

ORDINANCE NO. ____

AN ORDINANCE ACCEPTING STREETS AND DRAINAGE FACILITIES WITHIN PHASE 1 OF GRANDVIEW PLACE IN THE CITY OF NORTH LITTLE ROCK; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, the owner and developer of Grandview Place has requested that the City of North Little Rock accept dedication of the public streets and drainage facilities constructed with the development of Phase 1 of Grandview Place and to assume responsibility for their maintenance (see letters from Joe D. White of White-Daters & Associates, Inc. collectively attached hereto as Exhibit A); and

WHEREAS, the said roadways and related improvements have been completed according to plans and specifications, duly approved by the North Little Rock City Engineer and supported by the Planning Department (see Exhibits B and C attached hereto), and a maintenance bond in the amount of \$56,594,62 has been provided to the City (see Exhibit D attached hereto).

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

SECTION 1: That the City of North Little Rock, Arkansas hereby accepts the dedication of the public streets and drainage infrastructure within Phase 1 of Grandview Place in the City of North Little Rock, Pulaski County, Arkansas, more particularly described on survey map attached hereto as Exhibits E and incorporated herein by reference.

SECTION 2: That a certified copy of this Ordinance shall be filed in the Office of the Pulaski County Recorder and recorded in the Deed Records of Pulaski County.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4: That the provisions of this Ordinance are hereby declared to be severable, and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5: That it is hereby found and determined that the acceptance of the above-mentioned roadways and drainage infrastructure in Phase 1 of Grandview Place is immediately necessary to insure the proper and orderly growth of this land and the City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare; THEREFORE, an emergency is hereby declared to exist, and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

Mayor Joe A. Smith

SPONSOR:

Ron Harris
Council Member Ron Harris *by AT*

ATTEST:

Diane Whitbey, City Clerk

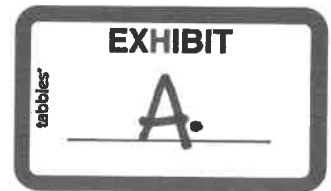
APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/CF

FILED <u>11:05</u> A.M. _____ P.M.
By <u>Asst city Atty Marie Miller</u>
DATE <u>2-4-2020</u>
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas
RECEIVED BY <u>K. Thomas</u>

W **WHITE - DATERS & ASSOCIATES, INC.**
D 24 Rahling Circle
A Little Rock, Arkansas 72223
Phone: 501-821-1667
www.whitedaters.com



January 30, 2020

Mayor Joe Smith
Alderman Steve Baxter
Alderman Ron Harris
City of North Little Rock
300 Main Street
Little Rock, AR 72201

RE: Grandview Place Addition, Phase 1

Gentlemen,

I am writing on behalf of James A. Penney, Jr. and Barbara Penney, the developers of the above referenced project. The Penney's are requesting that West 52nd Street and Division Street lying within Grandview Place Addition be accepted by the City of North Little Rock. I have attached a map indicating the portions of both streets included in this request.

Please place this item on the next available agenda. Do not hesitate to call should you have any questions or require additional information.

Your help in this matter is greatly appreciated.

Respectfully,

A handwritten signature in blue ink, appearing to be "Joe D. White".

Joe D. White, PE

W **WHITE - DATERS & ASSOCIATES, INC.**
24 Rahling Circle
D Little Rock, Arkansas 72223
Phone: 501-821-1667
A www.whitedaters.com

January 14, 2019

**Mr. David Cook
City of North Little Rock
Public Works Department
500 West 13th Street
North Little Rock, Arkansas 72114**

RE: Grandview Place Addition

Mr. Cook,

The contractor has completed your punch list dated December 3, 2019.

We are requesting that a final inspection be done to allow the final plat to be released and the street dedication to occur.

As the engineer of record, we certify that all subdivision improvements as required by the City of North Little Rock Subdivision Rules and Regulations have been made and installed in accordance with those specifications.

If you have any further questions, please do not hesitate to call.

Your help in this matter is greatly appreciated.

Best Regards,



Joe White, Jr.

Engineering Department



500 West 13th Street
North Little Rock, Arkansas 72114

Phone: (501)-371-8345
Fax: (501) 371-8348

January 30, 2020

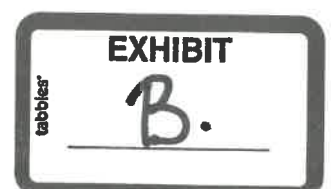
Mayor and Council Members,

City Engineering has inspected work for Grandview Place Addition and confirms that streets and drainage were built to City standards. A two (2) year maintenance bond for 50% of street and drainage work has been submitted as well. All requirements from City Engineering have been met and therefore, City Engineering recommends the City accept all street and drainage work.

Sincerely,

A handwritten signature in blue ink that reads "Chris Wilbourn".

Chris Wilbourn
Chief City Engineer





The City of
NORTH LITTLE ROCK
OFFICE OF COMMUNITY PLANNING

120 Main St. • North Little Rock, AR 72114-2134
Phone (501) 975-8835 • Fax (501) 975-8837

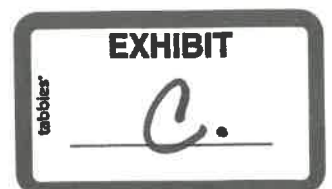
January 21, 2020

Re: Grandview Place Addition, street acceptance (52nd and Division)

David,

NLR Planning supports the acceptance of streets in this phase of Grandview Place Addition.

Shawn Spencer
Planning



Granite Re, Inc.

Bond# GRAR44835

MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS, That We, the undersigned

Escamilla Excavating, LLC, as Principal and Granite Re, Inc., a corporation organized under the laws of the State of Oklahoma and duly authorized to do business in the State of Arkansas, as Surety, are held and firmly bound unto:

The City of North Little Rock, Arkansas in the penal sum of **** Fifty-Six Thousand Five Hundred Ninety-Four & 62/100 ****

(\$ 56,594.62) Dollars, for the payment of which well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors, and assigns.

Signed this 17th day of January, 20 20.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That whereas, the above named Principal did on the day of, 20 enter into a contract with the

City of North Little Rock, Arkansas for: Grading, Paving & Drainage - Grandview Place Addition, North Little Rock, AR

AND, WHEREAS, the specifications of said construction contract provide that upon final acceptance by Obligee said Principal shall furnish a maintenance bond for the sum amounting to **** Fifty **** percent (50%) of the contract price, and to remain in full force and effect for the period of Two (2) year(s) from the date of acceptance, as therein stated in said specifications; the said work having been duly accepted by said obligee.

NOW, THEREFORE THE CONDITION OF THIS OBLIGATION IS SUCH, That if the Principal shall make good all defects appearing in the work performed by Principal due to faulty workmanship or materials which may develop during the period of Two (2) year(s) from the date of completion and final acceptance of said work, then this obligation shall be void; otherwise to remain in full force and effect.

Escamilla Excavating, LLC Principal

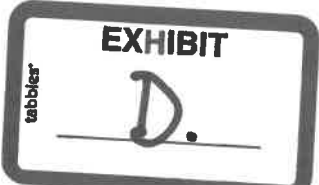
BY: [Signature]

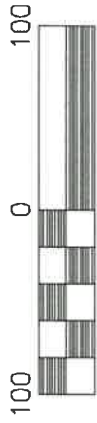
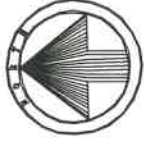
Title Owner

Granite Re, Inc. Surety

BY: Holly Clevenger

Holly Clevenger, Attorney-in-Fact





Scale 1" = 100 ft

