

Joint City Council Outdoor Aquatic Meeting

January 10, 2022



Timeline



In 2018, the City designated \$200,000 for a splash pad to be constructed next to the Community Center.

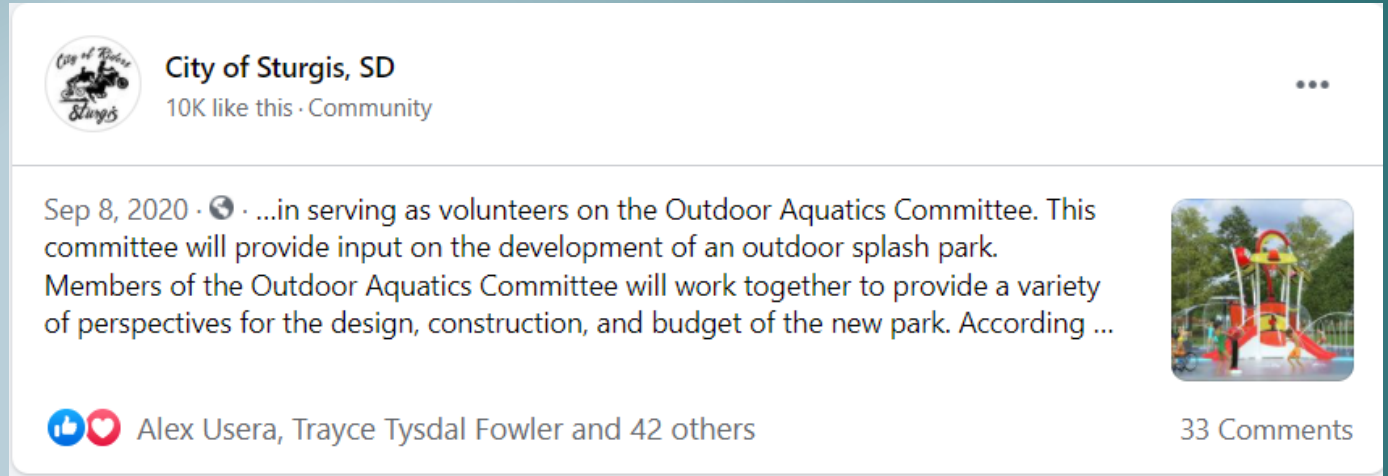
In the summer of 2020, the City began discussions about the splash pad, however several residents were opposed, stating that a splash pad was not enough.


Outdoor Aquatics Committee

In September of 2020, the City Council advertised for a residence ad hoc committee to recommend a proposed course of action.


Front page of Sept SIP
Two Facebook posts
Discussion on KBHB
City website


Every person who applied was placed on the committee.



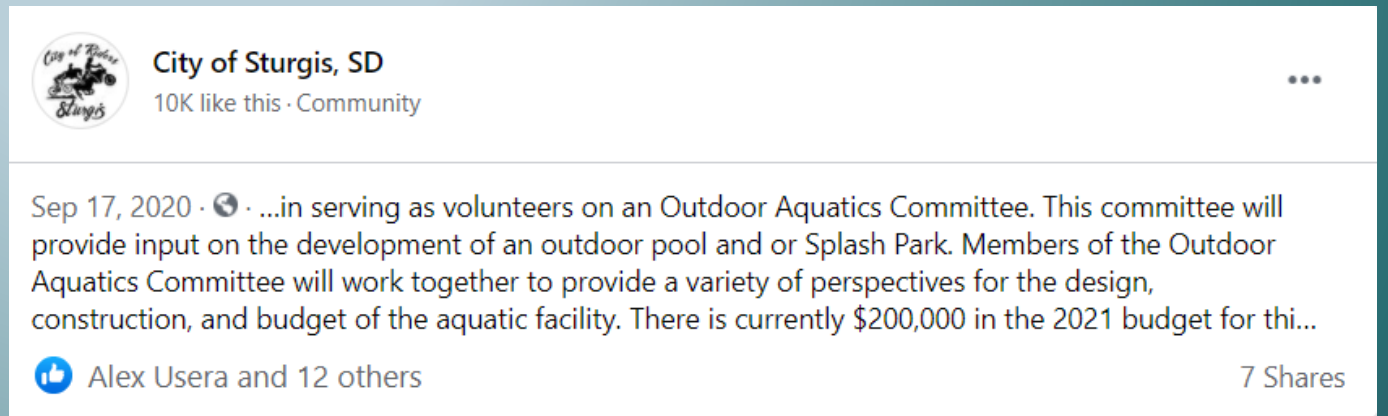
 **City of Sturgis, SD**
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Sep 8, 2020 · 🌐 · ...in serving as volunteers on the Outdoor Aquatics Committee. This committee will provide input on the development of an outdoor splash park. Members of the Outdoor Aquatics Committee will work together to provide a variety of perspectives for the design, construction, and budget of the new park. According ...




 Alex Usera, Trayce Tysdal Fowler and 42 others

33 Comments



 **City of Sturgis, SD**
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Sep 17, 2020 · 🌐 · ...in serving as volunteers on an Outdoor Aquatics Committee. This committee will provide input on the development of an outdoor pool and or Splash Park. Members of the Outdoor Aquatics Committee will work together to provide a variety of perspectives for the design, construction, and budget of the aquatic facility. There is currently \$200,000 in the 2021 budget for thi...

 Alex Usera and 12 others

7 Shares

Committee Concepts



- ▶ **First idea** - build an outdoor splash pad and an outdoor zero entry pool.
 - ▶ Price of \$2.2 million (pre-pandemic)
 - ▶ Other South Dakota communities require ongoing subsidies of \$30-\$75,000 annually to maintain this type of facility.
- ▶ **Second Idea** – build a large, regional outdoor aquatics center.
 - ▶ Price of \$12 million+
 - ▶ Other communities require \$100,000+ in annual subsidies for similar facilities.
 - ▶ Would compete with Spearfish, make it easier to attract tournaments (ideas brought up by sports clubs and the hotel BID board)

Final Recommendation



- ▶ The Committee held two public town hall presentations, gathered signatures of support, and began social media discussions.
- ▶ The Committee presented their recommendation on May 3, 2021.
- ▶ The Council used a portion of the Splash Pad funding to hire a consultant to review the Committee's proposal and to provide 3 preliminary plans at the fairgrounds (The Committee's recommended location).

Consultant's Work

- ▶ The consultants met with the Infrastructure Committee, the Legal and Finance Committee, the Parks Board, the Municipal Utilities Board, and the Outdoor Aquatics Committee.
 - ❖ These meetings resulted in several questions that needed to be answered.
- ▶ The consultants held a two-day charrette at the Community Center to gain additional public input.
 - ❖ New ideas from residents lead to the following changes to the proposal:
 - Upgrades to the ballfields (lights) or new ball fields
 - Larger Wibits
 - Inclusion of a splash pad and miniature golf was necessary

Question 1 – Long Term Water Quality (page 48 – 49)

- ▶ Watershed Management – runoff does not enter the lake.
- ▶ Slopes, depth, and shoreline composition are specifically designed to ensure long term water quality.
- ▶ Frequent water testing & surveys to identify and treat potential water issues before they grow.

Question 2 – Bird and Aquatic Life Management (page 49- 50)

- ▶ Nutrient mitigation
- ▶ Aeration, park side herbicides and algaecides
- ▶ Mowing practices to eliminate nesting areas
- ▶ Disrupt night loading

Question 3 – Safety Recommendations (pages 54-58)

- ▶ Intentional design to enhance safety.
 - ❖ Shoreline depth
 - ❖ Activity area depth
- ▶ Standard operating procedures for numerous roles and situations.
 - ❖ Designed based on operations at numerous similar facilities

Question 4 – Leak Detection

(page 52 – 53)

- ▶ Systems can be designed to be integrated during the construction of the lake.
- ▶ Would only be necessary to reduce leakage of clean water.
 - ▶ Often leak detection is used for holding ponds for polluted or sewer water (the lake would be neither).

Question 5 – Floodway Implications

(pages 29-34)

- ▶ Any floodway or flood-plane considerations are dependent upon the site chosen.
- ▶ None of the proposed sites would include constructing the pond in a floodway.
- ▶ There is nothing to breach or over-flow, there is no dam and no waterway that can flood.

Question 6 - Increment Weather Protocols (page 56)

- ▶ Standard operating procedures developed for these situations.
 - ❖ Purposeful design to allow for deflating and safety protocols as necessary.

Question 7 – Water Usage (page 51)

- ▶ During dry years, a 3 – acre lake could require up to 1.9 million gallons of water during the peak 8 weeks of temperature. Throughout the year this could require 4 million gallons of water.
- ▶ To place this into perspective, during the same 8-week high temperature
 - ❖ A single-family residence on a 12,000 square foot lot can easily consume 127,000 gallons. The lake would use the same amount of water during peak demand as about 15 single-family homes with irrigated lawns.
 - ❖ The City park uses 316,000 gallons of water during the same 8-weeks (not the football field or soccer fields).
- ▶ The fairgrounds site has an existing well that draws from a different aquifer than the municipal water system.
 - ❖ It is only non-potable since it is not chlorinated - which it should not be for a lake.

Lakeside Adventure Park Construction Cost Estimate

Infrastructure	\$ 705,000
<u>Lake, Park, Equipment</u>	<u>\$4,600,000</u>
Total Lakeside Adventure Park	\$5,305,000
Residents' Requested Ballfield Lighting	\$1,070,000
Residents' Requested New Ballfields	\$9,250,000

Operating Costs

- ▶ The consultants prepared a conservative, likely and optimistic cash flow scenario.
 - ❖ These were based off similar facilities including those in small communities.
 - ❖ Even in the conservative scenario, there was an end of year profit of \$35,000.
- ▶ If the Council wants to proceed with planning a project, further investigation can and should be done to ensure that all revenue streams (including miniature golf) are included. Other revenue models, including resident season passes and other non-seasonal costs, must also be considered.

Fairgrounds Site - Ballfields



- ▶ Infrastructure \$ 705,000
- ▶ Lake Park \$4,600,000
- ▶ New Ballfields \$9,250,000

- ▶ TIF Proceeds \$ 680,000
- ▶ Land Sale \$ 375,000
- ▶ Fundraising \$ 350,000

- ▶ Required City Support
\$13,150,000

Fairgrounds Site – The Loop



- ▶ Infrastructure \$ 705,000
- ▶ Lake Park \$4,600,000
- ▶ Ballfield Lights \$1,070,000
- ▶ TIF Proceeds \$2,100,000
- ▶ Land Sale \$ 585,000
- ▶ Fundraising \$ 350,000
- ▶ Required City Support \$3,340,000

Fairgrounds Site - Split



- ▶ Infrastructure \$ 705,000
- ▶ Lake Park \$4,600,000
- ▶ Ballfield Lights \$1,070,000
- ▶ TIF Proceeds \$2,275,000
- ▶ Land Sale \$ 660,000
- ▶ Fundraising \$ 350,000
- ▶ Required City Support \$3,090,000

Alternate Site – Richards Property



- ▶ Infrastructure \$ 600,000
- ▶ Lake Park \$4,600,000
- ▶ New Well \$1,000,000
- ▶ Land Purchase \$1,200,000

- ▶ TIF Proceeds \$5,350,000
- ▶ Land Sale \$1,575,000
- ▶ Fundraising \$ 350,000

- ▶ Required City Support \$125,000

Alternate Site – Glover Property



- ▶ Infrastructure \$ 600,000
- ▶ Lake Park \$4,600,000
- ▶ New Well \$1,000,000
- ▶ Land Purchase \$2,100,000

- ▶ TIF Proceeds \$2,050,000
- ▶ Land Sale \$ 545,000
- ▶ Fundraising \$ 350,000

- ▶ Required City Support \$5,355,000

A Quick Thanks to the Following People:

Everyone in attendance tonight for sharing your valuable time

The following committee members for their time
and commitment to this project thus far:

Twyla Barden
Lynn Birk (Co-Chair)
Jeannie Blair
Richelle Bruch
John Coyle
Allison Creed (Chair)
Jeff DeKraai (Co-Chair)
Karen Lynass
Megan Snyder
Jeannie Shyne
Alex Usera