

**Sebastian County Quorum Court Special Meeting
 Joint Meeting with the Fort Smith Board of Directors
 January 06, 2014 @ 6:00 P.M.
 Elm Grove Community Center
 1901 North Greenwood Avenue,
 Fort Smith, Arkansas**

Sebastian County Judge David Hudson called the meeting to order at 6:00 p.m., and led the Pledge of Allegiance.

Ray Stewart led the Invocation.

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

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

Sheri Gard, City Clerk called the roll for the City Directors.

Judge David Hudson stated that the purpose of this meeting is to review the final design components for the Aquatic Facility Features at Ben Geren Regional Park.

Mayor Sandy Sanders asked Andy Smith, Architect for Larkin Aquatics to update the two Governing Bodies on the latest Proposal.

Andy Smith presented the updates in a Power Point format. The latest proposed project has a Budget Limit of \$10.9 million and the Priorities are in order: Wave Pool, Lazy River, Tall Slides, Play Structures for the smaller children, Dive Well, Climbing Wall. The first four items are included in the construction price and the last two could be added at a later time.

The areas (in square feet) and the Bather Capacity are as follows:

	<u>Area (SF)</u>	<u>Bather Capacity</u>
Toddler Pool	3,600	240
Lazy River	5,588	373
Plunge Area	1,370	40
Water Walk Area	280	19
Activity Pool	3,927	262
Wave Pool	<u>5,465</u>	<u>364</u>
	20,230	1,298

The final project would include three bodies of water; the “Lazy River” would be 500 feet long, there would be four Water Slides ranging from 30 to 40 feet, Concession Area and Rental Pavilion, Grass Sunbathing Area. The Bath House Capacity would accommodate 1,300 patrons. He then presented each feature individually.

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Andy Smith showed a comparison between similar outdoor Water Parks in the region, 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.

Mr. Smith presented the Schedule for the Project with the Notice to Proceed for Project Design as of today and the Opening Date Memorial Day 2015.

JP John Spradlin was concerned about the soil condition. He asked Mr. Smith if the soil had been tested and who conducted the test.

Mr. Smith responded that the report has been completed and Geotag recommends the top two feet of material to be removed and be replaced with better material. He stated that Mickle Wagner Coleman tested the soil.

John Spradlin asked Pat Mickle, of Mickle Wagner Coleman if he feels comfortable with the soil condition. Mr. Mickle stated that previously there was reason for concern but enough testing had been done to know how to take care of it.

Next Item:

Ray Gosack, City Administrator introduced Kent LeMasters, president and CEO of Amusement Aquatics Management Group, which operates aquatics centers from California to Texas. He invited him to share his knowledge and expertise on designing and operating Aquatic Parks.

Mr. LeMasters stated that he kept in touch with Mike Alsup following the progress of this project. They went to visit Castaway Cove a similar water park located in Wichita Falls, TX, for comparison value. The Final Design for Ben Geren which includes the Wave Pool, and the Tall Slides, along with all the other features, make it a full-fledged Water Park. He stated that in the beginning his concern was the size of the market and he was surprised to find that this area is larger than he expected. Comparing the size of this area to Wichita Falls, who accommodates 80,000 to 90,000 visitors a year, he stated that it is possible for Fort Smith to attain even more visitors than Castaway Cove, depending on the marketing strategy, which is extremely important. The Wave Pool is number one or number two in popularity in all locations he has surveyed.

JP Tony Crocket asked Mr. LeMasters how many parks he helped build from the ground up. The answer was 10 in the US and internationally. His company provides everything from Short Term Consulting to Turn Key Management.

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Daily General Admission in Wichita Falls is \$21.99. The average person spends \$17.51 inside the park on an average day. The park has been operating for 6 years and the city is profitable. Mr. LeMasters suggested that every two or three years the park adds a new attractions if the patrons numbers are low. Aquadrop is the new ride that is being added to Castaway Cove, which is expected to raise the number of customers this year.

Judge Hudson asked if there are any public comments.

Ian Bullock, Swimming Instructor in Fort Smith is from New Zeeland. He stated he used to take his children to the Water Park in Tulsa once a month. He said that this is a great idea, it was a bold move, and it is a good thing for this area.

Michelle Walker from Fort Smith thanked the two Governing Bodies for taking the needs of our teenagers into consideration. She stated, they are thrilled about the Wave Pool.

Casey Milspam, Fianna Hills Fort Smith stated that he is interested in who will be taking care of the Marketing Strategy.

Ray Gosack responded that there are several elements to this process and the City and County will work together. The County oversees the Construction Phase and the City oversees the Day to Day Operations. The critical decisions will be made jointly.

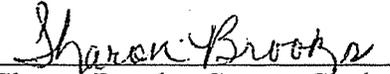
Ray Stewart made the motion to approve the Resolution approving of the Water Amenities to be included in the design of the Aquatics Facility to be built at Ben Geren Park.

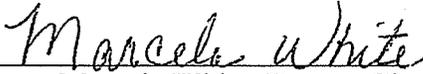
John Spradlin seconded the motion.

Resolution 2014-1 passed unanimously by voice vote.

Meeting adjourned at 6:48 p.m.

Respectfully Submitted,


Sharon Brooks, County Clerk


Marcela White, Deputy Clerk