MINUTES OF A MEETING
OF THE
FAYETTEVILLE CITY COUNCIL
DECEMBER 7, 1999

A meeting of the Fayetteville City Council was held on December 7, 1999 at 4:30 p.m. in Room 219 of the City Administration Building located at 113 West Mountain Street, Fayetteville, Arkansas.

Present: Mayor Fred Hanna; Aldermen Robert Reynolds, Ron Austin, Bob Davis, Trent Trumbo, Heather Daniel, Kevin Santos, Kyle Russell, and Cyrus Young; City Attorney Jerry Rose; City Clerk Heather Woodruff; Administrative Services Director John Maguire; Public Works Director Charles Venable; City Planner Tim Conklin; Staff; Press; and Audience.

CONSENT AGENDA

APPROVAL OF THE MINUTES: Approval of the minutes of the November 16, 1999 City Council meeting.

BID 99-81, ITEM #1: A resolution approving the acceptance of the lowest qualified bidder meeting specifications for the purchase of a Heavy Duty Truck Cab & Chassis with Mounted Sanitation Body, Bid 99-81, Item #1. The vendor for this purchase will be Shipley Motor Co. of Lowell, Arkansas.
RESOLUTION 150-99 AS RECORDED IN THE OFFICE OF THE CITY CLERK.

BID 99-81, ITEM #3: A resolution approving the acceptance of the highest bidder for the sale of Item #3, Bid 99-81, a 1991 Mack RD-688-S with mounted Leach Sanitation Body from the City of Fayetteville for the sale price of $35,000. The vendor for these purchases will be IGS of Fayetteville, Arkansas. Receipt of this amount will be credited to Shop Fund Gain/Loss Sale of Assets.
RESOLUTION 151-99 AS RECORDED IN THE OFFICE OF THE CITY CLERK.

BID 99-82: A resolution approving the acceptance of the lowest qualified bidder meeting specifications for the purchase of three Heavy Duty Diesel-Powered Trailer Mounted Air Compressors, Bid 99-82, Item #1, with the trade allowance for Items #2, 3 and 4. The vendor for this purchase will be Scott Construction Equipment of Springdale, Arkansas.
RESOLUTION 152-99 AS RECORDED IN THE OFFICE OF THE CITY CLERK.

BID 99-83: A resolution approving the acceptance of the lowest qualified bidder meeting specifications for the purchase of a Regular Cab Dual Rear Wheel 4x4 Pick-up Truck, Bid 99-83, Item #1. The vendor for this purchase will be Carthage Ford-Mercury of Carthage, Missouri.
RESOLUTION 153-99 AS RECORDED IN THE OFFICE OF THE CITY CLERK.

BID 99-84: A resolution approving the acceptance of the lowest qualified bidder meeting specifications for the purchase of a Crew Cab Dual Rear Wheel 4x4 Cab & Chassis with mounted 3-Way Dump, Bid 99-84, Item #1. The vendor for this purchase will be Carthage Ford-Mercury of Carthage, Missouri.
RESOLUTION 154-99 AS RECORDED IN THE OFFICE OF THE CITY CLERK.

14 POLICE SEDANS: A resolution approving the acceptance of the State of Arkansas Contract Award ST-00-0201, Item #9, 2000 Ford Crown Victoria Police Pursuit Sedan including Options "IO" and modifications to "ee." This will be for 14 units. The vendor for this purchase will be Landers Ford of Little Rock, Arkansas.
RESOLUTION 155-99 AS RECORDED IN THE OFFICE OF THE CITY CLERK.

MULTI-USE TRAILS: A resolution approving an engineering agreement with Crafton, Tull and Associates of Fayetteville to furnish survey, preliminary and final design, and provide construction observation for a proposed multi-use trail located along a portion of an abandoned railroad line between Spring and Prairie Street, a distance of approximately 2600 feet.
RESOLUTION 156-99 AS RECORDED IN THE OFFICE OF THE CITY CLERK.

BID 99-85: A resolution awarding Bid 99-85 in the amount of $31,000 for the purchase of a "Video Vehicle Tracking and Detection System" for the traffic signal at the Joyce Boulevard and College Avenue (71B) intersection.
RESOLUTION 157-99 AS RECORDED IN THE OFFICE OF THE CITY CLERK.

OFFER AND ACCEPTANCE: A resolution approving the offer and acceptance agreement dated November 5, 1999, between John D. and Rebecca M. Ginger and the City of Fayetteville, for the sale of 4.00 acres of land located at the water storage tank site on Gulley Road, Washington County, for the amount of $80,000.
RESOLUTION 158-99 AS RECORDED IN THE OFFICE OF THE CITY CLERK.

SEWER DAMAGES CLAIM: A resolution approving a claim for sewer damages at 2082 North Hailey Drive, Fayetteville, in the maximum amount of $27,184.69, plus a budget adjustment to cover the cost.
RESOLUTION 159-99 AS RECORDED IN THE OFFICE OF THE CITY CLERK.

RESEARCH AND TECHNOLOGY PARK: A resolution approving a real estate contract to sell Lot 1, Arkansas Research and Technology Park, consisting of 2.5 acres, to Cache

Investments and/or Assigns (Interface Computer Center, LLC). Grant of first right of refusal on Lot 2, Arkansas Research and Technology Park.
RESOLUTION 160-99 AS RECORDED IN THE OFFICE OF THE CITY CLERK.

Alderman Young stated that the company for which he worked had an item on the Consent Agenda so he would be abstaining from the vote.

Alderman Austin moved to approve the Consent Agenda. Alderman Davis seconded the motion. Upon roll call the motion carried unanimously.

OLD BUSINESS

CITY OF CHARACTER: A resolution amending Resolution 149-99 establishing the City of Fayetteville as a City of Character with the International Association of Character Cities.

Alderman Trumbo moved to bring the item back to the table. Alderman Reynolds seconded the motion. Upon roll call the motion carried unanimously.

Mayor Hanna explained that Alderman Trumbo had a motion to make asking the Council to rescind the resolution because it had caused too much controversy.

Alderman Trumbo moved to rescind the resolution in its entirety. Alderman Reynolds seconded the motion. Upon roll call the motion carried unanimously.

There was no comment from the Council or the audience.

RESOLUTION 161-99 AS RECORDED IN THE OFFICE OF THE CITY CLERK.

NEW BUSINESS

VA 99-13: An ordinance approving vacation request VA 99-13.00 submitted by Mike Roetzel on behalf of Buddy Peoples for property located at 28th Court. The request is to vacate the undeveloped street right of way for 28th Court located west of Club Oak Drive within Edge Hill Subdivision.

Mr. Rose read the ordinance for the first time.

Alderman Reynolds stated he had received several phone calls concerning this item. There were several people who were against the vacation. He thought Mr. Peoples was going to request the item be pulled from the agenda.

Mr. Tim Conklin, City Planner, stated that Mr. Peoples had contacted the Planning Office. He had explained to Mr. Peoples that the vacation was an ordinance, and that it would take three readings by the City Council in order for it to be approved. However, the Council could leave the item on the first reading. Mr. Peoples indicated that he preferred that the item be left on the first reading.

Alderman Reynolds stated Mr. Peoples was going to have a meeting with the neighbors to explain his plans.

Ms. Sylvia Popejoy stated she owned the property adjacent to the right-of-way. She would like to see the vacation approved. She added she was not aware of the right-of-way before the request to vacate was brought forward.

Alderman Reynolds asked if there were plans for the street in the future.

Mr. Conklin stated the staff had recommended vacating the right-of-way due to the steep terrain, which was approximately 20%. The current City street standards did not allow for streets over 15%. The Planning Commission had also voted to recommend approval. In regards to Mr. Scott's property, there was a 278-foot right-of-way which adjoined the northeast corner of the property. Also, the City had not required that he construct the street in 1991 when the subdivision was platted. The City Engineer had also recommended that the street be vacated because it did not meet the City standards.

Mr. Charles Venable, Public Works Director, stated there were a few streets in the City that had a 20% slope, but they had been there for a long time.

Mr. Conklin stated the vacation would not hinder future development. Mr. Scott would be able to access his property by utilizing Ravenswood.

Mr. Scott gave a brief history of the development. 28th Street had been on the original plat because it was the most logical place to enter by way of the public access. There was no better place to put the road. Closing the street would deny him access to approximately 20 acres. Peach Street barely met City standards. It had a 14.5 % slope. He expressed concern about the accuracy of the elevations because the same firm had shot the elevations and had come up with two different elevations.

Alderman Russell asked how long Mr. Scott had owned the land.

Mr. Scott replied he had owned the property since 1945. The street had been platted since 1969 and was even shown as a completed street on the City map.

Mr. B.R. Peoples stated he had requested the vacation of the right-of-way because it was too steep to construct a street on. He would be giving up two lots towards the back of the property. They were planning on developing only the one lot in the front. The adjoining property owners approved of the vacation. He did not believe the street would ever be constructed because of the steep terrain.

Mr. Joe Fred Starr, an area resident, stated he had been the Mayor during 1969, and he had signed the original plat. At that time, he had been very knowledgeable about the hill. He had lived out there and his family had owned property there for over 60 years. When Mr. Peoples purchased the property in 1990, he knew the street that was platted there. In his opinion, after the street was platted it became the property of the City. He explained that when the right-of-way was abandoned it became the property of the adjoining property owner. He did not believe the actual elevations of the right-of-way had been shot to this day.

Mr. Conklin replied the City staff had relied on Jorgensen and Associates for the elevations. The City's Engineer had also looked at the GIS data that they had at the City. They had compared that data to what Jorgensen had submitted to the City. This vacation would cut off access to Mr. Scott's property. He lived on Ravenswood and he had purchased all of the land there. He thought someone needed to shoot the elevation. He asked the Council to put off the decision for several months.

Mr. Steve Skoat, 2903 Club Oak Drive, stated that his interest was not monetary. He would have no gain one way or the other. The thing he liked about their neighborhood and the reason he would be in favor of the street being vacated was that it provided a nice quiet neighborhood to live in. The other issue was egress. He thought the egress problem had been addressed with the reconstruction of 24^{th} Street. It could provide access for all of the residences.

Mr. George Calyn, 2843 Club Oak Drive, stated he had retired to Fayetteville three years ago. One of the requirements they had wanted was that there would be no through streets. They had not been told by a real estate agent that there was a right-of-way there. Where he came from there would be stub-out or some indentation of a proposed street. He asked the Council to vacate the street right-of-way.

THE ITEM WAS LEFT ON THE FIRST READING.

RZ 99-32: An ordinance approving rezoning request RZ 99-32.00 submitted by Stephen Thetford for property located at 3351 W. Wedington Drive. The property is zoned R-O, Residential Office and contains approximately 0.69 acres. The request is to rezone the property to C-1, Neighborhood Commercial.

Mr. Rose read the ordinance for the first time.

Alderman Davis noted this property adjoined property which was currently zoned C-1. The Planning Commission had voted unanimously to approve the rezoning. He suggested passing the rezoning.

Alderman Daniel stated she was not in favor of passing this ordinance on the first night.

Alderman Davis moved to suspend the rules and move to the second reading . Alderman Austin seconded the motion. Upon roll call the motion carried unanimously.

Mr. Rose read the ordinance for the second time.

There was no public comment.

THE ITEM WAS LEFT ON THE SECOND READING.

COUNCIL ON AGING: Discussion of a one mil tax for two years or a two mil tax for one year for the construction of a Senior Community Center.

Mayor Hanna stated he had received a lot of comments on this item.

Alderman Trumbo stated he thought they should put together a committee to look at all of these items. He thought it would be a good idea to discuss their plans and the pros and cons of having a millage. He noted the City had the statutory authority to impose up to five mils as the City Council or they could take the issue to the polls in the next election.

Alderman Austin asked where the City Council received the authority to levy a one to five mil tax.

Mr. Rose replied that Article 12, Section 4 of the Arkansas Constitution is the authority for it. There was also some statutory authority that allowed the City to levy up to five mils for property tax without a vote of the people. The Council could do that as a general revenue source. An election was not necessary, but one could be held. In reference to when they would receive the money, he explained that each year in November the County Quorum Court set the tax rates for the county. They would set the City rates per the Council's instructions. There was no hurry because the soonest they could get the rates to the county was November of next year in order to set the rate for the year 2000. It would be collected in the year 2001. The first time the money would be realized would be October 2001 for the collection year of 2000. Money would be coming in from February to October.

Alderman Santos added they would not be speeding anything up by letting the Council raise the taxes rather than having a general election to decide if they wanted to raise the taxes.

Mr. Rose did not believe there would be enough time to get the election certified before the time the county needed the rates. There was nothing wrong with having a special election if they wished.

Alderman Reynolds stated these people had been paying taxes in this City all their lives. The City owed them this center. The project had been on the board for a long time. When the project began they were talking about $83.00 per square foot. Today they were talking about $200 per square foot. He was very interested in this project and he wanted to build it. He did not believe they needed to take it to a vote. Anything else that was new he thought the Council would need to take to the public, but this was something that had been promised since they received the property from the Walker Family. He thought they needed to study this and have Councilmen appointed to a committee to see if they could get the price reduced. He was in favor of building the center, but he was in favor of trying to find a better price for the center for the taxpayers.

Alderman Daniel stated she had been hearing pros and cons on this idea. She was in favor of the senior center, but she was not sure this was the way to go about it. She thought it would be a good idea to have a committee to study it. She would like to see some good fundraising effort. She would like to see how much the tax millage would affect differently priced homes. She expressed concern for retired people on a fixed income.

Mr. Rose stated that a previous City Council had considered whether or not to have a City sales tax after theirs was legally struck down. The Council had passed a resolution of intent not to have any millage other than the half mil for Police and the half mil for Fire as an enticement to have people vote for the City sales tax. That had been back in 1993.

Mayor Hanna stated he thought a committee was in order. He did not want to limit it to four people. He would not mind if the Council as a whole would be the committee if it was their desire. He thought everyone that was interested in participating in this should be on the committee.

Ms. Betty Turner, Executive Director of the Council on Aging, stated the four million dollars would be for a turnkey job for the furnishings, renovations to the existing building, the orchards, and the entire complex. It was a senior center and adult daycare facility. Everything would be in place. The one million dollars would allow them to build the senior center and the parking lot. They had taken on this project in 1991. One of the things they wanted to do tonight was to explain the expected roles of seniors in the future to see what communities needed to do to capture the expertise and experience the seniors would bring.

Ms. Barbara Shaden, Co-Director of the Office for Studies on Aging at the University of Arkansas, stated that most of her service and teaching in the community had been on aging processes and the needs of the elders. The elderly population in Arkansas is much higher than in the rest of the country. The population of Northwest Arkansas is much higher than in other parts in the state. Arkansas rates sixth in the country in the number of elders under the poverty level. By the year 2030 there will be as many elders in the county as there will be children under the age of eighteen. They needed to planning ahead in terms of their resource allocation. That was a large part of the population. The baby boomer generation will soon be part of this population. Those baby boomers are different. They had longer life expectancies. They expect more and different kinds of quality of life. They had improved health and more political clout. They had different kinds of expectations. They were not talking about serving a less healthy or less independent portion of the population. A vision for a senior center should embrace all seniors and the whole community. Intergenerational programing is what the wave of the future should be for senior centers. The key to successful aging is mental stimulation, activities, social interaction, and normalization of daily life. A lot of that was set up in a senior center. No one agency can do all this, but they needed to have a starting point, a focal point for having services and bringing people together. Senior Centers are, historically, the oldest mechanism we have to provide services to the elderly. One of the things she hears from the elders are that they have needs for services. They were also wanting to give back to the community.

Mr. Jerry Mitchell, Executive Director for the Area Agency on Aging in Northwest Arkansas, said that they provided services for nine counties in Arkansas. They contracted through the Council on Aging to provide services to the senior centers. He had been disappointed in the effort involved to get this senior center up and going. He thought Fayetteville deserved an outstanding senior center. The senior center on Sang Avenue helped serve a large number of people, but they were not able to provide some of the services that were needed in Fayetteville. He stated he would be willing to lend people from his staff to help with this in any way they could. He asked the Council not to refer it to a committee where it might get lost. The Sang Avenue Center did not meet their needs. Those who are elderly now, in his opinion, were our country's greatest generation. They were the people that helped rebuild Japan and Germany. They had made a lot of sacrifices. There was another generation that was coming up that would not be satisfied with the current facilities. They were going to want to see financial management classes, seminars on how to handle retirement funds. They wanted to have other classes and services. His organization had already pledged $350,000. That was all that his agency could come up with. It was a mixture of money from state, private and federal resources that they had received.

Dr. Rod Phillips addressed the issue of architecturaaal feasibility. His background was in architecture and psychology. He thought the residents were far more important than the building. If they only pursued economically viable projects, most parents would choose not to have kids. This project involved using a lot of money, but he thought the pay-off would be in spirit. He thought this could serve as a model nationally. The project was based on research-based design including state-of-the-art construction materials and methods.

Alderman Trumbo asked Ms. Webb how a million dollars would assist her in writing grants.

Ms. Cindy Webb, a fundraiser, replied that regarding the fundraising she had been working on, this Senior Center had been on the drawing board for so long that people were concerned that it would not happen. People wanted to support it but were not sure it would ever happen. She thought the City's involvement in the project would be a promise to the people of Fayetteville. She thought with this resolution they could show people it was going to happen. At that point, she thought the fundraising would become easier. It was hard to get people to contribute to something they could only see in cardboard. They had asked many people for large sums of money. They had asked the Walton Foundation for money and they would not fund them. They had asked many large sources of money for funding and had been told "no" by some. Some were waiting to see what the Council was going to do on this issue.

Dr. Joe Hall stated the group aged fifty-five to seventy-five was a section of the people that could be compared to fifteen to twenty-one year olds in the children's group. These people had great potential and they were not being utilized. Senior citizens can and will take care of other senior citizens if they were given the opportunity. He knew people who had retired from seven-figure annual jobs and they were carrying bedpans in hospitals because there was no other structure within which they could donate their services, time and expertise to the community. The Council needed to mobilize. There were people who were trying to live without social security payments and who had little income. There were people who could not buy their medication. This generation was such a proud people that they would personally not ask them for a thing. They would go hungry before they would ask for anything. What they needed was a facility with a structure to utilize and care for these people. They were not utilizing the education, talents, skills, nor the money of many of the senior citizens. This resulted in a period of depression for these individuals because they did not know what would occur after their retirement. They were always retiring from something. These people should not retire *from* something, they should retire *to* something. It was the wisdom of these people that could be transferred to our teenagers that may be the answer to the violence they were seeing in our schools and communities.

Alderman Austin thanked Mr. Hall for the personal letter he had written all the aldermen.

Ms. Martha Albright, volunteer, stated she had served on the Council on Aging Board for five years. She thought the entire community would be affected by the center. They wanted a building that would last for years and not one they were going to have to do again in ten to fifteen years. They wanted one large enough to meet their needs and one they could grow into in the future. They needed an inviting place to go. They wanted to build something Fayetteville would be proud of. Some of the new buildings and renovations were making Fayetteville a really nice place to live.

Alderman Trumbo thought they would form a committee and move forward with the project.

Mayor Hanna stated they should plan to have the committee meet between now and the next meeting and to make a report on the progress. Mayor Hanna stated he would make Alderman Trumbo the chairman of the committee.

Alderman Russell stated he supported the idea of the community center. He had 100% positive response on supporting the millage increase. He expressed concern about the library, schools and the wastewater treatment plant. A lot of those would have to go before the public for a vote. He was going to support all of those increases.

Alderman Austin stated he supported the project. He had received 100% support for the center. He thought there was time to declare their intent.

Mayor Hanna suggested two mils for one year in order to get it over with, considering all the other things coming up.

Alderman Russell thought one of the pluses about the tax was that it was so temporary.

In response to questions, Ms. Webb explained the Senior Community Center itself had been budgeted about $2.2 million. The tax would build the community part of the development. They would then continue their fund raising efforts to construct the adjacent adult daycare facility, and to renovate the offices and the current Sang Center.

Mr. Dan Coody, an area resident, stated the $200 per square foot building included the cost of the paving, sewer, and so forth. The construction cost for the building was approximately what you would pay for a house. A lot of senior citizens were wanting to move to an area with this kind of climate and a university because it provided more stimulation. They needed to capitalize on the impact of senior citizens on our town.

Mr. Bill Ackerman stated he had been the president for the Council on Aging for the last two years. In addition to redesigning the project they had gone to the private sector and asked them to contribute to the project. The U.S. government did very little to support the aging group compared to what they did for other groups across the board. He thought this was a local problem and they needed to address it. It was going to take an effort on everyone's part to make this happen.

NO ACTION WAS TAKEN.

NORTH HILLS VACATION: An ordinance approving the request by Crafton, Tull & Associates, Inc. on behalf of Washington Regional Medical Center for the vacation of the existing street right-of-way for a portion of North Hills Boulevard.

Mr. Rose read the ordinance for the first time.

Alderman Young stated the company he worked for was presenting this item, so he would be abstaining from the vote.

Alderman Davis moved to suspend the rules and move to the second reading. Alderman Daniel seconded the motion. Upon roll call the motion carried by a vote of 7-0-1, Young abstaining.

Alderman Santos explained they were vacating this street right-of-way because they had already constructed a street that would serve the same purpose right next to it. They no longer needed the right-of-way.

Mr. Rose read the ordinance for the second time.

Alderman Santos moved to suspend the rules and move to the third and final reading. Alderman Trumbo seconded the motion. Upon roll call the motion carried by a vote of 7-0-1, Young abstaining.

Mr. Rose read the ordinance for the third and final time.

Mayor Hanna called for the vote, upon roll call the ordinance passed by a vote of 7-0-1, Young abstaining.

ORDINANCE 4204 AS RECORDED IN THE OFFICE OF THE CITY CLERK.

SAGE HOUSE PROPERTY GRANT: A resolution approving the request on behalf of Sage House and Children's House for land owned by the City of Fayetteville.

Alderman Trumbo stated when they looked at this the last time they were considering a different site. He had visited with Ms. Bradberry, and with their connection with Children's House, they wanted to see if the City could provide the land so they could be close to the house. He asked if the City had plans for the property.

Mr. Venable stated the City had planned to construct a new water and sewer maintenance operation area there. They were currently in the process of developing plans to use this entire area. This request came as a surprise to the staff. They had not had a chance to look at it. They would be glad to work with them in another area. He did not know what their requirements were, as far as this property was concerned.

Mayor Hanna stated he had met with the people making the request. He supported their request; however, this piece of property, when they first designated it, had been sold to a developer. If they had sold the property they would have moved their water and sewer operations. The sale fell through. They had returned the earnest money. They now did not have a choice but to leave the operation where it was. It may cause some problems with the Sage House facility. He thought the City needed to help them find a piece a property. He suggested forming a smaller committee to meet with the Public Works department to look over the land that was available.

Alderman Austin stated he had spoken with the president of their organization. They would like to have the property. Their main interest was in getting some property. This was not any different from what the City had done in the past by enabling an organization to exist. They were not funding the organization. He thought it was a good cause and he would be willing to work on the committee.

Mayor Hanna added if they were to construct Sage House in that location it would have to be screened extensively. They had a twenty-four hour operation. He thought the City would have property somewhere that would be suitable for this project.

Ms. April Rye, Sage House Board, explained they were interested in this property. She was an attorney for Washington County. She represented all the children in DHS Foster Care. Many of these children were involved in domestic violence situations. Many of the children she saw would benefit from some sort of transitional facility, just as their mothers would. The reason they were so interested in Sage House was because it was not a shelter. It was transitional housing that would help women when their shelter stay was up. The shelter here in Fayetteville only provided a thirty-day stay. It was difficult for women in these situations to get their life on track in thirty days. Transitional housing had been proving very successful in other cities. It would offer up to a two-year stay in this facility. They would be assigned a case worker and would be given all types of opportunities for more skills and services. The success rate on these facilities was much higher than at the thirty-day stay shelter. They were interested in the property next to Children's House because they viewed it as being one campus. There were many services that would not have to be duplicated. If they placed the housing further away, they were looking at either having transportation problems or having to duplicate the services at

Sage House. If they were on the same campus they would be able to use all of the Children's House services. Sage House would be for the single parent victim of the abuse and the children. The children were in as much need of services as the single parent.

Alderman Trumbo asked what the minimum amount of acreage would be needed for their facility.

Ms. Rye replied they were planning a fifteen unit complex. They would need a minimum of one acre.

Mr. Reynolds stated the property was going to be commercial and the water and sewer facility was a twenty-four hour operation. He thought this would be the wrong place for it.

Ms. Rye replied the transitional shelter was not like a shelter in that it did not need to be secluded. In transitional housing they were working with the women and the families on living and being in the community. There were certain security measures they would take, but seclusion was not something they needed.

Mayor Hanna thought the Council needed to look at the space available and what the City really needed for their operations. Their number one obligation was the infrastructure of the City. They were not going to be able to move the water and sewer maintenance facility.

Alderman Trumbo questioned if Children's House would be able to move.

Alderman Young stated this was the first place they had considered.

Mr. Rose stated there were some statutory prohibitions about giving City property away. He suggested long term leases, sale, or a number of other ways to go about this.

Ms. Kathleen Randall, Children's House, stated she had seen a real need for this, not only for the children and their other programs. They saw children all the time who had moved so often that they missed large chunks of their education because they were moving from school system to school system. She had no idea that there was a thought to move Children's House from that location. They were on a real low in their fundraising efforts to expand Children's House to include infants. They had toddlers now and they could see that it greatly benefitted children. They needed to start as early as possible with children that were abused. The expansion was to include younger children and to do some prevention education. If they expanded the building, they needed the additional property.

Mr. Venable stated the Children's House and Sage House would need to be separated from their maintenance operation. This expansion would get into where they were planning to expand. An access to this area would also be difficult. There were some problems with trying to get this in. As far as the additional property for the children's home, it had fallen through when the developer didn't go through with the sale.

Ms. Randall stated they were to the point where they were going to have to expand or move. The money needed to construct a new facility was breathtaking. The other thing they were facing now was that when the house was constructed there were different requirements for child care and for development. Their facility had been constructed for child care and not for development. It was not a user-friendly building. The classrooms had been constructed at minimum requirements and they were having problems with the State of Arkansas because their rooms were so small. Fundraising was very difficult.

Alderman Daniel stated she would like to see them stay at this location rather than move the facility.

Ms. Randall stated one thing that was important for their current location was the corridor because it opened up access to jobs.

Mr. Venable thought they might be able to find another property close to this one.

Ms. Rye stated they had received a $75,000 block grant for redevelopment. They were in the redevelopment stage. It was going to be very difficult for them to do much more until they got some land.

Mayor Hanna asked for anyone interested in being on that committee to call his office.

Ms. Andrea Minor, Sage House, stated the people that would be housed here were coming from a homeless situation. Having a roof over their head was a big deal. The fact that there was a 24-hour facility near them was not a big deal to them. She questioned how much of the current eight acres they were using.

Mr. Venable stated they planned to use most of the area because they were going to construct a new building with parking. What was currently there was inadequate. They were planning to utilize most of the property with parking, buildings, and covers. Most of the site was being used now. The new facility would be close to 20,000 square feet, plus parking for all of their equipment. The other thing was that the uses would have to be separated. It was a secure area where they where.

Ms. Minor stated that would not be a problem for them. They had dreamed of making this one campus so as to be able to utilize it, and cost them less money. They were trying to build and operate this on a cost-effective basis. She asked if the money was in place for the facility.

Mr. Venable replied the money was in place and came out of their operation money. It was currently in the budget to be constructed.

NO ACTION WAS TAKEN

2000 ANNUAL BUDGET AND WORK PROGRAM: A resolution adopting the 2000 City of Fayetteville Annual Budget and Work Program.

Mr. Steve Davis, Budget Coordinator, stated he was willing to answer any questions.

Alderman Trumbo questioned the Hay Report regarding the Police Department. He was glad they were able to find the extra money to finance the increase recommended by the Hay Plan.

Mr. Davis explained the percentage increases were greatly above what they had projected when they began the budget process. In the general fund budget, the increased percentage was about $410,000 short. He explained where they had come up with the additional money to meet the need. They had projected that the range adjustment would be between 5% and 8%. The minimum that the study recommended was 7%- 19%.

Alderman Trumbo noted they had been losing good employees because of the salary.

Alderman Daniel noted the City had received another award for their budget.

Mr. Davis added the City had won the award since 1989.

Alderman Russell asked if the purpose of the study was to bring them in line with the surrounding area.

Mr. Davis explained it was a market survey of cities in the surrounding area that were comparable to Fayetteville. It was the same core group of cities that had survived in the past. They did the study every two years.

Mr. Jeff Erf, an area resident, questioned the improvements to the waste water treatment facility, the advertising and promotion fund, and the trolley funding.

Mayor Hanna replied the City was making up the difference in the amount funded by the A & P.

NO ACTION WAS TAKEN.

Meeting adjourned at 6:30 p.m.