

2012 COMMITTEE OF THE CITY COUNCIL
Rapid City, South Dakota
April 13, 2009

Attendance: Alderman Sam Kooiker
Alderman Karen Olson
Alderman Ron Kroeger
Alderman Aaron Costello
Alderman Deb Hadcock
Alderman Lloyd LaCroix
Alderman Patti Martinson
Alderman Ron Weifenbach
Alderman Bill Okrepkie
Alderman Malcom Chapman

Absent: None

Others present included Finance Officer Jim Preston, City Attorney Jason Green, Growth Management Director Marcia Elkins, Public Works Director Robert Ellis, City Engineer Dale Tech, Engineering Project Manager Rod Johnson, and Administrative Coordinator Amber Sitts.

The meeting was called to order at 5:30 P.M. by Council President Hadcock.

Chapman reported that the soccer task force, which was formed in October, has had 10 meetings. The task force is asking for the City Council to have meaningful discussion around what the 2012 program means for the soccer community. He explained that the soccer community would like clarification on what is included in the \$3.8 million. He added that the soccer community is not sure what they are fundraising for, so they need clarity as they start to put together plans.

Okrepkie said it was clear to him that the intentions were \$3.5 million and land. It was up to the City to find the piece of land that would be large and convenient enough to build the complex. He believes that an engineer could design what they need, so he said the Council should authorize funds for this purpose. Kooiker asked for an update on fundraising efforts. Brian Pitts stated that they have talked with a bank, and they said they would help over a three year period; however, there is no commitment yet. They now have marketing material but found that people did not want to donate until they found out where the complex would be. They are working with FourFront on flood elevation studies so they can determine where they can put the structure. There have been donations of \$15,000 and professional services, but they have not been actively pursuing other donations at this time. He would like direction as far as what the \$3.8 million can be used for. Pitts clarified that he serves as the Executive Director for the Rapid City Soccer Sport Complex for no fee, and he said the Soccer Rapid City organization has a \$10,000 line item for the complex to help with initial fees. Kooiker said that the \$3.8 million is a commitment from the City, and there should be no other funds used. He said soccer is responsible for submitting a plan, and there needs to be an understanding of the overall cost. Kooiker said it would be unfair to other organizations to take more from 2012 or do a tax increment financing district for a non-profit organization. He also said it is important that they do not release the funds without the support to complete the rest of the project.

LaCroix referred to the PowerPoint presentation from 2004. Based on this information, he assumed the funds would go toward the fields, and he suggested focusing on getting infrastructure by fundraising or working with other landowners in the area. Ellis said most likely the site will need an 8" water and sewer line, and he went on to discuss oversizing. He said if the City paid for oversizing there would be a construction fee on the benefiting area. Hadcock pointed out that the soccer organization would only pay for an 8" line. Okrepkie discussed the

true requirements for infrastructure just for the soccer complex, and he said that the water and sewer lines are not needed right away. LaCroix said that the Council initiated the infrastructure requirements, and the soccer organization was told to plan for what they will need. Hadcock also pointed out that there are code requirements in order to build for the future. Chapman expressed that the Council's intentions should be on record to make it clear what they are saying. He asked how the Council should distribute funds if there are additional funds to be raised by the soccer community. Weifenbach pointed out that the Council was fully aware of what this land had to offer and said that he does not believe the infrastructure should be provided. He also suggested that the soccer community raise \$4 million and then come back to the table for further discussion. Pitts did not have an estimate on the cost of a consultant to build a plan but said they are looking into it. Kooiker asked if they will bring forward a business plan before the \$3.8 million is released, and Pitts confirmed that a project plan will be done. He said the business plan was given with the application for 2012, and Kooiker stated that an update needs to be done.

Motion was made by Kooiker, second by Weifenbach, to authorize the release of \$50,000 of soccer 2012 funds on a dollar for dollar match for the purposes of developing plans. Kooiker clarified that the funds would not be able to be used for work already done. It was indicated that this would be enough funds to create a design plan. Olson stated that this is a reasonable step as it will demonstrate their fundraising capabilities. Okrepkie said they have given funds to other organizations without any match requirement and said it is unreasonable and time consuming to require the match. It was then indicated that the Council previously allocated \$300,000 without match requirements. Olson pointed out that the soccer community needs to demonstrate that they can raise funds, be managed and are supported. Weifenbach said this motion is not asking for much, and he wants to make sure the money is well invested. Kroeger compared the project to the girl's softball fields and said that sports communities have not been required to come up with design funds.

Question was called by Kroeger and seconded by Olson. It was determined that this was out of order since Kroeger just finished speaking. Costello stated his concern since the organization has not shown that they are organized. Chapman replied that they are organized. He said the match requirement is undue and suggested a lower match requirement. Hadcock suggested that there is a match requirement after the design plan is complete. Kooiker expressed that it would be a travesty for the City to release \$300,000 when a plan has not been established. It was indicated that a request for proposals would be done for the design process, and it is important to identify if there is a match requirement before the RFP process.

Question was called by Kooiker. The following voted AYE: Kooiker, Olson, Costello, and Weifenbach; NO: Kroeger, Hadcock, LaCroix, Martinson, Okrepkie and Chapman. Motion failed.

Responding to LaCroix, Pitts stated they are comfortable with their direction and explained where they are at now. Olson stated her support for a plan that includes phasing in and funding sections of those phases.

Motion was made by Olson and seconded that it is made clear that the Elk Vale site has been designated and the site is supported, which fulfills the City's commitment to the land. And, that it is acknowledged that \$3.8 million is designated as the City's financial support for soccer.

Responding to Kroeger, Ellis indicated he would like to see a traffic impact study to determine if the road is adequate, and he stated that about \$100,000 will be enough to purchase a layout and other analysis.

Substitute motion was made by Kooiker and seconded to offer up to \$25,000 up front with no match and up to an additional \$50,000 on a 1 to 1 match for a total available amount of \$125,000 to be used for preliminary water, sewer, streets and drainage layout, facilities cost estimate, onsite improvement layout, traffic impact study with parking analysis, preliminary flood plain analysis with wetland assessment and construction plans. Chapman pointed out that the Dahl was not asked for matching funds for design. Kooiker insisted on knowing the soccer community's fundraising capabilities. Chapman stated that they need to know what they are fundraising toward and said we need to clarify what the funds can be used for. Martinson said we need to find out the costs involved and more discussion can take place once that is done. Okrepkie agreed that it would be to our advantage to authorize the funds so that a place can be done. Weifenbach said the motion is a good compromise that will allow the soccer community to move forward, and he is not in support of any funds beyond the \$3.8 million. Chapman indicated that the previous motion made by Olson is a start but said \$150,000 should also be set aside for design.

Second substitute motion was made by Kroeger, second by Chapman, to authorize up to \$120,000 of 2012 funds for a design plan of the soccer complex and any additional funds over \$120,000 will be paid by Soccer Rapid City. Ellis indicated the plans would be for on and off site and clarified that this would be a very preliminary set of plans to get a concept of the scope of the project and cost estimates. It was also indicated that there would be a consultant selection process and the funds could not be used for work already completed. Motion carried with NOs from Weifenbach and Kooiker.

Motion was made by Olson and seconded to acknowledge that \$3.8 million in 2012 funds and the land designated for the soccer complex is the extent of the City's participation for the project. Kooiker said he agreed with the motion but said a TIF should be taken off the table since it would require additional taxpayer funds. He said Soccer Rapid City has an obligation to tell Council if they are interested in a TIF. Green indicated that it is inappropriate to discuss a TIF since it is not on the agenda. Chapman stated his support for the motion as the Council needed to give direction to the soccer community. Weifenbach clarified that they are limiting the funds to \$3.8 million, which would allow nothing extra for infrastructure. Kooiker supports the motion but said there will be much debate if a TIF comes forward. His understanding of the motion is that this is it and there will be no TIF. Ellis clarified that if the utilities off-site need to be extended and oversized the costs will be substantial. Hadcock said the oversizing should be a City cost, and the soccer community would be responsible for the 8" lines only. Motion carried.

Kooiker said he would like to see the 2008 financial statements from the soccer community. Pitts stated that he will ask for them. Chapman said that the point of this meeting is so that the discussion is on record of what is expected and needed. He indicated the body should be on record of requesting the statements.

Motion was made by Chapman and seconded to request the soccer community to deliver their financial statements for 2008 to the City Council. Motion carried.

As there was no further business to come before the Council at this time, the meeting adjourned at 7:47 P.M.