

Community Facilities Advisory Board Minutes
City Hall, Commission Chambers
Wednesday, January 28, 2014

City Commission Chambers

6:00 p.m.

WELCOME: Justin Banning, Chair opened the meeting and welcomed Mike Lowosky who will be the new appointee for Dodge City/Ford County Development Corporation and will replace Justin Banning on the CFAB board.

ROLL CALL: Justin Banning, Tom Stanley, Ryan Rabe, Bill Turley, Michael Martinez, Mike Lowosky, Commissioner Rick Sowers, Commissioner Shawn Tasset, City Manager Cherise Tieben and County Administrator Ed Elam

Election of Officers:

- 1. Election of 2015 CFAB Chair-** Justin Banning opened nominations for the 2015 CFAB Chair and nominated Tom Stanley as Chairman. Bill Turley seconded the nomination and the motion passed 5-0.
- 2. Election of 2015 CFAB Vice Chair-**Tom Stanley opened nominations for Vice Chair for CFAB and nominated Ryan Rabe as Vice Chair. The motion was approved 4-0.
- 3. Entertainment Policy Committee Representative-**Chair Tom Stanley stated that Justin Banning had represented CFAB well on the Entertainment Policy Committee for the United Wireless Arena and asked if the other CFAB members would be in agreement with having Mr. Banning continue as the representative if no one else on the CFAB board was interested in the position. It was the unanimous consensus that Justin Banning continue as the representative for CFAB on the Entertainment Policy Committee.

APPROVAL OF CONSENT CALENDAR:

- 1. Approval of Consent Calendar-** Ryan Rabe moved to approve the consent calendar as presented, Bill Turley seconded the motion. The motion carried 5-0.

REPORT:

- 1. Water Park Operations Report-**Melissa McCoy, Project Development Coordinator provided an update on the Water Park and said that the project is still on track for the May 2016 opening date. Ms. McCoy explained that staff and McCown Gordan, the Construction Manager at Risk on the project are in the process of soliciting bids for the dirt work. She stated that the site work part of the project is budgeted through Star Bonds and not Why Not Dodge and will be presented to the City Commission for their approval. She added that at the Joint Commission meeting on February 9, staff will present the Design Development budget for the water park. Ms. McCoy went on to add that it is anticipated that there will be a special meeting for CFAB prior to the Joint Commission meeting at 5:00 pm for their input.

The other significant task for the water park is finalizing the management structure for the facility. Both non-profit and for profit operations will have an opportunity to submit a proposal in response to the Request for Qualifications (RFQ) that is being developed. At the same time, an estimated operating budget and detail administrative costs will be developed if the project is managed internally. This proposal will be compared with the RFQ and will be presented to CFAB for their input.

UNFINISHED BUSINESS:

1. **Ford County Proposal for Horse Stall Building as “Why Not Dodge” project**-Report by Western State Bank Expo Manager-Danielle Crouch. Ms. Crouch presented the project proposal for the Horse Stall Building as a “Why Not Dodge” project. She explained that the goals for the project included new construction to support existing and future Expo Center events and activities. As well as increasing the capability of the Expo to host and support existing and new events held at the Expo Center and Ford County. Ms. Crouch added the new construction would feature a covered livestock exhibit area that would utilize and house the existing portable stalls. The covered facility would have open sides and would promote new 2 to 5 day events.

Ms. Crouch also presented a plan for future additions which included an estimate of \$542,747.46 based on the first phase plan for the horse stall building. She went on to comment that this facility could also increase potential for Ford County Fair activities. The types of events that could be hosted in the phase 1 Horse stall facility were animal breed shows, livestock competitions, and high school and intercollegiate competitions among others.

CFAB members asked if funding was available in the budget for this project. Ed Elam, County Administrator, commented that the County is only seeking funds for construction and not for operations of the building. He added that the Ford County Commission would like an amendment to the Inter-local agreement to be considered whereas the County would manage the Horse Stall Building if approved since the facility would be located adjacent to the County owned Expo Center. At present, per the Inter-Local the City manages all the “Why Not Dodge” projects. Mr. Elam concluded that the CFAB could table the motion until more information was available.

Bill Turley made a motion to table the proposal to make the Horse Stall Building a “Why Not Dodge” project pending additional information. Mike Martinez seconded the motion which passed 5-0.

2. **Amendment for motion of Organizational Funding**-Report by Project Development Coordinator, Melissa McCoy. Ms. McCoy explained that at the CFAB meeting on November 19, it was discussed that 2015 CFAB Funding that was not granted would be carried over for 2016 CFAB Funding. Although this was discussed it was not formalized. Ms. McCoy requested that the CFAB board amend their motion for the

recommendation for 2015 Organizational Funding to include \$43,283.87 of carry over funds to be reserved for 2016 Organizational Funding.

Mike Martinez made a motion to amend the previous motion and Ryan Rabe seconded. The motion passed 5-0

UPCOMING MEETINGS:

1. Joint Commission Meeting-Monday, February 9, 2015 6:00 pm, Rose Room-Ford County Government Center
2. CFAB Meeting-Wednesday, February 25, 2015 6:00 PM City Commissioners' Chambers, City Hall

ADJOURNMENT: Bill Turley made a motion to adjourn the meeting. Mike Lowosky seconded. The motion passed unanimously.