

CITY OF SPRINGDALE
Committee Agendas
Monday, October 15th, 2012
Multi-Purpose Room #236
City Administration Building
Meetings begin at 5:30 p.m.
Followed by Budget Mtg at 6:00 p.m.

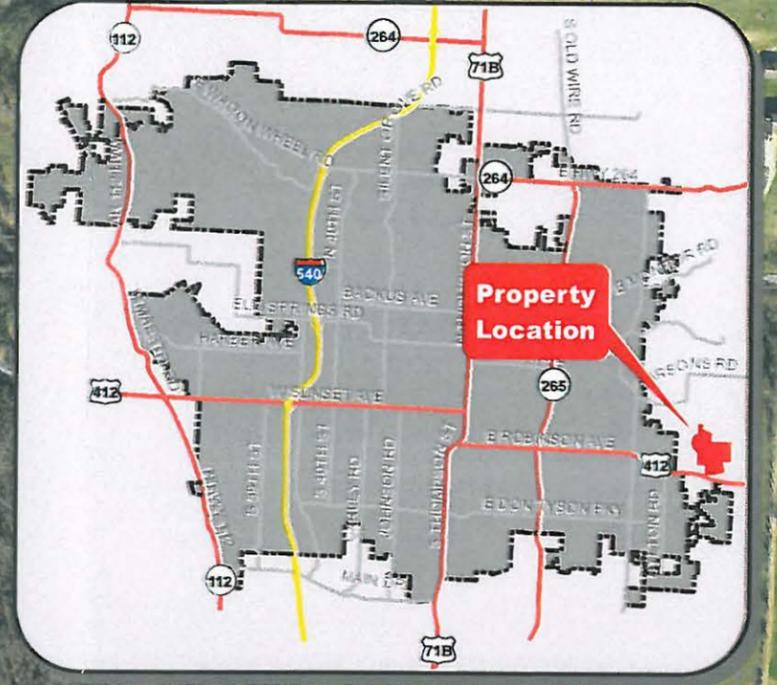
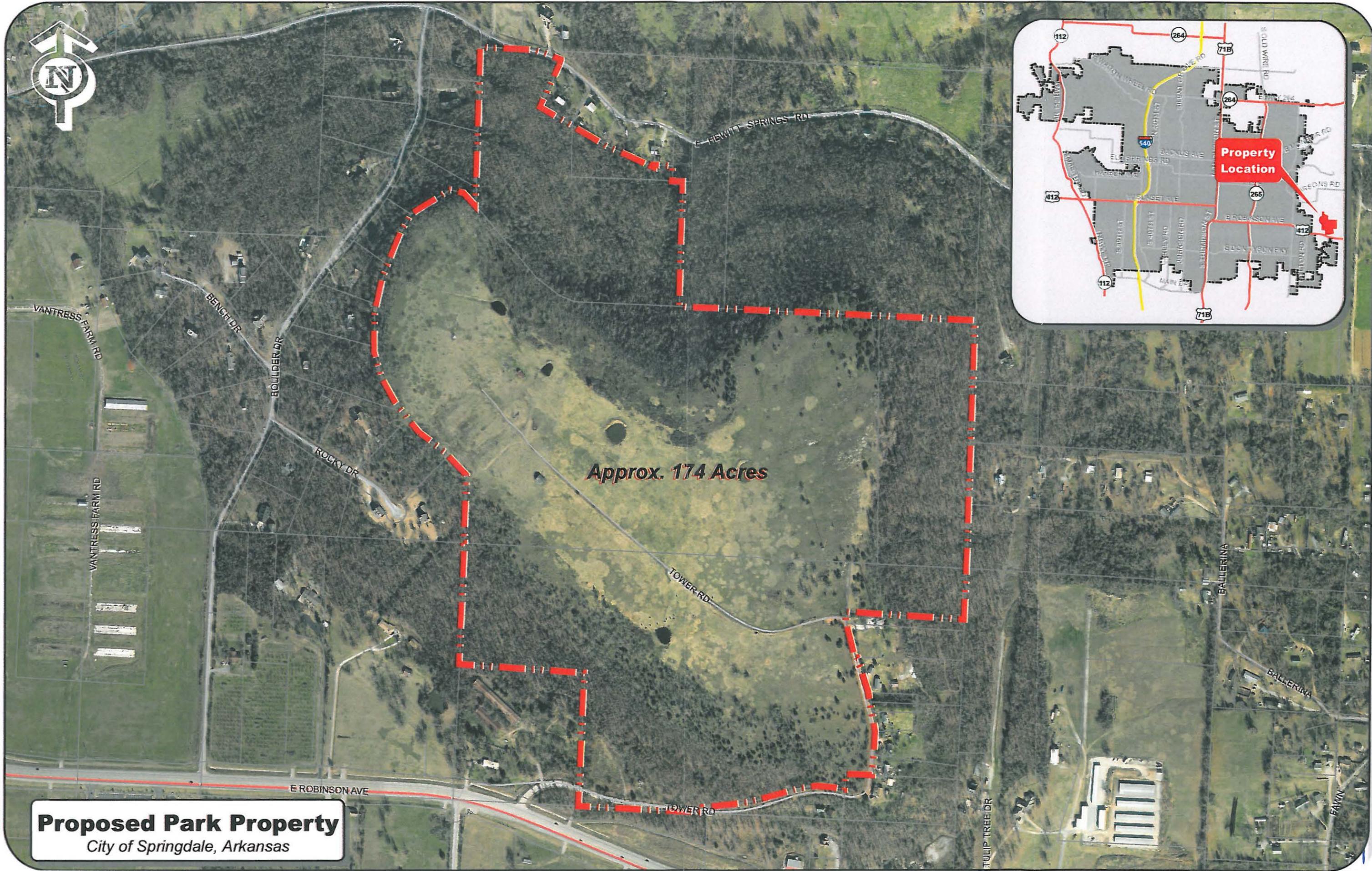
Parks & Recreation Committee:

1. ***Presentation of properties under consideration:***
 - a. Properties presented by Mayor.
 - b. Additional Properties presented by landowners during input sessions. Pg's 1-9
2. ***Public Input Sessions:***
 - a. Comments from Public. Pg 10
 - b. Comments from Parks Staff.
3. ***Procurement of Professional Services – Engineer***
 - a. Staff memorandum regarding selection. Pg 11

Finance Committee:

4. ***A Resolution*** amending the 2012 Budget of the Buildings Department, presented by Mike Chamlee, Chief Building Official.
Pg's 12-13

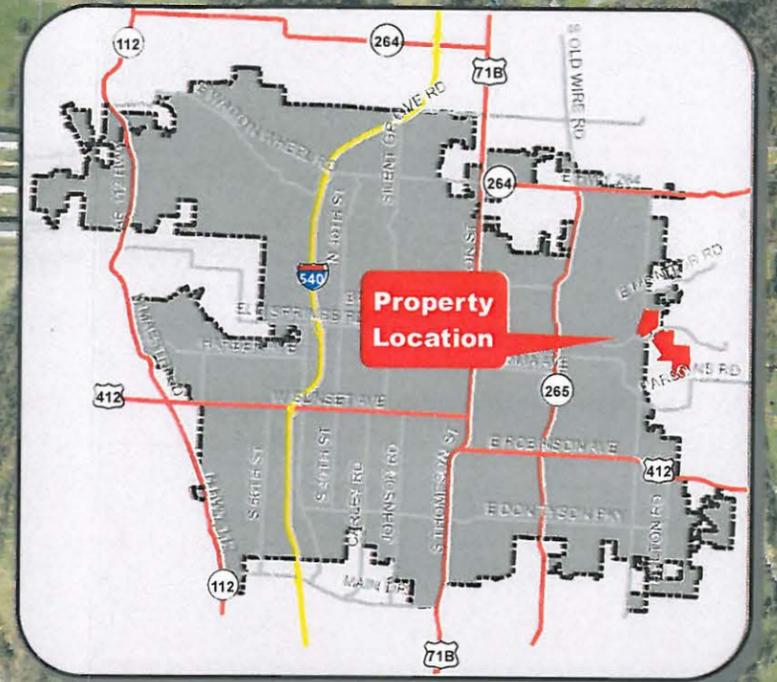
BUDGET MEETING BEGINS AT 6:00 P.M.



Proposed Park Property
City of Springdale, Arkansas

Approx. 174 Acres

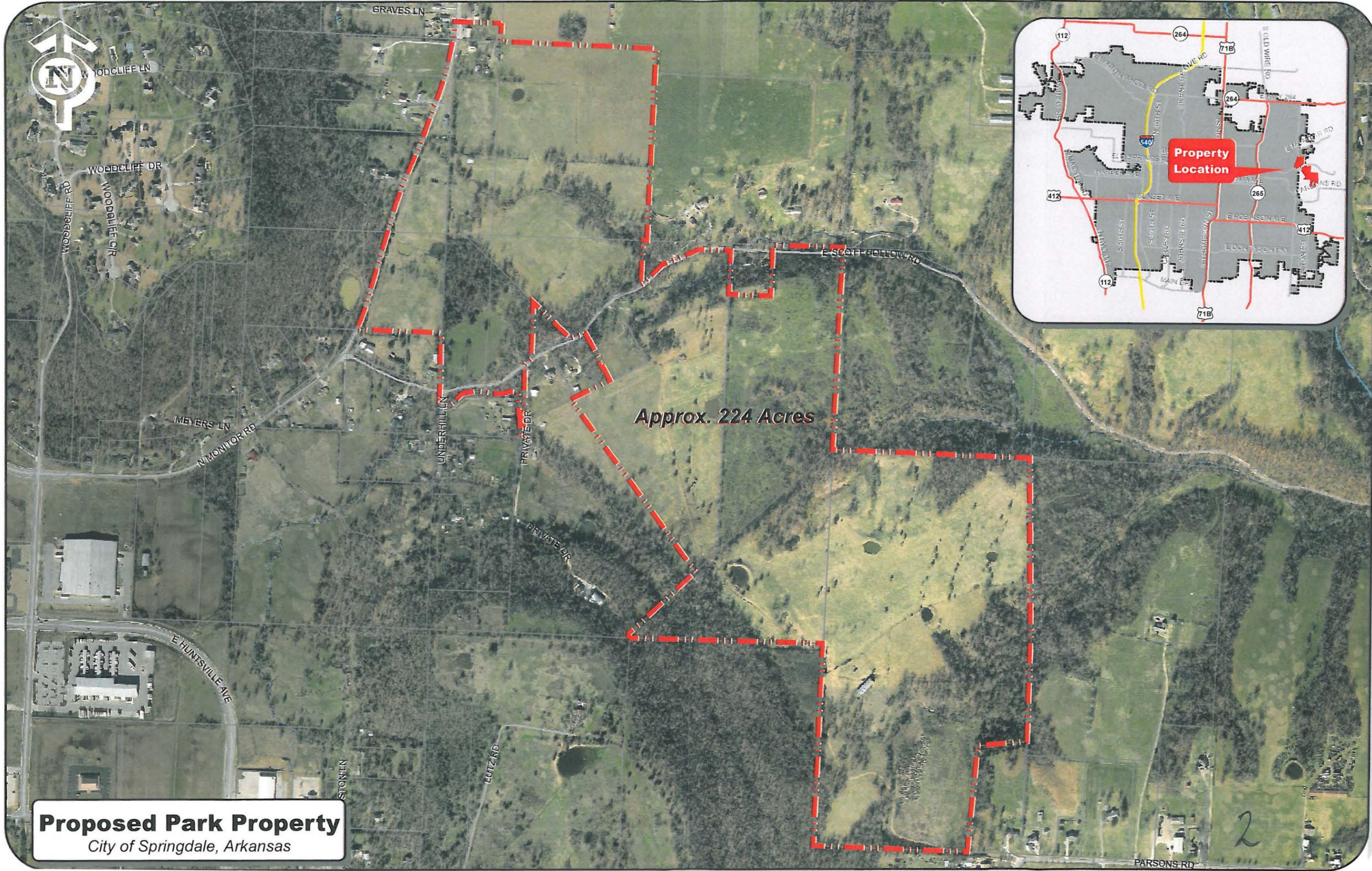
Property Location



Approx. 224 Acres

Proposed Park Property
City of Springdale, Arkansas

2





5100 S Thompson Street • Springdale, AR 72764 • 479-756-1003 office • 479-756-0274 fax

2809 Ajax Avenue • Suite 300 • Rogers, AR 72758 • 479-636-9500 office • 479-936-8825 fax

Rodger Lecy
Weichert Realtors-The Griffin Company
Griffin Company Commercial Division
5100 S. Thompson
Springdale, AR 72764

October 9, 2012

City Administration Building
Mayor and City Council
201 Spring St.
Springdale, AR 72764

RE: Parks and Recreation Proposal by Rodger Lecy: East Springdale Regional Park (ESRP)

To the honorable Mayor Doug Sprouse and councilmen Jim Reed, Eric Ford, Mike Overton, Ricky Evans, Brad Bruns, Jeff Watson, Kathy Jaycox and Bobby Stout.

Greetings. I'm Rodger Lecy, an agent with Weichert Realtors-The Griffin Company, a leading real estate firm in Northwest Arkansas. Allow me to introduce you to a different vision for the parks and recreation expansion currently under consideration. I tentatively call this alternate proposal the East Springdale Regional Park (ESRP). It will satisfy most, if not all, of the criteria originally planned for the parks expansion. Moreover, ESRP is visionary in that it creates a significantly larger park that could become a regional destination, enhance the Razorback Regional Greenway, augment existing activities and festivals, produce revenue with a performance/event venue, and enhance tourism and commerce in downtown Springdale. In short, the East Springdale Regional Park is a potential blockbuster that could serve as a great bookend for the city's west-side attraction, Arvest Ballpark.

TOPOGRAPHY and LOCATION

The East Springdale Regional Park is a proposed 223-acre area broken into two adjacent campuses. The North Campus, a large wedge between Monitor and Scott Hollow roads, consists of approximately 71 acres. The North Campus is flat pasture land and is lightly wooded. It's ideal for development as a park. The South Campus, extending south from Scott Hollow along Parsons Road, consists of approximately 152 Acres. The partially wooded South Campus is contiguous to the east side of beautiful Webber Mountain and gently slopes east with several sections currently used for pasture and hay. Several all-weather ponds and dry-weather creeks provide excellent drainage. The combined property is about 2 miles from downtown Springdale, about 3 miles from Hickory Creek Marina, and about 2.5 miles from Lake Fayetteville Park and the Botanical Gardens of the Ozarks. The ESRP is about 1.5 miles long, north to south, and varies in width from about 1 mile to half a mile.



5100 S Thompson Street • Springdale, AR 72764 • 479-756-1003 office • 479-756-0274 fax

2809 Ajax Avenue • Suite 300 • Rogers, AR 72758 • 479-636-9500 office • 479-936-8825 fax

AMENITIES and USAGE

The ESRP would include the following amenities: Softball and soccer fields, horse riding trails, hiking and biking trails (in conjunction with the Razorback Regional Greenway), disc golf course, tennis courts, dog park, camp grounds, concession stands, leased water park with swimming pool, picnic pavilions and performance venue. In addition to the obvious recreational activities, the park could be used for corporate rallies, markets, festivals, fundraisers, educational programs and community outreach.

SYNERGY in NORTHWEST ARKANSAS

The value of this proposal is that the ESRP meets Springdale's obligation to provide quality of life for its residents while also serving as an attractive regional draw by tying into the Razorback Regional Greenway, Lake Fayetteville Park and the Botanical Gardens of the Ozarks.

THE OFFER

As a real estate agent, I'm permitted to represent both buyer and seller in this transaction. The parcels in play for the ESRP are owned by two parties: First Western Bank of Rogers, and Glenn and Kathy Graham. Both sellers have authorized me to offer the properties for \$12,000 per acre for the entire 223 acres. That's a seller offer of \$2.6 million, which is approximately 14% less per acre and approximately 14% more in total land than what's currently being considered. An offer to purchase is attached. I respectfully request that I be allowed to present this proposal as an item on the City Council agenda, preferably in workshop and in full session, before the third reading and vote for the current park proposal. Thanks for your time and consideration. I look forward to working with you on this exciting proposal. If you have any questions, please feel free to contact me at 479-422-9636.

Sincerely,

Rodger Lecy
Weichert Realtors-The Griffin Company

4

EAST SPRINGDALE REGIONAL PARK

October 2012



223 ACRE COMMUNITY/REGIONAL PARK SUMMARY

THIS PARK IS COMPLIMENTARY TO LAKE FAYETTEVILLE PARK

Location and Access:

North Campus: Monitor Road and Scott Hollow Road (71 Acres North of Scott Hollow Road)

South Campus: Scott Hollow Road and Parsons Road (152 Acres South of Scott Hollow Road)

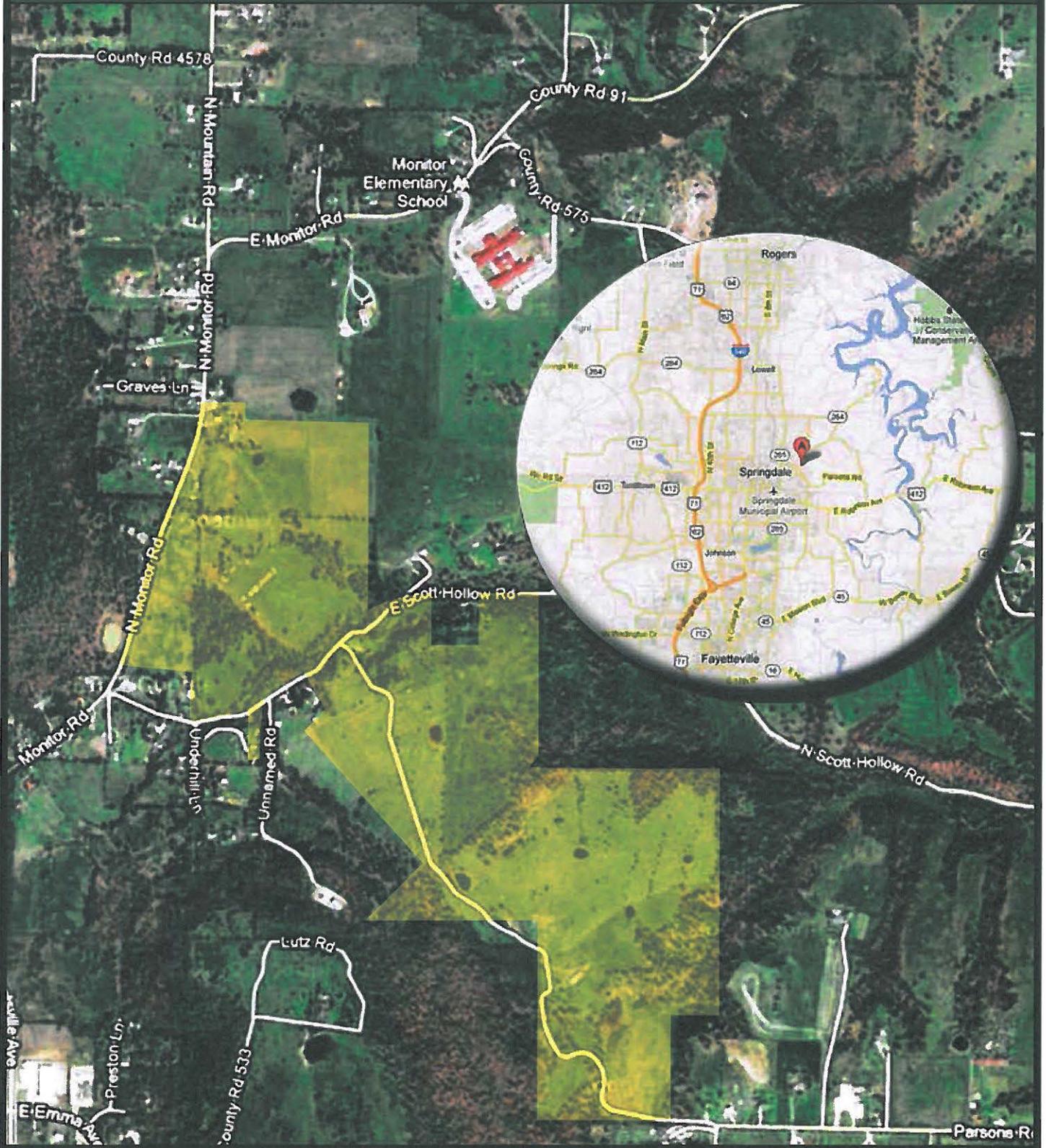
Topography: Pasture and Rolling terrain with Natural Drainage, Ponds and natural elevations from Webber Mountain Suitable for: Picnic and Playgrounds, Soccer Fields, Baseball/Softball Fields, Frisbee Golf, Water Park, Dog Park, Performance Venue, Parking on site, Biking Trails, hiking Trails and Horse riding, Park Maintenance and storage facilities, concessions

Housing Units Served: Between 5,000 to 8,000. **THIS PARK WILL HAVE A REGIONAL DRAW!**

REVENUE POTENTIAL: Performance venue, league events, concessions, special events

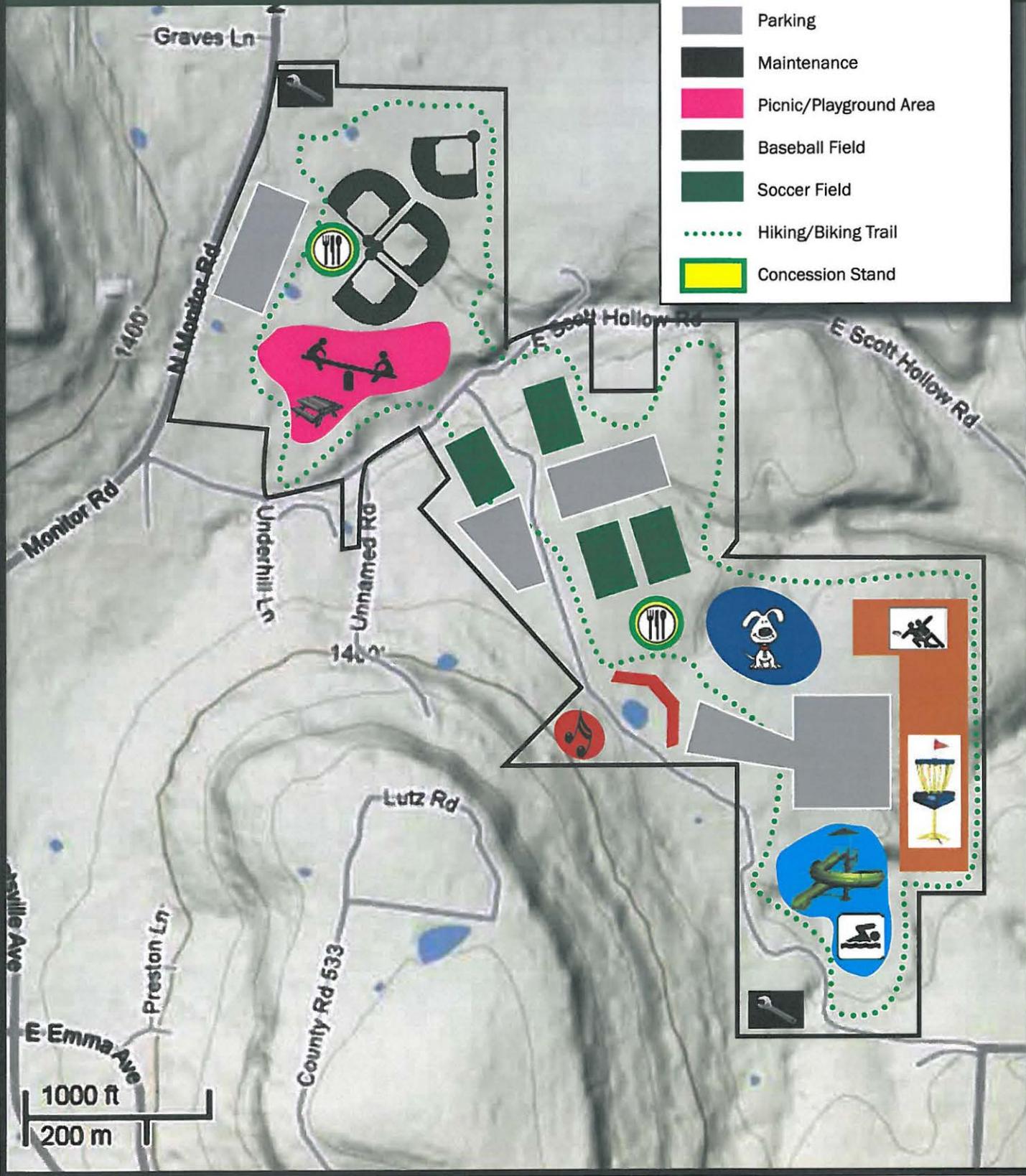
Proposal presented by: Rodger Lecy, Griffin Commercial Division, Weichert Realtors-The Griffin Company, 5100 S Thompson, Springdale Ar, 72764, 479-756-1003 (office), 479-422-9636 (cell) rodger@weichertgriffin.com

PROPOSED SITE



POSSIBLE PARK LAYOUT

-  Frizbee Golf
-  Dog Park
-  Water Park
-  Outdoor Music Theater
-  Parking
-  Maintenance
-  Picnic/Playground Area
-  Baseball Field
-  Soccer Field
-  Hiking/Biking Trail
-  Concession Stand



SITE PARCELS

Glenn & Kathy Graham Properties

48 Acre Package

- | | | |
|----|-----------|---------------|
| 1. | 1 Acre | 815-28656-160 |
| 2. | 10 Acres | 815-28656-170 |
| 3. | 30 Acres | 815-28656-800 |
| 4. | 0.5 Acres | 815-28656-171 |
| 5. | 6.5 Acres | 815-28656-900 |

Qualls In Forclosure Process

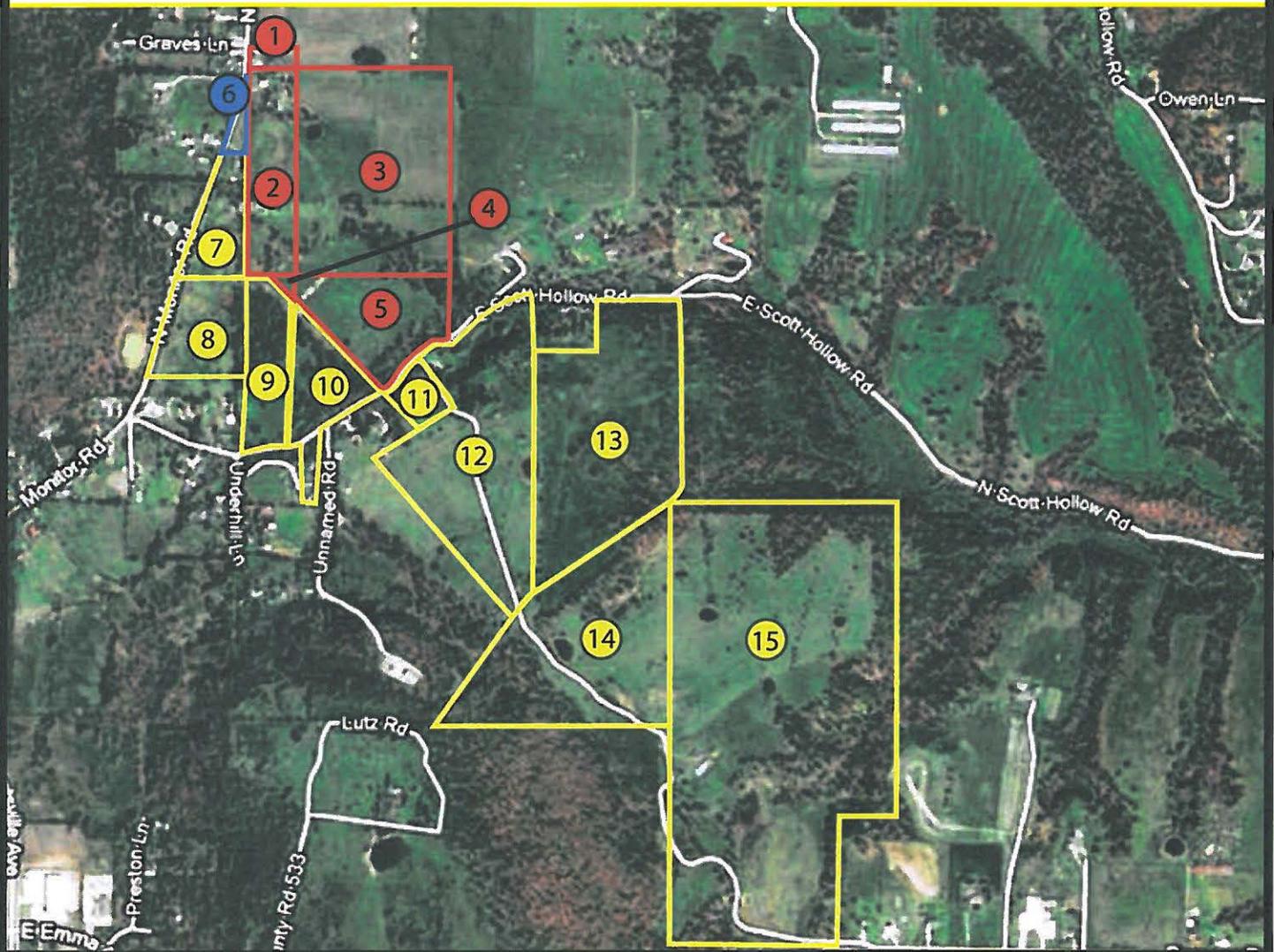
May Be Available Via Short Sale

- | | | |
|----|----------|---------------|
| 6. | 0.9 Acre | 815-28656-110 |
|----|----------|---------------|

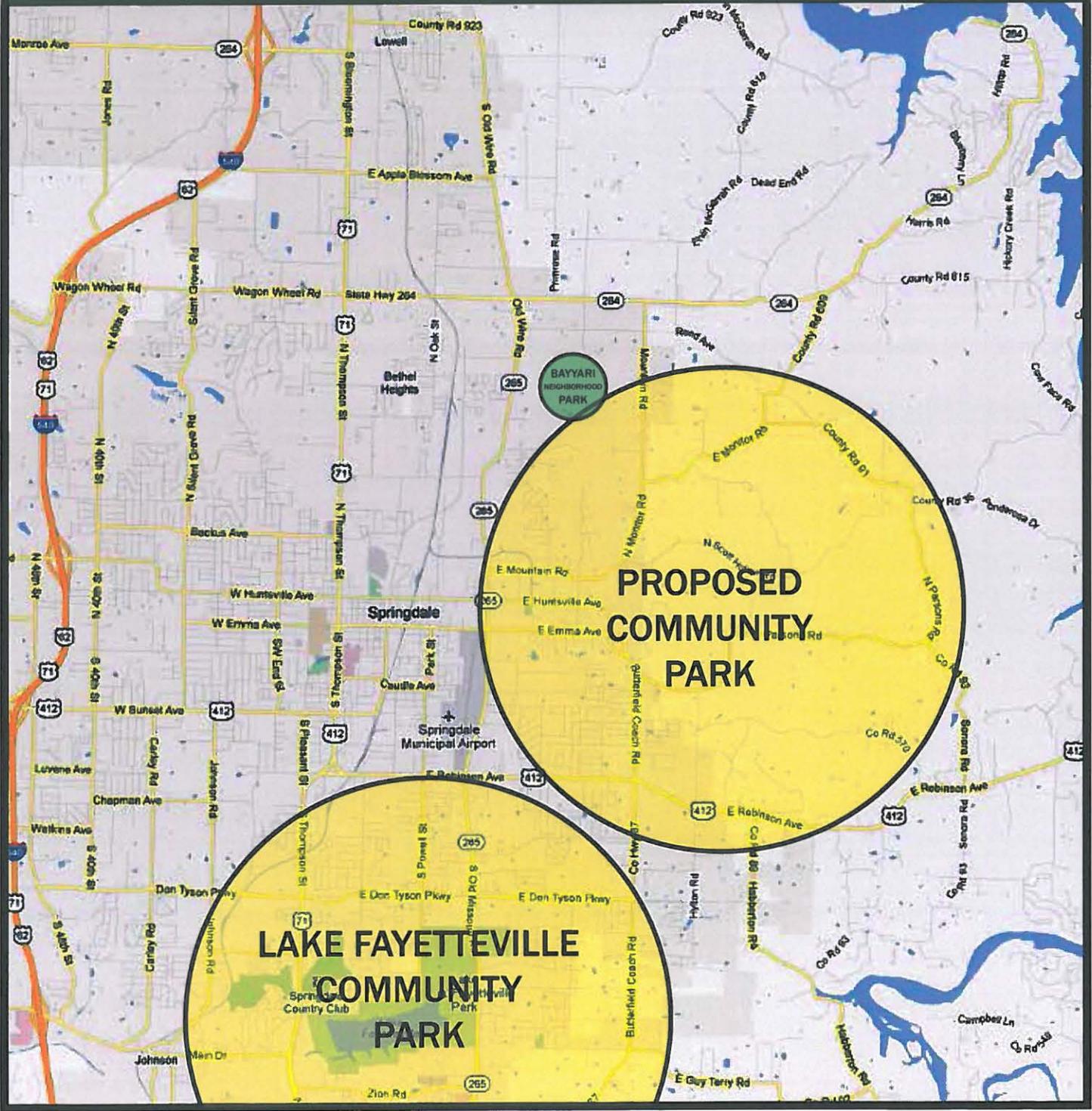
** This property is currently not listed on the market.
Acreage is not currently included in the 223 acre proposal*

First Western Bank of Rogers Properties 175.43 Acre Package

- | | | | | | |
|-----|------------|---------------|-----|-------------|---------------|
| 7. | 4.27 Acre | 815-28656-121 | 12. | 24.75 Acre | 001-18575-000 |
| 8. | 6.99 Acres | 815-30717-001 | 13. | 28.13 Acres | 001-18573-000 |
| 9. | 6.5 Acres | 815-30710-000 | 14. | 20 Acres | 001-18583-000 |
| 10. | 5.3 Acres | 001-18580-000 | 15. | 77 Acres | 001-18633-000 |
| 11. | 2.5 Acres | 001-18576-000 | | | |



COMMUNITY PARK 2 MILE SERVICE AREA





SPRINGDALE PARKS & RECREATION

MAILING ADDRESS: PO BOX 42

PHYSICAL ADDRESS: 600 ASH STREET

SPRINGDALE, ARKANSAS 72765

PHONE: 750-8185 OR 751-7275 WEB: WWW.SPRINGDALEARK.ORG

MEMORANDUM

To: Alan Pugh, Chief Engineer

From: Dr. Rick McWhorter, CPRP
Director of Parks & Recreation

Date: Oct. 5, 2012

Subject: Public Input Session Summary

You have received the comments as well as the numerical rankings for everyone attending the public input session either on Sept. 11 or Sept. 25. As a brief summary, the top ten amenities ranked in order of preference are:

Youth Baseball Fields (4.41)	Adult Baseball Fields (3.96)
Picnic tables (4.24)	Youth Softball Fields (3.76)
Playgrounds (4.22)	Splash Pad (3.38)
Pavilions (4.08)	Natural Surface Trail (3.25)
Paved Trails (4.00)	Outdoor Basketball Courts (3.24)

The higher the number in the parentheses, the more favorable the amenity. Each of these ten amenities had a minimum of 20 people in the rating.

Comments concerning park improvements to existing parks mainly focused around improving the bleachers at Tyson Park as well as providing shade covers for all bleacher areas. A few comments were directed to stabilizing Murphy Park pond.

My department can provide you with a list of considerations if you desire. Please let me know and I will get it to you on Monday. If you need further information, please contact me.

Memo

To: Mayor Doug Sprouse; Brad Bruns; Parks Committee
From: Alan Pugh
Date: October 1, 2012
Re: Statements of Qualifications; Procurement of Services for parks projects

As requested by the Parks Committee, each of the firms that submitted an annual statement of qualifications were ranked by staff members using those qualifications. Based on staff review, the firms that ranked the highest can be found listed below. During the committee meeting, it was indicated that staff reviews were to be combined with rankings from the committee chair and the mayor. To date we have not received these rankings and are reporting without those included. However, if you agree with the rankings below, these will be presented to the Parks Committee for consideration.

The following firms were the top ranked and are listed alphabetically

Parks Projects

Crafton, Tull and Associates

Engineering Services, Inc.

Jacobs

McClelland Consulting Engineers

USI Consulting Engineers

Although two parks are being considered, due to the potential repetitive nature of the amenities and the need to perform a cost analysis including both sites, staff would suggest that one firm/team be considered. It is suggested that the firms listed above are interviewed to further reinforce their qualifications and current capacity to perform the work indicated. If the committee is in agreement, a day for interviews will be selected and each firm contacted such that they can prepare. After the interview, staff and the committee will select the most qualified firm to perform the services and begin contract negotiations. If you have any questions or comments, please let us know.

RESOLUTION NO. _____

**A RESOLUTION AMENDING THE 2012 BUDGET OF
THE BUILDINGS DEPARTMENT**

WHEREAS, the 2012 Buildings budget contained \$30,000 for contract labor and \$515,660 for payroll, and

WHEREAS, the contract labor budget has exceeded its costs by (\$8,000); these funds are eventually recovered along with their property taxes or through the court process, and

WHEREAS, the 2004 Chevrolet Blazer's transmission has went out and the Buildings Department has already spent several hundred dollars on maintenance this year on this vehicle; and

WHEREAS, The Chief Building Official has requested in the 2013 Budget to replace this vehicle, but due to personnel changes in their payroll account, they have a savings of approximately \$29,000 and he is requesting to purchase this vehicle now, by transferring \$20,000 to the capital account and transferring the remaining \$9,000 to the contract labor account.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the 2012 budget is hereby amended as follows:

<u>Department</u>	<u>Account No.</u>	<u>Description</u>	<u>Present Budget</u>	<u>Increase</u>	<u>Decrease</u>	<u>Proposed Budget</u>
Buildings	10104034237035	Contract Labor	30,000	9,000		39,000
Buildings	10104034238030	Capital Equipment	-0-	20,000		20,000
Buildings	10104034233001	Payroll	515,660		29,000	486,660

PASSED AND APPROVED this ____ day of October, 2012.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Memo

To: Wyman Morgan, Director of Finance & Administration
From: Mike Chamlee, Chief Building Official
Date: September 26, 2012
RE: account adjustment

Wyman,

I would appreciate the opportunity to meet with you and the Finance Committee regarding a transfer we would like to make between (3) three of our budget accounts.

One of my vehicles, a 2004 Chevrolet Blazer with approximately 70,000 miles has had the transmission go out on it. This is one of the (2) two vehicles I have asked to replace in the 2013 Budget. The estimated cost to replace the transmission is \$2,316.21. We have had to put several hundred dollars into this vehicle this year already. The KBB value for this vehicle is between \$3,100 and \$3,825 depending on the assessment of the condition.

In our contract labor account, we have exceeded the budgeted amount by approximately \$8,000 due to the (2) two demolition projects the Council approved (\$10,500).

In our payroll account we have had, due to personnel changes, a total savings of approximately \$29,000.

I propose to divide the budgeted \$29,000 from payroll between contract labor (\$9,000) and the unfunded capital account (\$20,000) to purchase a replacement vehicle. I appreciate your consideration and would happy to answer any questions you may have.