

ORDINANCE NO. ____

AN ORDINANCE ESTABLISHING THE HERITAGE PARK CIRCLE URBAN SERVICE DISTRICT NO. 2 OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, there has been filed with the City Clerk of the City of North Little Rock, Arkansas, a petition (the "Petition") purporting to be signed by more than twenty-five percent (25%) of the electors to be affected and situated within the territory described on Exhibit A which is attached hereto and incorporated herein by this reference (the "Property"), praying that an urban service district be established for the purposes set forth hereinbelow; and

WHEREAS, after due notice as required by law, the City Council of the City of North Little Rock, Arkansas (the "City Council") has heard all parties desired to be heard.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That more than twenty-five percent (25%) of the electors located within the Property signed the Petition, and there is hereby established an urban service district (the "District") under Chapter 95 of Title 14, Subtitle 5 of the Arkansas Code of 1987 Annotated (the "Act") within the Property, for the purposes of maintaining, repairing and replacing any common area improvements in and around Heritage Park Circle in North Little Rock, Arkansas; that these common area improvements include, but are not limited to, the brick walls located at the North Hills Boulevard and McCain Boulevard entrances to Heritage Park Circle, any common green areas, and any common flower beds located within the Proposed District.

That a map containing the boundaries of the District is marked Exhibit B and affixed hereto. A copy of the Petition without signature pages and exhibits is marked Exhibit C and affixed hereto.

The District shall be known as "Heritage Park Circle Urban Service District No. 2 of North Little Rock, Arkansas."

That Brooksher Banks of 40 Heritage Park Circle, North Little Rock, AR 72116, Laura Chancey of 9 Heritage Park Circle, North Little Rock, AR 72116, Margaret Powell of 24 Heritage Park Circle, North Little Rock, AR 72116, Thomas Pownell of 54 Heritage Park Circle, North Little Rock, AR 72116 and Laura Juels of 52 Heritage Park Circle, North Little Rock, AR 72116, are hereby appointed as the initial members of an administrative board (the "Administrative Board") to aid the city in the administration of the District as provided in the

Petition; that the successors to the initial Administrative Board shall selected as set forth in the Petition.

SECTION 2: That a service charge shall be made to the households within the District which shall be an equal amount for each individual residential household; that each year the Administrative Board shall meet to determine the aggregate amount needed to achieve the above mentioned purposes of the District; that the billing frequency for service charges shall be monthly; that the aggregate amount needed will be divided by the total number of households located inside the District (there are 41 households in the Proposed District), to determine the yearly service charge for each household; that the yearly service charge shall then be divided by twelve (12) to determine the monthly service charge applicable to each individual household within the District.

That the estimated annual cost of the services provided by the District is \$12,300. It is estimated that each household within the District shall, therefore, initially be assessed an annual service charge of \$300.00, payable monthly in the sum of \$25.00 each month (calculated as $\$12,300/41 = \$300/12 = \$25.00$).

That the service charges shall be collected by the City of North Little Rock through agreement with Central Arkansas Water and shall be an addition to the monthly water and sewer bill collected by Central Arkansas Water and then remitted to the City of North Little Rock to be allocated to a fund for the exclusive benefit of the District, to begin as soon as administratively feasible following the passage of this ordinance and in accordance with the Act; and that the Mayor of the City of North Little Rock is authorized to execute such agreement or agreements with Central Arkansas Water.

That the service charges shall be levied for a period of ten (10) years from the date of the adoption of this Ordinance establishing the District and will not continue thereafter except upon a new petition from electors in the District and by passage of a new authorizing ordinance by the City of North Little Rock pursuant to the provisions of the Act.

SECTION 3: Any ordinance or parts of ordinances that are in conflict herewith are hereby repealed to the extent they conflict with this ordinance.

SECTION 4: It has been found, and it is hereby declared, by the City Council that there is an immediate need within the City of North Little Rock, Arkansas, for the improvements described above in this Ordinance and that the levy of the annual charge for the assessments by the District is the only means whereby these improvements may be accomplished; THEREFORE, an emergency is declared, and this Ordinance, being necessary for the preservation of public peace, health and safety, shall be in full force and effect upon its passage and approval.

PASSED:

APPROVED:

Mayor Terry Hartwick

SPONSOR:

Debi Ross
Council Member Debi Ross *by AT*

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman
Amy Beckman Fields, City Attorney

PREPARED BY HARDIN & GRACE, P.A./FORMATTED BY THE OFFICE OF THE CITY ATTORNEY

FILED	10:45 A.M.	P.M.
By	city Atty Amy Fields	
DATE	7-2-24	
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas		
RECEIVED BY	<i>K. Thomas</i>	

EXHIBIT A

Heritage Park Circle Urban Service District No. 2
of North Little Rock, Arkansas

DESCRIPTION

Lots 1 through 12, Block 37, Lakewood 4N Subdivision, City of North Little Rock, Pulaski County, Arkansas; and

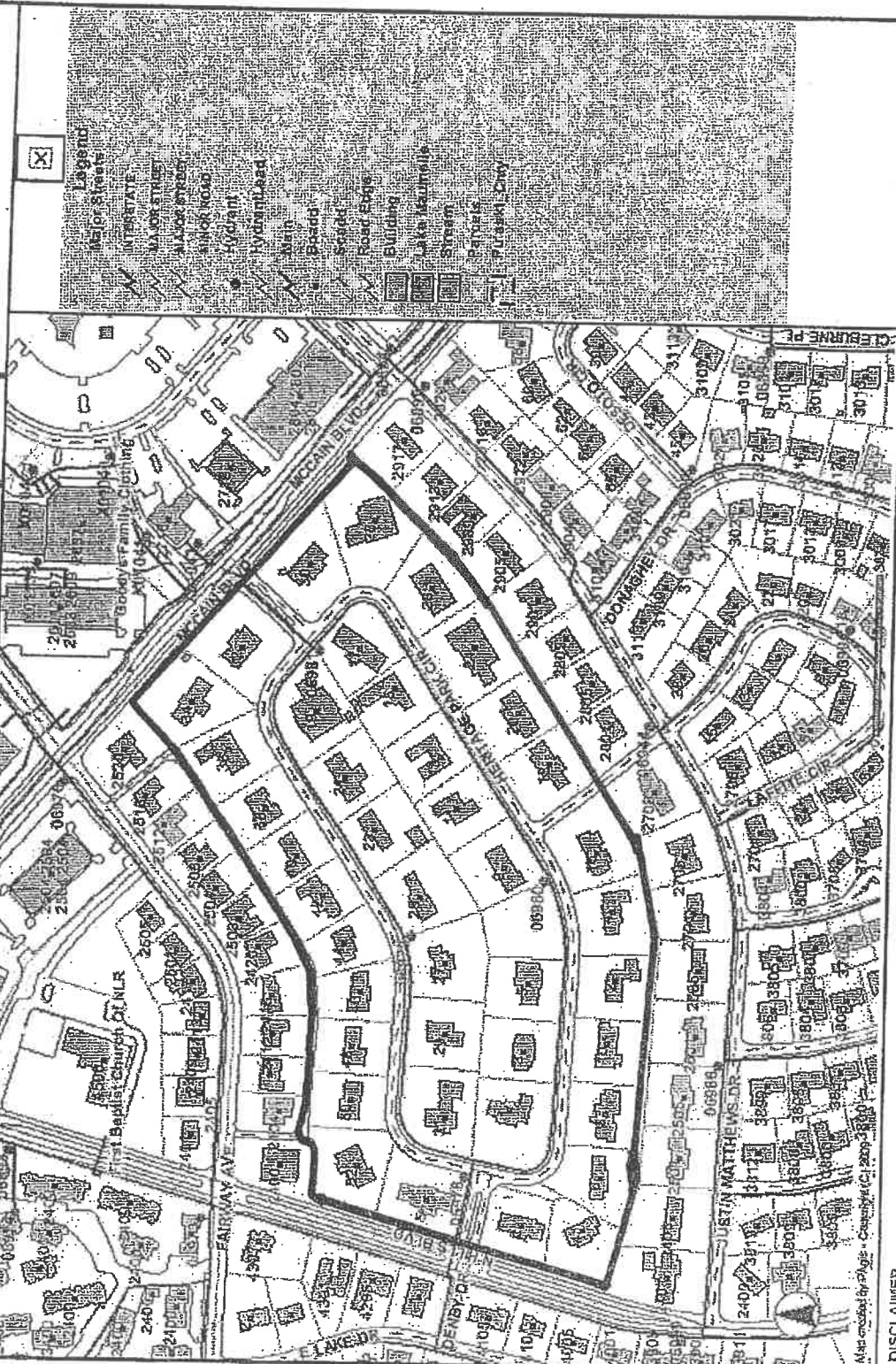
Lots 1 through 16, Block 38, Lakewood 4N Subdivision, City of North Little Rock, Pulaski County, Arkansas; and

Lots 10 through 17, Block 39, Lakewood 4N Subdivision, City of North Little Rock, Pulaski County, Arkansas; and

Lots 7 through 12, Block 40, Lakewood 4N Subdivision, City of North Little Rock, Pulaski County, Arkansas.



Pagis Owner Boundary Map



DISCLAIMER

Pagis does not guarantee the accuracy of the data and information depicted on this web page and hereby expressly disclaims any responsibility for the truth, lack of truth, validity, invalidity, accuracy, inaccuracy of said data and information. The parcel lines on maps are for illustration purposes only and are not intended to be used as a survey product. User accepts responsibility for the user's unauthorized use of transmission of any such data on information in its actual or altered form.



NOTICE

**YOUR SIGNATURE HEREON
SHOWS THAT YOU FAVOR THE
ESTABLISHMENT OF AN URBAN
SERVICE DISTRICT. IF THE
DISTRICT IS FORMED, YOU MAY
BE CHARGED FOR THE COST OF
THE SERVICES**

IN RE: HERITAGE PARK CIRCLE URBAN SERVICE DISTRICT
OF NORTH LITTLE ROCK, ARKANSAS FILED 3:24 P.M.

BY Bob Hardin
DATE 6-5-24
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas
RECEIVED by [Signature]

**PETITION FOR FORMATION OF
URBAN SERVICE DISTRICT**

TO THE CITY COUNCIL FOR THE CITY OF NORTH LITTLE ROCK, ARKANSAS

The undersigned ("Petitioners") are more than twenty-five percent (25%) of the electors located within the proposed Heritage Park Circle Urban Service District of North Little Rock, Arkansas ("Proposed District"), and Petitioners do hereby petition the City Council for the City of North Little Rock, Arkansas ("Council"), under Chapter 95 of Title 14, Subtitle 5 of the Arkansas Code of 1987 Annotated (the "Act"), to lay off into an urban service district the real property

described in **Exhibit "A,"** attached hereto and incorporated herein by reference. **Exhibit "B,"** attached hereto and incorporated herein by reference, is a map of the area of the Proposed District.

The Proposed District shall be organized for purpose of maintaining, repairing and replacing any common area improvements in and around Heritage Park Circle in North Little Rock, Arkansas. These common area improvements include, but are not limited to, the brick walls located at the North Hills Boulevard and McCain Boulevard entrances to Heritage Park Circle, any common green areas, and any common flower beds located within the Proposed District. These common area improvements are necessary to properly maintain the appearance of the common areas within the Proposed District desired by the residents located therein.

The Petitioners petition the Council to appoint an administrative board (the "Administrative Board") to aid the city in the administration of the Proposed District and consisting of Brooksher Banks of 40 Heritage Park Circle, North Little Rock, AR 72116, Laura Chancey of 9 Heritage Park Circle, North Little Rock, AR 72116, Margaret Powell of 24 Heritage Park Circle, North Little Rock, AR 72116, Thomas Pownell of 54 Heritage Park Circle, North Little Rock, AR 72116 and Laura Juels of 52 Heritage Park Circle, North Little Rock, AR 72116, each of whom is an elector residing within the boundary of the Proposed District. This Administrative Board will consult with the members of Ward 1 of the Council or Mayor of North Little Rock to determine how to best use any service charges collected by the Proposed District and will also be responsible for locating, contracting with, and supervising any contractors necessary to achieve the purposes of the Proposed District and shall act as disbursing agent for expenditure of the service charges received by the City of North Little Rock for the Proposed District to pay the expenses incurred to achieve the purposes for which the Proposed District is

organized and associated with the organization and administration of the Proposed District. Each member of the Administrative Board shall serve for a period of two (2) years, or until his or her successor is elected, provided that initially one of the initial members of the Administrative Board will serve for three (3) years, or until his or her successor is elected, and that member shall be selected by the Administrative Board. Subsequent members of the Administrative Board to replace a member whose term has expired, resigned or is no longer qualified to serve, shall be elected by a majority vote of a meeting of the electors within the Proposed District called by the Administrative Board upon at least ten (10) days written notice given to the said electors.

Petitioners petition that a service charge shall be made to the households within the District which shall be an equal amount for each individual residential household. Each year the Advisory Board shall meet to determine the aggregate amount needed to achieve the above-mentioned purposes of the Proposed District. The billing frequency for service charges shall be monthly. The aggregate amount needed will be divided by the total number of households located inside the Proposed District (there are 41 households in the Proposed District), to determine the yearly service charge for each household. The yearly service charge shall then be divided by twelve (12) to determine the monthly service charge applicable to each individual household within the Proposed District. For example, if the aggregate amount needed in 2024 was \$12,300, then the owner of each household would owe \$300 for the year 2024, which would be divided into monthly payments of \$25.00 (calculated as $\$12,300/41=\$300/12=\$25.00$).

At this time, the estimated cost of the maintenance of the said improvements is \$12,300.00 per year, which would amount to \$300 per household each year. The service charges shall be collected by the City of North Little Rock through agreement with Central Arkansas Water and

shall be an addition to the monthly water and sewer bill collected by Central Arkansas Water and then remitted to the City of North Little Rock to be allocated to a fund for the exclusive benefit of the Proposed District, to begin as soon as administratively feasible following the passage of an ordinance establishing the Proposed District. The service charges shall be levied for a period of ten (10) years from the date of the establishment of the Proposed District and will not continue thereafter except upon a new petition from electors in the Proposed District and by passage of a new authorizing ordinance by the City of North Little Rock pursuant to the provisions of the Act. The Petitioners petition the Council to select as the Proposed District's name "Heritage Park Circle Urban Service District of North Little Rock, Arkansas."

All of the real property in the Proposed District lies within the city of North Little Rock, Arkansas, and none of the real property to be included in the Proposed District lies in more than one (1) municipality.

[signatures of Petitioners are on multiple counterparts of the following Page 5]