



STATE OF ARKANSAS
City of Brookland

Ordinance 2026-03

AN ORDINANCE APPROVING THE ACCEPTANCE AND DEDICATION OF PUBLIC IMPROVEMENTS WITHIN PHASE THREE (3) OF HIDDEN CREEK SUBDIVISION AND RELATING THEREOF.

WHERE AS, the developer and owner (s), Blue Cloud Development, LLC and Mark Morris Construction, LLC has requested the City of Brookland, Arkansas accept as City property all street, sanitary sewer, and water main improvements within Phase 3 within Hidden Creek Subdivision, and

WHERE AS, the City has inspected the Public Improvements and has determined they have been constructed in a matter consistent with the approved plans for construction and comply with the requirements and standards adopted by the City and Public Improvements, and

NOW, THEREFORE, BE IT ORDAINED BY THE BROOKLAND CITY COUNCIL ELECTED OFFICALS OF THE CITY OF BROOKLAND, ARKANSAS as follows:

Section 1: That such improvements as specifically described as follows: Streets, Sanitary Sewer Mains, and Water Main Improvements (the “public improvement”) have been completed by the developer within Phase 3 of Hidden Creek Subdivision in the City of Brookland, AR.

Section 2: As all the City’s requirements for construction and dedication of Public Improvements by the developer of Phase 3 of Hidden Creek Subdivision in the City of Brookland, AR have been met for sewer and water, the City of Brookland, Arkansas, dedicates these Public Improvements as further described in Section 3 below for public maintenance.

Section 3: Rivercrest Drive from Clearwater Drive (Phase 2) South to Clearwater Drive (Phase 3); Clearwater Drive from Lakeview Drive to Rivercrest Drive to the East; Ellis Cove, and Rivercrest Cove have met all the city inspection requirements and dedication of Public Improvements have been met. As such, the City of Brookland, Arkansas, dedicates Rivercrest Drive from Clearwater Drive (Phase 2) South to Clearwater Drive (Phase 3); Clearwater Drive from Lakeview Drive to Rivercrest to the East; Ellis Cove, and Rivercrest Cove for public maintenance.

Section 4: **Emergency Clause.** Hidden Creek Subdivision Phase 3 infrastructure has been completed. To ensure streets, sanitary sewer mains, and water mains have been inspected and meet plan specifications, an Irrevocable Letter of Credit has been issued by Blue Cloud Development, LLC and Mark Morris Construction, LLC to the City of Brookland, Arkansas. **The City of Brookland Street and Utility Departments SHALL for one year upon passage of this ordinance request from the developer any maintenance repairs of sewer mains, water**



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mains and streets during the ONE YEAR letter of credit. By the infrastructure Streets, Sanitary Sewer Mains and Water Mains of Hidden Creek Subdivision Phase 3 being constructed in compliance with requirements and standards adopted by the City of Brookland, it is necessary for the health, safety, and welfare of the citizens of Brookland, Arkansas that this ordinance take effect immediately and an emergency exists.

Section 5: This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and adopted on this 10th day of March of 2026.


Kenneth D. Jones, Mayor

ATTEST:


Julie Thomas, Clerk/Treasurer

