

Monday, August 25, 2025
Six o'clock p.m.
North Little Rock City Hall Council Chambers
300 Main Street
North Little Rock, Arkansas

The regular meeting of the North Little Rock City Council scheduled for Monday, August 25, 2025, was called to order at 6:00 p.m. by the Honorable Mayor Terry C. Hartwick.

The roll was called and the following Council Members answered to their names: DEBI ROSS, NATHAN HAMILTON, NICOLE HART, LINDA ROBINSON, STEVE BAXTER, RON HARRIS, SCOTT FOWLER and VINCE INSALACO, III (8/0). Chief Deputy City Clerk/Treasurer Katelyn Thomas, Deputy City Clerk/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 Hamilton, and by consent of all members present, the minutes from the North Little Rock City Council meeting held on Monday, August 11, 2025, were approved, accepted, and filed as prepared by City Clerk Diane Whitbey (8/0).

On the motion of Council Member Ross and seconded by Council Member Insalaco III, and by consent of all members present communications #1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 were accepted and filed (8/0).

1. Anita Paul, Mayor's Office memorandum re: *Retail beer off-premises, Small farm winery-retail, & Grocery Store wine permit – NEW application #45937* for ALDI, Inc. #115, 4220 McCain Boulevard by Bethany Irvin.
2. Anita Paul, Mayor's Office memorandum re: *Restaurant mixed drink maximum permit – Change of Manager application #S2069* for Chuy's, 5105 Warden Road, by Michael Wolcott.
3. Mayor Terry C. Hartwick – visited area referenced by Ms. Lynette Brown (Healy Street) August 12, 2025. While in area, Mayor Hartwick observed grass was cut in some areas, other areas were being cut at the same time. Vision (around traffic signs) was not impaired.
4. Anita Paul, Mayor's Office memorandum re: *Restaurant mixed drink maximum permit – Change of Manager application #S2122* for Red Lobster #0319, 3707 McCain Boulevard, by Jonathan Williams.
5. Anita Paul, Mayor's Office memorandum re: *Grocery Store Wine, Retail Beer Off-Premises, and Small Farm Winery- Retail* for Family Dollar Store #30531 at 715 East Broadway St, Stovia Franklin.

6. Ember Strange, Energy Risk Management Committee re: PCA Rate for September 2025 (\$0.0121 kWh positive)
7. Jessie Morgan, Mayor's Office memorandum re: *Grocery Store Wine, Retail Beer Off-Premises, and Small Farm Winery- Retail* for Family Dollar Store #21921 at 4149 East Broadway St, Gregory Fields.
8. Jessie Morgan, Mayor's Office memorandum re: *Grocery Store Wine, Retail Beer Off-Premises, and Small Farm Winery- Retail* for Family Dollar Store #26314 at 4204 Camp Robinson Rd, Gregory Fields.
9. Jessie Morgan, Mayor's Office memorandum re: *New Restaurant Mixed Drink Minimum* for Funky Stretch Pizza at 500 N. Magnolia by Michelle Bone.
10. Amy Beckman Fields, City Attorney, memorandum re: Energy Risk Management Policy Compliance Report.

PRESENTATIONS

Mr. Henry Shepard with Diamond Baseball Holdings came forward to speak regarding Dickey-Stephens Park (Travelers). Their company is in negotiations with Mayor Hartwick for a twenty year or less contract to collaborate with the City in order to bring events and tourism to North Little Rock. It would bring events such as concerts, winter festivals, proms, Halloween celebrations, high school baseball games and other events the City might want to host. Mr. Shepard believes the partnership with the City and the Park would be successful in making it a valuable, affordable, family friendly venue. The company maintains a non-profit section ran by Lance Rustrum and strives to give back to the community as well. He explained that Dickey-Stephens Park could bring an economic impact of ten to \$20,000,000 just by the City bringing in new businesses, new businessmen, and conventions to North Little Rock in collaboration with the stadium. He thanked the Council for their time and offered to answer any questions. Council Member Hart asked for clarification regarding the \$20,000,000 economic impact to the City per year. Mr. Shepard said the revenue he referred to would be in regards to the people in general that would travel to North Little Rock, visiting baseball teams, sponsorships and filling hotels with guests. He believes it would make the convention center more valuable because the team could also host an event. That is how they determine the economic impact to the community. Council Member Hart asked if there was any data on the economic impact to the community from the start of their journey in North Little Rock to current day. Mr. Shepard advised it was the end of their first year running the team so there was no data available yet, however he feels there should be growth to show in future reports. Council Member Harris stated he has seen growth and a bright future is ahead. He advised the residents of the Rockwater subdivision enjoy the drone shows. Mr. Shepard said his organization was putting considerable time and money into the growth of the community and their commitment to the City was to continue that plan each year. Council Member Ross asked whom would a person contact if they wanted to hold an event at Dickey-Stephens Park. He advised that all interested parties should contact their General Manager, Sophie Ozier or himself. They are working towards bringing brands such as

Savannah Bananas and feel the ballpark has been underutilized. Council Member Baxter stated that the organization owned several franchises at different minor leagues levels and asked how many of those played in city-owned properties. Mr. Shepard advised they owned 45 teams and 42 were planned to play on publicly owned property. Council Member Baxter asked what the average contract length with those cities were. Mr. Shepard said it was typically between five to ten years with renegotiations because the facilities are already worn and old, however a contract with a new ballpark would be 20 to 30 years. Their organization is proposing a long term contract with North Little Rock because they believe in the municipality and feel they've have a great partnership with the City at this time. Council Member Hart asked if their organization or franchises had any passion projects that would work with underdeveloped communities to help grow those areas. Mr. Shepard said the organization prides themselves on being family friendly and average ticket prices range from fifteen dollars to seventy dollars in order to serve everyone. The non-profit sector of their organization may engage the communities by offering baseball equipment, meet and greets with players, or making sure they have access to great seats at a game. They have almost forty five non-profits engaging in underprivileged areas and communities. It is a focus of their organization and plans to offer more to the North Little Rock communities in years to come. Council Member Hamilton commended the ball park on their efforts and supported the idea of a long-term partnership between the City and Diamond Baseball Holdings. He asked what it would take from the City to move forward. Mayor Hartwick advised they were in negotiation with the organization and would present a contract to the City Council in order to pass. A bond may also be required. He expects it no later than this year. Mr. Shepard said they consider themselves to be in the live entertainment category, not just baseball. Mayor Hartwick recognized Mr. Rusty Meeks in attendance.

SCHEDULED PUBLIC HEARING

None.

UNFINISHED BUSINESS

None.

CONSENT AGENDA

By voice vote and all members present having voted "aye", consent agenda items R-25-133, R-25-134, R-25-135 and R-25-136 were adopted (8/0).

R-25-133 (RESOLUTION NO. 11119 – MAYOR HARTWICK)

A RESOLUTION REAPPOINTING ANN CLEMENTS TO THE NORTH LITTLE ROCK HISTORY COMMISSION; AND FOR OTHER PURPOSES, was adopted (8/0).

R-25-134 (RESOLUTION NO. 11120 – MAYOR HARTWICK)

A RESOLUTION DECLARING CERTAIN CITY-OWNED ITEMS AND OTHER EQUIPMENT AS SURPLUS; PROVIDING FOR AUCTION THEREOF; AND FOR OTHER PURPOSES, was adopted (8/0).

R-25-135 (RESOLUTION NO. 11121 – MAYOR HARTWICK)

A RESOLUTION WAIVING FORMAL BIDDING REQUIREMENTS AND AUTHORIZING PAYMENT TO ARKANSAS ELECTRIC COOPERATIVES, INC. FOR THE PURCHASE OF STREETLIGHTS FOR THE NORTH LITTLE ROCK EVENT CENTER; AND FOR OTHER PURPOSES, was adopted (8/0). (\$150,000.00)

R-25-136 (RESOLUTION NO. 11122 – MAYOR HARTWICK)

A RESOLUTION ACCEPTING THE OFFER OF MIDARK HOUSES LLC FOR THE PURCHASE OF CERTAIN REAL PROPERTY LOCATED ON NANNETTE STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A CONTRACT TO SELL THE SUBJECT PROPERTY; AND FOR OTHER PURPOSES, was adopted (8/0). (\$5,000.00)

NEW BUSINESS

R-25-137 (RESOLUTION NO. 11123 – MAYOR HARTWICK)

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 4105 ROGERS 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 unanimously adopted (8/0).
(owner: Leroy Reynolds)

R-25-138

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 1719 HIGHWAY 161 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 held. *Note: item was recalled later in meeting. (TCB Partners LLC)*

R-25-139 (RESOLUTION NO. 11124 – MAYOR HARTWICK)

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 4812 ATKINS STREET (aka 4806 and 4808 Atkins 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. Mr. Earsie Flowers came forward. He stated that he obtained the property from his brother, however he had a buyer (from Miami) coming into town on September 10th to purchase the property. Mr. Flowers advised he needed additional time in order to sell the property; around 30 or 60 days because of the buyer. Council Member Hamilton said if the property was condemned the rehabilitation plan could go into effect. City Attorney Amy Fields explained the rehabilitation process to Mr. Flowers. Mayor Hartwick asked if Mr. Flowers address was 320 East 47th Street. Mr. Flowers confirmed that was correct. Ms. Fields said if the Council voted to condemn the property, Mr. Flowers could contact the City Attorney's Office and they would walk him through the rehab process. Council Member Hart asked if the agreement to purchase the property was certain. Mr. Flowers said if the deal did not go through he would pay the money owed and sell it off. He said only one of the two properties was being condemned. He would tear down the property being condemned (if the purchase failed) and get his brother out of the nursing home to move him into the other structure. Council Member Ross Mrs. Felecia McHenry, Code Enforcement Director to come forward and explain the process for condemnation if the property sold. Ms. McHenry advised they would need paperwork showing the property sold and would give the new owner the opportunity to fix the structure or tear it down. She asked Mr. Flowers if the new owner planned to rehab the property. He was unclear what the intention would be, however he leaned towards the property being condemned. Mayor Hartwick reiterated the rehab process. Council Member Ross clarified Mr. Flowers only had thirty days to start the rehab process. Ms. Fields advised if the intention was to demolish the property and the city oversaw the demolition there would be a lien on the property, or the owner could obtain a permit to demolition the structure without a lien. Council Member Hart asked why there was an urgency to pass the legislation tonight. Mayor Hartwick said it was the timeline and would have additional time under the rehab agreement with the City. Ms. Fields explained that she was under the impression that Mr. Flowers would not be interested in a rehab agreement. Ms. McHenry said they had been working with the owner since January of this year. Council Member Hamilton said during his time serving as a Council Member he understood the perspective of the neighbors who might take issue with the property. He had received comments about how long the condemnation process was for the City to take action against a property. In the past, when a property had not been voted to be condemned, promises to maintain the property were not kept. There being no one else wishing to be heard, the public hearing was adjourned. On the motion of Council Member Ross and seconded by Council Member Fowler, and by consent of all members present, with the exception of Council Member Hart who voted no, the resolution was adopted (7/1). (owner: Earsie Flowers)

R-25-140 (RESOLUTION NO. 11125 – MAYOR HARTWICK)

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 1220 GUM 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 Fowler, and by consent of all members present, the resolution was unanimously adopted (8/0). (owner: *TCB Investments LLC*)

R-25-141 (RESOLUTION NO. 11126 – 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 916 NORTH H 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 Ross and seconded by Council Member Baxter and by consent of all members present, the resolution was unanimously adopted (8/0). (\$66,562.21)

R-25-142 (RESOLUTION NO. 11127 – 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 812 WEST 24TH 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 Ross and seconded by Council Member Baxter and by consent of all members present, the resolution was unanimously adopted (8/0). (\$4,165.05)

R-25-143 (RESOLUTION NO. 11128 – 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 Ross and seconded by Council Member Fowler, and by consent of all members present, the resolution was unanimously adopted (8/0).

Ms. Fields requested that the City Council revisit R-25-138 which was held earlier in the meeting by the sponsor. She advised that the legislation was published in the newspaper with a public hearing and should be called in case the item is revisited later on. Mayor Hartwick asked the City Clerk Staff to re-read the resolution.

R-25-138

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 1719 HIGHWAY 161 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. Mayor Hartwick held the legislation. (owner: TCB Partners LLC)

O-25-66 (ORDINANCE NO. 9794 - MAYOR HARTWICK)

AN ORDINANCE AUTHORIZING THE ISSUANCE OF INDUSTRIAL DEVELOPMENT REVENUE BONDS UNDER THE MUNICIPALITIES AND COUNTIES INDUSTRIAL DEVELOPMENT REVENUE BOND LAW FOR THE PURPOSE OF SECURING AND DEVELOPING INDUSTRY; AUTHORIZING THE SALE OF THE BONDS AND THE APPROVAL OF A BOND PURCHASE AGREEMENT AND PAYMENT IN LIEU OF TAXES AGREEMENT IN CONNECTION THEREWITH; AUTHORIZING THE EXECUTION AND DELIVERY OF A TRUST INDENTURE SECURING THE BONDS; AUTHORIZING AND PRESCRIBING CERTAIN MATTERS PERTAINING TO THE PROJECT, THE ACQUISITION, CONSTRUCTION, AND EQUIPPING THEREOF, AND THE FINANCING THEREOF; AUTHORIZING THE EXECUTION AND DELIVERY OF A LEASE AGREEMENT RELATING TO THE PROJECT; AND FOR OTHER PURPOSES, was read.

Mayor Hartwick convened a public hearing. Ms. Michele Allgood, Mitchell Williams Law Firm came forward to speak as the bond counsel for the transaction. Their company went before City Council on November 27th, 2023, to approve a tax abatement for the project (Lowe's Warehouse). There was a change in ownership for the landlord of the property since that time. Ms. Allgood felt they should identify the current owner of the property as they would be the one to be granted the tax abatement, which is an Elm Tree entity, ET the LaRoc LLC. Lowe's is the operator of the project and maintains a lease on the facility. There is no financial obligation to the City. There being no one else present wishing to be heard, the public hearing was adjourned. On the motion of Council Member Baxter and seconded by Council Member Hamilton, and by consent of all members present, the readings were suspended (8/0). Council Member Ross asked if the City Council would know what the estimated tax amount would be that they vote on each time. Ms. Allgood said the maximum amount the City would authorize for the assets that would be eligible for abatement would be a maximum of \$120,000,000. The way it is calculated would be the same way property taxes are calculated on homes, cars or any commercial property. The County Assessor provides the evaluation and then it would be abated by 65%. The data was not available for the above-mentioned project, however the information could be included into future projects. Council Member Ross felt like that would be a good idea. Council Member Hamilton sought clarification that if the City had not supported the legislation then the company would not have possibly built in North Little Rock. Ms. Allgood confirmed that would be the correct way

to view the situation. Companies may be scouting several areas and States before committing to a project. North Little Rock holds a reputation for being business friendly. The City will receive 35% of taxes based off a multi-million dollar lot being used for a business versus an empty lot worth one-thousand dollars. By year 31, the City would receive 100% of the tax abatement. Council Member Ross clarified her question was strictly in regards to City budgeting. Ms. Allgood added that the pilot agreement that was included in the exhibit of the legislation would be distributed the same as other taxes are otherwise distributed. The entity that would receive the majority of the pilot payment would be the School District (Pulaski County). Mayor Hartwick recalled a previous agreement the City approved with Caterpillar Inc. in North Little Rock. A motion to adopt was made by Council Member Ross and seconded by Council Member Baxter. On the previous motion, and the roll having been called, and all members present, having voted in the affirmative, the ordinance was unanimously adopted (8/0). (*amount \$120 million*)

O-25-67 (ORDINANCE NO. 9795 - COUNCIL MEMBERS ROBINSON AND HART)
AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED AT 2518
FRANKLIN STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM C3 TO
R3 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; DECLARING
AN EMERGENCY; AND FOR OTHER PURPOSES, was read. On the motion of Council Member Robinson and seconded by Council Member Ross, and by consent of all members present, the readings were suspended (8/0). A motion to adopt was made by Council Member Robinson and seconded by Council Member Hamilton. On the previous motion, and the roll having been called, and all members present, having voted in the affirmative, the ordinance was unanimously adopted (8/0). Emergency clause unanimously adopted (8/0). (*applicant: Nick Turner of Tucker Land Surveying*)

O-25-68 (ORDINANCE NO. 9796 - COUNCIL MEMBER ROBINSON)
AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW AN EVENT CENTER IN A C6
ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 717 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 Robinson and seconded by Council Member Insalaco III, and by consent of all members present, the readings were suspended (8/0). A motion to adopt was made by Council Member Ross and seconded by Council Member Hamilton. Council Member Ross questioned the request for a 30-person event center. Ms. Kim Allen, applicant, advised the business was a co-working space during the day and realized the business could bring in additional funds by hosting events during the night. They would host events such as baby showers, wedding showers, birthday parties or concerts. They are not in competition with larger event centers. She stated that they had been hosting events, but did not realize they were not licensed to do so. Ms. Allen said they met with the Planning Commission and Fire Marshal and they would approve up to 99, however the amount was lowered due to limited parking (five (5) spaces). Council Member Ross asked Ms. Allen what the ideal number for her business would be. Ms. Allen said 50. She felt confident they

could host that amount for a great event. Council Member Hamilton said parking downtown was not an issue for him and would be fine supporting up to 50 people. He mentioned he would make an amendment if no other Council member did so. He also asked Ms. Allen how she figured out that she needed a license for events. She stated that her son performed at her establishment for Christmas (Kris Allen) and it became a public event that was reported to the City. She felt there was a nearby business that may not be happy with her business operating events. Council Member Hamilton felt the report may have been from City staff and thanked them for being diligent. On the previous motion, and the roll having been called, and all members present having voted in the affirmative, the ordinance was unanimously adopted (8/0). Emergency clause unanimously adopted (8/0). Chief Deputy City Clerk/Treasurer Thomas reminded the applicant that the North Little Rock business license would need to be updated with the approval of the Ordinance. She encouraged Ms. Allen to visit the City Clerk/Treasurer's office anytime between 8:00 a.m. and 4:00 p.m. Ms. Allen said she would be in the following morning. (*applicant: Lyndsey Pardue and Kim Allen*)

O-25-69 (ORDINANCE NO. 9797 - COUNCIL MEMBER HART)

AN ORDINANCE WAIVING CERTAIN SECTIONS OF ARTICLES 5 AND 7 OF THE ZONING ORDINANCE (ORDINANCE NO. 9263) FOR CERTAIN REAL PROPERTY LOCATED AT 207 STEED ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, TO WAIVE LANDSCAPING REQUIREMENTS; WAIVING CERTAIN SECTIONS OF ARTICLES 9 AND 15 OF THE SUBDIVISION ORDINANCE (ORDINANCE NO. 7946) FOR THE SUBJECT PROPERTY TO WAIVE HALF STREET REQUIREMENTS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES, was read. On the motion of Council Member Hart and seconded by Council Member Baxter, and by consent of all members present, the readings were suspended (8/0). A motion to adopt was made by Council Member Hamilton and seconded by Council Member Hart. Council Member Robinson noted that the business (daycare) requested several waivers. She drove by the business to view the facility from the outside. She did not want to waive the dumpster enclosure. Ms. Fields advised that she could propose an amendment to the legislation to remove the waivers. Council Member Robinson also stated she did not want to waive the trees and would like to see the in lieu of fee implemented. The street improvement waiver would be okay. The streets are narrow so the sidewalks, curbs and gutters would not be needed. Street lights were present, however the bulbs may need to be changed if the lights were dim. Council Member Robinson advised the City required the enclosed dumpsters under our current code and the daycare seemed to be expanding for additional children. Ms. Fields suggested presenting one amendment at a time since both amendments being requested were two (2) different sections. The Council may vote for one, but possibly not the other. On the motion of Council Member Robinson and seconded by Council Member Ross, an amendment was proposed as follows: *strike through section 1 within the body of the ordinance (enclosed dumpster)*. Ms. Kristy Angyal, Kip A. Moore and Associates, P.A. Architect, advised that an addition was being constructed at the back of the existing building. The dumpster was located on the property before the current owners purchased the property. She

does not understand why the dumpster would be required to be enclosed going forward. The property is not unsightly. She feels that there would not be enough extra trash that it would overflow the dumpster. Mr. Troy Carruth, applicant, said there had never been a complaint about the dumpster in the past. He is seeking an explanation of the change in requirements. Council Member Robison advised the City had the requirement for an enclosed dumpster for quite some time and with the new addition being built onto the existing structure for extra children onsite, the dumpster needs to be brought up to code. More people onsite meant more waste for food and diapers. Mrs. Irene Carruth, applicant, said she did not understand why her neighbors across the street did not have the same dumpster requirement. Mrs. Carruth's dumpster sits behind the building and cannot be seen from the front. Council Member Fowler asked if the dumpster was being relocated from its current position. Mrs. Carruth said no. Council Member Hamilton stated he supported voting against waivers. If the dumpster originally did not have an enclosure, a remodel would be a good time to update it. He was sympathetic to the issue, but recognizes the owners are making an improvement to their property and hopes the City Council enforces the code currently in place. Council Member Hart said she had been to the property several times. In looking at surrounding properties, she feels the City may need to evaluate their process in implementing requirements. She did not see the enclosed dumpster as a necessity for the daycare based on the location of the dumpster. Council Member Robinson advised that when the neighbors of the property decide to renovate they would be held to the same requirements. On the previous motion to amend and the roll having been called, and all members present, having voted in the affirmative, with the exception of Council Members Hart, Baxter, Harris, Fowler, and Insalaco II who voted no, the amendment failed to pass (3/5). On the motion of Council Member Robinson and seconded by Council Member Hamilton, an amendment was proposed as follows: *strike through section 7.2.3 within the body of the ordinance (waiver of trees)*. Council Member Robinson asked how many trees would be required on the property. Shawn Spencer, Planning Director, advised it would be one (1) tree every 30 feet along Steed Road and would be proportional to what they would be adding for a total of four (4). Council Member Baxter requested clarification that an in lieu of waiver payment would be collected if the tree waiver was granted. Ms. Fields explained that in lieu agreements would be a separate piece of legislation at a different council meeting. Mr. Carruth said they were unaware of the tree issue and implied that there would be visibility issues if trees were planted towards the front of the business. He does not mind planting crepe myrtles or something similar to beautify the property if needed. Council Member Hamilton advised the in lieu fees is \$400.00 per tree. Ms. Angyal stated a minimum of eight (8) trees were required during their plan review with the Planning Commission. She advised that the property line they based it off of was paved and eight (8) trees could not be planted. Council Member Robinson clarified it would only be four (4) trees. Ms. Angyal insisted four (4) trees would not work either. Mr. Spencer said there would be room for at least four (4) trees based off the map being shown at the meeting. Ms. Angyal said the back portion of the map being shown does not belong to the daycare owners. It is an old map of the property. The applicants stated the current map is incorrect and does not accurately represent their property owned. Ms. Angyal said they could plant two (2) trees along Steed Road to meet

requirements. The property is otherwise paved around the building. Council Member Hart said she had previously been at the address due to complaints about flooding in that area. She asked if the City could provide an answer on whether or not trees being planted on their property would add to current flooding issues or create a liability on the City if a tree fell. Mr. Spencer said he could not answer on the impact it may have on storm water. Mayor Hartwick said the City could not answer that. Council Member Robinson stated it had always flooded in that area, but the city could not make improvements until the State Highway Department rectified their portion. It would cost the City extra money to make changes beforehand. The applicants were advised again on the process of paying an in lieu fee and would be presented at a separate meeting with a separate Ordinance. On the previous motion to amend and the roll having been called, and all members present, having voted in the affirmative, with the exception of Council Member Hart, Baxter, Harris, Fowler, and Insalaco II who voted no, the amendment failed to pass (3/5). Council Member Hamilton expressed his feeling towards voting on waivers and enforcing laws already in place, however he did understand the need for waivers if there was a hardship. Council Member Baxter asked Mr. Spencer to allow the applicants to use the laser pointer to show where their property line was located as a visual for the Council. Mayor Hartwick asked Mr. Spencer why we were not using the most current map. Mr. Spencer said it was the only visual he could find online. Council Member Hart said the City should help incentivize business owners to help them grow. A motion to adopt was made by Council Member Hart and seconded by Council Member Insalaco III. On the previous motion, and the roll having been called, and all members present having voted in the affirmative, with the exception of Council Member Ross and Hamilton, the ordinance was adopted (6/2). Emergency clause unanimously adopted (8/0). (*applicant: Kristy Angyal of Kip A. Moore & Associates, P.A. – request includes trees*)

O-25-70 (ORDINANCE NO. 9798 - COUNCIL MEMBER ROBINSON)

AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED AT 9906 HIGHWAY 165 IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM I2 TO R1 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; DECLARING AN EMERGENCY; 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 Robinson and seconded by Council Member Ross, and by consent of all members present, the readings were suspended (8/0). A motion to adopt was made by Council Member Hart and seconded by Council Member Insalaco III. Council Member Hamilton questioned the rezoning request. Ms. Fields explained the address was formerly a fire station and the zoning change would allow a residential home as it was originally built for. On the previous motion, and the roll having been called, and all members present having voted in the affirmative, the ordinance was unanimously adopted (8/0). Emergency clause unanimously adopted (8/0). (*requested by NLR Economic Development*)

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 Hamilton, and by consent of all members present, the meeting adjourned at 7:24 p.m. (8/0), until the next regularly scheduled meeting scheduled for Monday, September 8, 2025, 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