ORDINANCE NO. __________

AN ORDINANCE TO ESTABLISH AND LAY OFF LITTLE ROCK
PROPERTY OWNERS’ MULTIPURPOSE IMPROVEMENT DISTRICT
NO. 2022-005 (WOODLAND PARK SUBDIVISION), OF LITTLE ROCK,
ARKANSAS; TO DECLARE AN EMERGENCY; AND FOR OTHER
PURPOSES.

WHEREAS, a Petition to form City of Little Rock Municipal Property Owners’ Multipurpose
Improvement District No. 2022-005 (Woodland Park 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 September 20, 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,

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:

THE SOUTH 2.2649 ACRES OF TRACT 11, THE WEST 1/2 OF TRACT 13, THE
WEST 1/2 OF TRACT 16 AND 2.30 ACRES BEING A PART OF TRACT 10 AND
TRACT 14 OF ASBURY ACRES RECREATION DISTRICT, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE
NORTHEAST CORNER OF TRACT 11, ASBURY ACRES RECREATION DISTRICT;
THENCE S01°47'37"W, ALONG THE WEST LINE OF TAYLOR PARK
RECREATION DISTRICT, A DISTANCE OF 339.09' TO THE POINT OF
BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE S01°47'37"W-
312.60'; THENCE S01°51'13"W-647.92' TO THE SOUTHEAST CORNER OF THE
WEST HALF OF TRACT 16, ASBURY ACRES, RECREATION DISTRICT; THENCE
N87°37'16"W ALONG THE SOUTH LINE OF SAID TRACT 16, A DISTANCE OF
339.04'; THENCE LEAVING SAID SOUTH LINE N01°49'38"E-443.09'; THENCE
N55°52'34"W-300.59'; TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF
WOODLANDS TRAIL; THENCE ALONG SAID RIGHT-OF-WAY ALONG THE ARC
OF A 330' RADIUS CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 153.73'
AND CHORD OF N15°04'57"E-152.35'; THENCE N01°48'44"E-208.32'; THENCE
LEAVING SAID RIGHT-OF-WAY S87°56'09"E-219.21'; THENCE S87°48'36"E-
339.15' BACK TO THE POINT OF BEGINNING. CONTAINING 9.7736 ACRES,
MORE OR LESS.

is hereby establish as City of Little Rock, Arkansas Municipal Property Owners’ Multipurpose
Improvement District No. 2022-005 (Woodland Park Subdivision) for the purposes of purchasing,
accepting as a gift, constructing and installing facilities for waterworks, recreation, drainage, gas pipelines,
underground trenches and excavations necessary for the installation of electric and telephone distribution
systems, sanitary sewers, streets, including curbs and gutters, sidewalks, and maintaining the infrastructure
and improvements within the District, together with facilities, related to any of the foregoing or for more
than one (1) of those purposes, whether within or outside the boundaries for the Proposed District; doing
all things now or hereafter permitted under applicable law, including limitation, A.C.A. §14-94-110, to be
done and performed by Municipal Property Owners’ Improvement Districts. The purposes are to be
accomplished in the manner and with the materials that the Commissioners for the District shall deem in
the best interest of the District and as specified by law. The cost of the project of the District shall be
assessed upon the real property of the District according to the benefits received.

Section 2. The following three (3) individuals nominated in the petition, are hereby appointed as
Commissioners of said Improvement District: Scott Hurley; Randy James; and Graham Smith.

Section 3. The name of the improvement District shall be Woodland Park Subdivision Municipal
Property Owners’ Multi-Purpose Improvement District No.2022-005 of Little Rock, Arkansas.

Section 4. Severability. The various parts, sections and clauses of this ordinance are hereby declared
to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid
by court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby.
Section 5. Repealer. All laws, ordinances, resolutions, or parts thereof in conflict with the provision of this ordinance are hereby repealed to the extent of such conflict.

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: September 20, 2022

ATTEST: 

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Allison Segars, Deputy City Clerk Lance Hines, Vice-Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney

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