RESOLUTION NO. ____________

A RESOLUTION TO AUTHORIZE THE MAYOR, CITY MANAGER
AND CITY CLERK TO EXECUTE APPROPRIATE DOCUMENTS TO
ACQUIRE FOUR (4) PARCELS ALONG JOHN BARROW ROAD FOR
USE AS PARK PROPERTY IN THE WEST CENTRAL COMMUNITY
CENTER AND PARK; AND FOR OTHER PURPOSES.

WHEREAS, area neighborhoods have seen and supported plans shared over last several years that
showed how lands would be acquired to allow for development of a community center, and,

WHEREAS, Woods Group, an architectural firm, and Flynco, a Building Contractor and
Construction Management Firm, have been retained for Parks & Recreation Department Staff, as
approved by Resolutions No. 13,643 (February 5, 2013) and No. 13,703 (June 4, 2013) and its
amendment No. 13,990 (October 21, 2014) respectively, to design and construct the West Central
Community Center, a 2011 Tax Project totaling Six Million Dollars ($6,000,000.00), and,

WHEREAS, their work over the last couple of years has realized a Guaranteed Maximum Price
(“GMP”) in the amount of Five Million, Two Hundred and Seventy-Three Thousand, Three Hundred
Fifty Dollars ($5,273,350.00) that was approved by the Board, and,

WHEREAS, since construction began this summer, it has come to staff’s attention that Merle L.
Kirkland Revocable Trust was willing to sell four (4) parcels along John Barrow Road in the amount of
Two Hundred Thousand Dollars ($200,000.00), and,

WHEREAS, land appraisal study reflects property in this area averaging Thirty Thousand Dollars
($30,000.00), and,

WHEREAS, the Two Hundred Thousand Dollars ($200,000.00) price for these four (4) parcels is
justified by the following points: all proposed properties for acquisition are income based rentals;
Housing & Neighborhood Programs and Parks & Recreation have recently acquired property in the area
for approximately Forty Five Thousand Dollars ($45,000.00); past acquisitions in War Memorial Park
and around Little Rock National Airport allowed for additional funds to sellers to help them with moving
expenses; the proposed land acquisition begins to square-up property for planned park improvements; and
the proposed acquisition protects park property from undesirable land uses that may come in the future,
and,

WHEREAS, the Barrow Road Streetscape, a 2013 Bond Project, was authorized by Resolution No.
13,699 (May 21, 2013), and these funds can only be utilized for street construction, and,
WHEREAS, staff’s recommendation is to utilize these funds for construction of a street in the West Central Community Center Project, and,

WHEREAS, it is estimated that a savings to the West Central Community Center Project in the amount of Two Hundred Thirty Thousand Dollars ($230,000.00) will be realized by applying the Barrow Road Streetscape Funds to it, thereby allowing the funds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS:

Section 1. The Mayor, City Manager and City Clerk are hereby authorized to execute appropriate documents to acquire four (4) parcels along John Barrow Road for use as Park property in West Central Community Center and Park.

Section 2. The City of Little Rock will pay a purchase price for these parcels in the amount of Two Hundred Thousand Dollars ($200,000.00).

Section 3. Funding is available from West Central Community Center after savings are realized when Barrow Road Streetscape project funds are utilized for construction of a road in West Central Community Center and Park.

Section 4. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the resolution which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional were not originally a part of the resolution.

Section 5. Repealer. All laws, ordinances, resolutions, or parts of the same, that are inconsistent with the provisions of this resolution, are hereby repealed to the extent of such inconsistency.

Section 6. This resolution will be in full force and effect from and after the date of its adoption.

ADOPTED: October 5, 2015

ATTEST:  

APPROVED:  

_____________________________________  _____________________________________
Susan Langley, City Clerk    Mark Stodola, Mayor

_____________________________________
Director Doris Wright

APPROVED AS TO LEGAL FORM:

_____________________________________
Thomas M. Carpenter, City Attorney