

COUNCIL WORK SESSION MINUTES

**February 17, 2021 – 4:00 p.m.
Civic Arena – 100 N. 4th Street**

A Council work session was held to discuss the Civic Arena and aquatics facilities improvement needs and financing.

Attending: Mayor Bill McMurray and Councilmembers Brenda Blessing, Madison Davis, PJ Kovac, Russell Moore, Brian Meyers, Marty Novak, Kent O'Dell and Gary Roach.

Bryan Carter, Interim City Manager/City Attorney; Chuck Kempf, Parks, Recreation & Civic Facilities Director (via telephone); Debra Bradley, Health Director; Jeff Atkins, Asst. Parks, Recreation & Civic Facilities Director; Mary Robertson, Asst. to the City Manager/Communications & Public Relation Manager; Kathy Brock, Civic Facilities Manager; Chad Bumphrey, Arena Operations Supervisor; and Paula Heyde, City Clerk.

Mayor Bill McMurray called the meeting to order.

Bryan Carter, Interim City Manager/City Attorney, said they want to introduce some of the immediate needs of the Civic Arena and aquatic facilities and receive some guidance from the City Council on which improvements it wants staff to pursue and how to finance the improvements and whether to include them with the Krug Park amphitheater project. City staff's goal at this meeting is to gather information from the City Council and work it into a plan to present to the City Council.

A handout titled "St. Joseph Civic Arena Information Sheet" was distributed.

Jeff Atkins, Asst. Parks, Recreation & Civic Facilities Director, said most of the things you see in the Arena are original to the building. He introduced the Arena's staff, Kathy Brock, Civic Facilities Manager, and Chad Bumphrey, Arena Operations Supervisor.

Brett Esely, Associated Athletic Director at Missouri Western State University, spoke about the helpfulness of the Arena staff during events he is involved with, the awesome opportunity the City has to host the NCAA Women's Division II basketball tournament in 2023, the importance of making the improvements necessary to get the facility ready for the event and the dollars generated in the community by those attending sporting events at the Arena. He asked for the City Council's consideration of making the improvements needed to ensure the event comes to St. Joseph.

Mr. Atkins reviewed a handout that listed four tiers of improvements to the building. He said after the handout was prepared they found out the amount listed in Tier 3 for the roof replacement should be \$450-\$500,000.

Councilmember Brenda Blessing feels the improvements in Tier 2 and restroom renovations should also be included in the improvements to be completed prior to the NCAA event increasing the total cost from \$1 million to \$4.8 million.

Councilmember Gary Roach asked if the lighting improvements could be added to the contract with Schneider Electric. Mr. Carter said they can find out if that is a possibility.

City staff was asked to obtain data from the Convention & Visitor's Bureau on how much revenue is generated in the City by events at the Arena.

Mr. Carter said last year's budget indicates the Civic Arena generated \$260,000 in revenue.

Mr. Atkins reviewed a handout that detailed the options available for improvements to the aquatic facilities.

Mr. Carter said options for funding the improvements to the Arena and aquatic facilities include: 1) bond issuance together with Krug Park amphitheater project or separately; 2) Cell phone program (\$200,000 available); 3) Gaming funds (\$27,000 available); and 4) 2013 CIP Sales Tax (\$275,000 available). Other options include marketing and naming rights for the Civic Arena. He will follow up with each Councilmember over the next week to discuss each member's thoughts on these two issues.

The meeting concluded at 5:12 p.m.

A tour of the Civic Arena was conducted by Ms. Brock and Mr. Bumphrey.

The tour ended at 6:00 p.m.



Minutes transcribed by Paula Heyde, CMC, City Clerk.

St. Joseph Civic Arena Information Sheet

Multipurpose, public facility.

- Concrete Floor:** 178.6' x 99.6'
36' height from concrete floor to bottom of truss
- Overhead Door:** 15' high x 17' wide
- Handicap Doors:** 7'6" high x 9'5" wide
- Basketball Floor:** 60' x 112' (wooden portable)
- Portable Stage:** 40' deep x 48' wide or 36' deep x 56' wide (max)
42 total stage pieces measuring 6' x 8' each

- Seating Capacities:**
- (a) Concert 4,200
 - (b) Festival 5,000
 - (c) w/o portable 2,300 (permanent seats)
 - (d) Sports 3,800

Total exhibit space with 10' wide by 8' deep booths:

- (a) Arena Floor 144
- (b) Meeting Rooms 30
- (c) Concourse 55
- (d) Lower Lobby 20
- (e) Hallway 21
- Total Booth space** **270**

Floor ports with electricity: 110 volts and some 208 volts available, also some with water & natural gas. Minimal 220 volts available. No power available outside of building with exception of west alleyway where 110 volts can be ran from inside of building. NO individual extension cords available through Arena.

For Rates including Civic Arena rates, move-in/move-out, meeting rooms & equipment charges, please see your Operating Policy Appendix A & B.

Meeting Room Dimensions -- A & D – 47' x 29'

- B & C – 32' x 29'
- 7'8" from floor to bottom of overhang
- 9'5" from floor to ceiling

Meeting Room seating maximums –

- Theater style:**
- A or D – 165
 - B or C – 110
 - A & B – 297
 - C & D – 297

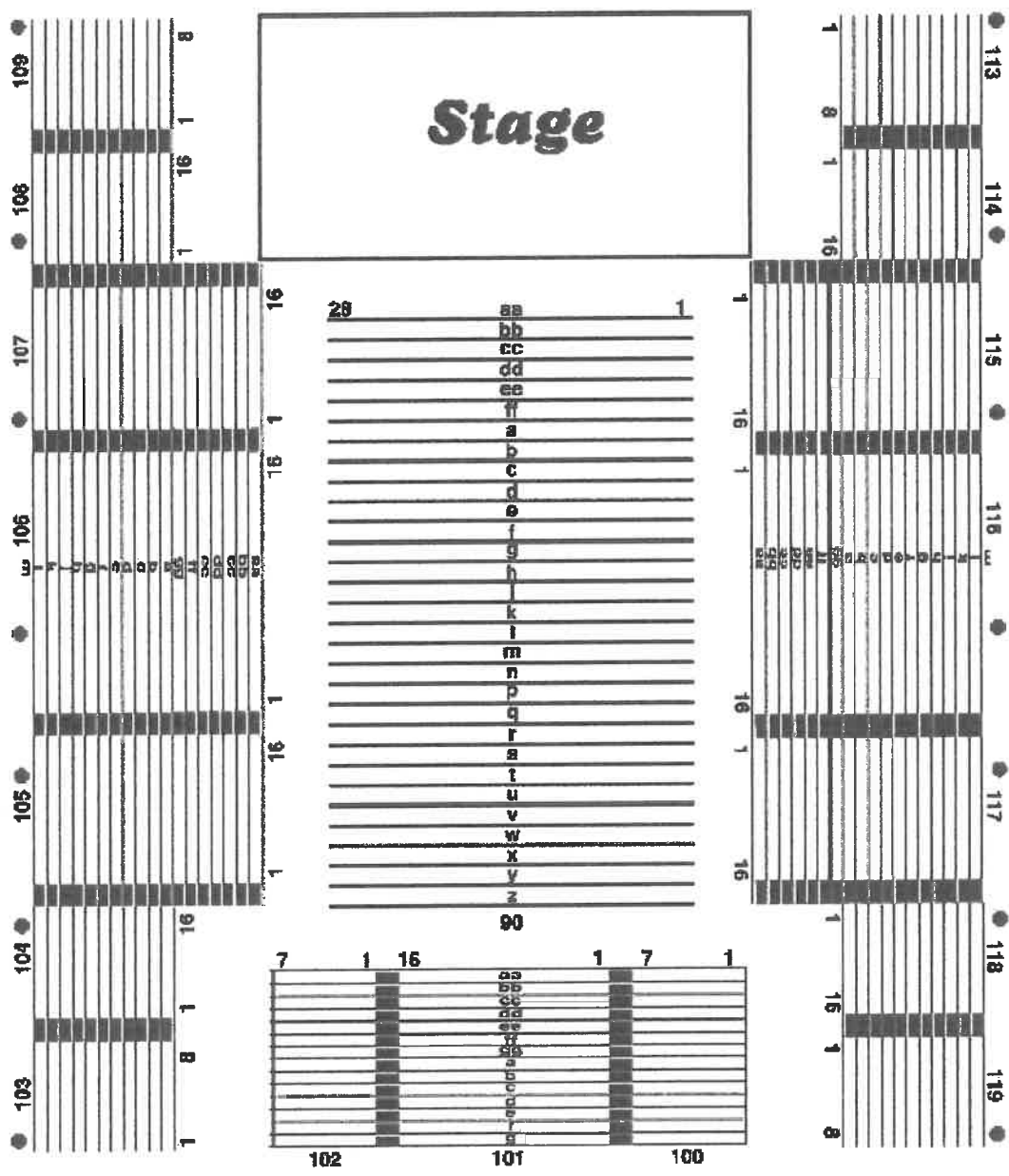
Classroom style:

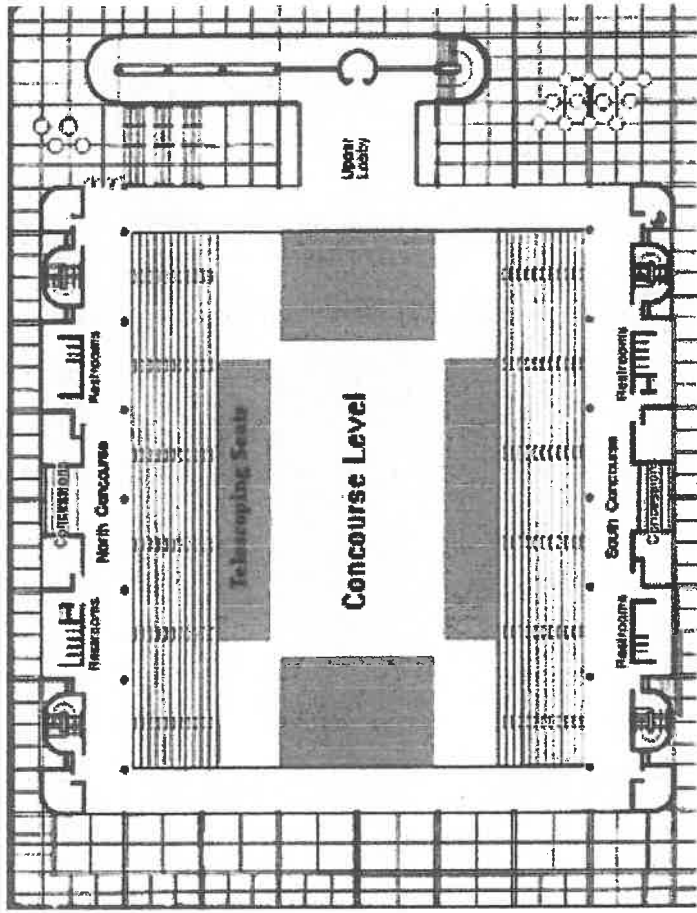
- A & B / C & D - 68
- C & B - 56
- All rooms - 160

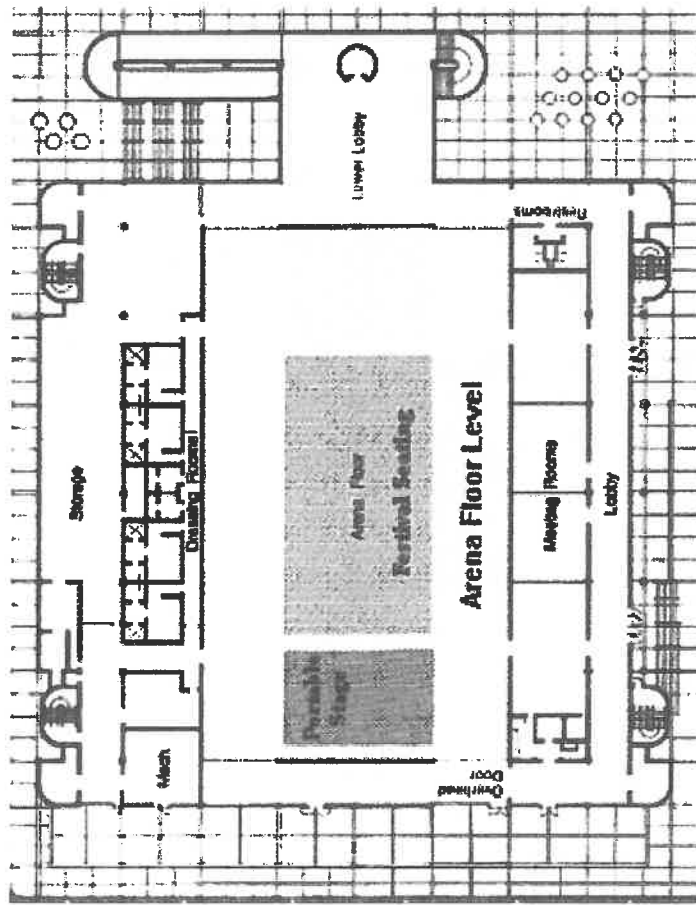
Banquet Seating:	w/o head table	with head table
All rooms	432	348
A or D	120	96
B or C	72	48
A&B/C&D	216	192

***additional charges may apply for turnovers or major cleanups and/or for same day or multiple events per day.**

Stage







City Council Work Session

Civic Arena/Aquatics

February 17, 2021

Civic Arena Handout

Civic Arena

Parks administrative staff has divided up critical, needed, and potential improvement projects for the Civic Arena into four tiers. These tiers are to provide ideas for how potential improvements can be grouped, scheduled, and performed to accommodate priorities, arena schedule, and available funding.

These tiers are only suggestions and individual projects can be moved from one tier to another. Tiers can also be eliminated or modified as needed to fit available funds and project scope. The first two tiers address immediate or critical needs that should take place within the next three years. Tier 3 consists of future critical needs that can be delayed for an additional period but should be performed within the next five years. Tier 4 primarily includes enhancements that will make the arena more functional, more attractive, more diverse, and more user-friendly.

Tier 1 – NCAA Basketball-Ready

New scoreboard	1999	\$325,000
Ribbon boards (2)	NA	\$185,000
Commercial Portable Basketball Goals (2)	1980	\$65,000
Basketball Floor Renovation/Replacement	2003	\$50,000/\$150,000
Digital Scorer/Media Tables (4)	NA	\$72,000
Indoor Aesthetic Improvements	2009	\$203,000/\$303,000
Total		\$1,000,000

Tier 2 – Necessary Infrastructure Repairs

Drainage System/Plumbing	1980	\$1,500,000
Lighting/Switchboard System	1980	\$500,000
Electrical System	1980	\$2,000,000
Seating (4,000)	1980	\$1,200,000
Stage/Video System	1980	\$225,000
Sound System	1980/2009	\$400,000
Sidewalks/Curbs	1980	\$300,000
Floor Ports (20)	1980	\$200,000
Total		\$6,345,000

Tier 3 – Needed Infrastructure Repairs

Exterior & Interior Doors	1980	\$250,000
Roof Replacement	1980/1994	\$400,000
HVAC/Boiler	1980/2010/2015	\$2,000,000
Generator	1980	\$50,000
Exterior Aesthetics	1980	\$3,200,000
Concession Stand Renovations	1980	\$1,100,000
Restroom Renovations	1980	\$1,000,000
Total		\$8,000,000

Tier 4 – Experience Enhancements

Enhanced Seating (Suites)	NA	\$3,750,000
Enhanced Seating (Boxes)	NA	\$750,000
Lobby Enhancements (St. Joe Sports HOF)	1980	\$1,000,000
Conference Room Modifications	1980	\$3,500,000
Total		\$9,000,000

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Aquatics Handout

Aquatics

Options for aquatic program improvements or modifications are numerous. The age of lap pools at the St. Joseph Aquatic Park and Northside Complex is 66 and 61 years, respectively. The expected useful life of an outdoor aquatic facility is approximately 30 - 40 years, depending on a variety of factors.

There is approximately \$450,000 in the CIP program to address issues at the Aquatic Park, but after awarding a design/build project last fall, it was determined the minimum financial commitment for addressing the problems with the lap pool would exceed \$1.2 million. This option would only provide an 8 – 10-year solution. City Council decided to delay renovations until a comprehensive decision is made and sufficient funding is available.

Any number of options exist to enhance and improve the aquatic facilities and programs within the parks department. Below are some of those options, which have been presented and discussed by citizens, City Council and parks staff. Projected costs of each is also presented and were provided by an industry expert. None of these projects are currently funded.

- Replacement of the lap pool at the Aquatic Park or Krug Pool with associated equipment at the existing would be around \$6,000,000 per location in today's bidding environment. A 3 – 4% increase per year in construction costs can be expected. That would increase construction costs to approximately \$6,500,000 with an additional expense for design. This scenario does not address improvements to existing buildings or other aquatic amenities.
- Re-configured outdoor aquatic park with 20,000 square feet of water surface as currently exists. This option would provide new support buildings, lap pool, activity pool, and lazy river. It could be arranged differently to fit our needs which doesn't impact the cost dramatically. Since the existing area is either in a floodplain or floodway, new construction could not be performed without an engineered hydrological analysis proving there will be **zero** increase to the flood level upstream and downstream. This is a very complicated and expensive undertaking which usually deters any development in the floodway. It is not impossible, but very unlikely based on all the engineering and regulations involved. If the current site doesn't allow for new construction, a new site may need to be determined. This estimate does not include acquisition of land. The cost of this option would be approximately \$15,500,000.
- Build a new indoor aquatic facility. If the same water surface area was targeted as the outdoor facility, the project cost would be approximately \$51,000,000, but industry experts say for a city this size, the size of an indoor facility should probably be half, which would make it around 10,000 square feet. Half of the surface (5,000 sq. ft.) would be designated for competitive use

with a lap pool and the other half for recreation use as an activity pool. The cost of something that size would be approximately \$25,000,000. The facility could be used year-round. The construction challenges at the aquatic park site would remain with the floodplain and floodway issues. Operational costs will be approximately three times the amount of an outdoor facility. There is no cost estimate included for land acquisition if this facility can't be built on property currently owned by the city.

- Splash Park - A significant splash park would cost between \$1,250,000 and 2,500,000, depending on scope and location. The current Hyde Park project's cost is approximately \$1,800,000 which includes development of the site, associated infrastructure, recreation area, and support building. Property acquisition is not included in this estimate.