

Garland County, Arkansas
Environmental Services, Public Works, and Buildings Committee
Minutes
July 16, 2018

Members Present: Chairman Mahoney, Vice Chairman Young, Justices Faulkner, Reagan, Braziel, Marion, and Hudgens

Members Absent: None

Also Present: Citizens, Elected Officials, Staff, and Media

Chairman Mahoney called the meeting to order and indicated that he would be changing the order and considering #3 before # 2. He introduced consideration of a resolution for an easement on the Armory building located at 210 Woodbine Street. Chairman Mahoney explained the necessity of the easement as a requirement for the AHPP grant approval. He explained that the easement was part of the process for the grant. He stated that the Area Agency for Aging and the Senior Citizens had to vacate the building due to a leak in the roof. They applied and received a two thirds / one third grant and that the Area Agency on Aging is working to get a donor to cover the match. County Attorney John Howard explained this is a preliminary step and it will need to go to the full Quorum Court for approval. Justice Reagan asked if the easement was a legal description. Howard explained that it would cover the building and the surrounding land it sits on. It's a conservation easement, in effect, it will limit the future use of the building. The county will be required to maintain the façade and certain portions of the building. You can still sale it under certain conditions; you will not be able to raise it or demolish it he indicated. A motion for do pass was made by Justice Reagan, seconded by Justice Hudgens. Chairman Mahoney asked for further discussion. Justice Anderson asked what shape the building is in, besides the roof being bad. Judge Davis said not real good; it hasn't been maintained. There will need to be a good maintenance agreement put in place and someone to supply the matching money. Chairman Mahoney indicated that Sheryl Bradley and Barbara Flowers with the Area Agency on Aging have a verbal commitment from CHI St. Vincent on the matching. He stated it is a 14,000 square foot building that could be utilized for future use by the county and a maintenance agreement that spells out what needs to be maintained, if leased. Judge Davis stated that we could work up a rental agreement with CHI St. Vincent for the seniors. There was some continued discussion, then the motion was approved without opposition.

Chairman Mahoney introduced Thomas Moore with Cromwell Architects and John Greer with WER regarding the assessment of the courthouse exterior and terracotta. A PowerPoint was shared showing the damage to the county courthouse and the safety concerns. To repair all of the terracotta Thomas Moore indicated it would cost \$181,500. This would repair all the damaged terracotta areas that they found to be deteriorated with fiberglass material. Cleaning the masonry was estimated at \$60,750 for the entire building. Repairing/replacing the masonry and mortar joints only where needed, was estimated at around \$41,000. The last phase would be to repair window sills and broken glass; this would be approximately \$45,000. Moore indicated the

roof was in good condition. There were a few areas that need to be fixed, but he indicated the roofer might come back and repair those as part of the warranty. John Greer suggested starting with the repairs to the terracotta. Once it was opened up, you could see if there were other issues that need to be repaired. Judge Davis indicated that \$100,000 was the highest grant award the county has received in the past from AHPP. Moore suggested a maintenance program be implemented once the repairs are complete. Moore asked Ashmore if they had applied for the AHPP grant and she indicated they were waiting for tonight's report to apply for 2020 grant. They were also interested in trying to see if Entergy might help with the windows and John Greer had mentioned some other grants that might be available that he could share with the Finance Department. Chairman Mahoney asked if the Judge wanted to take any action at this time and Judge Davis said no we just need to get a plan and a timeline. We now have the documentation to move forward with the grants.

Chairman Mahoney adjourned the meeting.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Susan Ashmore, CPA". The signature is written in a cursive style.

Susan Ashmore, CPA
Garland County, Arkansas