

Garland County, Arkansas  
Finance Committee Meeting  
Minutes  
August 6, 2018, at 5:30 PM

Members Present: Chairman Matt McKee, Vice Chairman John Horner, Justices Thomas Anderson, Ray Owen, Larry Griffin and Larry Raney  
Members Absent: Justice Darryl Mahoney  
Also Present: Citizens, Elected Officials, Staff, and Media

Chairman McKee called the meeting to order and asked Justice Anderson opened the meeting with prayer.

Chairman McKee introduced the consideration of a resolution authorizing the county to purchase goods and services exempt from soliciting bids as stated in ACA §14-22-106 (21). Justice Griffin made a motion for a do-pass, seconded by Justice Owen. Chairman McKee asked for questions or discussion. With none, the motion was approved without opposition.

Chairman McKee introduced the consideration of an ordinance placing the Buckville Volunteer Fire Department dues on the property tax statements, as authorized by ACA §14-20-108. Justice Raney made a motion for a do-pass, seconded by Justice Anderson. Chairman McKee asked for questions or discussion. With none, the motion was approved without opposition.

Chairman McKee introduced the consideration of an ordinance changing the materiality of the fixed asset threshold from \$1,500.00 to \$2,500.00, effective January 1, 2019. Justice Owen made a motion for a do-pass, seconded by Vice Chairman Horner. There was some discussion as to how equipment list under the threshold are maintained by the departments. Chairman McKee asked for questions or discussion. With none, the motion was approved without opposition.

Chairman McKee introduced the consideration of an ordinance to amend the 2018 Budget Ordinance O-17-55, appropriate, and transfer funds in various budgets:

- a. An appropriation and transfer of funds from the Ouachita Memorial Hospital (OMH) Sale Fund to the General Fund to pay for the cost of exterior repairs and maintenance of the county courthouse.
- b. An appropriation in the General Fund to the General Services Budget to pay for the cost of repairs and maintenance to the armory building located at 210 Woodbine Street.

Justice Anderson made a motion for a do-pass, seconded by Justice Owen. John Greer, with Western Specialty Contractors, and Thomas Moore, with Cromwell Architects, presented their assessments of the exterior condition of the courthouse. Mr. Moore stated that the deterioration of the terracotta is a time-sensitive concern and should be replaced as soon as possible for safety reasons. Mr. Greer presented a PowerPoint and showed areas of the courthouse that are in need of repair. He also stated that the building is structurally stable, but the terracotta and brick are

starting to show their weaknesses. He noted that fiberglass is the most cost-effective way to repair the terracotta. It weighs less than the terracotta and looks identical to it. Mr. Moore also presented a PowerPoint to show the condition of the courthouse roof. He also discussed the safety concerns and the exterior conditions of the courthouse. He stated that the roof was in good condition, but noticed some isolated areas where the flashing had pulled loose and the sealant had deteriorated. After listening to the presentations, Justice Owen suggested the implementation of a maintenance plan to keep the courthouse and other county buildings maintained. Mr. Greer pointed out critical areas in the back two corners and the eastern side of the courthouse that needed repair work immediately for safety purposes. Judge Rick Davis confirmed that the terracotta, beginning on the middle of the east, the south and up to the center of the western sides of the building, needs to be repaired. In addition, the entire building needed to be tuck-pointed and sealed. Mr. Moore stated that \$116,000.00 would take care of the damaged terracotta that needed to be replaced immediately and \$181,500.00 included all the damaged terracotta on the building. Mr. Moore stated that the \$181,500.00 includes the \$116,000.00 damage cost.

The phases of this project are:

<b>Phase 1</b> - Terracotta repair	\$181,500.00
<b>Phase 2</b> – Cleaning of the masonry	\$60,750.00
<b>Phase 3</b> – Repair/Replace the masonry and mortar joints and apply exterior water repellent to the building	\$40,737.50
<b>Phase 4</b> – Replace all necessary elements other than terracotta such as window sills, broken glass, etc.	\$45,000.00

Mr. Moore suggested to remove the damaged terracotta and leave it exposed until the new material can be installed. Judge Davis suggested that the Quorum Court declare an emergency, get the material ordered, and to get approval from the Arkansas Historic Preservation Program (AHPP) to complete the proposed work. Chairman McKee suggested scheduling a special finance meeting next week to look at the repair cost, a plan for the removal of the damaged terracotta, and stabilization of the removal areas. Justice Owen also asked that Mr. Greer and Mr. Moore develop a timeline of the proposed work. At this time, Justices Anderson and Owen withdrew the motion to approve the entire ordinance.

Justice Owen stated that the ordinance needed to be amended and sections 1,2,3,4,6,7,8,9, and 11 be removed, leaving sections 5 and 10 which pertain to the armory building. The AHPP grant for the armory building was discussed. Judge Davis stated the county is not going to accept the grant or sign the conservation easement from the AHPP. The easement would require several restrictions that could hinder the renovation of the building. Anthony Taylor with Taylor Kempkes Architects, stated the cost to add a new roof, fix the leakage problem, mold mitigation, and repair the interior on the building would cost around \$180,000.00. Judge Davis noted that the insurance company would pay \$66,977.98 for the prior hail damage to the building.