

PROCEEDINGS OF THE CITY COUNCIL  
Rapid City, South Dakota  
December 13, 2010

Pursuant to due call and notice thereof, a special meeting of the City Council of the City of Rapid City was held at the City/School Administration Center in Rapid City, South Dakota on Monday, December 13, 2010 at 5:30 P.M.

The following members were present: Mayor Alan Hanks and the following Alderpersons: Bonny Petersen, Ron Weifenbach, Dave Davis, Deb Hadcock, Ron Kroeger, Aaron Costello, Sam Kooiker, Bill Waugh, Gary Brown and Jordan Mason; and the following Alderpersons arrived during the course of the meeting: None; and the following were absent: None.

Staff members present included Acting Finance Officer Jeff Barbier, Chief Accountant Tracy Davis, City Attorney Jason Green, Parks & Recreation Director Jerry Cole and Administrative Coordinator Sharlene Mitchell.

Cole briefly reviewed the initial Roosevelt Park Field House proposal noting the facilities that would have been provided under the full proposal. Cole stated that the funding request has been reduced to \$3,000,000.00 noting the facilities that will be provided under the revised proposal. Cole indicated that with the new facility the recreation and swim budgets would be combined. Cole addressed the projected expanded indoor programming, tournament activities, increased pass holders and increased concession sales from the new facility.

In response to a question from Kooiker, Cole indicated that the swim center finish materials were selected to withstand the corrosive elements of the swim area. Cole indicated that those corrosive elements are not present in the community center and that the focus would be on the flooring materials. In response to a question from Hadcock, Cole addressed the extent to which the scaled back facility could support the Adult Resource/Social Center.

Doug Langworthy voiced support for the Roosevelt Park Field House project as the expanded facility would allow him to increase his martial arts school membership. Langworthy stated that the expanded facility would generate additional revenues for the City and his business.

Ron Sasso expressed concern with placing City facilities in the floodplain and encouraged review of the City's flood insurance coverage. Sasso stated that the Horace Mann leisure pool, the 50 meter tank pool and the Adult Resource/Social Center are the most important projects. Sasso indicated that the Field House is a good project but suggested that it would compete with the YMCA.

Jon Boone stated that, in his perception, there is opposition to the current Adult Center proposal. Boone recommended that further consideration be given to the purpose of a senior center noting the inadequacies of the proposed facility. Boone recommended that the project be revised to address the needs of all interested parties.

Ron Roland requested clarification of the annual costs for staffing, maintenance and utilities and the disposition of the Minneluzahan and Canyon Lake facilities should the new facility be built. Roland stated that he does not support the project as presented and requested that the Council delay action on the request to allow the interested parties to work together to revise the proposal.

Shirley Allen expressed concern that the purpose of the project has been lost. Allen stated that the purpose of the adult resource center will be to provide care for those individuals in need. Allen encouraged the Council to consider the project as an adult resource center not just a senior center.

Kim Heuer addressed the needs of families providing care for special needs children and special needs adults. Heuer encouraged approval of the Adult Resource Center to address the needs of an aging community noting the need for a facility that can monitor both special needs children and elderly adults.

Patti Martinson indicated that the design concerns voiced by the Canyon Lake Senior Center are being reviewed. Martinson stated that the one-location project will benefit the City, non-profits and the community.

Bob Heller voiced support for the Daisy House noting that the Canyon Lake Center currently provides all the senior center facilities proposed in the adult resource center. Heller indicated that the Canyon Lake Center cannot support the project given the current economy and recommended further review of the project.

Joan Sutton indicated that the intent of the adult resource center is to address the future impact of the baby boomer generation by bringing more support entities into one location.

Pattie Martinson addressed the community need for the adult resource center noting that the Canyon Lake Center is welcome to participate in the center as well as assist in resolving design concerns.

Mike Loos complemented the City's commitment to the community's recreation and fitness needs by prioritizing the 50 meter tank pool. Loos voiced support for keeping the tank pool at the Horace Mann Park location.

Michaele Hofmann, Rapid City Racers, voiced support for the new 50 meter tank pool noting that the organization takes no position on the location. Hofmann recommended that should the Roosevelt Park location be selected the tank pool be built first allowing the Horace Mann facility to remain open thereby minimizing the impact to the community.

Todd Schweiger voiced support for retaining the tank pool at the Horace Mann location. Schweiger suggested relocating the pony league facility to allow development of the tank pool and leisure pool at the Horace Mann site. Schweiger expressed concern with the placement of additional facilities at the Roosevelt Park site due to the proximity to the floodplain.

Chris Green addressed the number of 50 meter competition pools in the State noting that the tank pool will be an invaluable resource to swimmers, Rapid City and the Black Hills region. Green encouraged construction of a competition level pool to facilitate hosting of both State and Central Zone tournaments. Green addressed the constraints of the two sites noting that the Horace Mann site offers the more dramatic location.

Alice McCoy, North Rapid Civic Association, stated that the Association is requesting only that the Horace Mann Park retain some level of neighborhood recreational elements. McCoy indicated that the Association will accept the Council's decision as to what recreational elements will be retained.

Mayor Hanks clarified that the Roosevelt Park location is in the floodplain and addressed the floodplain development requirements. Mayor Hanks addressed the acreage available at Horace Mann noting that placing both pools at this location may require the relocation of the pony league field. Mayor Hanks addressed the cost to build a new ball field and recommended against moving the pony league field. Mayor Hanks indicated that four 25 yard lap lanes would be included in the leisure pool. In response to a question from Kooiker, Mayor Hanks indicated that the tank pool footings could be designed to allow the future conversion to an indoor pool. In response to a question from Petersen, Mayor Hanks indicated that the scale of the leisure pool would be based on the projected usage noting that the pool will have the same amenities as the Parkview and Sioux Park pools. In response to a question from Petersen, Mayor Hanks indicated that the City would review the requirements for a Central Zone competition pool.

Davis voiced support for the Horace Mann site noting he is willing to move the tank pool should the site be inadequate to support both pools. Davis indicated that North Rapid deserves the same level of leisure pool provided at other City sites. In response to a question from Davis, Hofmann indicated that there are 50 meter indoor pools.

Hadcock recommended placing a full size leisure pool at Horace Mann and placing the tank pool to Roosevelt Park. Hadcock voiced support for retaining the leisure pool and pony league field at the Horace Mann site. Hadcock recommended that the pool projects be completed prior to allocating funding to the Field House and Adult Center projects to insure adequate funding is available to complete both pools.

Mason voiced support for retaining the tank pool at the Horace Mann site noting his concern for placing the facility in the floodplain.

Mayor Hanks stated that the Horace Mann leisure pool would not be downsized but sized appropriate for the population it will serve and will have the same amenities as the other leisure pools. Mayor Hanks indicated that should the tank pool be located in Roosevelt Park the facility will be located outside of the hydraulic floodway.

Costello recommended utilizing contingency funds for a feasible study for the Horace Mann site. Green indicated that the resolution as drafted does not include a contingency line item. Mayor Hanks recommended utilizing in-house staff to prepare a rough layout and cost projections for the Horace Mann site. Discussion followed regarding allowing swim officials to offer input on the tank pool design and layout and the economic factors of retaining both pools at the same location.

In response to a question from Petersen, McCoy indicated that the neighborhood would prefer to retain the pony field in the current location. Mayor Hanks addressed the cost to construct a new ball field. Discussion followed regarding renewing the league lease for the field.

Hadcock voiced support for retaining the pony league field at the Horace Mann site. In response to a question from Hadcock, Cole addressed the additional infrastructure required to support the tank pool at the Roosevelt site. Discussion followed regarding parking requirements and parking availability at the Horace Mann and Roosevelt Park sites.

Weifenbach stated that he is neutral on the tank pool location and encouraged involving the swim officials and swim teams in the design process. Weifenbach stated that improvements to the pony league field have been postponed pending the final action on the pool issue.

In response to a question from Brown, Waugh indicated that the fund balance is \$5,693,625.00. Mayor Hanks clarified that \$4,500,000.00 has been previously committed for the leisure and tank pool projects. Waugh stated that by creating a contingency fund there will be insufficient funding available for either the field house or adult center projects. Petersen recommended that the adult center be given additional time to meet and refine their proposal.

Motion was made by Petersen, second by Kooiker to establish a 10% contingency fund and to retain the balance as uncommitted to allow the adult center to continue work on their project. Waugh stated that the field house is necessary to support the adult center and voiced his support for the contingency fund. Hadcock addressed the merits of combining the field house, adult center, meals program and the Daisy House into one multipurpose facility.

Motion was made by Kooiker, second by Mason and carried to call for a division of the main motion. Green indicated that the 10% contingency would be allocated to Municipal Infrastructure, Civic Improvement and Economic Development on the established percentage basis. Discussion followed regarding the impact the contingency line item will have on funding the remaining projects.

A substitute motion was made by Petersen to discuss the Field House and Adult Center projects prior to voting on the contingency line item. Motion failed for lack of a second. Davis encouraged the Council to address the disposition of the unexpended funding from previously approved projects. Discussion followed regarding the financial structuring of the contingency fund.

A substitute motion was made by Hadcock, second by Petersen to direct \$2,260,000.00 to the contingency fund to be allocated to Municipal Infrastructure, Civic Improvement and Economic Development categories on the established percentage basis. In response to a question from Costello, Hadcock indicated that reducing the contingency allocation will provide sufficient funding to support another project. In response to a question from Mason, Davis addressed the unexpended funding from previously funded projects noting the need to determine the timeframe to close out the projects. The substitute motion carried.

Petersen recommended providing additional time for the interested parties to review and revise the Field House and Adult Center project requests. Discussion followed regarding the possible consolidation of the two projects for the community benefit and establishing a deadline for presentation of the revised projects.

Petersen and Kooiker accepted a friendly amended to the motion to retain the balance of \$3,433,625.00 as uncommitted with the stipulation that the Roosevelt Field House and Adult Social/Resource Center provide revised project plans at the March 21, 2011 Council meeting. Waugh encouraged the Adult Center to pattern their project similar to the Mental Health Collaboration and bring together as many entities as possible to the one location. Motion carried.

In response to a question from Kroeger, Green indicated that the resolution on the December 15, 2010 agenda will be revised to reflect the approved actions.

Motion was made by Weifenbach, second by Waugh to request the Mayor to direct staff to provide a recommendation regarding the feasibility of placing both the leisure pool and 50 meter tank pool at the Horace Mann site at the December 20, 2010 Council meeting. Discussion followed regarding a comparison of the available acreage and pool dimensions between the Parkview and Horace Mann sites.

An amended motion was made by Kooiker, second by Costello to include a Request for Proposals for the purpose of determining the cost of an independent engineering study on the feasibility of placing both the leisure pool and 50 meter tank pool at the Horace Mann site. Discussion followed regarding utilizing staff to determine the ability of the site to support the three recreational elements and utilizing the independent engineering study to determine a cost estimate for the project. Kooiker addressed the importance of making an informed decision on the placement of the tank pool and encourage support for the independent engineering study. Upon vote being taken the amended motion carried with the following voted AYE: Petersen, Weifenbach, Kroeger, Costello, Kooiker, Waugh and Mason; the following noted NO: Hadcock, Davis and Brown.

The motion as amended carried.

There being no further business to come before the Council, motion was made by Waugh, second by Mason and carried to adjourn at 8:04 p.m.

ATTEST:

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Finance Office

(SEAL)

CITY OF RAPID CITY

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Mayor