



A G E N D A
SILOAM SPRINGS BOARD OF DIRECTORS
APRIL 19, 2016

WORKSHOP: GRAFFITI REMOVAL PROGRAM – 6:00 PM
BOARD MEETING - 6:30 PM
ADMINISTRATION BUILDING, 400 N. BROADWAY

Workshop: Graffiti Removal Program – 6:00 pm

Regular Board of Directors Meeting:

Opening of Regularly Scheduled Meeting

Call to Order

Roll Call

Prayer

Pledge of Allegiance

Approval of Minutes

Regular Meeting of April 5, 2016

I. Public Input

Items from the Public not on the Agenda (public may address any City business not listed on the agenda)

II. Regularly Scheduled Items

Contracts and Approvals

A. Economic Development Agreement / John Brown University / Walton Lifetime Health Complex

B. Arkansas Department of Aeronautics / Grant Application / Airport

Staff Reports

C. Administrator's Report

III. Directors Reports

IV. Adjournment

MINUTES OF THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
CITY OF SILOAM SPRINGS, BENTON COUNTY,
ARKANSAS, HELD APRIL 5, 2016

The Board of Directors of the City of Siloam Springs, Arkansas, met in regular session at the City of Siloam Springs Administration Building, on April 5, 2016.

The Meeting was called to order by Mayor Turner.

Roll Call: Beers, Smith, Jones, Coleman, Johnson, Smiley, Burns –Present

Phillip Patterson, City Administrator; Jay Williams, City Attorney; Renea Ellis, City Clerk; James Wilmeth, Police Chief; Greg Neely, Fire Chief; Steve Gorszczyk, Public Works Director; present.

Opening prayer was led by Carol Smiley.

Mayor John Turner announced representatives from B. S. Troops 84 were present; they then led everyone in the Pledge of Allegiance.

A copy of the March 15, 2016 minutes of the regular meeting had previously been given to each Director. A Motion was made by Beers and seconded by Smiley to accept the minutes. Mayor called for a voice vote. Motion passed unanimously.

Mayor announced Troop 84 donated a flag to the Library and thanked them for the same.

The first agenda item was the Open Hearing for Citizens Present.

Tom Elgie, 2320 W. Harvard, stated he had called compliance office several times to complain about several vehicles and riding mowers in neighbor's yard.

The next item on the agenda: Approval of Purchase Request / Caterpillar CS44B Soil Compactor / Riggs Cat / Street Division / \$116,105.

Discussion: Steve Gorszczyk, Public Works Director, briefed the item. Mayor asked about rental cost. Gorszczyk answered approximately \$500 per day. Jones asked how long the life of the equipment is. Gorszczyk answered 15-20 years. Burns asked about storage. Gorszczyk answered it will be outside. A Motion to approve the purchase of a Caterpillar CS44B Soil Compactor in the amount of \$116,105 was made by Johnson and seconded by Smiley.

Roll Call:

Smith, Jones, Coleman, Johnson, Smiley, Burns, Beers –Aye.

7 Ayes.

No Nays.

Motion passed.

The next item on the agenda: Approval of Purchase Request / John Deere 410L backhoe / Stribling Equipment / Water Services / \$141,150.

Discussion: Steve Gorszczyk briefed the item. Beers asked if the attachments are interchangeable. Gorszczyk answered yes. A Motion to approve the purchase of the replacement

backhoe from Stribling Equipment for a total of \$141,150 was made by Smith and seconded by Beers.

Roll Call:

Jones, Coleman, Johnson, Smiley, Burns, Beers, Smith –Aye.
7 Ayes. No Nays. Motion passed.

The next item on the agenda: Simon Sager Avenue / Phase II Extension / \$150,000.

Discussion: Phillip Patterson, City Administrator, briefed the item. Don Cundiff, 601 W.

Tahlequah, asked why Cale Properties is getting such a sweet deal and not even from the City. Johnson stated the more we can agree on, the better off we are. Coleman asked if this is still in negotiations, and feels it's in the best interest of the City to pay in several phases if the money is coming from general fund. He stated he would like to see a specific document. Patterson stated negotiations with respect to phases and costs are continuing. He stated they are asking for approval now to proceed with next phase; time window is closing. Smiley asked if they would only be voting on the next 500, and stated they need an agreement in place. Burns stated this is the cost of progress, and expressed his appreciation of staff's efforts. He asked citizens to remember potential in increase in sales tax with growth and development, and to look at the future. A Motion to approve to include a 500 foot extension of Simon Sager Avenue to the Street Division's 2016 Capital Improvement Plan in the amount of \$150,000 from the Street Now account was made by Coleman and seconded by Burns.

Roll Call:

Coleman, Johnson, Smiley, Burns, Beers, Smith, Jones –Aye.
7 Ayes. No Nays. Motion passed.

The next item on the agenda: Resolution 10-16 / Extending West Siloam Springs' Water Service Area.

Discussion: Steve Gorszcyk briefed the item. Smiley stated she has business in West Siloam Springs that receives water, for the record. Beers asked if any wastewater is coming back.

Gorszcyk answered no, but the future is unknown. Burns asked if a line burst, can West Siloam Springs absorb the impact. Gorszcyk stated major meter at State line. He stated a major break would be noticed and West Siloam Springs would be alerted. Smith asked what would projected usage be in future, and what if they grow so much we can't support usage. Gorszcyk stated water master plan to study effects in the future. Smiley asked if there is a sales permit.

Gorszcyk answered no, but whatever a 6" line could hold. Phillip Patterson, City Administrator, asked if there is a 10 year renewal after 2018. Gorszcyk answered yes. He also pointed out West Siloam Springs doesn't want to lose expansion area to another district. Mayor stated 6" line isn't much water, and asked if a larger line is needed. Gorszcyk stated they will renegotiate contract. A Motion to approve Resolution 10-16 / Extending West Siloam Springs' Water Service Area was made by Coleman and seconded by Jones.

Roll Call:

Johnson, Smiley, Burns, Beers, Smith, Jones, Coleman –Aye.
7 Ayes. No Nays. Motion passed.

Administrator's Report: Phillip Patterson, City Administrator, stated the City's Electric Department won national recognition for reliability. He then reported Street Department expenditure for security fencing with the gate at 500 E. Tahlequah. He stated this is an over

budgeted amount, but there's room in the budget from other purchase savings. He then briefly went over the Quarterly Financial Statement from December 31, 2015.

Open Hearing of Directors: Mayor stated Villanova's win was great. He then thanked Troop 84 for the donation of a flag pole for the new Library. He stated the Lions Club has replaced flags on Highway 412. Beers thanked the Electric Department for job well done. He then stated it is great to be in Spring. Burns encouraged everyone to get out and about, and then he thanked Scouts. He reported light and new flag at Community Building, and the Fire Department burned JBU hill. He then stated there was a forest burned 3,000 acres in prescribed burn. Johnson stated new bank and Furniture Factory Outlet opened, and that things are looking good. He then mentioned Neely's resignation and wished him Godspeed and good luck. Smith stated there were trees planted today for Arbor Day. She then reminded everyone that the Museum Fun Run is at 9am on Saturday, and encouraged support of the main event on Friday. Jones stated last Friday, April 1st; next electric bill should show rate increase. He stated he would like to see projected increase and impact in future, and that he is pleased with the budget. Smiley thanked Tom Elgie for addressing issue on Harvard. She then reminded everyone of Kite Day at the Airport on Saturday from 9am-2pm. She then stated applications are being accepted for lifeguard positions, and congratulated Electric Department on their recognition. She stated she is sad to see Neely go, and congratulated. Coleman stated it is his 1st day of retirement. He stated he is pleased to see staff include on website happenings in town. He then announced he won't be returning for another term. He then encouraged others to get involved with City government.

Coleman then made a motion to adjourn; seconded by Burns. The Mayor called for a voice vote. All Ayes. Motion passed.

Meeting adjourned.

APPROVED:

ATTEST:

John Mark Turner, Mayor

Renea Ellis, City Clerk

{seal}



CITY OF
Siloam Springs
It's a natural.

STAFF REPORT

TO: Mayor and Board of Directors
FROM: Phillip Patterson, City Administrator
DATE: April 13, 2016
RE: Economic Development Agreement / John Brown University / Walton Lifetime Health Complex

Recommendation: Approval of the economic development agreement with John Brown University for the renovation of the Walton Lifetime Health Complex.

Background: On September 16, 2014, John Brown University (JBU) presented a plan to the Board for the renovation of JBU's Walton Lifetime Health Complex (WLHC), and provided information about how the renovation could boost the economy and improved services to WLHC members. A partnership was proposed whereby the City would provide up to \$500,000 for part of the \$5,000,000 renovation, and provide labor and equipment for the construction of a portion of the exterior improvements associated with the renovation. At that time the Board approved a motion to sign a letter supporting the partnership and the renovation project. Copies of both the minutes from the September 16, 2014, Board meeting and the letter of support are attached for your review.

The renovation project actually began earlier this year and is proposed to be completed in phases, with the final phase being completed in the summer of 2017. Phase I included the renovation of the WLHC's HVAC system so that all spaces within the facility were provided with centralized heating and cooling, and this phase was completed earlier this year. Phase II is scheduled to be completed by September/October and will include a new public entrance to the WLHC on the north side of the building, a new parking lot adjacent to the north entrance, expanded fitness and exercise space within the facility, renovations to the locker rooms and new family changing rooms, and the extension of pedestrian trails and streets adjacent to the facility. Phases III and IV are to begin during the 2016-2017 school year and will include renovations to the pool area, 2nd floor restrooms, common areas, weight room, the recreational gym, the fitness classrooms and racquetball courts. Attached are drawings showing the proposed renovations.

As stated in the 2014 letter, the WLHC is the only comprehensive fitness facility in the City, and, at this time, the City lacks the financial resources to construct, equip, staff and operate its own comparable facility. The renovations proposed by JBU will assist with serving the needs of citizens and will enhance their overall health and welfare. The economic benefits to the City include: enhancing the City's efforts to recruit and retain commercial, industrial and residential development which will increase jobs, revenue and investment in the City; enhancing the City's marketability for hosting regional basketball and volleyball tournaments, and the construction will increase economic activity

within the City. In addition to the above, the WLFC and its proposed renovations, constitute a long-term community asset.

Staff has recently been working with JBU to formalize the partnership discussed in 2014 into a formal economic development agreement. The terms and conditions of this proposed agreement are as follows:

- JBU will construct and develop both the public and private improvements as necessary to complete the renovation project in compliance with all laws, ordinances, and regulations of the City;
- JBU will execute and dedicate a public pedestrian easement to the City for the trail extension;
- The City will provide JBU with \$500,000 towards the cost of the renovation. The timing and delivery of the funds will be coordinated with the city administrator;
- The City will provide labor and equipment to replace up to three (3) sewer manholes, install approximately 308 feet of eight (8) inch sewer main, relocate a four (4) inch water service line and reduced pressure zone valve as part of the expansion of the WLHC new entrance. The agreement stipulates that this work is to be completed by the end of May, 2016.
- The City will provide labor and equipment for the construction of approximately 500 feet of a new asphalt trail and approximately 700 feet of new street. The work will include clearing, grubbing, utility relocation if necessary, drainage, dirt work, subbase installation, paving, and lighting. The agreement stipulates that this work is to be completed no later than mid-October, 2016.
- The agreement is contingent upon JBU continuing to make the WLHC available to citizens to join for a membership fee;
- The agreement is also contingent upon JBU providing all materials and plans necessary for the relocation of utilities and the trail/street extension, and the labor, materials and installation of the concrete curb and gutter for the street.

Staff recommends that the Board find that the potential health, welfare and economic benefits to the City and its residents sufficient to enter into the economic development agreement with JBU based on the terms and conditions as described above.

Fiscal Impact: The \$500,000 has been earmarked and set aside from the Hospital Funds account. With this expenditure, and once the Police and Fire Departments repay their loans from the Hospital Funds account (year-end 2016 for Fire and year-end 2018 for Police), the remaining funds in this account will be approximately \$364,000 and are earmarked for the renovation of the old post office. The estimate value of the City's labor and equipment contribution is estimated to be approximately \$132,500.

Attachments:

- Copy of September 16, 2014 Board meeting minutes
- Copy of Board's letter of support, dated September 16, 2014
- Renovation drawings

MINUTES OF THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
CITY OF SILOAM SPRINGS, BENTON COUNTY,
ARKANSAS, HELD SEPTEMBER 16, 2014

The Board of Directors of the City of Siloam Springs, Arkansas, met in regular session at the City of Siloam Springs Administration Building, on September 16, 2014.

The Meeting was called to order by Mayor John Mark Turner.

Roll Call:

Krafft, Smiley, Burns, Brown, Nation, Jones, Coleman– Present.

Administrators: David Cameron, City Administrator; Jay C. Williams, City Attorney; Joe Garrett, Police Chief; Renea Ellis, City Clerk –All Present.

Opening prayer was led by Dennis Brown.

Mayor John Turner led the Pledge of Allegiance.

A copy of the September 2, 2014 minutes of the regular meeting had previously been given to each Director. A Motion was made by Smiley and seconded by Krafft to accept the minutes. Mayor called for a voice vote. All Ayes. Motion passed unanimously.

The next agenda item was the Open Hearing for Citizens Present.

Ken Kloet, 240-B Plaza Ct., asked if the City was purchasing salt for the upcoming ice. He stated that he had driven through the RV Park that was at issue in the last Board meeting and noticed that several vehicle licenses in the Park were expired and expressed his thought that enforcement as to proper licensing should be done.

Tyler Carroll 415 N. Broadway. Expressed his concern regarding the amount of his electric bill. He asked the Board to look into it. Mayor pointed out Carroll should speak with the utility billing office.

Bob Coleman advised that there was no sound with the City broadcast station.

The next item on the agenda: Partnership with John Brown University (JBU) and others. Cameron explained the proposed partnership with the Walton Lifetime Health Center and JBU of up to \$500K. Chip Pollard, 2000 Villa View, President of JBU, thanked the City for their cooperation. He explained the possibility of partnering with Bridges to Wellness and gave a brief overview presentation, including the potential for boosts to the economy. Cameron asked for clarification for the public. It was explained that JBU would provide the materials for the upgrades and the City would provide the labor and that City support boosts other donors. After comments from several Board members, a Motion was made by Krafft for Cameron and Turner to sign the letter of support subject to Board Approval, seconded by Nation.

Roll Call:

Burns, Brown, Nation, Jones, Coleman, Krafft, Smiley, –Aye.

7 Ayes. No Nays. Motion Carried.

The next agenda item was Resolution 24-14 –Support Legislation creating a Cancer Presumption for Firefighters. A motion to approve was made by Krafft and seconded by Burns. Discussion: Smiley asked the purpose. Burns explained that is was Legislation coming up in 2015. Arkansas was one of 3 states that doesn't have a presumptive law. Legislation will state Firefighters are 3 times more likely to get cancer and encourages proactivity for prevention. Nation asked where the AML stood on the matter and expressed concern should special provisions be made for firefighters. Mayor stated at best, the AML was cautionary. Smiley agreed with Nation and said she felt it was a set-up for Worker's Compensation. Brown stated he had done research into the matter and felt it set up a special interest group and that a letter against support would be more appropriate. Ken Kloet expressed his opinion.

Roll Call:

Krafft, Burns –Aye.

Brown, Nation, Jones, Coleman, Smiley –Nay.

2 Ayes. 5 Nays. Motion Failed.



September 16, 2014

Chip Pollard, President
John Brown University
2000 W. University Street
Siloam Springs, AR 72761

Dear Chip,

As representatives of the City of Siloam Springs, we are very supportive of the proposed plan to renovate the Walton Lifetime Health Complex (WLHC). As the only comprehensive fitness center in the city, we see it as a key component to maintaining a high quality of life for our citizens. Moreover, we see a renovated WLHC as a new resource for economic growth in the city, attracting regional basketball and volleyball tournaments in the summer. Subject to city board approval, we would consider providing up to \$500,000 to support this project, as well as to provide city labor to move utilities, relocate and extend the trail, and prepare for any necessary street improvements.

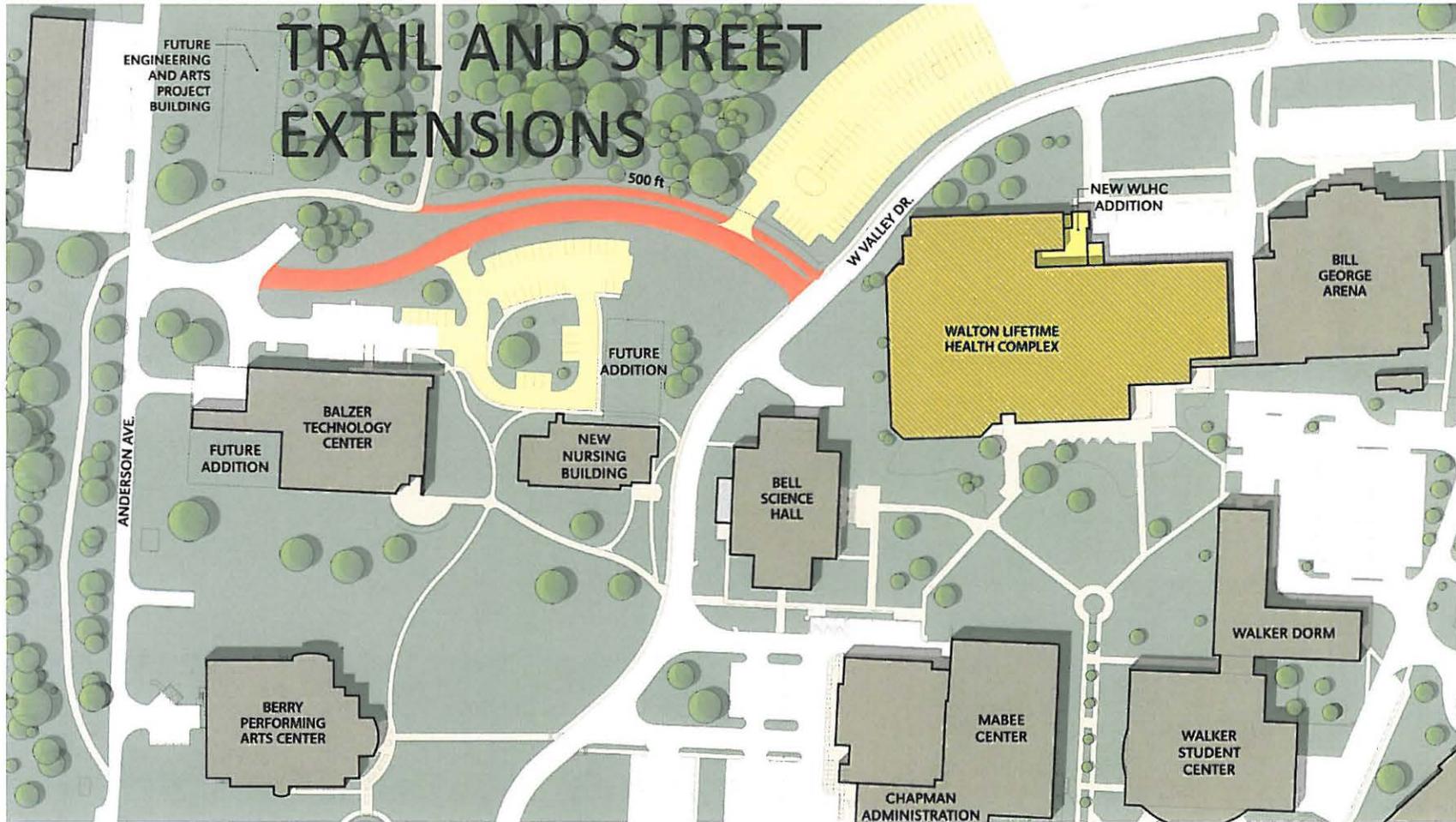
Best regards,

A handwritten signature in black ink, appearing to read 'David Cameron', written in a cursive style.

David Cameron
City Administrator

A handwritten signature in black ink, appearing to read 'John M. Turner', written in a cursive style.

John M. Turner
Mayor



Site Plan
WALTON LIFETIME HEALTH CENTER



Hastings+Chivetta
 ARCHITECTURE • PLANNING • ENGINEERING
Copyright 2015 Hastings & Chivetta Architects, Inc.
 September 25, 2015

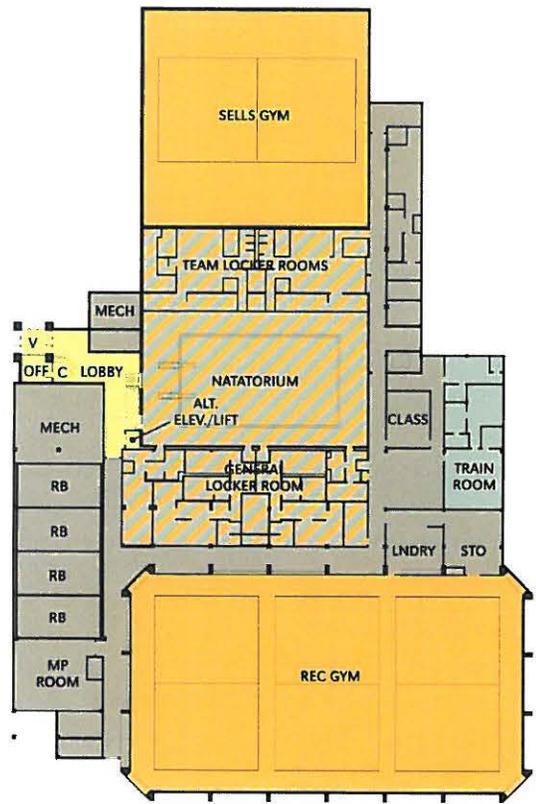
NEW PUBLIC ENTRANCE



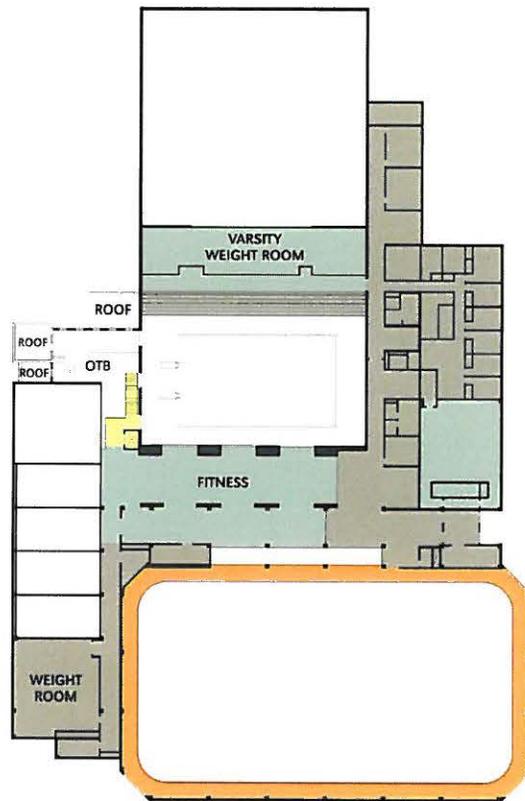
Exterior Perspective
WALTON LIFETIME HEALTH CENTER

Hastings+Chivetta
ARCHITECTURE • PLANNING • ENGINEERING
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February 29, 2016

FLOOR PLANS



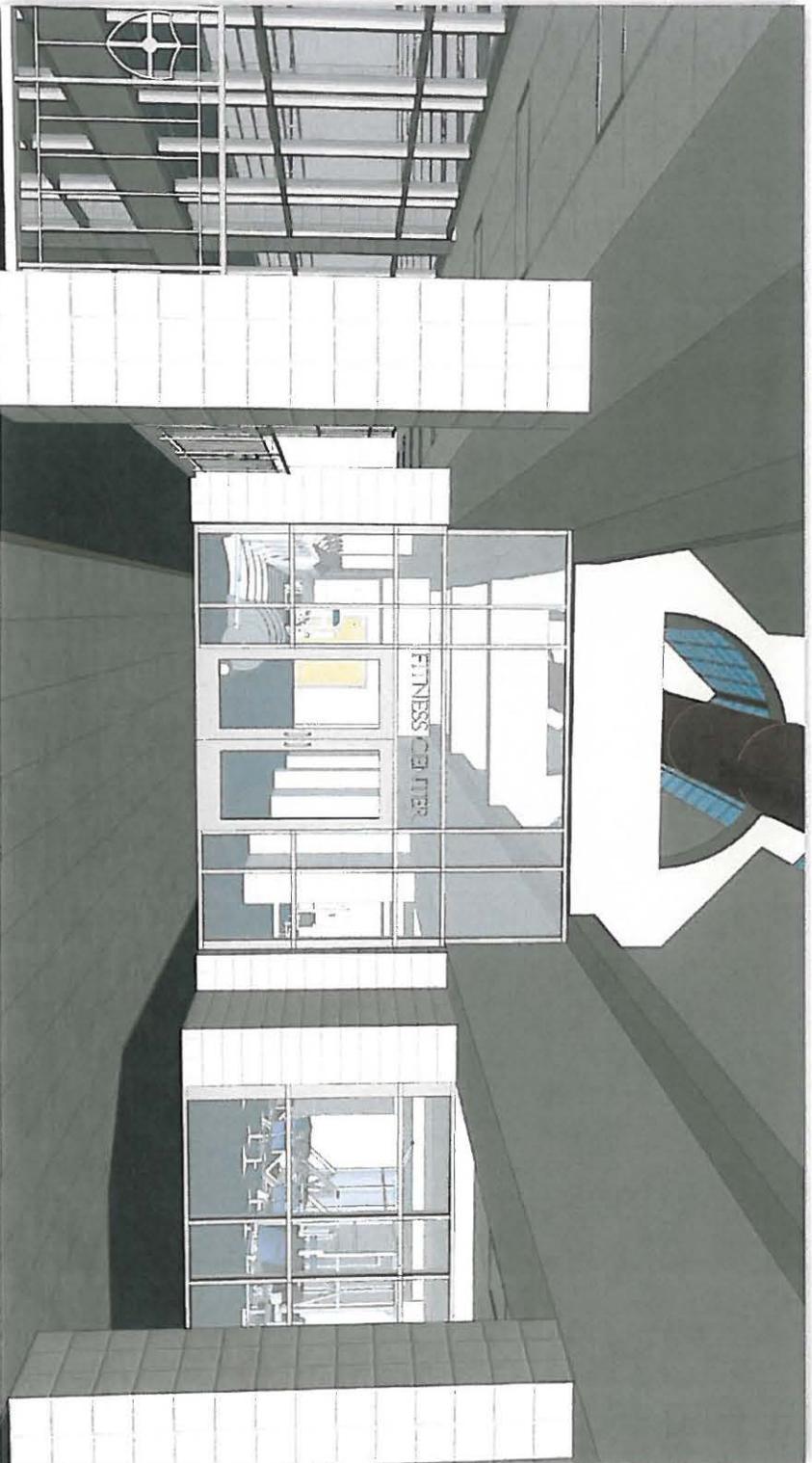
First Floor



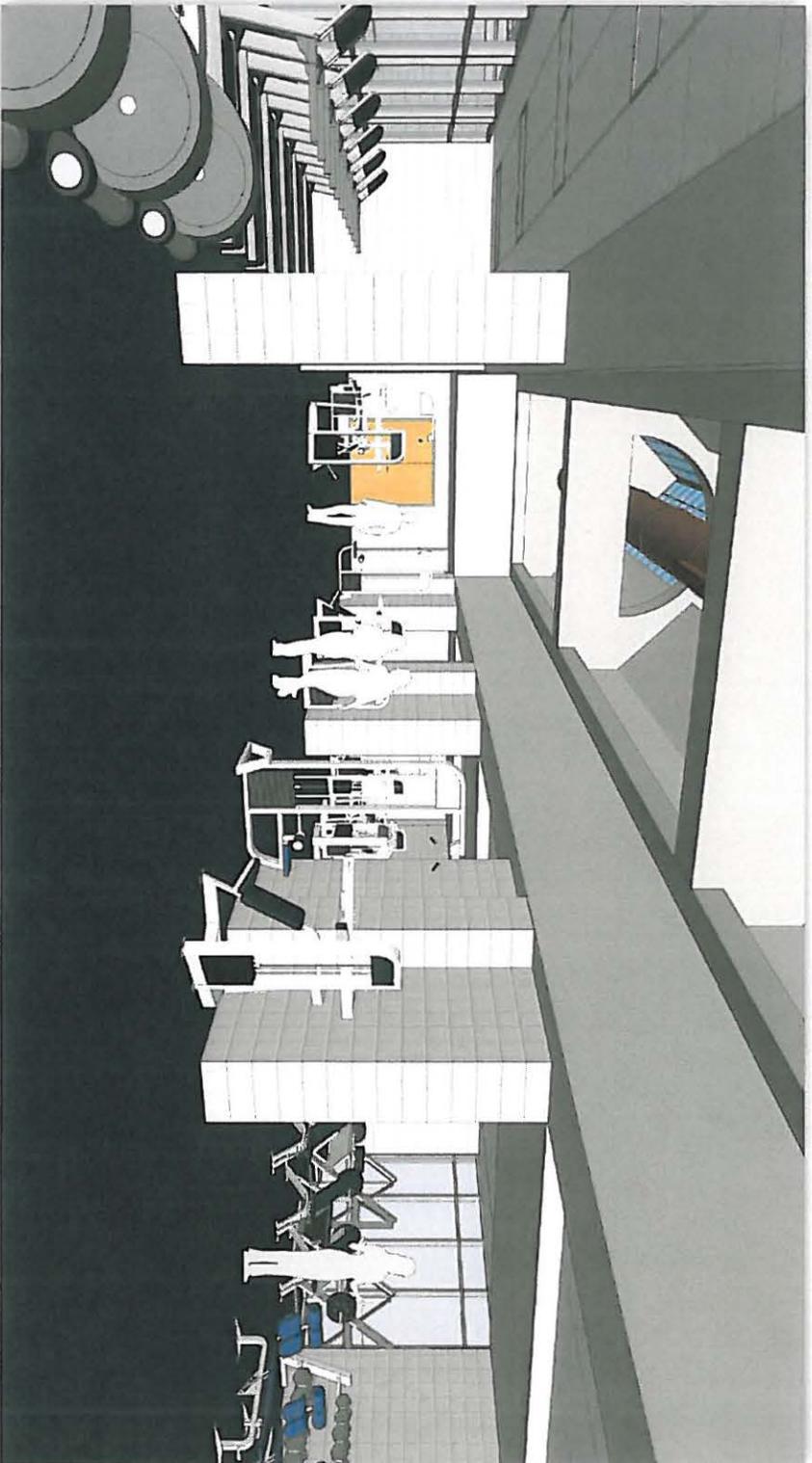
Second Floor

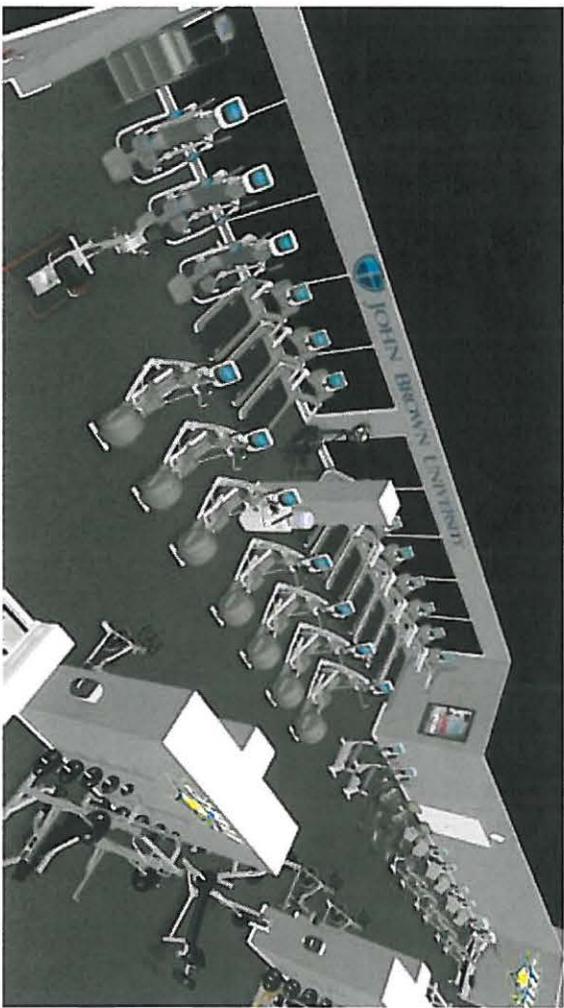
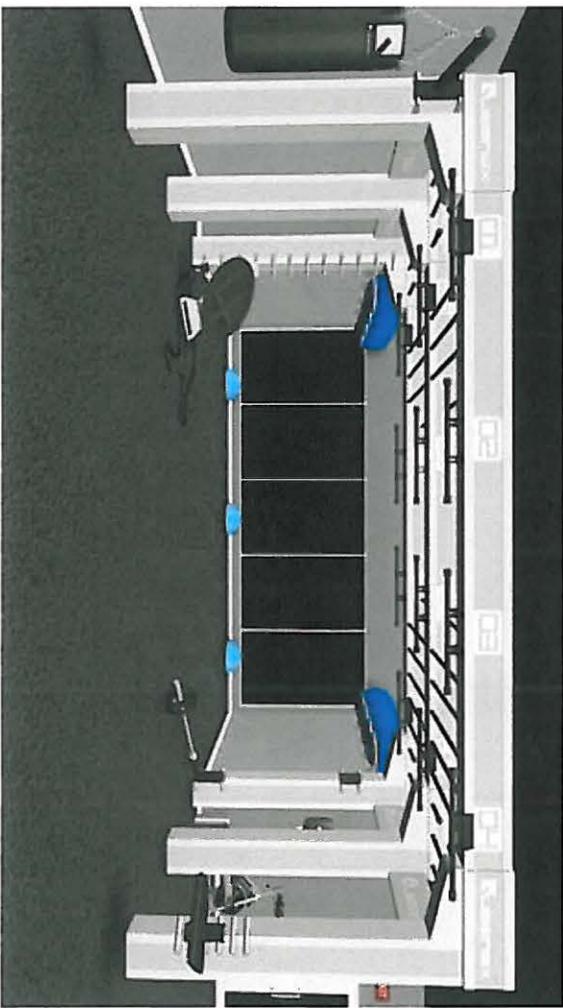
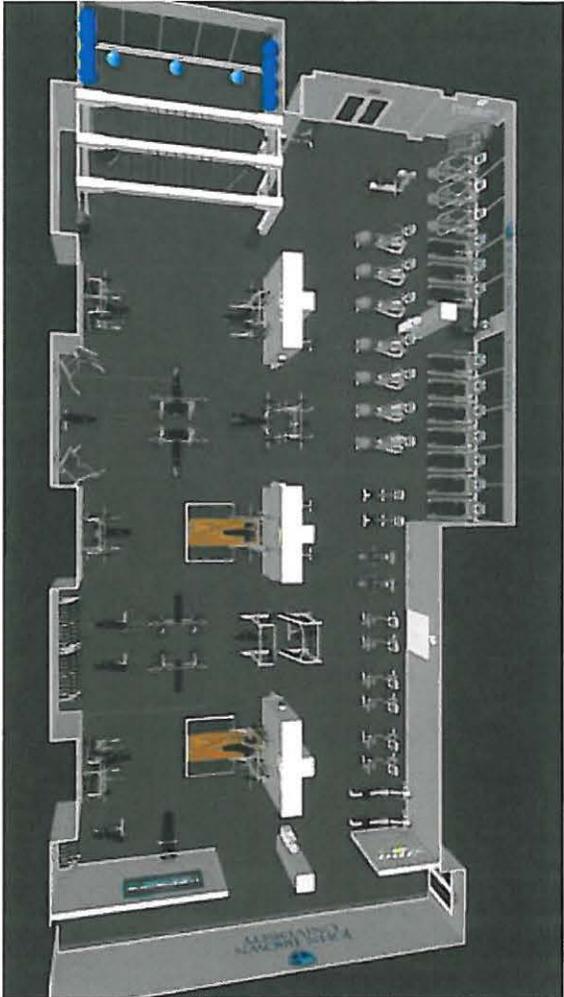
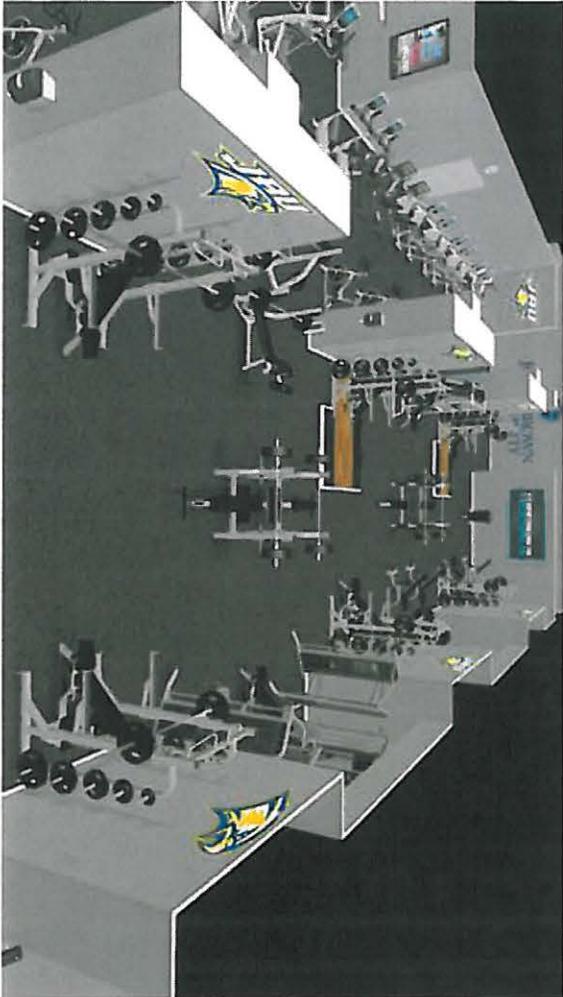
- EXISTING TO REMAIN
- NEW ADDITION
- ARCHITECTURAL RENOVATION
- HVAC RENOVATION

CARDIO/LIGHT WEIGHT AREA



CARDIO/LIGHT WEIGHT AREA







STAFF REPORT

To: Phillip Patterson, City Administrator
From: Don Clark, Community Services Director
Date: April 13, 2016
Subject: Arkansas Department of Aeronautics / Grant Application / Airport

Recommendation: Approve the submission of grant application to the Arkansas Department of Aeronautics.

Background: The airport has recently been encountering some troubles with our runway visual aids. Our runway end identifier lights (REILs) have been out of service for several months and we have been unable to repair them due to the inability to purchase replacement parts from the manufacturer for the model that we have at the airport. In addition, we've also had some troubles with both precision approach path indicators (PAPIs). Upon investigation by our airport consultant, Garver Engineering, it was determined that that problem likely resulted from a faulty connection and an electrician was able to get the PAPI systems in working condition but was not able to completely resolve the problem. To further complicate matters, it was determined by Garver's electrical engineers that the PAPI boxes were significantly out of horizontal alignment. Due to the safety risk associated with misaligned PAPIs, they have been turned off and a Notice to Airmen (NOTAM) has been issued taking both the PAPIs and REILS out of service, meaning there are currently no visual aids to assist pilots while they are landing on the airport.

In order to address the current visual aid problems, the airport would like to submit a 90%-10% Arkansas Department of Aeronautics (ADA) grant application to replace both the REILs and PAPIs with a more reliable system. This project would include the installation of upgraded LED REILS and LED PAPIs. Due to the time sensitive nature of this project and its importance to the safety of the airport, we have requested that the grant application be submitted based upon project estimates provided by Garver. The grant application is scheduled to be considered by the ADA Commission on May 18. Below is a breakdown of the grant costs.

ADA: \$199,800.00
City: \$22,200.00
Total: \$222,000.00

A contract for the bid package development, bidding, and construction phase services will be prepared by Garver and submitted to the Board of Directors for approval contingent upon the grant approval by the ADA. All costs associated with the Garver contract will be included in the grant budget.

Fiscal Impact: The fiscal impact for the City will be \$22,200.00, this is not a budgeted item. If approved, this expenditure would be included in a future budget amendment.

Attachments: None