING THE CITY’S INTENT TO CREATE A MASTER PLAN FOR THE DEVELOPMENT OF THE AREA OF THE CITY OF NORTH LITTLE ROCK ENCOMPASSING HIGHWAY 391, COLONEL MAYNARD ROAD, AND HIGHWAY 165 TO THE BORDER OF THE CITY’S TERRITORIAL PLANNING JURISDICTION; AND FOR OTHER PURPOSES, was withdrawn by sponsor, Council Member Taylor.

O-24-67 (ORDINANCE NO. 9704 – MAYOR HARTWICK *for consideration only*)

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 14501, 14503, AND 14505 BAUCUM DRIVE WITHIN THE PLANNING JURISDICTION OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R+ R+1 TO R2 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES, was read one time September 23, 2024 and a public hearing was held; was called and read a second time. Mr. Darrell Gaines said his concern is the water which will be displaced when the houses are built. He referenced photos he provided at the previous council meeting. He shared additional photos from earlier this year (2024). He referenced flooding in his front yard after the project began. He said the land has been built up by two (2) feet. Mr. Chris Lacey, Legal Counsel for Arkansas Homes said they have not brought any dirt in or built up the property. The property to the west of this is two (2) feet higher. The dirt that had been moved was dug out to improve drainage. Mr. Lacey referenced a water flow study. City

Engineer David Cook said the city does not regulate property outside the city. Council Member Taylor asked if the applicant had met with Mr. Gaines. Mr. Gaines said he received a letter in the mail, but there was no meeting. On the motion of Council Member Hight 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 Hight and seconded by Council Member Ross. Council Member Ross asked if legal action could be taken (by Mr. Gaines) if the builder forces water on the existing resident. City Attorney Fields said it could. Council Member Taylor asked if a pad would be under the for the houses. Mr. Lacey said there would. On the motion of Council Member Taylor and seconded by Council Member Ross, and by consent of all members present, the ordinance was amended as follows:: *strike through R1 and insert Rt1* (7/0). 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 adopted as amended (7/0). Emergency clause adopted (7/0). (*applicant: Jarod Puckett – Arkansas Homes and Rentals Investments*)

CONSENT AGENDA

By voice vote and all members present having vote “aye”, consent items R-24-213, R-24-214, and R-24-215 were adopted. R-24-212 was pulled and called under new business.

R-24-213 (RESOLUTION NO. 10930 – COUNCIL MEMBERS TAYLOR AND HIGHT)
A RESOLUTION CONFIRMING THE REAPPOINTMENT OF BRAYAN MCFADDEN TO THE NORTH LITTLE ROCK ADVERTISING AND PROMOTION COMMISSION; AND FOR OTHER PURPOSES, was adopted (7/0).

R-24-214 (RESOLUTION NO. 10931 – MAYOR HARTWICK)
A RESOLUTION REPEALING RESOLUTION NO. 10567, WHICH CONDEMNED PROPERTY LOCATED AT 4513 ATKINS STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES, was adopted (7/0).

R-24-215 (RESOLUTION NO. 10932 – MAYOR HARTWICK)
A RESOLUTION WAIVING FORMAL BIDDING REQUIREMENTS AND AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A SECURITY SERVICE AGREEMENT WITH ELITE PROTECTION GROUP, LLC; AND FOR OTHER PURPOSES, was adopted (7/0).

NEW BUSINESS

R-24-212 (RESOLUTION NO. 10933 – MAYOR HARTWICK)
A RESOLUTION CONFIRMING THE APPOINTMENT OF MELANIE HOGGARD TO THE BOARD OF COMMISSIONERS OF CENTRAL ARKANSAS WATER; AND FOR OTHER

PURPOSES, was read. On the motion of Council Member Ross and seconded by Council Member Hight, and by consent of all members present, the resolution was adopted (7/0).

R-24-216 (RESOLUTION NO. 10934 – MAYOR HARTWICK)

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 1608 CHANDLER 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. 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 Ross and seconded by Council Member Taylor, and by consent of all members present, the resolution was adopted (7/0). (*owner: IRemodel Properties LLC c/o RGB Realty LLC*)

R-24-217 (RESOLUTION NO. 10935 – MAYOR HARTWICK)

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 501 MILLS 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. 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 Taylor and seconded by Council Member Insalaso, III, and by consent of all members present, the resolution was adopted (7/0). (*owner: Shakyrah Davis*)

R-24-218

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 3507 WASHINGTON AVENUE 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 NUISANCES; AND FOR OTHER PURPOSES, was withdrawn by the sponsor. The structure was demolished by the owner. (*Rock Estates LLC c/o Robert Duncan*)

R-24-219 (RESOLUTION NO. 10936 – MAYOR HARTWICK)

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 4517 BOYER 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. 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 Ross and seconded by Council Member Baxter, and by consent of all members present, the resolution was adopted (7/0). (owner: W. W. Walls)

R-24-220 (RESOLUTION NO. 10937 – 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 4917 SCHOOL 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 Taylor, and seconded by Council Member Ross, and by consent of all members present, the resolution was adopted (7/0). (\$6,748.29)

R-24-221 (RESOLUTION NO. 10938 – 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. 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 Hight and seconded by Council Member Baxter, and by consent of all members present, the resolution was adopted (7/0).

O-24-70 (ORDINANCE NO. 9705 – MAYOR HARTWICK)

AN ORDINANCE LEVYING A TAX ON ALL REAL AND PERSONAL PROPERTY WITHIN THE CITY OF NORTH LITTLE ROCK FOR THE POLICE PENSION AND RELIEF FUND, THE FIRE PENSION AND RELIEF FUND, THE MUNICIPAL LIBRARY FUND, AND THE NORTH LITTLE ROCK GENERAL FUND; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES, was read. On the motion of Council Member Hight and seconded by Council Member Insalaco, III, 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 Ross, 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).

O-24-71 (ORDINANCE NO. 9706 – MAYOR HARTWICK)

AN ORDINANCE REPEALING ORDINANCE NO. 9372 TO REVOKE A CONDITIONAL USE FOR A WAREHOUSE WITH OFFICE SPACE LOCATED AT 775 JUDI DRIVE 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 Taylor 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).

O-24-72 (ORDINANCE NO. 9707 – MAYOR HARTWICK)
AN ORDINANCE REPEALING ORDINANCE NO. 9399 TO REVOKE A CONDITIONAL USE FOR AN ACCESSORY DWELLING UNIT LOCATION AT 3123 NORTH OLIVE STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; 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 (7/0). On the motion of Council Member Taylor 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).

O-24-73 (ORDINANCE NO. 9708 – MAYOR HARTWICK)
AN ORDINANCE REPEALING ORDINANCE NO. 9498 TO REVOKE A CONDITIONAL USE FOR AN AFTER SCHOOL PROGRAM LOCATED AT 4301 MCCLANAHAN DRIVE, SUITE B1, 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 (7/0). On the motion of Council Member Taylor and seconded by Council Member Insalaco, 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).

O-24-74 (ORDINANCE NO. 9709 – COUNCIL MEMBER BAXTER)
AN ORDINANCE GRANTING A ~~CONDITIONAL~~ SPECIAL USE TO ALLOW A TIRE STORE IN A C4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 4224 MACARTHUR DRIVE 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 Taylor, and by consent of all members present, the readings were suspended (7/0). A motion to adopt was made by Council Member Baxter and seconded by Council Member Hight. On the motion of Council Member Baxter and seconded by Council Member Taylor, and by consent of all members present the ordinance was amended as follows: *strike through Conditional and insert SPECIAL in the title and within the body of the ordinance* (7/0). On the motion of Council Member Baxter 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 as amended (7/0). Emergency clause adopted (7/0). (*applicant: YAFAI Investments*)

O-24-75 (ORDINANCE NO. 9710 – COUNCIL MEMBER HIGHT)

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 5101 NORTH LOCUST STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM P1 TO ~~C2~~ C1 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 Taylor, and by consent of all members present, the readings were suspended (7/0). A motion to adopt was made by Council Member Taylor and seconded by Council Member Baxter. On the motion of Council Member Hight and seconded by Council Member Taylor, and by consent of all members present the ordinance was amended as follows:: *strike through C2 and insert C1* (7/0). 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 adopted as amended (7/0). Emergency clause adopted (7/0).

PUBLIC COMMENT

None.

There being no further business to come before the Council, and on the motion of Council Member Ross and seconded by Council Member Baxter, and by consent of all members present, the meeting adjourned at 7:02 p.m. (7/0), until the next regularly scheduled meeting scheduled for Monday, October 28, 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