

MINUTES OF BOARD OF DIRECTORS SPECIAL MEETING

TUESDAY ~ JANUARY 8, 2013 ~ 12:00 NOON

FORT SMITH PUBLIC LIBRARY COMMUNITY ROOM

The special meeting was called by the Board of Directors at the January 3, 2013 regular meeting (*to immediately precede the regularly scheduled study session*) to consider the following item:

- Resolution accepting offer by Girls, Inc. to sell to the City of Fort Smith the Girls' Club facility at 622 North 7th Street and Lots 1 through 12, Block 35, Fort Smith (including the closed alley therein) as well as Lots 7 and 8, Block 34

The special meeting was called to order by Mayor Sandy Sanders, presiding. On roll call the following members of the Board were present: Directors Keith Lau, George Catsavis, Pam Weber, Kevin Settle and Philip Merry. The Mayor declared a quorum present. Directors Andre' Good and Mike Lorenz arrived following roll call.

The Mayor inquired if any Board member had any item of business to present that was not already on the agenda. There was none presented.

City Administrator Ray Gosack briefed the Board on the item advising Girls, Inc. recently contacted the City and offered to sell their facility located at 622 North 7th Street and adjacent property to the City of Fort Smith. The purchase price is \$100,000 provided the City agrees pay all customary closing costs, as well as the auctioneer fee of \$7,500 to cancel a scheduled auction on January 15th.

Director of Parks and Recreation Mike Alsup also briefed the Board advising the facility is over 16,000 square feet and includes one gymnasium, a swimming pool and a multi-purpose building that includes a kitchen and performance area. The location of the

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facility is advantageous for a recreation center and gives the City its first opportunity to offer such a facility for all ages. Several organizations have contacted the City to assist in providing recreational opportunities at the facility; therefore, upon approval, staff is confident such will be a valued asset for the community, providing multiple recreational uses to both youth and adults. The projected expense to operate the facility is estimated at \$250,000 to \$300,000 annually; however, staff will pursue all available cost saving avenues. The acquisition, renovation and operation of the facility meets the goals for parks and recreation noted within the Comprehensive Plan.

Funding for acquisition of the property and immediate necessities such as roof repair, drainage issues, etc. will come from the recently approved one-eighth cent (1/8¢) sales tax. Use of the sales tax funds will delay some of the other projects originally slated to utilize the aforementioned sales tax; however and in order to allow the originally slated projects to be initiated, overall renovation of the proposed recreational facility will not be initiated at least until 2015.

Director Catsavis inquired of the appraised value of the property and, if approved, questioned the estimated cost for necessary repairs required immediately, as well as what funds will be utilized to accomplish such.

Mr. Alsup advised the most recent appraisal indicated the property is valued at \$800,000. He reiterated the necessary repairs in need of immediate attention, i.e. roof replacement, drainage issues, etc. will be accomplished by use of proceeds from the recently approved 1/8¢ sales tax.

Director Weber spoke in favor of the item, but expressed concern that projects

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originally slated to be initiated with the 1/8¢ sales tax will be delayed to acquire the property and complete the immediately required repairs. Since the specific project was not included in the sales tax campaign thereby residents not being made aware of the project, she also questioned if such could potentially create a liability utilizing said sales tax funds for the recreation center.

Administrator Gosack advised the delay of initiated other projects is anticipated to be only six (6) to seven (7) months. The proposed recreation center fits within the scope of the sales tax campaign; therefore, he conveyed much certainty the project is an allowable use of the aforementioned sales tax proceeds.

Director Merry also spoke in favor of the project, but expressed concern with the potential delay in other projects, specifically the ballfields at Chaffee Crossing; therefore, he inquired of the construction timing and funding availability for said ballfields.

Administrator Gosack advised construction timing will rely on the organizers; however, partial funding will be available in 2013 with full funding availability in 2014.

Director Settle questioned the estimated completion for the roof repair and Director Weber inquired of the intended use of the vacant property adjacent to the facility.

Mr. Alsup simply noted the roof repair is expected to take four (4) to six (6) months to complete. With regard to the vacant property, such is most commonly used for softball activities; therefore, the current intended use is to allow such to remain as is.

Merry, seconded by Lorenz, moved adoption of the resolution. The members voted as follows: ayes - Lau, Good, Lorenz, Weber, Settle and Merry; nays - Catsavis. The Mayor declared the motion carried and the resolution was adopted and given R-8-13.

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There being no further business to come before the Board, Settle moved that the meeting adjourn. The motion was seconded by Lorenz, and the members all voting aye, the Mayor declared the motion carried, and the special meeting stood adjourned at 12:16 p.m.

APPROVED:


MAYOR

ATTEST:


CITY CLERK