

**CITY COUNCIL
COMMUNICATION:**

03-214

AGENDA:

MAY 5, 2003

SUBJECT:

SOCCER COMPLEX
28E AGREEMENT
WITH GREATER
DES MOINES
COMMUNITY
FOUNDATION

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

DONALD M. TRIPP
PARK AND
RECREATION
DIRECTOR

ITEM 76

**OFFICE OF THE CITY MANAGER
CITY OF DES MOINES, IOWA**

SYNOPSIS —

Approval of a 28E Agreement with the Greater Des Moines Community Foundation (GDSMF), (Johnny Danos, Executive Director, 1915 Grand Avenue, P.O. Box 7271, Des Moines, Iowa, 50309), for the GDSMF to purchase and install lighting on two fields and three parking lots at the James W. Cownie Soccer Complex and to provide partial funding to the City of Des Moines for the construction of stadium seating, field fencing, sidewalks, scoreboard, and a press box.

FISCAL IMPACT —

\$573,000 estimated project costs. (Available funds of \$130,000 from City; and \$450,000 from GDSMF leaving \$7,000 excess funds available). The GDSMF has agreed to fund the entire cost of the lighting project, estimated at \$201,000, and to partially fund the cost of the stadium seating and other related items. The total cost of the seating project is estimated at \$372,000 with the City providing \$130,000 from the FY03 Capital Improvement Program (CIP), Account #CP040PKS 990000PKS159, and GDSM contributing the remaining amount of \$242,000. While the City's share of \$130,000 was originally budgeted to purchase and install lighting, the present arrangement of donations by the GDSMF provides the City to use its share toward the construction of stadium seating.

Combined City and GDSMF contributions total \$580,000, leaving a balance available for the project of approximately \$7,000. GDSMF's total commitment of \$450,000 will be provided by a personal gift and other donations raised by Patty and James Cownie. Because the gift and donations will be made to the GDSMF in five annual payments, it is necessary that the GDSMF and the City of Des Moines provide to finance the development cost upfront. The cost of financing (\$12,600) over the four-year period is included in the total cost of the projects.

RECOMMENDATION —

Approval.

BACKGROUND —

The original master plan for the James W. Cownie Soccer Park called

**CITY COUNCIL
COMMUNICATION**

03-214

MAY 5, 2003

PAGE TWO

for the development of a soccer stadium and two additional fields to be located at Soldier's Field on the corner of Hartford and SE 22nd Street.

In looking to the most cost effective alternative to a full stadium, staff and soccer committee members developed a plan to build a premier field at the existing Cownie Park. An additional lighted field is recommended so as to not overuse any single field. Development of two lighted fields: one a premier facility with seating for 1,000 spectators, press box, scoreboard, fencing, sidewalks, and parking lot lighting for three lots; and, the other lighted but without the additional features and amenities are recommended.

The proposed construction is divided into two separate projects: 1) Lighting two playing fields and three associated parking lots; and 2) All "other improvements", including the stadium seating, press box, scoreboard, fencing, and sidewalks. The Greater Des Moines Foundation (GDSMF) has agreed to serve as the receiver of all donated funds and pledges except those to be provided by the City. The GDSMF has also agreed to contract for the construction of the entire lighting system, and pay for all costs and expenses, not to exceed \$230,000, toward the "other improvements". The City will receive those funds and bid the contract for the construction of the "other improvements".

Jim Cownie, who completed the initial fund-raising for the construction of the City's Soccer and Softball Parks, has committed to privately raise \$450,000, in addition to the City's \$130,000, needed to complete all project elements (lighting and "other improvements"). Because Mr. Cownie's donations will be paid over a maximum five-year period, with the first payment made on May 15, 2003, the City will establish a four-year loan from the General Fund with an interest rate charged equivalent to what the City pays on the Governmental Lease-Purchase Master Agreement with Banc of America. This loan will be paid off as donations are received as outlined in Section I.D.2. of the proposed 28E Agreement.

Operations and maintenance expenditures for this project will be minimal. Staff will be working with MidAmerican Energy to determine the actual hourly cost of lighting. This cost, plus an amount for equipment maintenance, will be included in an hourly rate charted to those who rent the fields. The fields exist today, but the seating and press box structures are new. They are steel and concrete block materials, so repairs will be minimal. The projected usable life for this facility is at least 30 years.

The development of two lighted playing fields, one a "premier field" with press- box, scoreboard, fencing, and sidewalks, will allow the City to bid on regional and national tournaments. The Drake Men's and Women's Soccer teams have expressed an interest in utilizing the facility beginning in the Fall of 2003 if agreeable terms to both parties

can be reached. Additionally, the City will have the opportunity to bid for the Iowa High School Boys and Girls state soccer tournaments. A copy of the conceptual design and cost estimates are on file in the City Clerk's Office.

The goal at this time is to have the field and parking lot lighting in place for the 2003 Snickers U.S. Youth Midwest Regional and complete the "other improvements" by the Fall of 2003.