



Agenda Item:

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COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 11/22/04
04-600

Communication No.:

Agenda Item Type: Resolution
No.:

Roll Call

Submitted by: Donald M. Tripp, Park and Recreation Director

SUBJECT—

Development of Soldiers Field for South Des Moines Little League and Regional Baseball Event Use.

SYNOPSIS—

Approval for City staff to negotiate agreements with the Polk County Board of Supervisors for the construction management of this project with the Greater Des Moines Community Foundation for the collection and distribution of donated and borrowed funds and with the South Des Moines Little League for use of these improvements.

FISCAL IMPACT—

\$1.00 annually from South Des Moines Little League from their lease of this property.

RECOMMENDATION—

Approval

BACKGROUND—

The City of Des Moines owns a tract of land located at S.E. 22nd Street and Hartford Avenue, known as Soldiers Field, which is located adjacent to the James W. Cownie Soccer Park. A

master plan was developed to build a soccer stadium and two additional soccer fields at this site. Since the construction of the James W. Cownie Soccer Park, the planned use for this area has changed. The soccer stadium was built at the soccer park, located just across the street (Hartford Avenue). This tract of land is ideal for the construction of another sports venue that can serve the local community and provide economic impact of hosting events. Polk County, in conjunction with the South Des Moines Little League, has agreed to manage the construction for the development of the eight-field baseball park and associated amenities (i.e. parking, concession, and restroom facility). The City, through the Park and Recreation Department, will assist in the coordination of the overall planning of this project and private donations through the Greater Des Moines Community Foundation. This project has another benefit that will allow South Des Moines Little League to vacate two other properties, one they own and one owned by the City at Stone Park. This project will permit these properties to be used for other potentially taxable purposes.

Pursuant to City Council approval the City shall:

1. Grant grading access agreement, allowing the County's contractor the right to access and grade the development site.
2. Draft the 28E Agreement allowing the County to manage the procurement of bids and fulfill all financial obligations to provide for construction of eight baseball fields, parking lots, concession stands, rest room facilities, and associated improvements. Upon acceptance of the above improvements by the City Engineer, said improvements shall become property of the City.
3. Assist in coordination of all City approval processes (i.e. Permit and Development, Engineering, Park and Recreation).
4. Draft agreement with the Greater Des Moines Community Foundation for the collection and distribution of donated and borrowed funds pursuant to City of Des Moines staff approval.
5. Agree to lease the site to the South Des Moines Little League for use of said improvements with the following terms and conditions:
 - Twenty-five year lease with two (twenty-five year) options to renew for one dollar per year.
 - Right of City to use said improvements for state, regional, or national sporting events, based on availability at no cost to the City.
 - Right of City to inspect land/structures and require modifications/repairs at the sole expense of the South Des Moines Little League.
 - Require South Des Moines Little League to provide all maintenance for said improvements.
 - Require South Des Moines Little League to pay all utility costs for said operation.
 - Grant South Des Moines Little League the right to make additional improvements upon review and approval by the City's Park and Recreation and Engineering Departments.

- Grant South Des Moines Little League the right to secure sponsorships and advertise said sponsors excluding alcohol, tobacco, or liquor establishments on premises.

The County shall:

1. Enter into construction agreements, manage construction contracts and fulfill all financial obligations for the construction of improvements for the completion of this Project.