

1 **ORDINANCE NO. _____**

2
3 **AN ORDINANCE TO ESTABLISH AND LAY OFF THE CITY OF**
4 **LITTLE ROCK, THE PROPERTY OWNERS’ MULTIPURPOSE**
5 **IMPROVEMENT DISTRICT NO. 2024-001 OF LITTLE ROCK,**
6 **ARKANSAS (THE GROVE AT OLD OAK SPECIAL IMPROVEMENT**
7 **DISTRICT NO. 2024-001 OF LITTLE ROCK, ARKANSAS); TO**
8 **DECLARE AN EMERGENCY; AND FOR OTHER PURPOSES.**
9

10 **WHEREAS**, a Petition to form City of Little Rock Municipal Property Owners’ Special
11 Improvement District No. 2024-001 (The Grove at Old Oak Special Improvement District 2024-001 of
12 Little Rock, Arkansas) has been filed with the Little Rock City Clerk; and

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

14 **WHEREAS**, the Mayor has set November 4, 2024, at 6:00 P.M. or as soon afterward as the item may
15 be reached on the regular call of the agenda, as the date and time for a Public Hearing before the Little
16 Rock Board of Directors for consideration of the petition; and,

17 **WHEREAS**, the Little Rock Board of Directors has determined from an Abstractor's Certificate of
18 Property Ownership that those signing the petition constitute all the owners of the real property to be
19 located in said District; and,

20 **WHEREAS**, the City Clerk has presented proof of notice of this hearing in the manner prescribed by
21 law by certified mail to any mortgagee holding a first mortgage lien on real property constituting more
22 than ten percent (10%) in the area of the real property to be located in the District, and such mortgagee
23 has filed a statement with the City Clerk that it has no objection to the formation of the District; and

24 **WHEREAS**, the Arkansas Municipal Property Owners’ Improvement District Law provides that if
25 the governing body determines that all the owners of the real property to be located in the District have
26 petitioned for the improvements, it shall then be its duty by ordinance to establish and lay off the District
27 as defined in the petition and to appoint the commissioners named in the petition.

28 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE**
29 **CITY OF LITTLE ROCK, ARKANSAS:**

30 **Section 1.** The real property described as:

31 **A PART OF THE E1/2 E1/2 NE1/4 NE1/4 OF SECTION 19, T-2-N,R-13-W, CITY OF LITTLE**
32 **ROCK, PULASKI COUNTY, ARKANSAS DESCRIBED AS FOLLOWS:**

1 **COMMENCING AT A POINT LOCATED AT THE SOUTHEAST CORNER OF SAID NE1/4**
2 **NE1/4, SECTION 19; SAID POINT BEING THE POINT OF BEGINNING; THENCE N88° 51'20"**
3 **W ALONG THE SOUTH LINE OF THE NE1/4 NE1/4, SECTION 19, A DISTANCE OF 330.06';**
4 **THENCE N01°50'42"E-548.46'; THENCE S59°50'44"E-211.92'; THENCE S58°00'05"E-165.70' TO**
5 **A POINT ON THE EAST LINE OF THE NE1/4 NE1/4, SECTION 19; THENCE S01°48'54" W**
6 **ALONG SAID EAST LINE A DISTANCE OF 360.69', BACK TO THE POINT OF BEGINNING.**
7 **CONTAINING 3.456 ACRES, MORE OR LESS.**

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9 is hereby established as City of Little Rock, Arkansas Municipal Property Owners' Special Improvement
10 District No. 2024-001 for the purposes of purchasing, accepting as a gift, (a) constructing waterworks,
11 sewers, treatment facilities, recreational facilities, and systems for gas pipelines, and (b) grading,
12 draining, paving, curbing, and guttering street and laying sidewalks and maintaining the infrastructure and
13 improvements within the District, together with facilities, related to any of the foregoing or for more than
14 one (1) of those purposes, whether within or outside the boundaries for the Proposed District; doing all
15 things now or hereafter permitted under applicable law, including limitation, A.C.A. §14-94-101, to be
16 done and performed by municipal property owners' improvement districts. The purposes are to be
17 accomplished in the manner and with the materials that the Commissioners for the District shall deem in
18 the best interest of the District and as specified by law. The District will construct a fully licensed and
19 permitted sewer plant within the boundaries of the District to serve property owners in the District and
20 will operate and maintain the system unless and until it is acquired by a municipal utility. The cost of the
21 project of the District shall be assessed upon the real property of the District according to the benefits
22 received.

23 **Section 2.** The following three (3) individuals nominated in the petition, are hereby appointed as
24 commissioners of said improvement district: Michael Nauman, Bruce Henry, and Edward Alexander
25 Nauman.

26 **Section 2.** The name of the improvement District shall be The Grove at Old Oak Special
27 Improvement District 2024-001 of Little Rock, Arkansas.

28 **Section 3. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or
29 word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or
30 adjudication shall not affect the remaining portions of the resolution which shall remain in full force and
31 effect as if the portion so declared or adjudged invalid or unconstitutional were not originally a part of the
32 resolution.

33 **Section 4. Repealer.** All laws, ordinances, resolutions, or parts of the same, that are inconsistent
34 with the provisions of this resolution, are hereby repealed to the extent of such inconsistency.

1 **PASSED: November 4, 2024**

2 **ATTEST:**

APPROVED:

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5 **Allison Segars, Acting City Clerk**

_____ **Frank Scott, Jr. Mayor**

6 **APPROVED AS TO LEGAL FORM:**

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

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