

**Little Rock Board of Directors Special Called Meeting  
November 14, 2023  
4:00 PM**

The Board of Directors of the City of Little Rock, Arkansas, met in a Special Called Meeting with Mayor Frank Scott, Jr., presiding. City Clerk Susan Langley called the roll with the following Directors present: Miller; Peck (enrolled at 4:25 PM); Hines; Lewis; Wyrick; Kumpuris; Phillips (enrolled at 4:05 PM); Adcock; and Mayor Scott. Directors Absent: Richarson. Director B.J. Wyrick gave the invocation followed by the Pledge of Allegiance.

**PUBLIC HEARING (Item 1)**

1. **ORDINANCE NO. 22,293:** To establish and lay off City of Little Rock Property Owners' Multipurpose Improvement District No. 2023-003 of Little Rock Arkansas (Carter Lane Improvement District); **to declare an emergency;** and for other purposes. *(Deferred from June 20, 2023)(Deferred from September 19, 2023)(Deferred from October 2, 2023)(Deferred from October 17, 2023) (First Reading held on November 7, 2023)*

Mayor Scott opened the Public Hearing.

The ordinance was read the second time. Director Hines made the motion, seconded by Director Miller, to suspend the rules and place the ordinance on third reading.

City Attorney Tom Carpenter stated that there were only seven (7) Board Members present, which was not enough to suspend the rules and take the ordinance to third reading. Mayor Scott stated that Director Phillips was enroute and the Board would proceed with the vote to take the ordinance to third reading upon his arrival.

Mayor Scott closed the Public Hearing.

Mayor Scott stated that he would proceed with the reading of the Nurse Practitioner's Week Proclamation which was to be read during the Agenda Meeting that was to follow the Special Called meeting.

Director Phillips arrived and enrolled into the meeting at 4:25 PM.

Mayor Scott reopened the Public Hearing.

Director Hines restated his motion, seconded by Director Miller, to suspend the rules and place the ordinance on third reading. By unanimous voice vote of the Board Members present, the rules were suspended and the ordinance was read a third time.

Director Kumpuris stated that he understood that the Board would be voting on the establishment of an Improvement District to assist in paying for improvements; however, he felt that the Developers had infringed upon and violated the adjacent property owners. Director Kumpuris stated that the adjacent property owners would be worse off due to the development and he felt that by approving the Improvement District, the City would be helping to facilitate the damages to the adjacent neighborhoods.

Mayor Scott asked if there was anyone present that wanted to speak for or against the item.

Michael Keck (former City Director): Stated that what was being funding with the proposed Improvement District was not what was approved by the Planning Commission. Mr. Keck stated that there had been major modifications that ultimately placed the adjacent property four (4) feet higher than his own. Mr. Keck stated that when he purchased his property seventeen (17) years prior, he knew what the adjacent property was zoned and he never anticipated that it would be elevated four (4) feet above his property. Mr. Keck stated that when the application went before the Planning Commission at their June 21, 2022, meeting, he had expressed his concerns due to flooding that was occurring within the Madison Valley Neighborhood. Mr. Keck stated that in March 2023, he, along with his adjacent neighbors began to experience flooding in their backyards. Mr. Keck stated that he had learned that what was approved in June 2023, was modified administratively by Planning & Development Director Jamie Collins. Mr. Keck stated that in May 2023, he met onsite with Mr. Collins, Public Works Director Jon Honeywell and City Manager Bruce Moore, and discussed a hill cut that had not been shown on any of the plans submitted. Mr. Keck stated that earlier in the year, the Board voted to send the application back to the Planning Commission to ensure that there would not be a negative impact on public safety, health and welfare; the application did not receive the support of the Planning Commission. Mr. Keck stated that there needed to be a policy discussion regarding a clear understanding of what was being funded and it needed to be compared with what was approved at the Planning Commission level.

Bob Hardin: Stated that he represented the applicants and that the requirements for ownership had been met and the statutory requirements for the formation of the District had been satisfied.

Casey Ingram: Stated that he was one of the owners of the development and that several of the previously-mentioned actions were in fact not on the initial plan; however, they had made the changes at the request of staff.

Mayor Scott closed the Public Hearing.

By unanimous voice vote of the Board Members present, **the ordinance was approved.**  
By unanimous voice vote of the Board Members present, **the emergency clause was approved.**

Director Hines made the motion, seconded by Director Phillips, to adjourn the Special Called meeting. By unanimous voice vote of the Board Members present, **the meeting was adjourned.**

**ATTEST:**

**APPROVED:**

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Susan Langley, City Clerk

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Frank Scott, Jr., Mayor