



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Finance & Administration Council Committee

Tuesday, August 8, 2023

4:00 PM

Municipal Center, 300 S. Church

1. CALL TO ORDER

2. ROLL CALL (ELECTRONIC ATTENDANCE) CONFIRMED BY CITY CLERK APRIL LEGGETT

Present 6 - Joe Hafner; Charles Coleman; Ann Williams; John Street; David McClain and Anthony Coleman

Absent 1 - Brian Emison

3. APPROVAL OF MINUTES

[MIN-23:072](#)

Minutes for the Finance and Administration Committee Meeting on July 25, 2023

Attachments: [Minutes](#)

A motion was made by John Street, seconded by Anthony Coleman, that this matter be Passed . The motion PASSED with the following vote.

Aye: 5 - Charles Coleman; Ann Williams; John Street; David McClain and Anthony Coleman

Absent: 1 - Brian Emison

4. NEW BUSINESS

RESOLUTIONS TO BE INTRODUCED

[RES-23:143](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS REQUESTING CITY WATER AND LIGHT (CWL) TO PROVIDE A CONTRIBUTION TOWARD THE PURCHASE OF A NEW FIRE TRUCK FOR THE JONESBORO FIRE DEPARTMENT

Sponsors: Fire Department, Finance and Mayor's Office

Councilmember John Street asked to be recused from discussion and voting on RES-23:143 since he is a CWL Boardmember.

Chairman Joe Hafner said, this is something that City Water & Light has done quite often in the past to help us out.

A motion was made by Ann Williams, seconded by Charles Coleman, that this matter be Recommended to Council . The motion PASSED with the following

vote.

Aye: 4 - Charles Coleman; Ann Williams; David McClain and Anthony Coleman

Absent: 1 - Brian Emison

Recused: 1 - John Street

[RES-23:145](#)

A RESOLUTION AUTHORIZING THE CITY OF JONESBORO GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE ARKANSAS DEPARTMENT OF PARKS, HERITAGE AND TOURISM MATCHING GRANT FOR FY2024

Sponsors: Grants and Parks & Recreation

Councilmember Dr. Anthony Coleman said, I know this is a matching grant, but my question is, is this a new construction for these pickleball courts or a conversion of the old ones in Earl Bell? And a follow-up question is, why Earl Bell? Chief Administrative Officer Brian Richardson approached the podium and said, it would be new construction of pickleball courts, and the reason for Earl Bell is there is some space available there. And also it sometimes helps with your grant application depending on the geographic locations and access for neighboring people to come in and be able to use. It felt like a good location to seek this grant in because of the income tracks and everything surrounding the Earl Bell Center. Chairman Joe Hafner said, I will say, Brian, if I could add that right now, I know a lot of people play pickleball at Allen Park, so that part of the city is taken care of. There is a court or two out at Joe Mack, so these would be centrally located for this part of town. Mr. Richardson said, yes and I have noticed we've had quite a few requests come in over the past year or two for some increased access. At the time, it was tennis and now pickleball has kind of taken off as far as more access to those amenities within driving or walking distance for more people to be able to enjoy. So it's kind of a collaborative package of reasons why that site was selected. Councilmember Dr. Anthony Coleman said, thank you.

Councilmember David McClain said, you said we are constructing new ones. Where are we going to put them at the Earl Bell? I know that tennis courts are off to the right. Are we putting it near the back, or where do you think they will be located? Mr. Richardson said, I believe they will be just to the west of the existing tennis courts. So it will just kind of be an extension of the way the tennis courts are currently arranged on that property. Councilmember David McClain said, with the basketball court? Mr. Richardson said, correct. It will go toward the basketball court area, and then I believe that part of that is to relocate that court as well. Councilmember Dr. Anthony Coleman said, really? Mr. Richardson said, I believe, yes. Councilmember David McClain said, okay, part of that will be in this money here? Mr. Richardson said, I don't think that the grant covers replacing the basketball court, but truthfully that court probably needs to be a little wider anyway and have a little bit more breathing room to be dressed up a bit. Now would be a good time to explore that.

Councilmember Dr. Charles Coleman said, Brian, I am sure we have this available. But has it ever been passed out to the council the sum of all the grants? The sum total of how much we spend, or how much we put toward those grants? Is that available, or would that be available? Mr. Richardson said, I believe that is normally circulated around the State of the City address, but we can certainly get a mid-year update on what grants we have currently outstanding and what those match obligations would be. Councilmember Dr. Charles Coleman said, I would like to see that. Mr. Richardson said, sure.

A motion was made by John Street, seconded by Ann Williams, that this matter

be Recommended to Council . The motion PASSED with the following vote.

Aye: 5 - Charles Coleman;Ann Williams;John Street;David McClain and Anthony Coleman

Absent: 1 - Brian Emison

[RES-23:146](#)

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH RENT.FUN, LLC FOR RECREATION EQUIPMENT RENTAL AT CRAIGHEAD FOREST PARK

Sponsors: Parks & Recreation and Finance

Attachments: [Rent](#)

Councilmember John Street said, I've talked to Danny about this a little bit. I've looked and looked at this. I'm all about doing more things at Craighead Forest and any of our parks and making them more available for our citizens. But I questioned this because it doesn't come across as a good deal to me. I mean, it looks like it is kind of expensive for what we are getting; and basically, what we are doing is we are paying \$16,000 up front for five years guarantee. It has a lock on your phone just like the little bicycles or scooters in Memphis or Little Rock, and then they take care of all the maintenance and stuff. Then we split the proceeds with them, which is \$25 for two hours' use. I talked to Danny about that, and he said there were some options to deal with that; but just looking at the cost for these things at state parks, a 16 foot flat bottom boat in the state park for a day is \$20, a half a day is \$15. A pedal boat is \$10 an hour; of course, those are a little more expensive and do require a little more maintenance. A canoe is \$40 a day, \$25 for a half day. A solo kayak is \$30 for a day, \$20 for a half day; and a tandem kayak is \$40 for a day and \$25 for a half day. I think this was priced in the resolution at \$25 for two hours, which just seemed a little high to me. I don't think we are in the business of making money, although it would not cost any employees. We wouldn't have to pay any employees. It would be self-service and all. But again, if it is to avail opportunities to people who use the park, most typical kayak is around \$400 to get a pretty good one. We could buy eight new ones every year and just tie them up at the dock and let people use them as they get there; and it would only be \$16,000. We would have 40 kayaks at the end of five years if nobody stole them. But those were the only points I had, and he said he would have some more information on it. I'm not opposed to anything good for the parks, and I certainly don't mind to send that to council for everybody else to weigh in on, but it just didn't seem like a great deal to me. Councilmember Dr. Charles Coleman said, John, do you think we need to table it until we get all the other information in? Councilmember John Street said, well, I don't know if he has any more. Do you have any more, Danny?

Parks and Recreation Director Danny Kapales approached the podium and said, so, yes, as far as the cost of the rental, we can make an adjustment in the cost. That is just a fee that was set as the potential two hour fee. We can bring it down to the \$20. It just lowers the potential revenue that we could get from the rental itself. I have no issue with that. I just want to make sure that we have an opportunity maybe to recoup the money that we put in by putting that facility in place. The thing about putting the lockers in and having this system is they would be secured. They would have to be paid for; and one of the big issues is there is insurance. This company has insurance. So if something does happen, there is some liability there that we don't have. If we put kayaks or canoes out on the bank and say, here you go, we are opening ourselves up for a potential issue. I think this here kind of cleans that up. It puts kayaks that are going to be maintained. It has somebody that is going to be trained to maintain them, make sure that they are safe to be on the water, make sure that the

paddles and the life jackets are always maintained to the point that they are safe to be on the water. It will keep something first class out on our facility that can be rented out. Councilmember Dr. Charles Coleman said, Danny, who will oversee that? They are going to hire somebody. It will be somebody local that will be contracted that would be trained by the company that will go out routinely, weekly and check on this product and make sure that it is holding up to standard. Councilmember Dr. Charles Coleman said, on the liability part, that insurance will be separate from what the city has? Mr. Kapales said, correct. This company is purchasing the insurance, the liability insurance, and they will name the city as part of the insured.

Councilmember David McClain said, Mr. Chairman, if I may. So I am looking at it, and it's almost like when you go rent a scooter when you are in a city. That company owns it, maintains it. The only point with John I disagree on is you said we are not doing this to make money. I think we should do everything to make money. Councilmember John Street said, but the bike trail out there, do we charge an admission fee for that? Councilmember David McClain said, no, but at the same time, this is renting something and taking on an actual product that you rent. I think we should, and like you said, the point of us owning kayaks and things like that, the liability would be a lot larger. So this is pretty much, you rent it, you assume responsibility. Mr. Kapales said, yes. Basically, we rent it, they will bring it in place, and we make that purchase of the plan. Then the renter will come in with their phone. They will have the app. They will make that purchase. The locker will pop open. They will pull out the kayak. It will have an adult life jacket, a youth life jacket, and a paddle. They will go out and use it for their timeframe. They will bring it back in, put it in the locker. They will take a picture of all the equipment that they put back in their locker, shut the locker, and at that point, it will charge them their fee once everything has been resecured and put back into place.

Councilmember Dr. Anthony Coleman said, we keep saying locker. So is this something that they are going to bring? They are going to purchase? Mr. Kapales said, yes. It is all part of the whole plan. Its system is already in place. Councilmember Dr. Anthony Coleman said, so that \$16,000 will include all of that. Mr. Kapales said, yes, sir. And if it does become a very popular item, the system is set up to where you can actually come in and add another set of four right next to it. If these kayaks stay used all the time and the lockers stay empty, they will be able to let us know, hey, it's time to add, and we can actually add more kayaks to the system at a much lower cost. Also down the road, we could potentially be looking at bikes, scooters, other items that may fit into either that park or other locations around town. Councilmember Dr. Anthony Coleman said, I like the idea. I'm just wondering two things. One, have our citizens been requesting this; and two, what about our folks that are fishing and their boats and all that? Mr. Kapales said, so Craighead Forest Lake is a no wake lake. It is basically set up for folks to be able to just paddle or troll. It's not set up to go across at any rate of speed, so a kayaker and a fisherman are made to be in that lake together with no issues whatsoever. The answer to being asked for, yes, lockers for kayaks and canoes have been asked for. I think that there is potentially other methods that we could be looking at down the road to add to this. That could be a storage locker facility for folks that have their own kayaks and canoes; but this gives us an opportunity for those folks, as we were talking earlier, that are students at ASU that can't bring their kayaks and canoes to town, but they do like to go out and utilize the facility. So now, all they have to do is ride their bike from ASU out to Craighead Forest, rent a kayak and go paddle out at the lake. It makes it well for somebody that has a car that just doesn't have a system to put a kayak or canoe on their car and get out there to that location. So we are just providing a service and put something at an asset that we currently have in giving them something that they currently don't have a way to get there.

Councilmember John Street said, are there eight kayaks in this contract here, or is it four? Mr. Kapales said, it is four. Councilmember John Street said, that makes it worse. Mr. Kapales said, it is four; and at this point, we would be able to add to the contract at a much lower price if those four stay gone all the time. Councilmember John Street said, as we discussed, I have no problem with that, but I think that kids that go out there, and not everybody is affluent that sees those things should be able to rent them at a reasonable price. I'll disagree with David on this, we shouldn't be in business of making money or we would be charging people to get on the bike trails. We spend a lot of money for a lot of different facilities and we don't charge people to use them and we shouldn't do that for this either. I think it ought to be affordable. You take a parent that goes out there with two kids and there are solo kayaks. Well, it's going to cost that guy \$50 for his two kids to kayak unless you leave one on the bank and that's not going to work, and you have to stay out there for two hours and stuff. It's going to make it not super affordable, and I think maybe it will drive people away from the park. Parents aren't going to want to go out there if they know their kids are going to harangue them, because they want to rent the kayak and the guy doesn't have \$50. I think it ought to be reasonable. If the price was better and more in line even with the state parks, I don't think it's a bad idea and I applaud you for always looking for things as we talked about earlier to make the parks a better experience. I just think the price is kind of out of line. But I don't mind it going to council.

Chairman Joe Hafner said, anything else you want to add, Danny? Mr. Kapales said, just that the opportunity would be there to make some adjustments in the overall cost at any point. That would be up to you all if you wanted to reduce the cost down, but I do believe this is an opportunity for an asset that we currently have to be able to provide a service to citizens that normally don't get to use it. Councilmember John Street said, we used to have pedal boats and canoe rental out there, and it did well. Those pedal boats are high maintenance, and it did take somebody to drag those in and put them out and keep them serviceable and stuff like that. Kayaks are pretty low maintenance, so not much to do with them.

Patti Lack, 4108 Forest Hill Road, approached the podium and said, you know, I think kayaks and canoes are good, but like Mr. Street you said the bike paths are really wonderful out there. So I'm wondering, can we not put a couple of little bicycles out there that they can rent? Because I think right there is that I don't know how many times people say, I'd like to go and go in a kayak, but look at this nice bike trail. So I don't know if that can be adjusted that we have bicycles out there, four bikes and four kayaks or two and two; but it has to be enough that a family can enjoy. There has to be enough bicycles out there if the whole family does. But I think bicycles would do a lot better because we've got such nice bike trails out there.

Parks and Recreation Director Danny Kapales approached the podium and said, so as we continue to finish that project, I do believe that once we feel like that we're at a point that project is let's say signage, the markings, the trail paths are clear, I think that we do revisit potentially putting bike rentals for folks. But until we get to that point, I would feel uncomfortable putting that in place until then; and that's just kind of where I am. So I would think that maybe this next spring, I would be evaluating bikes at that point.

A motion was made by John Street, seconded by Charles Coleman, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 4 - Charles Coleman;Ann Williams;John Street and David McClain

Nay: 1 - Anthony Coleman

Absent: 1 - Brian Emison

[RES-23:142](#)

A RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO REIMBURSE THE NON-PROFIT CDBG-CVIII PUBLIC SERVICE SUB-RECIPIENT, THE SURE FOUNDATION, FOR FUNDS USED TO PROVIDE SUPPORTIVE SERVICES FOR HOMELESSNESS

Sponsors: Grants and Community Development

Councilmember Dr. Anthony Coleman said, this \$85,000, which I think our homelessness is definitely a key point and important that we should pour into and help and assist. But I would like to ask, I don't know who the Sure Foundation is or if a representative is here, but first of all, what specific services are they providing? And then, maybe they could come to this committee once a quarter or so to just kind of share what they are doing and what improvements they are making. Chief Operating Officer Tony Thomas approached the podium and said, the Sure Foundation is the Hope House that recently opened here over on Fisher Street, and they provide day services to the homeless community basically Monday through Friday. There are mail services, there are some feeding programs there. There are employment related programs as well as mental health counseling that is also provided. In an effort to utilize some of our homeless assistance funds that were provided during the covid allocations, this is just kind of wrapping up some of that funding that was available during that time. Councilmember Dr. Anthony Coleman said, so is this something that will continue? When I say continue, I'm sure they have needs moving forward; and so is this something that will be presented to us moving forward that we will reimburse, or is this particular funding and that's it? Mr. Thomas said, in this case, this is a one-time funding allocation as a part of the CARES Act funding. So there was this one time allocation that assisted them in not only providing some services, but also doing some external things that are related to that facility in order to get it up to city standards so that they could open and provide the services that they are. So there was a slight shortfall. They had to make sure that their building was handicap accessible; and so there were some slight shortfalls there. In order to get the facility open, we assisted in providing some of that funding in order to move that project forward so that services could be provided.

Councilmember Dr. Charles Coleman said, what happened to the \$40,000 or \$45,000 that was allocated for the homeless? Is that part of that money? Mr. Thomas said, I don't know the exact total that you are referencing there, but CDBG is a regular recurring program that happens on a yearly basis. We get a traditional allocation of CDBG funding. This was a special allocation of CDBG funding. Councilmember Dr. Charles Coleman said, yes, I understand that. But I remember that there was either \$40,000 or \$45,000. Was that plus that or was that additional money coming from the other funding we had? Mr. Thomas said, this is a special allocation, so this would be in addition to that, if I understand your question correctly; and they are not the only organization that has received this funding. There has been three or four different organizations that have received allocation from the CDBG funding. I think you're going to see some publicity upcoming in regards to a number of organizations, which include the Hub and other organizations in town that have received funding from this allocation in order to move the needle in regards to providing additional services to the population referenced. Councilmember Dr. Charles Coleman said, I want to make sure I am straight. I have no problem with that. What I have an issue with is that I don't see a statement. I don't see a paper or anything that says that this is going to this person for the homeless or this particular address or this type of thing. I think it would be worth it for us to know, because I guarantee when we leave here, our constituents are going to ask us and there are a lot of homeless programs that call me for money and they couldn't get money. So if the council doesn't have a list of

where that money is going and to whom it's going to, it kind of puts us in a bind. Mr. Thomas said, well I guess we can go back. Again, this is not a new allocation of funding that has been provided. This is funding that has been provided as a part of multiple plans that have been presented to you. What we can do is provide a reference to those plans and who has been approved and who has not been approved as a part of the individual items that are brought before you.

Councilmember Dr. Anthony Coleman said, I think that is a great point, Dr. Coleman. I would like to see what programs, plans, grants, funding that's available; and obviously I know he was referring to a \$45,000 or \$46,000 approval for homelessness. I would just like to see where the specific funding is coming from and how it is allocated. Chief Operating Officer Tony Thomas said, and again, in regards to that funding, we just brought not only before this committee but the council as a whole the CDBG plan that outlined every activity. Councilmember Dr. Charles Coleman said, don't get us mixed up. I think we understand that. I understand that. I'm just asking for initiation of where the money is going individually. It's kind of like the new place on Aggie and Fisher. Are they getting any money because they are doing some homeless? Or is there another program? Because it's like anything else. You hear about things, but if you don't have documentation to look at to answer some of these questions people ask in the community, once again, sometimes we get put in a precarious position as a councilperson. Maybe some don't, but I do. Where is that money going? Certain people will say, we asked for money and didn't get it. So how is somebody else getting this money? And if we don't have a list to say why or whatever, that is basically what I am going for. I have no problem with what the CDBG does because I've been doing it for years; but at the same time, we need a little help. Mr. Thomas said, okay. Councilmember Dr. Charles Coleman said, does that make sense? Mr. Thomas said, yes, we can dialogue in reference to exactly what you need. But again, the plan has been presented that outlines all of these individual programs that are coming before you. I just want to make sure we point everybody in the right direction in order to get the information that they need.

A motion was made by John Street, seconded by Ann Williams, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 5 - Charles Coleman;Ann Williams;John Street;David McClain and Anthony Coleman

Absent: 1 - Brian Emison

[RES-23:147](#)

A RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO PURCHASE PROPERTY FOR A LAW ENFORCEMENT FACILITY AND APPROPRIATE RESTRICTED FUNDS FOR THE POLICE DEPARTMENT

Sponsors: Mayor's Office and Police Department

Attachments: [IND DES 2 COJ Contract](#)

Councilmember David McClain motioned, seconded by Councilmember Dr. Anthony Coleman, to postpone RES-23:147 temporarily until the next Finance meeting (August 29, 2023) in order to get an appraisal, inspection, and disclosure statement for the property located at 907 Congress. All voted aye.

Councilmember Dr. Charles Coleman said, I guess the question I have is, is this money going toward that old building or a new facility? Chief Administrative Officer Brian Richardson approached the podium and said, this is a building that we currently have leased. It's out on Congress Cove. Councilmember Dr. Charles Coleman said, the one on Washington? Mr. Richardson said, right off of Washington Avenue. It's not the old 57 building. Councilmember Dr. Charles Coleman said, I just want to make

sure we aren't throwing away money. That place needs to be torn down. Mr. Richardson said, correct. This building houses a special unit. Councilmember Dr. Charles Coleman said, you don't need to say anything else. As long as you're not putting money in that junk down on Washington, I'm fine. Mr. Richardson said, it will hopefully be able to move some personnel currently housed in that building out there. Councilmember Dr. Charles Coleman said, as soon as you get a bulldozer, I'll make sure it's gone too, because that place is going to fall in on somebody one of these days.

Councilmember David McClain said, I have a quick question, Mr. Chairman. One, do we have appraisals that came with that that would show us some comparisons in this area? It seems high to me to pay for a structure and we still have to spend money. Whoever bought it, they bought it for \$675,000 in 2021. That just seems like a really big jump. Mr. Richardson said, honestly, I deferred to our engineer on this, but I don't see us being able to build that facility for that price. I mean, we just recently finished the maintenance building out at the Lacy complex, and I believe that tab came in at \$1.3 million. I think that for the amount of square footage and the kind of niche need that it fits, that it's a fair price. I believe we had some appraisals on that whenever we first rented it, but I can double check that. Councilmember David McClain said, I would love to see them before we vote, especially during council. I just want to make sure that the numbers make sense. Mr. Richardson said, part of the issue also is that this is replacing the facility that was destroyed, so there is insurance money that has a timeline on it. Also, the potential could open up to allow for additional FEMA-related disaster recovery money as well to help renovate the facility, to do further improvements that we might want to do out there. All in all, it's \$825,000 and if we want to continue leasing the property, we can do that; or we can actually turn those lease payments over the next four years and apply those towards actually purchasing the property and owning it. Councilmember David McClain said, I think owning the property is great, I just want to make sure again that the price is on par with the market, that we're not getting raked over the coals just because it's the city purchasing the property. Also, I know there is insurance money there. Is part of that going to be used for the \$825,000 to buy, or is it going to be to renovate. How much do we have in insurance money? Mr. Richardson said, it's \$1.1 million, give or take that we received for the facility that we had out there at the airport. And, of course, the original resolution that passed the leasing of this, the pricing was in that original contract then as well. Councilmember David McClain said, to purchase for this price? Mr. Richardson said, yes, there was a right to purchase agreement in that contract and resolution that stipulated the price. Councilmember David McClain said, at \$825,000, okay. And we started this lease two years ago? Mr. Richardson said, August of last year. And the right to purchase becomes effective at the end of year one. So that is kind of why we're having this discussion now. Do we want to go ahead and move forward with purchasing the building, or do you want to continue to lease it? Because it will be the first available. Councilmember David McClain said, is there an option to buy a different building? And the only reason I am asking, again, \$825,000. If we have something I can compare it to, that would help me, but this just seems like a lot of money. I want to make sure we are getting our best bang for our buck, when somebody paid \$675,000 for it two years ago.

Councilmember Dr. Anthony Coleman said, yes, especially with it being \$825,000, and then I looked at the contract and there are no inspections, no surveys being requested, nothing that the seller is responsible for providing. And to me, you know, that was my first question. \$825,000 is a lot of money for no statements that say, hey, this is a good building, this is good for the use and what we are doing, etc. That is my concern. Mr. Richardson said, I'll just add, of course, we have been in there for a year now and there have been no issues that have been noticed or have arisen during that time as far as the structural integrity of the building or any type of condition issues.

Councilmember Dr. Anthony Coleman said, so Engineering has checked it out? Our engineers? Mr. Richardson said, our maintenance crew, they go out there. They had to do some work on the property whenever we first got in there and there were no issues that were noted then; and whenever we first looked at the property, we of course, went out and looked at it and made sure that it met our needs. And we could certainly opt to purchase title insurance and do some of those inspections at that point as well.

Councilmember Dr. Charles Coleman said, is this part of a plan to bring all the officers into one building? Mr. Richardson said, no this would not be. This is a specialty unit that is a regional unit. The drug task force is currently who particularly operates out of there the most, and they tend to have a need to be able to operate somewhat independently. So they are not housed and to my knowledge have never been housed with the other departments. I know that at one point there was some discussion and even some planning on building a new facility with some of the insurance proceeds. I think that the last price estimate that we had on that, which was about two years ago, was well over \$2 million to build a new building like what we were looking at. That was just too much.

Councilmember Dr. Anthony Coleman said, Chairman, I would like to amend the motion subject to inspection of this facility. Councilmember John Street said, if it's in the contract. Chairman Joe Hafner said, that's not the resolution. We can't amend the contract. We can only amend the resolution. Councilmember John Street said, that is up to us to decide to do the inspection; but I am with you. I wouldn't mind having an inspection done. But that is up to us. We can do it without any kind of amendment. They urge you to do that in the contract. I'm concerned about some of the things you were as well, but I went and looked at it; and I don't know if this was done before or after, but it has 450 linear feet of security fencing with three strands of barbed wire. It has 6500 square feet of four inch reinforced concrete parking. It works out to about \$110 per square foot for the building and you can't replace it. I'm sure that I looked at the cost when it was purchased the last couple of times too, but I don't know, again, if these improvements were done before or after. But I can tell you this, you can't find something like that new. You couldn't touch it for \$110 per square foot. If everything is mechanically sound, it's only 17% office space or was and that is the only part that is air conditioned, but it's a full metal building.

Councilmember David McClain said, again, I don't think it's a bad price. I think \$110 per square foot for a commercial space is not bad, but I just want to make sure again for that area that we are getting a fair price. Councilmember John Street said, the biggest concern I had on the contract, and I know this because being a realtor, nobody wants to do it, but the disclosure form. Everybody advises their clients to fill out a disclosure form. I think some ABC something company had it before, but if we've had it and used it, I just want to make sure there wasn't something toxic that had been on the property that might come back and get us later. That's really minor compared to this. I'm sure they came up with the price at some kind of reproduction cost, because we couldn't touch that.

Councilmember David McClain said, I guess, Mr. Chairman, let me be clear or understand and get the feel of the committee, because it sounds like there are some concerns in terms of inspections and a few other things. I think it would be in order for us to postpone until the next finance meeting pending inspection and some of the other concerns, appraisals for the area in order to make an educated decision. That is an official motion.

Chairman Joe Hafner said, so there is a motion to postpone to the next finance meeting in order to get information such as...do you want like an official appraisal?

Councilmember David McClain said, do we have one? Chief Administrative Officer Brian Richardson said, I'll have to check on that. Councilmember David McClain said, okay. But if we do not, I would like one; but I also would like some of these other concerns addressed. Chairman Joe Hafner said, I guess I'm just confused about what you want to see at the next meeting. Councilmember David McClain said, appraisal and inspection, and Mr. Street what other concerns did you have? Councilmember John Street said, the main concern that I had was just the disclosure statement that there wasn't any kind of environmental problem with it from somebody prior to. It would be nice for them to put it in the contract, the disclosure statement, but too, if they didn't occupy it, it's hard for them to put that down there because they have no knowledge of it. Chairman Joe Hafner said, alright, so there is a motion to postpone until the next Finance meeting so that items such as appraisal, inspection, and the disclosure statement can be addressed.

A motion was made by David McClain, seconded by Anthony Coleman, that this matter be Postponed Temporarily . The motion PASSED with the following vote.

Aye: 5 - Charles Coleman;Ann Williams;John Street;David McClain and Anthony Coleman

Absent: 1 - Brian Emison

5. PENDING ITEMS

6. OTHER BUSINESS

7. PUBLIC COMMENTS

8. ADJOURNMENT

A motion was made by David McClain, seconded by Anthony Coleman, that this meeting be Adjourned. The motion PASSED with the following vote.

Aye: 5 - Charles Coleman;Ann Williams;John Street;David McClain and Anthony Coleman

Absent: 1 - Brian Emison