

**Sebastian County Quorum Court Special Meeting
Joint Meeting with the Fort Smith Board of Directors
December 9, 2013 @ 6:00 P.M.
Elm Grove Community Center
1901 North Greenwood Avenue,
Fort Smith, Arkansas**

City of Fort Smith Mayor, Sandy Sanders called the meeting to order at 6:03 p.m.

Judge David Hudson led the Pledge of Allegiance.

Dickie Robertson led the Invocation.

Sebastian Judge David Hudson stated that the purpose of this meeting is to discuss the Aquatic Facility at Ben Geren Regional Park, which was presented in a Power Point presentation.

County Clerk, Sharon Brooks called the Quorum Court roll. All 13 members were present.

Phil Hicks	Shawn Looper	Tony Crockett	Johnny Hobbs
John Spradlin	Danny Aldridge	Jim Medley	
Ray Stewart	Bob Schwartz	Linda Murry	
Dickie Robertson	Rhonda Royal	Donald Carter	

Mayor Sandy Sanders asked Andy Smith, Architect for Larkin Aquatics, to discuss the proposed changes since the last meeting.

Andy Smith stated that after the meeting, February 12, 2013, they went back to the drawing board and made some changes in order to cut cost.

- Responded to comments received
- Revised concept to include key elements
- Retained Flintco as Construction Manager
- Performed schematic level cost estimating
- Revised plan to match funding

He presented the Area and Bather Capacities for each park component and mentioned that there is an area labeled "Future Expansion" which would allow growth. The plan proposed 4 slides, with a total of 639 feet total from a 30 foot tall tower. The park will also include a shaded area.

The Play Pool and Water Walk will stretch across 3,150 square feet with a Bather Capacity of 210.

The 400 foot Lazy River will cover 4000 square feet and will allow a Bather Capacity of 267.

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Andy Smith showed a comparison between other outdoor water parks, such as Clarksville, Creekmore, Alma, Rogers, and the proposed Ben Geren Park. The comparison included Bather Capacity, Water Surface, Lazy River Length, Number of Slides, and Total Length of Slides.

The Total Proposed Cost of the Project is \$8.8 million. He presented some strategies to reduce the project cost to \$8.0 million.

- Reduce toddler play area by one third
- Fewer slides
- Shorter river
- Smaller footprints (less deck)
- Combine toddler pool with lazy river/play pool (one pool)

The Reduction Impacts:

- Reduces capacity by approximately 15%, and by 780 Bather Capacity
- One pool leads to more pool closures due to biological accidents.

Mr. Smith presented the Schedule for the Project, with the Notice to Proceed for Project Design in December 2013 and the Opening Date Memorial Day 2015.

Mayor Sandy Sanders asked Andy Smith if he was confident with the information he had gathered.

Mr. Smith responded that he used Google Images and he did his own interpretation to compare similar outdoor Water Parks in the area. The Ben Geren Aquatic Park would have a Bather Capacity of 1100.

Judge David Hudson asked if there were any public comments. There were no public comments.

JP Danny Aldridge commented on the capacity of the proposed park. He wanted to know, how Mr. Smith arrived at the presented results.

Mr. Smith explained that Bather Capacity varies depending on whether you use Fire Marshal Standards, which has to do with how many people can come into the facility or the Department of Health Standards, which has to do with the water only.

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City Director, Phillip H. Merry Jr. stated that the City Directors have to give a Stewardship Report to the Voters and asked Mr. Smith for an explanation on the proposed changes between the \$8 Million Concept and the \$11 Million Concept.

Mr. Smith explained later in the meeting that the \$9.6 Million Concept included the Dive Well. Flintco vetted those numbers and that's how they came up with the \$11 Million Concept. The difference between the \$8 million and the \$11 Million Concepts has to do with defining some things better. At the start of the concept, Flintco tried to be prudent and as things were defined, the numbers got higher.

Danny Aldridge stated that both concepts would lose money after opening but the smaller one would have a greater loss.

City Director Pam Weber stated her concern about the students' request, in the event that the Final Concept does not include the Diving Well. "I heard loud and clear from those students that they wanted a Diving Area." Referring to the Smaller Concept, Mrs. Weber stated "What they asked for is completely gone and what we promised them is completely gone. This is basically a water project for toddlers and adults. We wiped out that middle group and we really need that middle group to have entertainment in this area. Families are not just toddlers, moms and dads. There are steps and we are not covering the steps."

City Director Kevin Settle asked for the Cost Amount required to build the Rogers Park.

Mr. Smith responded "\$12.3 million, construction only."

County Judge, David Hudson asked if there were any questions or comments. He stated that before moving to the next item, it would be helpful for the Quorum Court Members to understand where the City is in regards to the \$8.8 million.

City Administrator, Ray Gosack stated that last spring the City Board approved an amendment to an agreement between the City of Fort Smith and the County that provided approximately \$460,000 funding for the project, which would have supported the \$8.8 Million Project. At that point, there was a concern from the City about cash flow but now that concern is gone. The project is scheduled for opening in 2015 so, the City funding will be available when it's needed to complete payments to the contractors involved.

The next item was an Ordinance Authorizing the County Judge to enter into an Amendment to the Agreement between the City of Fort Smith and Sebastian County regarding Ben Geren Regional Park.

Sharon Brooks, County Clerk read the first reading on the Ordinance.

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Ray Stewart made the motion to approve the motion.

Bob Schwartz seconded the motion.

Sharon Brooks called the roll for the Quorum Court Members.

The motion passed with 7 YES Votes and 6 NO Votes (Shawn Looper, Tony Crockett, John Spradlin, Linda Murry, Johnny Hobbs, Phil Hicks).

The next item was an Appropriation Ordinance for the 2014 Budget to Appropriate Additional Funds for the Aquatics Facility Budget, and for Other Purposes.

Sharon Brooks, County Clerk read the first reading on the Appropriation Ordinance.

Ray Stewart made the motion to approve the motion.

Bob Schwartz seconded the motion.

Sharon Brooks called the roll for the Quorum Court members.

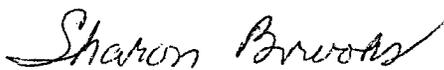
The motion passed with 7 YES votes and 6 NO votes (Tony Crockett, John Spradlin, Linda Murry, Johnny Hobbs, Phil Hicks, Shawn Looper).

Tony Crockett made the motion to adjourn the meeting.

Bob Schwartz seconded the motion.

Meeting adjourned at 6:57 p.m.

Respectfully Submitted,


Sharon Brooks, County Clerk


Marcela White, Deputy Clerk