

LAKE-SIDE ADVENTURE PARK

AQUATICS COMMITTEE
PROPOSAL
Spring, 2021



A Quick Thanks to the Following People:

**Everyone in attendance tonight for sharing your valuable time
with us and listening to our proposal.**

**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)
Stuart Johnson
Karen Lynass
Megan Snyder
Jeannie Shyne
Alex Usera**

AQUATICS COMMITTEE GOAL

Provide the City of Sturgis with a unique, clean, safe environment for all ages and abilities to enjoy passive and active recreational activities year round.





From this.....

To **THIS!**

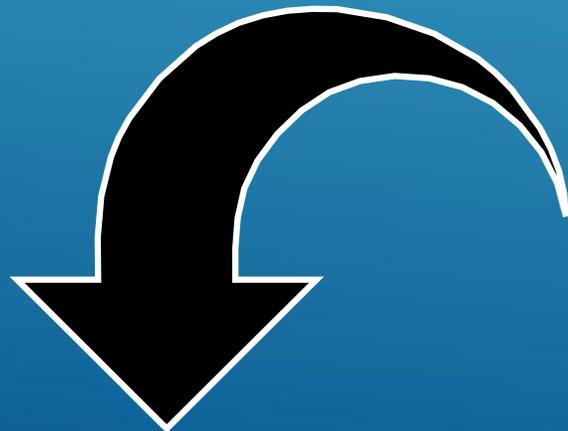


In the Fall of 2020, the Sturgis City Council appointed an Ad hoc committee to address a potential need in our community.....



Idea #1

We were assigned with the idea of looking at the construction of a splash pad. We quickly determined a splash pad would accommodate only a specific, limited age group, and support diminished.



Idea #2

After further discussion and research, it was determined that we should envision what might appeal to a larger percentage of the community....an outdoor pool...with a large mass appeal....but with a very large price tag!



Pool Budgets in Area Small Towns

Faith, SD



Property Taxes make up the difference

2018

Cost of Operation:
\$37,000

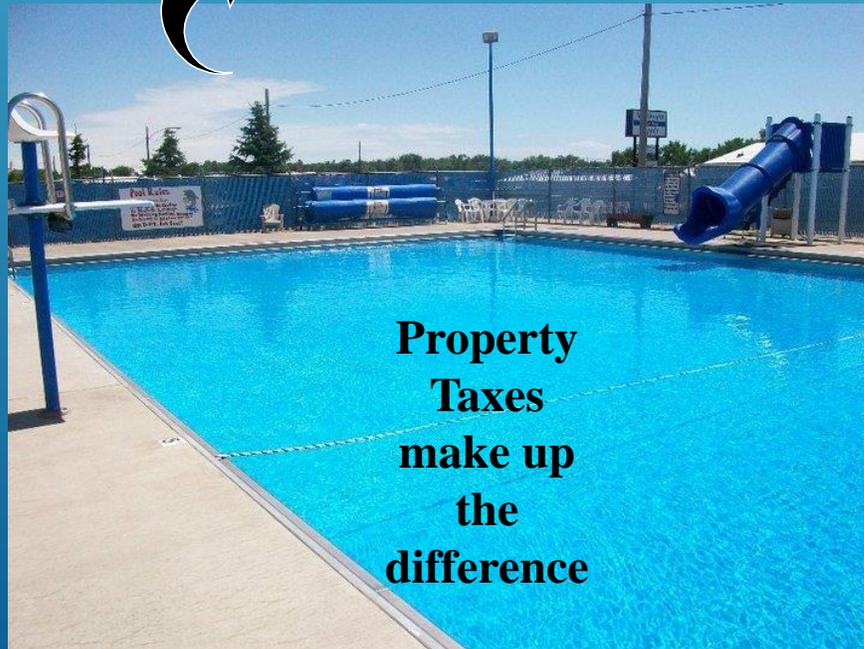
Revenue in:
\$14,000

2019

Cost of Operation:
\$55,000

Revenue in:
\$13,500

Lemmon, SD



Property Taxes make up the difference

2018

Cost of Operation:
\$33,427

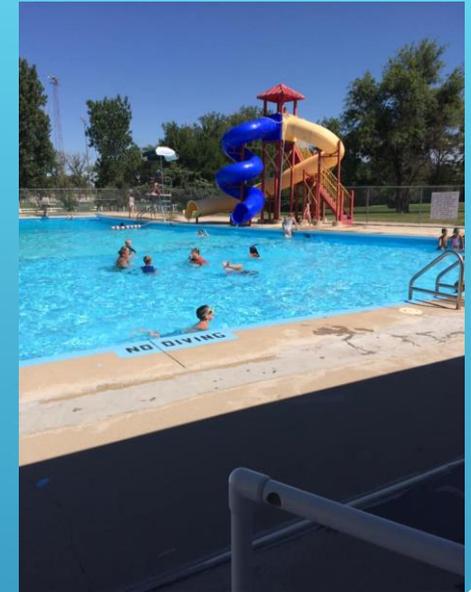
Revenue in:
\$3398

2019

Cost of Operation:
\$31,925

Revenue in:
\$2741

Gettysburg, SD



Property Taxes make up the difference

2018

Cost of Operation:
\$56,856

Revenue in:
\$12,430

2019

Cost of Operation:
\$52,110

Revenue in:
\$9954



Idea #3

Most outdoor pool facilities were in the range of \$9-12 million.....! (That's SIX zeroes!!)

It was here that we came across a unique, innovative idea while doing research on potential outdoor pool costs and financial obstacles. We were excited to find this new proposal, since we quickly realized the limitations that such a price tag posed for our community.





**Spearfish Recreation
and Aquatic Center:
Cost in 2008:
\$10,000,000**

**Wisconsin Rapids
Regional Aquatics
Center opening 7/6/21
Cost: \$12,000,000**



Sturgis Aquatic Center
Estimated Project Costs
October 2018

ITEM	COST
Pool Bath House	\$ 805,000.00
Pool Pump Building	\$ 518,000.00
Recreational Pool	\$ 978,000.00
Zero Depth Children Area	\$ 690,000.00
Body Slide	\$ 403,000.00
Tube Slide	\$ 518,000.00
Large Play Feature	\$ 460,000.00
Misc. Spray and Park Features	\$ 173,000.00
Lazy River w/ Rapids	\$ 1,725,000.00
Wave Rider (flowrider)	\$ 1,150,000.00
Site Work/ Utilities/Parking, etc...	\$ 575,000.00
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Subtotal	\$ 7,995,000.00
Contingency (15%)	\$ 1,199,000.00
Total Project Cost	\$ 9,194,000.00

Idea #4

A Lakeside Adventure Park at The Fairgrounds

This “Water-Based Family Entertainment Center” or “Lakeside Adventure Park” exceeds all of our expectations...and at a cost MUCH more affordable than a large outdoor aquatics facility!

The BEST NEWS: Total cost is LESS THAN HALF that of an outdoor aquatics center! (Much fewer zeroes!)



The Sturgis Lakeside Adventure Park could include the following:

-  A memorial splash pad
-  Water slides
-  Aquatics obstacle course
-  Swimming
-  Kayaking
-  Paddle boarding
-  Volleyball
-  Pickleball
-  Mini golf
-  Sand beach
-  Walking path
-  Covered structure



This facility would be accessible year round.

Unique Features of a Lake Adventure Park/Fairgrounds Area

- ✂ Would not directly compete with Spearfish or Rapid City (Nothing like it exists there!) **ONE OF A KIND**
- ✂ The idea fits into Sturgis' emerging outdoor lifestyle image.
- ✂ Location is great for locals, schools, tourists and visitors traveling on the interstate. **HIGHLY VISIBLE**
- ✂ Available and accessible for use year round – even during rally.
- ✂ **AFFORDABLE**

The mini golf course would be lighted during seasonal weather for extended hours, and cold weather would bring the possibility of an ice rink and sledding area.







Preliminary Costs for Construction



4 Acre Lake (2X the size of Dalton)	\$ 1,000,000
Splash Pad	400,000
Inflatables	400,000
Miniature Golf	200,000
Restrooms/Concessions/ Shade Structures	750,000
Lighting, Landscaping	300,000
Parking	250,000
<u>Watercraft pier, accessories</u>	<u>250,000</u>
	\$ 3,550,000





Potential Financing Sources



City 2021 Budget	\$200,000
City GF Budget Request	\$285,000
Fairgrounds land sale	\$700,000
Fairgrounds TIF (explanation ahead!)	\$2,000,000
<u>Grants, Committee Fundraising</u>	<u>\$365,000</u>
TOTAL	\$3,550,000

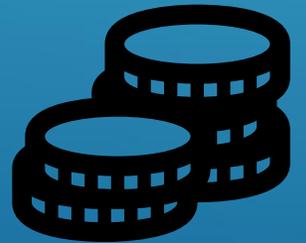
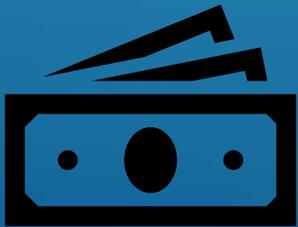


Tax Increment Financing (TIF):

A TIF District subsidy exists for city governments to develop infrastructure within their communities. It allows a community to “Build today and pay tomorrow” using the new development to do so.

***The aforementioned TIF applies **only** to fairground home property sales (yet to be built).... NOT existing homes and businesses in our community.

Sidenote: We don't want our taxes to increase either!!!



POTENTIAL REVENUE

Entry Gate Ticket Sales

Potential Revenue	\$70,000
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Concessions	\$25,000
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Rental Equipment	\$63,000
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Potential Total Revenue	\$158,000
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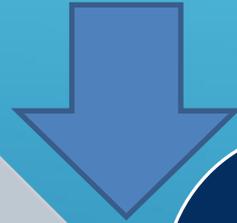
Potential Operational Costs

TOTAL LABOR	\$108,584
MAINTENANCE	\$29,000
UTILITIES	\$20,000
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Total All Costs	\$157,584



**The result is that costs are “Revenue Neutral”.....
or “breaking even” in layman’s terms.**

**We
are
here**



Plan

- Research
- Develop Ideas

Funding

- Community
- Grants
- City

Building

- Contractors & Architects Chosen
- Aquatics and Park Construction

🇺🇸 “Come visit Sturgis: Shop, stay and play for the weekend.”

🏥 This park would provide year-round recreation and provide physical and mental health benefits for the citizens of Sturgis.



THE GREATEST
WEALTH
IS HEALTH.



ENDLESS POSSIBILITIES

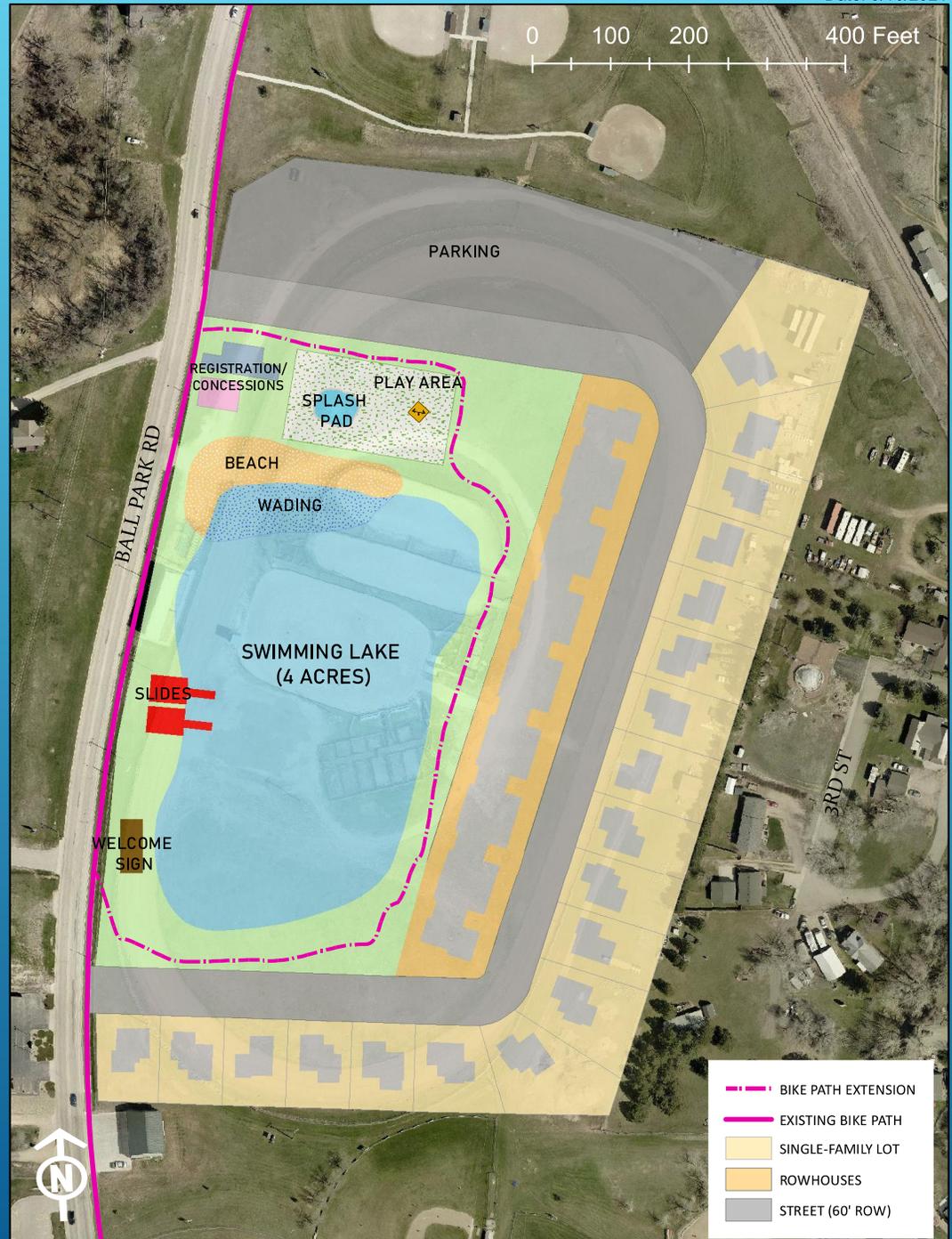




It's time to slide



Aerial View of Fairgrounds with Potential Overlay



- BIKE PATH EXTENSION
- EXISTING BIKE PATH
- SINGLE-FAMILY LOT
- ROWHOUSES
- STREET (60' ROW)

In order to build this park, **we need *Community Support!***

Please follow our Facebook page (*Sturgis Aquatics Committee*)
for future announcements concerning:

 Meetings

 Updates

 Fundraising events

 Volunteer opportunities

 QR CODE



[Jump](#) on this opportunity NOW
for all Sturgis citizens!





**PLEASE JOIN US ON WEDNESDAY, APRIL 7, 2021
@6:00PM**



FOR OUR 2ND PUBLIC COMMUNITY MEETING



MORE QUESTIONS ANSWERED / MORE INFORMATION TO COME

PLEASE JOIN US

SCC THEATER– APRIL 7!



**MAKE SURE TO SIGN
OUR STATEMENT OF
SUPPORT UPON LEAVING
THIS EVENING!**

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