1	ORDINANCE NO		
2			
3	AN ORDINANCE TO ESTABLISH AND LAY OFF CITY OF LITTLE		
4	ROCK PROPERTY OWNERS' MULTIPURPOSE IMPROVEMENT		
5	DISTRICT NO. 2024-003 OF LITTLE ROCK, ARKANSAS (TETON		
6	VALLEY RECREATION DISTRICT); TO DECLARE AN EMERGENCY;		
7	AND FOR OTHER PURPOSES.		
8			
9	WHEREAS, a Petition to form City of Little Rock Municipal Property Owners' Multipurpose		
10	Improvement District No. 2024-003 (Teton Valley Recreational District) has been filed with the Little Rock		
11	City Clerk; and,		
12	WHEREAS, the City Clerk has presented the petition to the Mayor; and,		
13	WHEREAS, the Mayor has set November 4, 2024, at 6:00 PM, or as soon afterwards as the item may		
14	be reached on the regular call of the agenda, as the date and time for a Public Hearing before the Little Rock		
15	Board of Directors for consideration of the petition; and,		
16	WHEREAS, the Little Rock City Board of Directors has determined from an Abstractor's Certificate		
17	of Property Ownership that those signing the petition constitute all the owners of the real property to be		
18	located in said District; and,		
19	WHEREAS, the City Clerk has presented proof of notice of this hearing in the manner prescribed by		
20	law by certified mail to any mortgagee holding a first mortgage lien on real property constituting more than		
21	10% in area of the real property to be located in the District, and such mortgagee has filed a statement with		
22	the City Clerk that it has no objection to the formation of the District; and,		
23	WHEREAS, the Arkansas Municipal Property Owners' Improvement District Law provides that if the		
24	governing body determines that all the owners of the real property to be located in the District have		
25	petitioned for the improvements, it shall then be its duty by ordinance to establish and lay off the District		
26	as defined in the petition and to appoint the Commissioners named in the petition.		
27	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY		
28	OF LITTLE ROCK, ARKANSAS.		
29	Section 1. The real property described as:		
30	TRACTS 1 AND 2, SIMPSON'S SUBDIVISION OF THE NE1/4 OF NW1/4 OF		
31 32	SECTION 8, TOWNSHIP 1 NORTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, AND BEING SHOWN ON PLAT RECORDED IN BOOK 4, PAGE 8,		
32 33	RECORDS OF PULASKI COUNTY, ARKANSAS.		
34	is hereby establish as City of Little Rock, Arkansas Municipal Property Owners' Multipurpose		
35	Improvement District No. 2024-003 for the purposes of purchasing, accepting as a gift: a) constructing		

1	waterworks, sewers, treatment facilities, recre	eational facilities, and systems for gas pipelines; and b)	
2	grading, draining, paving, curbing, and guttering street and laying sidewalks and maintaining the		
3	infrastructure and improvements within the District, together with facilities, related to any of the foregoing		
4	or for more than one (1) of those purposes, whether within or outside the boundaries for the Proposed		
5	District; doing all things now or hereafter permitted under applicable law, including limitation, A.C.A. §14-		
6	94-110, to be done and performed by municipal property owners' improvement districts. The purposes are		
7	to be accomplished in the manner and with the materials that the Commissioners for the District shall deem		
8	in the best interest of the District and as specified by law. The cost of the project of the District shall be		
9	assessed upon the real property of the District according to the benefits received.		
10	Section 2. The following three (3) individuals nominated in the petition, are hereby appointed as		
11	Commissioners of said Improvement District: Scott Hurley, John Zachery DeYmaz, and Jonathan R.		
12	Newcom.		
13	Section 3. The name of the improvement District shall be City of Little Rock Property Owners'		
14	Multipurpose Improvement District 2024-003 (Teton Valley Recreation District) of Little Rock, Arkansas.		
15	Section 4. Severability. The various parts, sections and clauses of this ordinance are hereby declared		
16	to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid		
17	by court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby.		
18	Section 5. Repealer. All laws, ordinances	, resolutions, or parts thereof in conflict with the provision	
19	of this ordinance are hereby repealed to the extent of such conflict.		
20	Section 6. Emergency Clause. The Board of Directors of the City of Little Rock, Arkansas, has		
21	determined that with development in the area covered by the boundaries of the Improvement District laid		
22	off in this ordinance requires, as critical to the p	ublic health, safety, and welfare, construction of additional	
23	infrastructure; an emergency is, therefore, declared to exist, and this ordinance shall be in full force and		
24	effect from and after the date of its passage.		
25	PASSED: November 4, 2023		
26	ATTEST:	APPROVED:	
27			
28 29	Allison Segars, Acting City Clerk	Frank Scott, Jr., Mayor	
30	APPROVED AS TO LEGAL FORM:	Frank Scott, 31., Wayor	
31	ATTROVED AS TO LEGAL FORM.		
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33	Thomas M. Carpenter, City Attorney		
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