

**Central Business Improvement District**  
**Meeting Minutes**  
November 19th, 2013  
10:00 a.m. First National Bank  
602 Garrison Avenue 8<sup>th</sup> Floor Board Room

**Attendance:**

Richard Griffin, Sam Sicard, Jeff Pryor, Rodney Ghan, Bennie Westphal, Phil White, Steve Clark and staff: Jayne Hughes.

Absent: Bill Hanna

Others in attendance: John Lovett, David Harris, Ryan Saylor, Mike Alsup, Bobby Aldridge

**The Call to Order:**

Mr. Griffin called the meeting to order at 10:05 a.m.

Mr. Griffin welcomed Mr. Clark as the new member to the CBID.

**Approval of Minutes:**

The minutes from the September 2013 meeting were presented. A motion to approve the minutes as written was made by Mr. White with a 2<sup>nd</sup> from Sicard. The motion was approved by (7) for (0) opposed vote.

**Treasurer's Report:**

Mr. Sicard presented the September and October treasurer's reports. He went over the rental from UAFS and explained for Mr. Clark how the CBID came in and purchased the property and is now leasing with an option to buy for the University of Arkansas Fort Smith. Sicard also explained to Clark the monies set aside for the Park at West End were on the financials as a reserve fund so the City would not incur any operating expenses from this Park.

A motion to approve these financial reports was made by Mr. Westphal and 2<sup>nd</sup> by Mr. Ghan. The motion was approved by (7) for (0) opposed vote.

**Commissioner's Forum:**

Mr. Griffin introduced Bobby Aldridge an independent Engineer and Mike Alsup, Director of the Parks Department for the City of Fort Smith. Bobby began his presentation and explained how the splash pad project developed with the CBID presenting it to the Parks Commission. It was presented that the CBID has some private funding set aside and asked the City of Fort Smith to match the funds on the project. The Parks Commission liked the concept so they have earmarked 150,000.00 coming in from the reallocated sales tax for Parks to this project. Now with the 150,000.00 from private donations through the CBID ultimately we have a 300,000.00 improvement project for Downtown. This splash pad will be located just west of the Park at West End. Water Odyssey is the spray company we are working with who has a local contract with Burton Pools and spa. Then Becky Thompson with Arkoma Playgrounds and Supply will be on the project as well and the Parks Department has worked with her company before.

Bobby presented pictures of some examples with different water spray items that Water Odyssey had designed for Fort Smith. The sprays were called Mission Hills and would give off different sprays, some being a mist, shower and in ground features with some spinning features. A flower would have a copper stem to tie it into the area. The pad will be about 50 ft wide by 65 ft long. Bobby explained a couple of options on the water filtration and circulation system. He received comments from the commissioners

The meeting adjourned at 11:15 a.m. In addition to the savings financially and of water, for public perception, we will be using a recirculation system which will include chlorine.

Bobby mentioned using LED lighting in and around the project so it would be more visible from the bridge during all the months. There has also been discussion about building an enclosure for the equipment. Bobby

continued to go through the catalog discussing different options for the splash pad. Here is a description on the estimated costs:

The available budget is 300,000.00.

Spray features cost approximately	62,500
Recirculation system	145,500.00
Site work and installation	75,000.00
Lighting	15,000.00
Design Work	28,000.00
Total	326,000.00

Currently the project adds up to be about 26,000.00 over budget. However Bobby and company are working on getting the costs down to the original 300,000.00.

He said there were some other options like using only in ground features but during some of the colder months it would simply look like a concrete patio. There are also some features that could be installed to tie in our western heritage. He showed us items in the catalog that resemble a stagecoach, train, etc.

Phil asked why we would not leave the splash pad on 24-7. It would be a colorful feature at night as you came over the bridge. Right now the trip coming east over the bridge is good with the Ferris wheel and carousel lights, but it could always be better. For phase one that Bobby has just described it would be turned off and on mainly due to citizen perception. However, if you were planning to leave the sprays and lighting on all the time even when no one is using it you would have higher expenses for operation. Phil discussed phase 2, possibly being closer to the Glass Pavilion and having more fountain like water features with the spray and lighting on all the time. Bobby explained that even with regular fountains, the health department requires us to use the filtration system to insure the water is clean.

Phil's next question to the CBID was what was needed to keep the project going. Griffin explained that the task force from the CBID will need to partner with the Parks Commission. Richard reminded the commissioners that the items used to spray water are interchangeable. He also mentioned the idea of adding the ability to have ice skating in the winter. Sicard mentioned that the CBID has now offered to either raise the money or use CBID funds to pay for 150,000.00 of the total cost of the project. Bobby mentioned the dollar amount for the water used annually for this project taking into account the system he presented and not being used all the time would be approximately 30,000.00 for the water bill. That is 10 hours a day, 100 days a year. However at MLK, the Utilities Department has an agreement there to not charge for the water because they installed a water filtration system. Griffin asked if anyone thought we could have a similar agreement with Utilities on the water at the Downtown Splash Pad. Alsup said yes he did think there could be a similar agreement.

It was discussed that in January that we could be getting bids, etc. Because the project has some private funding we can use that money to purchase the equipment and possibly save some dollars or expedite the project. Alsup will check into that.

We have a: **Resolution by the Central Business Improvement District of Fort Smith in support of a Splash Pad for the Compass Park area just west of the Ferris wheel in Downtown Fort Smith.**

Westphal made the motion with Pryor giving the 2<sup>nd</sup>. Motion Passed by a 7 for 0 opposed vote. With Aldridge and Alsup both in attendance, they will take this information and present it to the Parks Commission at their next meeting.

Mr. White began the discussion on the Garrison Bridge Lighting project. Bobby Aldridge suggested that Phil contact Scott McBryer about the lighting. He has worked with the City on other lighting projects. Phil stated that the project was not dead but that it was just slow in finding the right people to work on it. McBryer was trying to have a proposal for today's meeting but did not have time so possibly next meeting he will have a scope and the design of this project with some new estimated costs. Sicard felt that the initial costs of 39,500.00 that were presented earlier by Mr. Kupcheck were too high and noted that this figure was for the

design work only. Phil assured Sicard that those numbers were from a design company different than McBryer's. Phil also mentioned that he had visited with OGE and they were back on for this project. Rob Ratley sent a letter to Phil stating that OGE would participate on the light posts up to their costs on similar light posts. McBryer also said that the LED lighting is very reasonable and could be worked in for the sides of the bridge. Ghan asked who maintains the bridge. When he came over the bridge recently some of the lights were out. He said he didn't want to spend all this money and not have it maintained properly. This will be something to be sure we have in writing for the maintenance once the lighting is in place. It was thought that the Highway Department maintained it currently.

Chairman Griffin thanked him for his work and asked that he continue on with the project.

Richard also brought up the Farmers Market improvements that we have had on the back burner. He wanted the commissioners to think about what would be next once the Splash Pad was completed.

Sicard asked for an update on the RR. Griffin mentioned that we had a meeting with some of the corporate people with Pioneer and the A & M RR was represented too. He said that he felt like ultimately we would get there eventually on this project of having the RR relocate to the South R location.

Staff member Hughes reported on the new businesses in the district one being Bobby Aldridge's wife has a new women's retail store. Mr. White has a new tenant for the old Solemates Store. She also stated that she is receiving phone inquiries on residential availability.

Meeting adjourned at 11:15 a.m.

Respectfully submitted,  
Jayne Hughes