MINUTES OF BOARD OF DIRECTORS SPECIAL MEETING

MONDAY ~ JANUARY 6, 2014 ~ 6:00 P.M.

ELM GROVE COMMUNITY CENTER

The special meeting was called by Directors Andre' Good, Mike Lorenz, George Catsavis and Kevin Settle for the purpose of considering the following:

- Resolution approving of the water amenities to be included in the design of the aquatics facility to be build at Ben Geren Regional Park

The special meeting, held in conjunction with a special meeting of the Sebastian County Quorum Court, was called to order by Mayor Sandy Sanders, presiding. All in attendance recited the Pledge of Allegiance followed by invocation given by Ray Stewart, member of the Sebastian County Quorum Court. On roll call the following members of the Board were present: Directors Keith Lau, Mike Lorenz, George Catsavis, Pam Weber, Kevin Settle and Philip H. Merry, Jr. The Mayor declared a quorum present (Item No. I). Director Andre' Good arrived following roll call, during presentation of Item No. IV.

The Mayor inquired if any Board member had any item of business to present that was not already on the agenda (Item No. II). There was none presented.

Mayor Sanders recognized Will Green and Caden Ralston of Boy Scout Troop 380, who were in attendance to earn their Citizenship in Community Badge.

The below items were presented collectively:

III. Review aquatics facility features

V. Review project schedule

Regarding Item No. III, Mr. Andy Smith with Larkin Aquatics addressed the Board

and Quorum Court, and provided an overview of all amenities included in the proposed design. The first priority was the addition of a wave pool; however, higher slides, a longer lazy river and toddler pool were also noted as succeeding priorities. He provided statistics of square footage and bather capacity of each amenity, as well as comparisons with neighboring aquatic facilities, i.e. Creekmore Pool, Clarksville, Alma and Rogers.

With regard to Item No. V, Mr. Smith provided the project schedule as noted below:

Notice to Proceed (NTP) for project design:	January 6, 2014
Site work package to bid:	January 30, 2014
Site work bids received:	February 28, 2014
Site work contract award & NTP:	March 21, 2014
Aquatics facility package to bid:	March 15, 2014
Aquatics facility bids received:	April 15, 2014
Aquatics facility contract award & NTP:	May 7, 2014
Opening Day:	Memorial Day 2015

There was brief discussion regarding testing for soil conditions on the project site whereby Mr. Smith advised soil testing was performed and results indicate some top soil should be removed: two (2) feet in some areas and only six (6) inches in others.

Mr. Pat Mickle, engineer with Mickle Wagner and Coleman, also addressed the Board and Quorum Court regarding the matter and noted concurrence with Mr. Smith's response. He further conveyed much confidence that removal of the soil and fill replacement will address his concerns with regard to the site's foundation.

Item No. IV consisted of a presentation by Kent Lemasters of Amusement Aquatics Management Group.

Mr. Lemasters addressed the Board and Quorum Court advising his company manages multiple aquatic facilities and he oversees Castaway Cove Waterpark in Wichita Falls, Texas. Although originally concerned with the previous design/concept, such

concerns have been addressed with the addition of the wave pool, extending the lazy river, and amended locations of various amenities on the site. A wave pool is rated as the most, patron-desired amenity followed by (in order of priority), a lazy river, children's area and slides. The wave pool is *"without question"* the biggest attraction for waterparks; therefore, with its inclusion, he stated the project, *"...is now officially a waterpark!"* Much congratulations was extended along with well wishes for the future success of the project.

There were multiple inquires regarding do's and don'ts, any recommended change to the proposed design, fee structure, estimated management fees, etc.

Mr. Lemasters noted the importance of marketing and urged such be marketed aggressively throughout the region. A waterpark should average an estimated four (4) hour stay per patron and he conveyed much confidence such should be accomplished with the proposed facility. The only recommended amendment to the design would be to make the children's area larger; however, he noted such is only a minor change alleging said enlargement would not increase attendance. With regard to fee structure, Castaway Cove Waterpark currently charges a daily admission fee of $21.99 and $17.99 for junior admission. With the offered amenities at the proposed facility, he conveyed such could be lower for Fort Smith; however, he recommended the fee structure not be set until the City/County analyzes its market. He also highly encouraged the inclusion of season passes. Regarding management fees, such vary whereby his company maintains multiple options. Some cities have them oversee the entire facility, some cities govern the day-to-day operations such as employment of personnel and his company merely oversees the marketing of the facility, etc. At Castaway Cove Waterpark, the City of Wichita Falls pays

his company to oversee the entire facility for an annual fee of $120,000 along with a percentage of the profit.

Item No. VI was opportunity for public comment whereby the following individuals addressed the Board and Quorum Court:

- Ian Bullock
  Fort Smith, Arkansas

  Re: Advised he's originally from New Zealand and is very involved in swimming/water activities citing he must travel to various, surrounding waterparks. Due to such, he commended the City and County for their efforts to bring an aquatic facility to Fort Smith.

- Michele Walker, teacher at Ramsey Junior High
  Fort Smith, Arkansas

  Re: Merely extended much appreciation to the Board and Quorum Court for listening to the youth of the community.

- Casey Millspaugh
  Fort Smith, Arkansas

  Re: Inquired who will be responsible for marketing the facility and if a formal marketing plan will be created.

  City Administrator Ray Gosack confirmed that a marketing plan will be developed and initiated during the process of designing the facility; however, full marketing will not occur until closer to completion. He conveyed much assurance, however, the partnership between the City and County will continue with regard to its development.

Director Weber conveyed interest in utilizing a management company and questioned if such has been considered.

Administrator Gosack advised it has been understood the City will oversee the day-

to-day operations of the facility; however, he conveyed no opposition to future discussion regarding the matter.

Item No. VII was Quorum Court consideration of a resolution approving the water amenities to be included in the design of the aquatics facility to be build at Ben Geren Regional Park.

The Sebastian County Quorum Court considered the above noted resolution and, as required by their meeting protocol, approved the resolution on its first reading.

Item No. VIII was City of Fort Smith consideration of a resolution approving the water amenities to be included in the design of the aquatics facility to be build at Ben Geren Regional Park.

Settle, seconded by Lorenz, moved adoption of the resolution. The members all voting affirmatively, the Mayor declared the motion carried and the resolution was adopted and given Resolution No. R-1-14.

There being no further business to come before the Board, Lorenz moved that the meeting adjourn. The motion was seconded by Weber and the members all voting aye, the Mayor declared the motion carried, and the special meeting stood adjourned at 6:47 p.m.

APPROVED:

MAYOR

ATTEST:

CITY CLERK