

ARKANSAS DEPARTMENT OF HUMAN SERVICES

STATE INSTITUTIONAL SYSTEM BOARD

Arkansas Juvenile Assessment and Treatment Center
1501 Woody Drive
Alexander, AR 72022

January 8, 2015

Members Present: Stephen Foti, Chairman
Doug Kidd
Micheal Burden
Dianne Thomas
James Luker

DHS Staff Present: Keesa Smith, DHS Deputy Director
Mark White, Office of Policy & Legal Services
Charlie Green, Interim Director of Division of Behavioral Health Services
Scottie Leslie, Division of Behavioral Health Services
Jay Hill, Director, Arkansas Health Center
Steve Henson, Director, Arkansas State Hospital
Steve Little, Assistant Director of Division of Youth Services
Liz Ganahl, Division of Youth Services
Cynthia Broadnax, Division of Youth Services

Guests Present: Nikki Westling, Arkansas Democrat Gazette
Asisa Musn, Arkansas Democrat Gazette
Susan Pierce, Disability Rights Center

Mr. Stephen Foti, Chairman, called the meeting to order at 12:35 p.m.

Mr. Foti thanked the Division of Youth Services for the pasta buffet lunch that was prepared for the SIS Board. Mr. Foti stated a tour of the facilities would follow the meeting.

Mr. Foti introduced the new SIS Board member, Mr. James Luker, Director of Health Services Permit Agency. This state agency gives permits to long term care facilities.

Mr. Foti asked everyone to introduce themselves and the state agency they worked for.

APPROVAL OF MINUTES FROM THE OCTOBER 9, 2014 MEETING

Ms. Dianne Thomas made a motion for the minutes of October 9, 2014 meeting to be approved. Mr. Doug Kidd seconded the motion. Motion was passed.

THE DIVISION OF BEHAVIORAL HEALTH SERVICES (DBHS)

The Division of Behavioral Health Services (DBHS) quarterly report had been previously distributed to the Board and is attached to the minutes.

ARKANSAS STATE HOSPITAL (ASH)

Mr. Steve Henson presented the report.

Repave Southeast Parking:

Mr. Henson reported the Southeast Parking lot was still under design. He anticipates construction will begin by mid-November and hopes to be completed by spring. The estimated cost remains at \$205,000.00.

Reroof Building 4:

The Building 4 re-roof project has been bid and a contract awarded to Jancour, Inc., in the amount of \$176,185.00. The notice to proceed has been issued but the work has not commenced.

Community Mental Health Center (CMCH) Repurpose:

The in-house estimates for the complete renovation of the CMHC building have been developed. While numerous possibilities have been discussed, no further action has been taken.

Fullerton Hall:

The current tenant in Fullerton Hall is expected to vacate this month. Fullerton Hall will not be reutilized without significant renovation. The HVAC system is old and cannot support the facility during the summer. The facility will also require asbestos and mold abatement prior to any renovation or razing.

Roof Ice Dams:

During winter precipitation events, ice and snow accumulate in areas that when melting begins, can slide off of the roof and injure personnel. Design has been completed to install ice dams in those areas that people traverse at an approximate cost of \$40,000. The project was advertised and received no bids. The engineer is currently working on rebidding the project.

ASH Canteen:

The canteen has transferred the operation from state employees to a contractor. Morrison, Inc. will operate the canteen, who is the provider of dietary services at the hospital. Morrison, Inc. is developing plans for alterations to the current canteen. Once those plans are complete and approved, the ASH maintenance staff will perform those alterations.

ARKANSAS HEALTH CENTER (AHC)

Mr. Jay Hill presented the report for AHC.

Pavilion:

Mr. Hill reported bids were received to install a six foot fence around the new pavilion and park area near the east end of Building 80. McDonald Fence Company of Benton, AR was awarded the bid and completed the project on December 1, 2014, at a cost of \$18,433.60. Approximately 900 feet of fence was installed, including a 14 ft., 8 ft., and a 4 ft. gate. This project was funded by the Friends of Arkansas Health Center. Mr. Hill reported the plans for the proceeds from this year's Charity Tournament are to renovate the old fire station and turn it into a resident activity center. He stated they wanted to enhance the park so all the residents could enjoy it.

City of Haskell Fire Station Project:

The city of Haskell has surveyed the proposed area for a new fire station and provided a legal description of the property to AHC. The request was for a long term lease of 1.17 acres of our property on Hwy 229 near the old abandoned laundry. The city has some commissioned trucks that were received with grants. The proposed plan will be forwarded to the Department of Human Services, Office of Policy and Legal Services, for final consideration.

Freezer Project:

Funding for the freezer project has been secured and Lockerby and Associates, Inc. are preparing construction plans and material lists for consideration, then to be approved by ABA.

Mr. Doug Kidd asked Mr. Hill about the final cost of the renovated Cottages that they toured at the last meeting. Mr. Hill reported one was done in-house for less than \$200,000 and the total for all the cottages was about \$1,500,000.

DIVISION OF YOUTH SERVICES REPORT (DYS)

The Division of Youth Services (DYS) quarterly report had been previously distributed to the Board and is attached to the minutes.

Mr. Steve Little presented the DYS report.

Mr. Little reported DYS wanted to request approval from the Board for two (2) projects. The Mansfield Juvenile Treatment Center's replacement of the sewer facility and the Dermott Juvenile Treatment Center's replacement of the lift station.

Mansfield Juvenile Treatment Center (MJTC):

Mr. Little reported DHS received extensive recommendations for Mansfield "Johnny Cake" sanitary sewer facility with an estimate of \$478,955 from Bond Consulting Engineers, Inc. Morrison and Associates is to be the contractor. The recommendations are to prepare plans and specifications for the repairs and replacement of the collection system to reduce flow to the treatment facility. Review and inspect all plumbing to replace any plumbing valves or

commodos that will reduce the waste water system. Any buildings that are currently not in use should be disconnected from the sanitary sewer to reduce the waste stream. Proceed with the plans and specification to the repairs or replacement of the dosing siphon, the new sand filters and associated piping to connect them to the existing chlorine contact chamber. Mr. Little requested the approval from the Board for \$478,955 for the project.

Dermott Juvenile Treatment Center (DJTC):

Mr. Little reported DHS has submitted documents to the Arkansas Building Authority (ABA) for the Capitol Improvement Project for the Lift Station Replacement at DJTC. Lockeby and Associates, Inc. Architects/Engineers provided a cost analysis description for the project. Removal and replacement of the Duplex Pump Station and cut and replace concrete drive for an estimated cost of \$70,000. The actual bids came in at \$106,000 and \$119,000. Mr. Little stated the \$70,000 had been approved by the Board at the June meeting. He requested the approval from the Board for up to \$120,000 for the project.

Mr. Micheal Burden made a motion to approve the replacement sewer system at the Mansfield facility and the lift station replacement at the Dermott facility. Ms. Dianne Thomas seconded the motion. Motion was passed.

Mr. Little reported there is still damage at the AJATC facility and the Harrisburg facility due to the October 2, 2014 storm. He reported the insurance deductible is \$25,000 and the rest of the damage is going to be covered by our insurance.

DYS Facility Reports:

Arkansas Juvenile Treatment and Assessment Center (AJATC):

The repair of the west fence line ditch project is to install a 48 inch culvert on the west side of the property. Correct the drainage to prevent erosion and breaching of fence row. Form and pour two headwalls to prevent washout of the culvert and prevent breaching of property. Bring in shale to build up the road bed over the culvert and prevent breaching at the bottom of the fence row and re-gravel the road bed. Demo and dispose of existing concrete crossing. This project has been completed by Precision Excavating - \$10,800.00.

The alarm and detection monitoring has been completed by SimplexGrinnell LP - \$4,290.00.

The emergency repair from the storm damage on October 2, 2014 consisting of the removal of the existing components of the destroyed gates and replacing the same items has been completed by Advent Systems - \$2,467.07.

The emergency repair from the storm damage of the removal of 5 blown down trees off of fences and buildings and hauling away the debris has been completed by Arkansas Statewide Tree Service - \$4,500.00.

The emergency repair from the storm damage of removing and replacing the sally port fencing and gate has been completed by United Fence and Construction Co., Inc. - \$4,204.00.

Colt Juvenile Treatment Center:

The emergency repair of installing new piping from the gas tank to the hot water heater in the Administration Building has been completed by Stricklin Plumbing - \$400.00.

Dermott Juvenile Treatment Center:

The daily pumping of the sewer system until it was fixed has been completed by Thompson Tank Pump - \$3,200.00.

The replacement and installation of two (2) tankless water heaters in the kitchen dining facility has been completed by Doss Plumbing \$9,198.75.

Harrisburg Juvenile Treatment Center:

The yearly termite contract renewal has been completed with Circle M Termite and Pest control - \$1,087.50.

Mr. Micheal Burden made a motion for the DBHS and the DYS report to be approved. Mr. Jim Luker seconded the motion. Motion was passed.

NEW BUSINESS:

DHS SIS Board Stipend and Expense:

In accordance with ACA 25-16-901-908, the Board must vote and approve the \$60.00 stipend payment per official meeting attended and expense for meals, travel, lodging and other associated expenses, which are provided to state employees for the members of the DHS State Institutional System Board throughout 2015 while on official business for the State.

Micheal Burden made a motion to approve the stipend expense for the Board. Ms. Dianne Thomas seconded the motion. Motion was passed.

OLD BUSINESS:

Mr. Mark White passed out a handout and asked everyone to review it. He reported the University of Arkansas for Medical Sciences (UAMS) has been in discussion with the Department of Human Services (DHS) and the SIS Board for several years regarding the purchase of parcels of properties surrounding the Arkansas State Hospital (ASH). He reported they include the Fullerton Building which will soon be vacant and there is no anticipated use for the building at this time. The next is Ricks Armory which has been vacated by the Arkansas National Guard. The Northwest block which includes Rogers Hall, which is currently occupied

by the Department of Community Corrections (DCC), the Red Cross Building which is occupied by the Red Cross under a 99 year lease and finally there is an electrical substation that is operated by Entergy and is subject to a permanent right of way. Mr. White reported the appraisals for these properties were done back in 2011. Last April UAMS made an offer to purchase all three (3) of these properties for just fewer than four (4) million dollars. The stumbling block at that time was the National Guard was still in Ricks Armory and there was no money available to accommodate their moving expenses. In November 2014, there was some storm damage to the armory and the National Guard decided they could not maintain the building, decided to move out to Camp Robinson and abandoned the lease. At the last SIS Board meeting these options were presented and your direction at that time was to approach UAMS to request updated appraisals of these properties and to request separate purchase offers. One offer for Rogers Hall since it is still occupied by DCC and a separate offer for the remaining properties. UAMS obtained 2 appraisals which were provided today. One appraisal brought the total value to about \$4.3 million; the other brought a total value to about \$3.5 million.

UAMS has outlined three (3) options.

Option 1: Purchasing all of the properties at \$3.9 million.

Option 2: To exclude Rogers Hall but would include a small portion of the Red Cross property, it's a parking lot that is next to the property and is not subject to the lease and would go for a little over \$2 million dollars.

Option 3: To exclude Rogers Hall and subtract the parking lot space. This would go for \$2 million dollars.

UAMS stated they would not take anything to their Board this month while waiting for DHS response.

Mr. White continued regarding Rogers Hall and stated DCC was adamant about needing the 150 bed facility. Their current lease has expired and is working on 90 day extensions in order to resolve this issue. UAMS has offered DCC up to an eight (8) year lease extension but if DHS keeps the property, DCC wants a twenty (20) year lease. DCC stated they did not have the money now to build a new facility and they won't have it in eight (8) years. DCC wants to stay at the current property with a long term lease so they can justify investing the money it would take to update the building and do some much needed roof repairs. DCC wants to stay at Rogers Hall because the building was constructed as a maximum security building for the State Hospital. The interior is set up as a jail with a maximum security features. The other interest ASH has in Rogers Hall is DCC provides 9 men to do maintenance to the hospital and the value was estimated at \$324,000.00.

Mr. White continued stating UAMS bought the old ball field which is now a parking lot and their plans were to use the parking lot property and Ricks Armory property to construct a business village. UAMS wants to move some of their non-care offices into the new building.

After much discussion as to how the money from the sale would be spend, it was decided to go with Option 2 and to put in the motion that the money from the sale would be put in a 1DE account to be used for capital improvement only. Mr. Micheal Burden stated he would not

approve the sale of the property if the money would be used for anything other than maintenance and building fund.

Mr. Micheal Burden made a motion to proceed with UAMS with Option 2, the money from the sale of the property would go into a 1DE maintenance account and the new lease with DCC would include all maintenance of the building and property. Mr. Doug Kidd seconded the motion. Motion was passed.

Mr. White stated he needed one more approval from the Board. He reported there is a walking path that runs from UAMS to the War Memorial parking lot. Part of it is a dirt path and part is sidewalk. UAMS has asked permission to build a sidewalk on the entire length and to include lighting and security phones to make it safer for their employees who walk back and forth to the parking lot. Since it does cross ASH property, the agreement would be they would be responsible for all building expenses but would tie into ASH's electric grid. The only expense for ASH would be the utility cost for the lights.

Mr. Micheal Burden made a motion to approve the building of a sidewalk by UAMS. Mr. Jim Luker seconded the motion. Motion was passed.

NEXT MEETING:

The next meeting will be on Thursday, April 9, 2015, at 1:30 p.m. at the Arkansas State Hospital in Little Rock, AR.

Mr. Micheal Burden made a motion to adjourn the meeting. Ms. Dianne Thomas seconded the motion. Motion was passed and the meeting adjourned at 3:30 p.m.

Respectfully Submitted:

Micheal Burden, Secretary