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ORDINANCE NO. _____

AN ORDINANCE TO ESTABLISH AND LAY OFF CITY OF LITTLE ROCK PROPERTY OWNERS' MULTIPURPOSE IMPROVEMENT DISTRICT NO. 2022-003 OF LITTLE ROCK, ARKANSAS (PARKLAND HEIGHTS); TO DECLARE AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, a Petition to form City of Little Rock Municipal Property Owners' Multipurpose Improvement District No. 2022-003 (Parkland Heights) has been filed with the Little Rock City Clerk; and,

WHEREAS, the City Clerk has presented the petition to the Mayor; and,

WHEREAS, the Mayor has set August 2, 2022, at 6:00 PM, or as soon afterwards as the item may be reached on the regular call of the agenda, as the date and time for a Public Hearing before the Little Rock Board of Directors for consideration of the petition; and,

WHEREAS, the Little Rock Board of Directors has determined from an Abstractor's Certificate of Property Ownership that those signing the petition constitute all the owners of the real property to be located in said District and has identified any mortgagee holding a first mortgage lien on real property constituting more than 10% in area of the real property to be located in the District; and,

WHEREAS, the City Clerk has published the notice of this hearing in the manner prescribed by law by publication once a week for two (2) consecutive weeks in a newspaper published in Pulaski County, Arkansas, and having a general circulation in the City of Little Rock, Arkansas, and such mortgagee has filed a statement with the City Clerk that it has no objection to the formation of the District; and,

WHEREAS, the Arkansas Municipal Property Owners' Improvement District Law provides that if the Governing Body determines that all the owners of the real property to be located in the District have petitioned for the improvements, it shall then be its duty by ordinance to establish and lay off the District as defined in the petition and to appoint the Commissioners named in the petition.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS.

Section 1. The real property described in Exhibit A of this ordinance is hereby establish as City of Little Rock, Arkansas Municipal Property Owners' Multipurpose Improvement District No. 2022-003 for the purpose of constructing, operating, maintaining, either within or without the boundaries of the District, if the property within the District will be benefited thereby, various improvements for recreation purposes, a community center, parks, a system of roads and street, including sidewalks, bikeway, trails, curbs and

1 gutters, underground drainage system, a system of street lighting, retaining walls, coverts, bridges,
2 landscaping, and all trenching, excavating, grading and all construction associated with the installation of
3 the above system and for all purposes authorized by Ark. Code. Ann. Title 14, Chapter 94 and amendments
4 thereto, and to any and all other acts which shall be deemed necessary in order to purchase, construction,
5 accept as a gift, operate and maintain any and all improvements authorized therein. The purposes are to be
6 accomplished in the manner and with the materials that the Commissioners for the District shall deem in
7 the best interest of the District and as specified by law. The cost of the project of the District shall be
8 assessed upon the real property of the District according to the benefits received.

9 **Section 2.** The following three (3) individuals nominated in the petition, are hereby appointed as
10 Commissioners of said Improvement District: Shabbir Dharamsey, M.D.; Sarah Torian; and Tim Scott.

11 **Section 3.** The name of the Improvement District shall be Parkland Heights Municipal Property
12 Owners' Multi-Purpose Improvement District No. 2022-003 of Little Rock, Arkansas.

13 **Section 4. *Severability.*** The various parts, sections and clauses of this ordinance are hereby declared
14 to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid
15 by court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby.

16 **Section 5. *Repealer.*** All laws, ordinances, resolutions, or parts thereof in conflict with the provision
17 of this ordinance are hereby repealed to the extent of such conflict.

18 **Section 6. *Emergency Clause.*** The Board of Directors of the City of Little Rock, Arkansas, has
19 determined that with development in the area covered by the boundaries of the Improvement District laid
20 off in this ordinance requires, as critical to the public health, safety, and welfare, construction of additional
21 infrastructure; an emergency is, therefore, declared to exist, and this ordinance shall be in full force and
22 effect from and after the date of its passage.

23 **PASSED: August 2, 2022**

24 **ATTEST:**

APPROVED:

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26 _____
27 **Susan Langley, City Clerk**

_____ **Frank Scott, Jr., Mayor**

28 **APPROVED AS TO LEGAL FORM:**

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31 **Thomas M. Carpenter, City Attorney**

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