ORDINANCE NO. _____

AN ORDINANCE TO ESTABLISH AND LAY OFF CITY OF LITTLE ROCK, ARKANSAS MUNICIPAL PROPERTY OWNERS’ MULTIPURPOSE IMPROVEMENT DISTRICT NO. 2020-001 (THE PARKS SUBDIVISION); TO DECLARE AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, a Petition to form City of Little Rock Municipal Property Owners' Multipurpose Improvement District No. 2020-001 (The Parks Subdivision) 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 January 7, 2020, 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,

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 RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS:

Section 1. The real property described in Exhibit A of his ordinance is hereby established and laid off as City of Little Rock, Arkansas Municipal Property Owners’ Multipurpose Improvement District No. 2020-001 (“The Parks Subdivision”) for the purpose of constructing and installing facilities for waterworks, drainage, gas pipelines, underground trenches and excavations necessary for the installation of electric and telephone distribution systems, sanitary sewers, streets, including curbs, gutters and sidewalks, together with facilities related to any of the foregoing within the District.

Section 2. The following three (3) individuals are hereby appointed as Commissioners of said Improvement District: Rick B. Ferguson; Randy Ferguson; and German Jimenez.

Section 3. The name of the improvement district shall be City of Little Rock, Arkansas Municipal Property Owners’ Multipurpose Improvement District No. 2020-001 (The Parks Subdivision).
Section 4. Severability. In the event any title, subtitle, section, subsection, subdivision, paragraph, subparagraph, item, sentence, clause, phrase, or work of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of this ordinance.

Section 5. Repealer. All ordinances and resolutions, and parts of the same, that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

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

PASSED: January 7, 2020

ATTEST: 

Susan Langley, City Clerk

APPROVED AS TO LEGAL FORM:

Thomas M. Carpenter, City Attorney
Exhibit A

PROPERTY DESCRIPTION

A TRACT OF LAND BEING ALL OF THE SW 1/4 OF THE SW 1/4, AND ALL OF THE N 1/2 OF THE
THE SW 1/4, AND PART OF THE SE 1/4 OF THE NW 1/4, ALL IN SECTION 2, T-1-S, R-13-W,
PULASKI COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS: BEGINNING AT THE SW CORNER OF SAID SECTION 2; THENCE N02°20'24"E
ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 1,337.64 FEET TO THE NW
CORNER OF THE SAID SW 1/4 OF THE SW 1/4 OF SECTION 2; THENCE S88°36'39"E, ALONG THE
NORTH LINE OF THE SAID SW 1/4 OF THE SW 1/4 OF SECTION 2, A DISTANCE OF 896.83 FEET;
THENCE N 02° 20'3"E, A DISTANCE OF 648.00 FEET; THENCE S88°36'39"E, A DISTANCE OF
300.00 FEET; THENCE N02°20'3 1 "E, A DISTANCE OF 416.26 FEET TO A POINT ON THE
SOUTHERLY RIGHT-OF-WAY LINE OF MANN ROAD; THENCE N55°44'52"E, ALONG THE
SOUTHERLY RIGHT-OF-WAY LINE OF MANN ROAD, A DISTANCE OF 635.57 FEET; THENCE
CONTINUE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MANN ROAD FOLLOWING
THE ARC OF A 8,038.46-FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING
AND DISTANCE OFN53°31'04"E, 625.10 FEET; THENCE NS1°13'33"E, CONTINUING ALONG
THE SOUTHERLY RIGHT-OF-WAY LINE OF MANN ROAD, A DISTANCE OF 638.30 FEET TO
THE EAST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 2; THENCE S02°34'04"W,
ALONG THE EAST LINE OF THE SE1/4 OF THE NW 1/4 OF SAID SECTION 2, A DISTANCE OF
895.17 FEET TO THE CENTER OF SAID SECTION 2; THENCE S02°23'26"W, ALONG THE EAST
LINE OF THE SW1/4 OF SAID SECTION 2, A DISTANCE OF 2010.77 FEET TO THE NE CORNER
OF THE S1/2 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 2; THENCE N88°20'56"W, ALONG
THE NORTH LINE OF THE S 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 2, A DISTANCE
OF 1,349.17 FEET; THENCE S02°41'54" W, ALONG THE EAST LINE OF THE SW 1/4 OF THE SW1/4
OF SAID SECTION 2, A DISTANCE OF 660.42 FEET TO THE SE CORNER OF THE SW 1/4 OF THE
SW 1/4 OF SAID SECTION 2; THENCE N88°57'06"W ALONG THE SOUTH LINE OF SAID SECTION
2, A DISTANCE OF 1,316.71 FEET TO THE POINT OF BEGINNING, CONTAINING 120.65 ACRES.
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