

ORDINANCE NO. _____

**AN ORDINANCE 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.**

WHEREAS, a Petition to form City of Little Rock Municipal Property Owners' Multipurpose Improvement District No. 2023-003 (Carter Lane Improvement District) 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 June 20, 2023, 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 City 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,

WHEREAS, the City Clerk has presented proof of notice of this hearing in the manner prescribed by law by certified mail to 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 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 as:

Part of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 24 Township 2 North Range 14 West, more particularly described as beginning at the SE corner of the said NW $\frac{1}{4}$ SE $\frac{1}{4}$; thence N 89 degrees 28 minutes West 639 feet; thence North 1 degree 11 minutes East 336 feet; thence South 89 degrees 28 minutes East 638.3 feet; thence South 1 degree 3 minutes West 336 feet to the point of beginning, being, being Tract 21 of Subdivision of E $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$

1 and NW¼ SE¼ of Section 24 Township 2 North Range 14 West, according to the survey
2 of G. A. Denham, Registered Engineer, containing 4.93 acres, more or less.
3 is hereby establish as City of Little Rock, Arkansas Municipal Property Owners’ Multipurpose
4 Improvement District No. 2023-003 for the purposes of purchasing, accepting as a gift: a) constructing
5 waterworks, sewers, treatment facilities, recreational facilities, and systems for gas pipelines; and b)
6 grading, draining, paving, curbing, and guttering street and laying sidewalks and maintaining the
7 infrastructure and improvements within the District, together with facilities, related to any of the foregoing
8 or for more than one (1) of those purposes, whether within or outside the boundaries for the Proposed
9 District; doing all things now or hereafter permitted under applicable law, including limitation, A.C.A. §14-
10 94-110, to be done and performed by municipal property owners’ improvement districts. The purposes are
11 to be accomplished in the manner and with the materials that the Commissioners for the District shall deem
12 in the best interest of the District and as specified by law. The District will construct a fully licensed and
13 permitted sewer plant within the boundaries of the District to serve property owners in the District and will
14 operate and maintain the system unless and until it is acquired by a municipal utility. The cost of the project
15 of the District shall be assessed upon the real property of the District according to the benefits received.

16 **Section 2.** The following three (3) individuals nominated in the petition, are hereby appointed as
17 Commissioners of said Improvement District: Andrew Stephens; Lee Maris; and Casey Ingram.

18 **Section 3.** The name of the Improvement District shall be Carter Lane Municipal Property Owners’
19 Multipurpose Improvement District No. 2023-003 of Little Rock, Arkansas.

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

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

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

30 **PASSED: October 2, 2023**

31 **ATTEST:**

APPROVED:

32
33 _____
34 **Susan Langley, City Clerk**

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

1 **APPROVED AS TO LEGAL FORM:**

2

3

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

5 //

6 //

7 //

8 //

9 //

10 //

11 //

12 //

13 //

14 //

15 //

16 //

17 //

18 //

19 //

20 //

21 //

22 //

23 //

24 //

25 //

26 //

27 //

28 //

29 //

30 //

31 //

32 //

33 //

34 //

35 //