

Source:
Parks and Recreation
Commission

Mike Hood 

TO: City Council
FROM: City Manager and Staff 
DATE: October 6, 2006
RE: Park and Recreation Commission Evaluation of Proposals for Use
of City-Owned Property at Ash and Clinkscales

SUMMARY: At the July 17, 2006, City Council meeting, the Council referred the four proposals which had been received by the City for use of the city-owned property located at the intersection of Ash and Clinkscales(ARC property) to the Park and Recreation Commission for their review and recommendation. The Commission held a public hearing on the proposals at their August 17 meeting, and following further discussion of the issue at the September 21 meeting passed by a 5-0 vote, the following motion: "The Park and Recreation Commission recommends to the City Council that the Council accept the option endorsed by staff of locating the CYBA/Rising Stars facility and the Farmer's Market facility on the site."

The action taken by the Park and Recreation Commission is being provided to the Council in this report for use by the Council as further review of the proposals occurs.

DISCUSSION: At the May 15, 2006, meeting of the City Council, the Council reviewed a staff report of a proposal submitted by the Columbia Youth Basketball Association to raise the funds to build an indoor multi-sport recreation building on City owned property located at the intersection of Ash and Clinkscales Streets adjacent to the City's Activity and Recreation Center. Following review of the report Council directed Parks and Recreation Department staff to seek statements of interest from other groups who might have an interest in the property. Staff was to advertise that the City was seeking such statements and to allow 30 days for submittals.

By the end of the 30 day period, the Parks and Recreation Department had received four submittals. Statements of interest were submitted by: 1.) Boone Ice Group (BIG); 2.) Columbia Farmers' Market (CFM); 3.) Columbia Youth Basketball Association (CYBA); and 4.) Positive Regional Impact Diversified Enterprise (PRIDE). A staff report evaluating the four proposals was submitted to the Council at the July 17th meeting (see attached). Following Council review of that report, the Council referred the issue to the Park and Recreation Commission for review and recommendation.

The Commission, in response to the Council directive, conducted a public hearing on the issue at their August 17th meeting. Because of the large amount of public comment received, the Commission tabled final action on

Fiscal Impact

YES x

NO

Other Info.

the issue until their September 21st meeting. Following considerable additional discussion of the issue, the Commission passed on a 5-0 vote the following motion: “The Park and Recreation Commission recommends to the City Council that the Council accept the option endorsed by staff of locating the CYBA/Rising Stars facility and the Farmer’s Market facility on the site.” Appropriate sections of the minutes of both Commission meetings are attached for Council information and review.

The Commission’s recommendation has been provided to the Council for the Council’s use and consideration as the review of the four proposals continues. Staff believes that an appropriate next step in the review process would be to schedule the issue for discussion at an upcoming Council work session.

SUGGESTED COUNCIL ACTION: Accept the report from the Park and Recreation Commission and instruct staff to schedule the issue for discussion at an upcoming Council work session.

Source:

Mike Hood
MH

TO: City Council
FROM: City Manager and Staff
DATE: July 11, 2006
RE: Evaluation of Submittals for Use of City-Owned Property at Ash and Clinkscals

Fiscal Impact

YES x

NO

Other Info.

SUMMARY: The Parks and Recreation Department has completed its review and evaluation of the four proposals received requesting use of the city-owned property located at the intersection of Ash and Clinkscals. Statements of interest were submitted by: 1.) Boone Ice Group (BIG); 2.) Columbia Farmers' Market (CFM); 3.) Columbia Youth Basketball Association (CYBA); and 4.) Positive Regional Impact Diversified Enterprise (PRIDE). The following report summarizes each of the proposals, identifies what staff considers to be the pros and cons of each proposal, and makes recommendations for the Council to consider prior to a final determination being made.

In summary, staff believes that each of the four proposals has merit and would provide quality recreational opportunities and services to the citizens of Columbia. Individually each of the four proposals could fit on the site, however because of the size of several of the proposed structures and the related parking requirements, staff believes that only certain combinations of the various proposals are feasible. None of the four proposals has the necessary funding in hand to proceed with the construction of their proposed facility and all believe a commitment of land by the City to their project is critical to their being able to raise the funds needed to proceed. A number of factors should be taken into consideration in making a final determination as to which, if any, of the proposals should be pursued. Those factors include discussion of the highest and best use of the City's property, site capacity, master plan recommendations, past history of development efforts of the property including deed restrictions regarding the property's use, and consideration as to the realistic chances of success of each proposal.

DISCUSSION: At the May 15, 2006, meeting of the City Council, the Council reviewed a staff report of a proposal submitted by the Columbia Youth Basketball Association to raise the funds to build an indoor multi-sport recreation building on City owned property located at the intersection of Ash and Clinkscals Streets adjacent to the City's Activity and Recreation Center. Following review of the report Council directed Parks and Recreation Department staff to seek statements of interest from other groups who might have an interest in the property. Staff was to advertise that the City was seeking such statements and to allow 30 days for submittals.

By the end of the 30 day period, the Parks and Recreation Department had received four submittals. Statements of interest were submitted by: 1.) Boone Ice Group (BIG); 2.) Columbia Farmers' Market (CFM); 3.) Columbia Youth Basketball Association

(CYBA); and 4.) Positive Regional Impact Diversified Enterprise (PRIDE).

Staff has now completed their review and evaluation of the proposals. This review included a formal interview with each of the four organizations submitting proposals. Based on this review, staff has prepared the following report summarizing the proposals and making recommendations for possible Council actions. Prior to a specific discussion of each of the four proposals, staff believes it is important to consider identified needs for the various proposals as addressed in previous planning documents and an analysis of the site itself and its limitations. A summary of each proposal (in alphabetical order) will then follow including staff's analysis of the pros and cons (strengths and weaknesses) and staff's recommendations with respect to that proposal.

Need: Staff believes that any development of the City's property at Ash and Clinkscapes should meet an identified recreational need of the community. The 2002 Park and Recreation Master Plan identifies the need for both an ice skating complex and an indoor basketball/volleyball facility. The master plan suggests the ice rink be located on the Ash and Clinkscapes property with the basketball/volleyball facility to be developed on a location to be determined. The need for a farmers' market is not addressed in the master plan, however it should be noted that at the time the master plan was being written the City was in the process of negotiating a long term agreement with the Columbia Farmers' Market. That agreement, if the Market's fund raising had been successful, would have resulted in the construction of a permanent home for the Market on the Ash and Clinkscapes site.

The Ash and Clinkscapes property was acquired by the City in 1994 for the express purpose of providing a site for the development of a community recreation center. When the west portion of the site was donated to the City, deed restrictions required that the City use the property for "public purposes." As part of the City's 1998 community recreation center feasibility study, a site master plan (see Attachment A) was prepared for the property. The master plan called for the site to be developed as a campus of recreational facilities. That plan suggested that three major facilities along with the needed parking could be situated on the site. Facilities recommended as part of that master plan were a community recreation center, an ice complex, and a farmers' market. It should be noted that the actual development of the site which has occurred differs slightly from the lay-out suggested in the master plan, but the concept of a campus of three recreational facilities remains valid.

Site Analysis/Limitations: The 19 acre site currently contains the Activity and Recreation Center (ARC) and the Columbia Farmers' Market. The ARC, with a footprint of 55,518 sq ft represents about 4.5 acres, excluding parking. The Farmers' Market sits on a 1.3 acre chip and seal parking lot. Both the ARC and the CFM utilize a 294 space parking lot that represents about 4.5 acres. This leaves approximately 9 acres available for buildings, parking, and greenspace.

Following an analysis of the site, it is the conclusion of the park planning staff that the maximum capacity of the site would allow for two additional structures, one no larger

than a 100,000 sq. ft. footprint and one no larger than a 60,000 sq. ft. footprint, and approximately 320 additional parking spaces. This would allow for a total available parking spaces of approximately 620. Staff believes that it is critical to have adequate parking for whatever development is ultimately selected for the site and that parking capacity is the primary limitation of the site. Each of the proposed facilities has varying seasons of peak use. The combination of facilities with complementary (opposite times of peak use) will be crucial to insuring that adequate parking can be developed on site. It should also be noted that if the site is developed to maximum capacity, only a limited amount of green space will be retained. Future design considerations such as engineering requirements, set-back restrictions, and stormwater management needs may reduce the estimated capacity of the site. A full analysis of the site and proposed parking needs and availability is provided in Attachments B and C of this report.

Proposal Summaries: The following are brief summaries of the four proposals received along with a staff analysis of each proposal. A more detailed comparison of the four proposals is included in the matrix included in this report as Attachment D. Proposals are presented in alphabetical order:

Boone Ice Group (BIG)

Proposal Summary :

- Construct a two sheet ice facility with support amenities.
- Approximately 60,000 to 65,000 sq. ft. building.
- Construction and operation by the private sector.
- Feasibility study underway.
- Need long term land lease.
- Estimated cost is \$5-7 million.

Pros

- Proposing a recreational facility that is currently not available.
- An under served market exists for such a facility.
- Need for facility is identified in both the 2002 Park and Recreation Master Plan and the Ash and Clinkscales site master plan.
- Private financing – no need for a community fund raising campaign.
- Operations totally privately funded.
- Architectural design proposed to be complimentary to ARC.
- Community-based ice program, no interest in minor league hockey.
- Would provide a home for University of Missouri club hockey team.
- Only assistance required from the City is provision of the land.

Cons

- Potential size of facility and parking needs will stretch capacity of site.
- Feasibility study is not complete. Needs 60 more days. Study may recommend that facility is not feasible.

- Control of the structure and programs offered will not be under the direction of the City.
- In the event of insufficient operating funds City may inherit the costs of operation. Exit strategy needs to be developed.
- There will be liens or notes on the facility which may impact future use of the City land.

Staff Analysis and Recommendation

There has been a long history of proposals to use this property for development of an ice skating facility. Numerous attempts culminating in last November's ballot issue have been made to bring such a project to fruition, but all have been unsuccessful (BIG's proposal notes that at least five attempts have been made to bring ice to Columbia over the last seven years). Until this proposal was submitted, staff had been under the impression that any interest in the private sector to fund an ice facility in Columbia was no longer existent.

This proposal does place control and authority over the facility and programs offered with the private sector. In 2000-2001 when similar proposals were solicited, it was preliminarily concluded that a privately operated ice rink that was open to community-wide public use would comply with the "public use" deed restrictions placed on the property. As no final proposals were ever received, a final definitive decision was never reached with regard to this question. If BIG's proposal moves forward, this issue should be again reviewed to insure that private sector development would not trigger the reversionary clause of the property's deed.

If the Council is interested in the possibility of a private sector ice development on the property, staff would recommend that any final decision on use of the property be delayed at least 60 days until the ice feasibility study can be completed. Assuming the study concludes that the project is feasible, and BIG can provide solid evidence that financing is available and readily obtainable, staff believes this becomes the project with the highest likelihood of success (defined in terms of the construction of the proposed facility). In addition, this project would honor past commitments made to ice supporters to attempt to bring ice to the community and would be in alignment with the recommendations of the City's master plans.

If the feasibility study concludes that a private sector ice rink is not feasible in Columbia or if BIG can not provide documentation that financing is in place with a reasonable time frame after conclusion of the feasibility study, then staff believes the Council should give serious consideration to the proposals requesting alternate uses of the site.

If the ice proposal is selected, it will be necessary to negotiate a long term lease agreement with the facility developer which specifies the terms and conditions for construction and operation of the facility. In particular, the lease will need to address an exit strategy should the private sector fail in the operation of the facility.

Columbia Farmers' Market

Proposal Summary:

- Fifteen (15) year lease on 3 acres of property to operate a farmers' market with ultimate goal of developing a permanent facility.
- Permanent structure to include covered pavilions, concessions, restrooms, and office.
- Cost estimated at \$500,000 to \$900,000.
- Flexible location on site; prefer current location.

Pros

- Long history of being located on site; established use.
- Identified use of site in original site master plan.
- Currently successfully operating on site with temporary facilities.
- Serves all ages and populations; entire community.
- Primary operating season does not conflict with other proposals' peak use seasons.
- When not in use for market, facility offers multiple options for other uses including parking.
- Flexibility of size and location makes this option the most compatible with other proposals.

Cons

- Past lack of success in fund raising.
- Longest time frame proposed for development of facility (up to 15 years).
- May need City assistance with parking and other site improvements.

Staff Analysis and Recommendations:

Because the primary operating season for the market (April through October) is opposite the high use seasons for both the ARC and any of the other proposed facilities for the site and because the Market is the most flexible facility with regard to size, design, and location on the site, staff believes it is the one facility that offers the opportunity to be paired with any of the other three proposals to complete the site master plan as originally envisioned.

If the Council determines that the Market should be located on the property, staff would recommend that the actual selection of a location and negotiation of a long term lease be deferred until after a final decision has been made regarding the other proposals. The proper placement of the much larger facility, whether ice, basketball or multi-purpose, will be critical to the ultimate success of the campus development. Once that determination is made, the best location for the Market can be established. During this time, the Market could continue to operate in its present location and begin their fund raising efforts.

Columbia Youth Basketball Association (CYBA)

Proposal Summary:

- Raise the necessary funds and construct a building housing eight indoor basketball courts, approximately 62,500 sq. ft.
- Facility designed for multi-purpose use allowing opportunity for multiple indoor sports and activities.
- Estimated cost is \$3 million.
- Facility to be given to the City to own and operate.
- Metal building with attractive façade.

Pros

- Project meets an identified need in Parks and Recreation Master Plan.
- City will attain a \$3 million dollar building at no capital cost to the City taxpayers.
- Facility would be managed and operated by City Parks and Recreation Department. Property and facility remains completely under the control and management of the City.
- Operations pro forma estimates that operating revenue will off-set most (98%) of the additional operating expenses.
- Proposal would allow the relocation of the Department's sports staff from the Armory to this facility. The Armory would then be freed up to function as a true community center for Central Columbia under the operation of the Park Department's community recreation program.
- CYBA has a 12 year history of a successful partnership with the City.
- CYBA has already identified a professional fund raiser with a successful history of related projects.
- CYBA has strong partnership with Rising Stars Sports Association working to involve low income and at-risk youth.
- Potential recreational use of building could have positive economic impact on community (tournaments, special events).
- Facility would allow for the expansion of the City's adult indoor sports program as well as youth programs.

Cons

- Financial assistance would be required from the City for the construction of parking and site improvements (landscaping, etc.).
- City would be responsible for the long-term maintenance of the building.
- Building operations could have a potential impact on City's operating budget although preliminary operations pro forma indicates off-setting revenue should keep impact minimal.

Staff Analysis and Recommendation

CYBA's proposal is the only one of the four proposals which places the management and operation of the proposed new facility under the direct control of the City. Such control would insure that the maintenance and operation of the building meets all city standards and guidelines with respect to public use. The CYBA has a proven track record of partnership with the Park and Recreation Department. Of all the youth associations with which the Department works, CYBA places the strongest emphasis on recreational play, good sportsmanship, and inclusion of all youth (no requests for scholarships are turned down).

If the Council wishes to keep the use of the site directly under their control via management of the facility by the Park and Recreation Department, then staff believes this proposal to build an indoor multi-use sports facility should be selected. Staff recognizes that there has been a long term commitment to bring an ice facility to the site and that there may be interest on the part of the Council to proceed with the proposal to build such a facility on the site by working with the private sector. If such a decision is made, staff would strongly recommend that the City attempt to identify an alternate location for the CYBA facility as staff believes that it would be a highly needed addition to the City's public recreational facilities (provided the CYBA is successful in raising the necessary funds).

Positive Regional Impact Diversified Enterprise (PRIDE)

Proposal Summary:

- Construct a three story structure housing 10 youth size basketball courts (5 high school size courts), boxing gym, weight lifting room, classrooms, meeting rooms, and offices for multiple social service organizations.
- Estimated square footage is 119,000 with a footprint of 85,000 sq ft.
- Estimated cost is \$9 million.
- Facility amenities to be available to users at no charge. Member organizations to have office space in facility at minimal or no charge.
- Primary funding source to be donations and grants. University of Missouri School of Engineering to be lead organization in seeking grant funds.
- Designed to be complimentary to ARC.
- Building to be managed by PRIDE's Board of Directors currently consisting of 23 directors from throughout the Community.

Pros

- Well thought out, strong mission statement aimed at meeting a diverse variety of needs of low income, at-risk populations.

- Involves partnerships of multiple organizations showing strong support for the concept from throughout the community.
- Multi-use facility which meets recreational, educational, and social needs.
- PRIDE has already raised \$300,000 for the project. This is the only one of the proposals which has raised any funds to date.
- Architectural design, proposed structural components, and building scale very compatible with the ARC.
- Fundraisers with strong records of success committed to the project and serving on the PRIDE Board.
- Potential recreational use of building could have positive economic impact on community (tournaments, special events).
- Building to be operated and maintained by PRIDE, no impact on City operating budget.
- Boys and Girls Club being considered as possible building manager.
- May be a “first of its kind” building in the country.

Cons

- Highest construction cost of any proposal. Potentially the most challenging fund raising effort.
- Proposed operational staff appears limited. Heavily dependent on volunteers.
- Operations pro forma suggests that approximately 58% of operations budget will be raised from grants. Staff’s experience suggests that reliance on grants for on-going operational expenses may not be feasible.
- Building size is largest of four proposals. Larger than the ARC (73,000 sq. ft.). Once necessary parking is added, has the least amount of green space on site.
- City could potentially end up paying rental fees to use building located on City land.
- Multiple organizations housed in one structure can potentially lead to varying policies for use of building, varying levels of maintenance and upkeep, and conflicts over priority use of certain facilities unless a strong management structure is established to oversee building operations.
- Phasing of construction difficult except with respect to the number of basketball courts.

Staff Analysis and Recommendation

In terms of the amount of funds needed and the size of the facility, this is the largest of the four proposals. The building, if developed as envisioned, creates a one stop shop of recreational, educational, and social services for at-risk and low income youth. Such a goal cannot be questioned as far as a contribution to the community, however staff is concerned that because of the

size of the project and the heavy reliance on grants to fund both the construction and operation of this facility that this proposal may be the least likely to reach a successful completion. Also, staff believes that if the City provides the land for this multi-use, quasi-public facility, then the City should gain some use of the building for park and recreation purposes in return.

If the Council determines that this is the most appropriate proposal for use of the land, staff would recommend that an agreement be established with PRIDE that would allow the City's Parks and Recreation Department to operate and manage the basketball court wing of the facility (area should include space for staff offices and storage to facilitate gym operation and supervision). Staff would suggest that the City retain total operational responsibility for this portion of the building including responsibility for all operational expenses. Use of the court space by PRIDE members could be scheduled through Parks and Recreation similar to other use groups within the City with specific hours of availability negotiated in the agreement.

Conclusion

Based on the above evaluation of the proposals submitted, staff believes that there are three different development scenarios which are feasible and which should be given consideration by the Council. Each of those scenarios would feature development of three major recreational facilities as envisioned by the original site master plan for the property. A fourth scenario has also been identified which would simply retain the current uses of the property. The four scenarios are;

1. ARC – Farmers' Market – BIG (ice facility)
2. ARC – Farmers' Market - CYBA (multi-purpose indoor sports facility)
3. ARC – Farmers' Market – PRIDE (multi-purpose recreational/educational/social service facility)
4. ARC – Farmers' Market – Open Space Practice Fields (soccer, lacrosse)

Scenario 1, BIG, is consistent with the site master plan, meets past commitments by the City to try to bring an ice facility to the community, and provides a recreational activity not currently available in the immediate Columbia area. However, this proposal does take management and operation of the facility out from under the direct control of the City (other than whatever terms and conditions are established through the lease agreement) and places such control with the private sector. The necessity of private sector financing for the project may result in notes or loans which could place liens and/or limitations on the City's future use of the land. The potential of a private sector project to conflict with the site's deed restrictions must be carefully reviewed.

Scenario 2, CYBA, is the only option that would keep the majority of the site directly under the control and management of the City. This option meets an identified need of the park and recreation master plan and offers the opportunity to expand the City's Community Recreation program by converting the Armory into a full service community recreation center for Central Columbia. This option does have the potential to impact the City's operating budget as all operational revenues and expenses would be the responsibility of the City (preliminary estimate projects a 98% recovery of additional expenses). This is the Parks and Recreation Department's preferred option for development of the property.

Scenario 3, PRIDE, has the broadest vision for use of the property. This proposal would not only provide recreational amenities, but would also emphasize educational and social services for the community with a primary targeted population of low income and at-risk youth. This is also the largest and most expensive structure planned with heavy emphasis on the use of grants for both construction and operation. If pursued, staff would recommend an agreement allowing City to operate and manage the basketball wing of the facility.

Scenario 4, which retains the existing uses of the property, has been suggested by some individuals and organizations who did not submit written proposals for use of the property. This option would retain a significant portion of the property as open space. Such open space is currently heavily used by both soccer and lacrosse as a practice site for youth teams. Such use has been allowed and encouraged on a temporary basis with the understanding that the ultimate vision for property was a campus of recreational facilities.

As noted above, staff believes each of the four options identified is feasible with respect to potential development of the site. Each has different advantages and disadvantages associated with development and use of the property. Each advocacy group feels strongly about the merits of their individual proposal and each proposal would certainly, if successfully implemented, bring benefits to the community. The challenge facing both staff and the Council is to determine which proposal represents the highest and best use of the property as viewed by the citizens of Columbia as well as which has the most reasonable chance to be brought to a successful conclusion.

Before such a decision can be finalized, it appears that it would be important to seek input from the community as to which best meets the above criteria. Council may wish to refer the issue to the Parks and Recreation Commission for a public hearing and recommendation, schedule a work session to further review all proposals, and/or schedule a public hearing for an upcoming Council meeting.

Suggested Council Action Provide staff with direction as to how the Council would like to proceed with review of this issue. Options include:

1. Refer issue to Park and Recreation Commission for a public hearing and recommendation.
2. Schedule issue for discussion at a future Council work session.
3. Direct staff to schedule a public hearing for an upcoming Council meeting.

PARKS AND RECREATION COMMISSION

Thursday, September 21, 2006

ARC, 1701 West Ash

7:00 pm

MINUTES

Commission Present: Terry Kloeppe, Dennis Knudson, Julia Grus, Marin Blevins, Dan Devine

Commission Absent: Bill Pauls, Mike Jones (half meeting)

Staff Present: Mike Hood, Gary Ristow, Mike Griggs, Tammy Miller

Meeting called to order at 7:10 pm by Kloeppe

Agenda: The agenda was approved on a motion from Blevins, seconded by Knudson.

Minutes: The August minutes were approved on a motion from Knudson, seconded by Grus.

Monthly Report: The August report was approved on a motion from Kloeppe, seconded by Blevins.

Ash and Clinkscales Property Use

Kloeppe mentioned that a public hearing was held at the August meeting regarding use of the property by the ARC at Ash and Clinkscales. He said the Commission had received excellent information and input from the public regarding the four proposals. Kloeppe asked staff for any updates since the August meeting.

Hood said staff has received no additional information to share with the Commission. He added that staff welcomed new commissioner Dan Devine, who was not present at the August meeting. Hood said if Devine had specific questions, staff would be happy to answer them.

Hood added that there were 24 pages of minutes detailing what was discussed at the meeting. He noted that the Boone Ice Group (BIG) had said they would be submitting a feasibility study by early September. He had not heard from the group by the time of the Commission meeting on September 21. He had made contact with C.K. Hoenes of the group. As of that afternoon, C.K. had not received any information from those representatives of the group who were preparing the study. Hood said he was not sure of BIG's current situation.

Kloeppe asked Commissioners if there were any questions?

Blevins said he had no questions, but wanted to state that part of the charge of the Commission is to ensure that Parks and Recreation and the City stays heavily involved with whatever facility is located on the property.

Hood said that Parks and Recreation staff would be involved with whatever group is selected. The Farmers' Market has a long relationship of working with the city, but they would be running their own operation. The CYBA-Rising Stars is the only group proposing to give a facility directly to the city. Blevins asked Hood about staffing the proposed CYBA facility?

Hood told Blevins that the sports staff currently housed at the Armory would be relocated to the new facility. He thought additional hourly staff would need to be added but no permanent, full-time staff.

Ristow clarified that it would be custodial and concessions staff.

Hood continued that in fairness to other proposals, PRIDE board members had expressed an interest in partnering with Parks and Recreation staff in operating their facility, but that they would be the primary managers.

Mike Vangel, representative of the PRIDE organization, asked for and was granted permission to speak. Vangel told Commissioners that he wanted to make it clear that eight of the basketball courts proposed by PRIDE is merely picking up from the CYBA proposal. He said that these courts would be managed by Parks and Recreation staff.

Vangel then distributed copies of minutes from the September 5 City Council meeting. Vangel said one of the Council members mentioned she had met with PRIDE which had proposed a fifth option for use of the property, combining Farmers' Market, CYBA and PRIDE. Vangel told Commissioners that if they read that portion of the minutes, there was a sense from City Council that they would like the groups to work together to come up with a fifth option.

Kloeppel asked staff for clarification.

Hood said that Ms. Hoppe had brought the issue up for Council discussion. He told Commissioners that he expressed to City Council that the issue had already been referred to the Commission for their discussion and recommendation. He did not know if it was appropriate at that time to introduce another option for the property. Hood said the Council did not direct staff to move in that direction. He suggested that Commissioners read the minutes to get a sense of the discussion that occurred.

Grus asked Vangel if PRIDE had met with the CYBA since the September 5 City Council meeting or had any type of outreach to them?

Vangel said the two organizations had had a very good meeting. Following that meeting, CYBA representatives sent a letter to PRIDE, saying they preferred to pursue a pure CYBA facility. Vangel said PRIDE sent another letter to CYBA and had no response.

Grus said she felt that the issue of working together had been addressed.

Two other speakers, Dewey Crepeau and Craig McGonagle requested and were granted permission to speak.

Crepeau said they were both youth hockey coaches who had to travel to Jefferson City for rink time. He said they have been looking for a site for a rink off and on for 15 years. They are now working with Tom Fagen of Rink Management Services Corporation to discuss the feasibility of a rink in Columbia.

Crepeau said Fagen's company would be interested in managing a rink, if the city wanted to build one. He requested that the Commission consider this opportunity.

Crepeau said that Fagen believes a sheet-and-a-half ice rink could be built for \$2.5 million. Crepeau added that he does not expect the Commission to digest all of this information at once. He said Fagen would be glad to come to a Commission meeting and discuss it further.

Kloeppel asked the gentlemen if they were affiliated with the Boone Ice Group (BIG)?

Crepeau said no, this is a totally new, totally separate proposal.

McGonagle added that they were both dads with kids who played hockey and have to drive 30 miles one way to get to the nearest rink. The issue of ice in Columbia has haunted him for years, McGonagle said. He added that he knows the difficulties that investors have had with ice in the past. He thinks that a lack of an ice rink in Columbia creates a huge void and would be a wonderful recreational opportunity.

McGonagle said there were 50 kids in the ice hockey program in Jefferson City and there is pent-up demand here. He believes a rink would be a jewel in the crown of the community and would be a nice addition to the City.

Hood told Commissioners this was a new proposal. The City did advertise for proposals earlier this year and had a deadline which was past. He reminded Commissioners that construction of an ice rink was on the ballot last November for voter consideration and it failed. This was the reason that BIG came forward with a proposal for a rink to be privately funded, Hood said.

Crepeau said he realized that the tax issue failed and that the rink would be a capital expenditure. He said that cities smaller than Columbia had a municipal ice rink.

Knudson asked staff where we stood on the ice issue?

Hood said the need for ice was identified in the Parks Master Plan and the issue has been pursued for 10

years. At one point, there were four proposals on the table for an ice rink and none of them came to fruition, one of those being at the Fairgrounds. Funding from the private sector was very marginal, Hood said.

Staff discussed with City Council the need for ice, and it was placed on the ballot to be funded by the parks sales tax in November 2005. The issue was defeated.

Hood said staff has worked for an ice rink for the better part of 10 years. He said it is not realistic for the City to put up the funds for construction of an ice rink at this point since there are no funds available. He said the only way to get the funds to build a rink would be to put the issue to another vote and the next parks sales tax issue is at least four years away.

Ristow mentioned that staff had had discussion with Tom Fagen and knew that the option he proposed exists.

Hood said that the BIG proposal would bring rink management with a lot of experience operating rinks in the St. Louis area.

Kloepfel invited other public comment. There was none.

Blevins referred to the minutes Vangel had distributed. He asked for clarification of Mayor Hindman's comments about doing what's best for the community and not being satisfied with the four options on the table?

Hood said he believed the Mayor was expressing a personal opinion. He said the Council had referred the four options to Commission for their recommendation but had taken no vote and given no formal direction to staff regarding the four options. The only thing City Council has done formally is ask for a staff report and refer the matter to the Commission. Hood said he had some concern with the issue being discussed at the City Council meeting while the Commission was still in the process of reviewing the proposals.

Knudson said his Councilperson had contacted him and asked what was happening. He said City Council members do want a recommendation. He believes this recommendation should be based on what was discussed at the public hearing at the August 17 Commission meeting.

Kloepfel stressed that what the Commission decides would be a recommendation only. Ultimately, City Council will make the decision as to what will happen to the property. The issue will not necessarily conclude with the recommendation made by the Commission.

Hood reminded Commissioners that they did not have to endorse any of the four proposals made in the staff report. He told them they have the ability to make a recommendation based on what they believe is best for the community based on their study of the issue.

He said staff was directed to provide information on the proposals and they have strived to do that.

Kloepfel said he felt it was important to make a recommendation tonight after the lengthy public hearing at the August meeting.

Knudson asked for clarification about the money for the PRIDE proposal?

Hood said the organization plans to raise the \$9 million to construct the facility.

Vangel added the facility is essentially the CYBA proposal plus other facilities.

Knudson asked the CYBA representative in the audience about these two proposals merging?

Wendell Coonce of the CYBA said that he had emailed a letter to Commissioners detailing the reasons why the CYBA chose not to work with PRIDE. Coonce said the main reason was financial. He said the CYBA felt that a \$9 million price tag would be a tough road to hoe when it came to fundraising. He believes the \$3 million for the proposed CYBA facility would be more feasible. He also said the CYBA facility would pay for itself and would not rely on grants to keep it operational. Coonce said the fact the PRIDE is proposing to operate its facility somewhat based on grants is not reasonable.

Vangel said the PRIDE group has revised its pro forma and is still early in that process. He encouraged

the Commission to analyze the things that were said by the City Council regarding the issue at the September 5 meeting. He pointed out that City Manager Bill Watkins had suggested that the groups be told they needed to meet to discuss the issue. Vangel said PRIDE wants the opportunity to sit down and discuss what can be done and what is feasible. Kloepfel asked if there was more discussion.

Blevins made a motion to recommend to City Council that the Council accept the option endorsed by staff of locating the CYBA-Rising Stars facility and the Farmers' Market facility on the site. Knudson seconded the motion.

Grus stated that all proposals were well-prepared and provided and she appreciated the efforts of all organizations involved. She suggested other options were viable and may work in another form elsewhere in the city, and perhaps still in partnership with the city. Grus added she was impressed with the effort and cooperation displayed by the organizations and thanked them for their time.

Kloepfel echoed Grus' statements and added he saw a need for the other proposals. He felt the CYBA's proposal was most well-thought through of all of them and that they were the most stable organization with the most ability to be successful. All had merit, Kloepfel said, but he thought the CYBA proposal was the most feasible.

Blevins asked about how Parks and Recreation staff possibly moving to the new CYBA facility would impact the Armory?

Hood said this would open the Armory to increase programming for inner city individuals and would allow staff there to do additional things not currently possible because of lack of space.

Blevins mentioned that recommending the CYBA proposal meant that the Commission is meeting their charge in ensuring increased recreational opportunities for everyone.

Knudson added that the PRIDE concept was a great one, but for the purpose of the Commission, it was more about recreational opportunities and CYBA fulfilled that.

Devine commented that he has strived to catch up with information and previous discussions through reviewing minutes and the proposals themselves, as well as the staff report. He encouraged Vangel and the PRIDE board to talk again to the CYBA about working together. Devine said it was difficult to disagree with anything proposed and he will be interested to see what comes out of those discussions.

Kloepfel called for a roll call vote.

Voting yes: Grus, Devine, Blevins, Knudson, Kloepfel. Voting no: no one. Absent: Pauls and Jones. Motion passed unanimously.

City Visioning Process

Hood distributed literature and surveys to the Commission, informing them of the city's visioning process. Currently, staff and volunteers are collecting citizen input from the surveys and trying to compose 12 committees covering a range of topics important to Columbia. Hood encouraged Commissioners to complete the surveys. Hood added that he had seen preliminary survey results, and that parks and greenways were ranked high on the list of "areas most appreciated" in Columbia. Arts and culture and downtown were also highly ranked.

Hood told Commissioners that a series of vision festivals will be held on October 7 and 14 to help get the word out to the public and recruit more volunteers for committees.

Ristow mentioned that the city's visioning should not be confused with the visioning being conducted by the school district.

Grus asked about the focus groups that are being developed?

Hood answered that leaders of focus groups are being recruited.

Council Items

Hood told Commissioners a public hearing was held on improvements to Cosmo-Bethel Park. Council

authorized staff to move forward on a new shelter and playground with additional parking just off of Bethel Street. The park is well-used with its proximity to schools, the tennis courts and the trout program, so the improvements are important, Hood said.

Capital Projects Update

Griggs shared updates as follows:

Cosmo Tennis Courts: Work on the courts is proceeding. Paving has been completed.

Fairview Tennis Courts: The holes for the net posts have been completed.

Garth Nature Area: Earthwork has been completed. The leash-free area will be completed next spring.

Stephens Lake Park: showed photos of completed entry signs.

Louisville Park: Showed photos of cul-de-sac with curbs and the shelter.

Douglass Pool Renovation: Showed photos of the renovations. Currently, the shell is being stripped.

Basketball court resurfacing: Resurfacing has been completed at courts at these parks: Oakland, Rock Bridge, McKee, Again, Woodridge, Bear Creek and Oakwood Hills.

Bear Creek Park: Showed a slide of what the shelter would look like.

Stewart/Providence accesses: Showed photos of various accesses to the MKT, where the “stairsteps” are at the south access and concrete work at the north access.

Flat Branch Phase I and II: Showed photos of the MKT-Locust underpass at Phase II and Phase I.

MLK Memorial Dedication: Showed completed photos of the Memorial as well as a photo of the dedication that took place August 28.

Commission Comments

Kloepfel welcomed Dan Devine back to the Commission. Devine was recently appointed Ward 1 representative. Previously he had served as Ward 3 representative before relocating.

Staff Comments

Ristow announced there are two positions open on the recreation staff. One is an aquatics position; the former recreation specialist in that position took a promotion with the University of Missouri’s aquatics team. The other opening is the Special Olympics/Adapted Recreation specialist. The former specialist in that job left the state to be with her fiance. Ristow added that several events were coming up, including the Flat Branch Circus at Twilight Festival on Sept. 28,

Hood asked Commission members about their meeting site. Usually, meetings are held at the Daniel Boone City Building in the Mezzanine Conference Room, but the last two meetings were held at the ARC. Hood said it was the pleasure of the Commission to discuss whether to return to the Mezzanine or stay at the ARC.

Kloepfel mentioned that the parking at the ARC is easier.

Griggs added that it was easier to show presentations with the room layout and equipment at the ARC. The Commission agreed to hold the October meeting at the ARC. Hood said he would check into whether they were required to meet in the Mezzanine as a city board, or if they could meet elsewhere.

Kloepfel asked how attendance was at the Heritage Festival?

Hood answered that Saturday was packed, as parking was a bit of an issue. On Sunday, rainy weather affected attendance.

Public Comments

None

Meeting adjourned at 8:30 pm.

PARKS AND RECREATION COMMISSION

Thursday, August 17, 2006

ARC, 1701 West Ash

7:00 pm

MINUTES

Commission Present: Bill Pauls, Terry Kloepfel, Dennis Knudson, Julia Grus, Marin Blevins, Mike Jones

Staff Present: Mike Hood, Gary Ristow, Mike Griggs, Tammy Miller

Meeting called to order at 7:00 pm by Pauls.

Agenda: Ristow asked Commissioners to amend the agenda, adding a rezoning review that had just been submitted. The agenda was approved as amended on a motion from Blevins, seconded by Kloepfel.

Minutes: The July minutes were approved on a motion from Blevins, seconded by Kloepfel.

Monthly Report: Blevins asked about youth soccer numbers being higher in July?

Ristow answered that the actual number of games differed from the spring season, so the numbers fluctuated to reflect that change.

Pauls mentioned that the Park Ranger recently had extensive fire damage at her home and asked commissioners to keep her in their thoughts.

The July monthly report was approved on a motion from Kloepfel, seconded by Blevins.

Public Hearing: Ash and Clinkscales property

Pauls opened the public hearing by asking for a staff presentation.

Ristow explained the procedures of the public hearing. Each group was given five minutes to make a presentation with commission questions. Upon completion of all four presentations, the public was invited to speak. Commission discussion would follow the public comment.

Ristow shared the background of the Ash and Clinkscales property and how we got to this point. The Columbia Youth Basketball Association (CYBA) had asked for City Council consideration of a proposal to build a basketball/volleyball facility on the property adjacent to the ARC. CYBA would raise funds for the building, construct it and turn it over to the city for operation.

Council directed Parks and Recreation staff at that point to see statements of interest from other parties. Staff received four proposals for the property: the one from CYBA and Rising Stars, Boone Ice Group (BIG), Positive Regional Impact Diversified Enterprise (PRIDE) and the Columbia Farmers' Market.

The four groups made presentations to the City staff in July. Upon evaluation of the proposals and the interviews, staff submitted a report to the City Council. The Council then remanded the report to the Parks and Recreation Commission for their review and recommendation.

Ristow explained that was the primary function of the Commission; to advise the City Council on such matters.

Ristow then shared background of the site. The property totals 19 acres including the ARC and all the green space, a parking lot of 224 spaces that be expanded this fall, and a chip and seal lot that houses the Farmers' Market. Almost five acres of green space is heavily used by soccer and lacrosse teams for practice. A key to the site is parking and how much can be contained on the property.

Ristow said in assessing the recreational needs of the community, staff considered the Parks and Recreation Master Plan, which was enacted in 2002. The Master Plan identifies an ice skating facility and an indoor basketball/volleyball facility as community needs. The Master Plan actually suggests the

ice rink should be located on the Ash and Clinkscales property with the basketball/volleyball facility site to be determined.

The master plan of the site contains a deed restriction that the west half of the property must be used for a public purpose. The site plan, which was established in 1998, recommends a community recreation center, a Farmers' Market and an ice rink. Ristow reviewed the map of the site and the exact land in question.

Ristow added that the capacity of the site was discussed. The primary limitation is parking. The maximum capacity of the site would allow for about 320 additional parking spaces and two buildings, one with an approximate footprint of 100,000 square feet and the other with a footprint of about 60,000 square feet. The total parking of the site would be about 620 spaces.

Ristow then reviewed each proposal briefly. The Boone Ice Group is proposing a two-sheet ice facility with concession stand, locker rooms, restrooms, training room, and other necessary amenities. It would be constructed and operated by the private sector. There is a group from the St. Louis area working on a feasibility study which as of early July, was going to be completed within 60 days. Estimated size of their proposed building is between 60,000 and 65,000 square feet. Estimated cost is between \$5 and \$7 million.

The next proposal is from the Columbia Farmers' Market. They propose a 15-year lease on three acres. They prefer the location they are in now and hope to construct a permanent facility. This structure would include covered pavilions, concessions, restrooms and office. Estimated size is flexible and estimated cost is about \$900,000.

The Columbia Youth Basketball Association is proposing a facility housing eight basketball courts designed for multi-purpose use. They are willing to raise funds for this facility and then turn it over to the City for operation by the Parks and Recreation Department. Their estimated size is 62,500 square feet and estimated cost is \$3 million.

The PRIDE organization is proposing a three-story facility with 10 basketball courts, boxing gym, weight lifting room, classrooms, meeting rooms and offices for a variety of social service organizations. The estimated size is 119,000 square feet with a footprint of 85,000 square feet. Estimated cost is \$9 million.

Ristow commented that all four proposals have strengths and are great proposals. He commended all the groups for their work and said it made the job of the Parks and Recreation staff much harder. He said that staff has identified four possible scenarios. All four scenarios feature the ARC and the Farmers' Market. The first scenario also includes BIG, the second the CYBA, the third PRIDE, and the fourth scenarios identifies leaving the area as open space. Ristow explained that the Farmers' Market was included in all the scenarios because of parking restrictions. The other three organizations—BIG, CYBA and PRIDE—all have peak uses during the winter season. The Farmers' Market does not, which makes it complementary to the other potential uses, Ristow said. In addition, the Farmers' Market is not a large facility and fits easily on the site with the ARC and another facility. Pauls asked how BIG's feasibility study not being available until September impact their proposal? Ristow answered that the organization is continuing its work on the study and is trying to complete it. The two options that will come from the study are that the ice rink is not feasible and the other is that the community would support it and BIG would plan to move forward.

Pauls mentioned that an article published in the Columbia Business Times stated that the Commission has endorsed the proposal by CYBA. Pauls told the audience this was untrue, that the Commission had not endorsed anybody and that they were here with open minds to hear the comments. Pauls said the Commission would not make up their minds without considering all input and encouraged the public to contact the commissioners to discuss the issue. He said the Commission has reviewed the proposals but the presentations and comment tonight would be important in making their recommendation to the City Council.

Pauls announced that there would be five minutes for the principal presenters during the public

hearing. He opened the public hearing by asking the presenter for Boone Ice Group (BIG) to come up.

John Lamond, 2016 Lovejoy Lane: My name is John Lamond and I live at 2016 Lovejoy Lane. I am the head coach of the University of Missouri hockey team. That's my side of the ice rink proposal. I've basically written a large portion of the business proposal that they are using to do the feasibility study. This will be short and sweet since I am a last minute replacement. I wanted to give you guys some information. There are a couple of other representatives here as well in case you have any questions. The initial results of the feasibility study look good. We talked about that at our last meeting. Basically, the feasibility study is needed for two reasons. One, to prove that a rink is feasible in the City of Columbia and two, for external financing. We do have a few investors lined up. Basically, what our group is asking for is an execution of the original master plan. We brought out large numbers of people at that original vote for the ARC took place and we thought the rink was going to happen when that happened. There are a lot of people still excited about seeing an ice rink on this property. There are people who travel a long way to St. Louis, Kansas City or Jefferson City for a facility that Columbia does not offer at all. I can say that Columbia is one of the top five cities of the same size that does not have an ice arena. There is no availability of ice right now other than Jeff City and there is a large contingent of our folks that are there right now for tryouts. I am also a volunteer coach for the Jeff City Youth Hockey organization. I find it frustrating and I think a lot of other individuals do too, to volunteer my time in the community but it outside of our own community. We travel thousands and thousands of miles every year to use other ice arenas whether it is in Wentzville or Jefferson City. As far as the University club team, it is not funded through the university it is publicly funded. Our supporters come to Jeff City, we use hotels in Jeff City, we bring officials to Jeff City. We have other schools like Missouri State Springfield that draw about 2,500 fans to their games. They have a very nice facility that is much more extensive than what we are talking about. We want to make sure it's going to work and not go overboard and just do what's needed to get the basics to have a nice facility in Columbia. I am free to answer any questions. We are still definitely excited about this possibility and as soon as we have the results of the feasibility study, we'll pass those along.

Pauls: Any proposals from the University to build an ice arena?

Lamond: They have discussed that, especially when Hearnese came open. We have very good support way beyond any clubs at the university. I think they help us where they can but they are restricted by the fact that it's a club sport.

Kloepfel: Would you expect the study to be done at the end of this month?

Lamond: We anticipate it will be done in mid-September.

Kloepfel: Do you envision the university team practicing in this facility?

Lamond: Yes, we actually did an initial study of all other groups that use ice, figure skating, speed skating, and Lloyd and the group is insistent on the fact that other groups get involved to make sure it's economically and time feasible for them to use, whether it's schools, volunteers or any group wanting to use it. We want to get as many people to try it as possible.

Knudson: What's the numbers at Jeff City, do you know?

Lamond: As far as hockey players?

Knudson: No, as far as use of the facility down there.

Lamond: Public sessions are hundreds of people, youth hockey has about 150 people, figure skating about 70. When we did this initial analysis of all the groups, we figured the facility in Columbia would be about 70 percent before you even opened the doors. That's how people are just dying for ice.

Blevins: Do other Big 12 towns have ice, and if so, how do they divide the rink time?

Lamond: There are 9 other schools in the Big 12 that have club hockey teams, 11 of the 12 have ice facilities. I'm not sure their percentage of use per group. I know that all rinks except for one are new and are expansive facilities and running well. This is a novel year for the Big 12 hockey tournament,

never had one before, now all these schools are more competitive.

Pauls: How competitive are you?

Lamond: We're nationally ranked. And we practice once a week from 11:30 to 1:30 in the morning.

Grus: How would you meet the needs of low-income members of the community who possibly could not afford ice rink time? Possibility of a partnership on public land?

Lamond: There are a number of things. There are already plans to apply for grants for equipment and a scholarship or economic program planned. They have a skating program at rinks for kids where you open the doors to let anyone try it. They have a lot of programs in place at Chesterfield as far as busing kids into the facility. Lloyd wants to open the doors to everybody, he knows it's the only way it will work.

Grus: How are you planning on developing a partnership with the city, to make sure that we are working together in achieving the Parks and Recreation mission?

Lamond: Yes, camps and things like that where they may be able to coordinate activities where there may be two or three things going on for kids during the summer where they can try soccer, youth hockey; especially for younger kids where they do things they may not normally get to do. They can try it and see what they like and then we can assist with the facility for other things you may want to use it for, whether it's indoor soccer or whatever else in the summer you can use it for.

Dan Kuebler, 16471 Hawkins Road, Ashland: Good evening, my name is Dan Kuebler, my address is 16471 Hawkins Road in Ashland. I am the chair of Sustainable Farms and Communities, a 501c3 not-for-profit organization working very closely with the Farmers' Market the last five years with our mission basically to establish a permanent home for the Farmers' Market and give the community a sense of continuity at that location. Our proposal that we submitted to the city is that we have to stay out here. We've been out here since 1980 and we're looking for a 15-year lease so we can have a long time to really work up a good model and to work with whatever else is on the site as far as other buildings so we can work well as a campus on this property. We're also asking for three acres. Actually right now, the Farmers' Market sits on 1.5 acres. That's the hard surface over there on the north side of the property. That accommodates vendors and it also accommodates our vehicles, but it doesn't accommodate the parking for the customers. We share parking so we're bursting at the seams. I want to take a little time to hit the points I think are important. We're trying to decide if we as a community want to have a permanent Farmers' Market in the central part of the city. We want to make that commitment for the long-term, because if we don't do it now and we bypass this opportunity, we may not have it again. So, I'll bring out the facts. First of all, the Market was established in 1980 and before, there were a few growers selling produce on street corners and at gas stations. Customers actually came to the Chamber of Commerce and said why don't we have a Farmers' Market like other communities? The Chamber of Commerce, the extension staff, the fair board and the park got together and established a Farmers' Market. So our real beginnings really came from a broad base of the community to put this market together. The other interesting thing is that this is where we started, on the fairgrounds. So since 1980, with the exception of three years, two we were at Parkade Plaza and one year at the old Nowell's parking lot. So we have a long history here and we like to think we have a lot of agricultural history here we'd like to keep alive. This is where the county fair started and we feel like by keeping a presence here, we are keeping that idea alive. Keep in mind that everything sold at the Farmers' Market is locally grown. Nothing shipped in, everything grown within a 54-mile radius. We've got more diverse with the lines at the Farmers' Market and you can really do all your shopping there. When you do, you support the local farmers. We presently have 75 vendors, not all there at one time. Some have one stall, some two, some three. Over the past weeks, we have been filled to capacity. We are running out of room. We have grown 30 percent of vendors from last year and 30 percent customer base from last year. We presently over the last few weeks have been running over

3,000 customers on a Saturday. We also are open on Monday and Wednesday afternoon, 4-6 pm. So we're out there for a long part of the year, the third Saturday of March to the third Saturday of November. I think that's 36 Saturdays.

In 2004, the Farmers' Market was selected the Farmers' Market of the Year by the state of Missouri, a very prestigious award we worked hard at. In our submission to the state, we worked on our proposal, which I'm passing out. It includes the Farmers' Market Times which really lets you know how involved we are in the community. We partner with other groups in the city with things like the Central Missouri Food Bank to really do things that are important in the community. We've become a popular tourist destination. People are coming from St. Louis, from Kansas City, from out of state, when they come into town to visit family, they visit the Market. I'd remind you that we were included in the original site plan for this piece of property. We've always felt it was a very good mix. We feel that's a big bonus for us to have the support of the city.

We also have done our own surveys. In 1999, the Farmers' Market did a random phone survey to the community and we asked would you be in favor of the Farmers' Market having a permanent spot on this property using private money and doing fund-raising for an overhead pavilion. About 85-90 percent were in favor of that proposal. That's real close to other surveys that were done. In 2005, the city did a survey talking about would citizens be willing to fund a Farmers' Market out here and there was something like 81 percent in favor of that. So there's really a high participation and interest from the community in this project. At the Market on Saturdays, we have an Information Café and we sell coffee and give out information. We have 35-40 volunteers that help out on this every Saturday.

Basically, that's pretty good.

I have some other slides, but with time up, I'll hold them and take any questions.

Kloeppel: Would you anticipate expanding your hours if you had more room?

Kuebler: We have talked about that in the past, and we could probably expand hours particularly as the city grows. There are more farmers out in the area. Maybe there's a need for a Sunday market or a bigger Wednesday market. We've also talked in terms of expanding the season into the fall. Some markets around the country, and one that comes to mind is Little Rock, Arkansas. They have two big pavilions. Early in the season and late in the season, they have big canvas tarps that they pull around the pavilion that takes care of prevailing winds and it's an opportunity to go longer in the season. That becomes more viable too because we have meats and cheeses and breads, and winter extension type products.

Jones: Would you say that the Market is at the peak of its growth or do you anticipate needing more space?

Kuebler: There will be a bigger need as Columbia keeps growing. Minneapolis-St. Paul had the same problem. Now they're running out of space because they have given up so much of their space. We'll probably be in the same situation. We've thought, you know as the city grows, there will be a need for markets in other parts of town. This could be our central market but then we could have satellite markets in the middle of the week on the south side or somewhere like that. We are asking for three acres and that's OK for now.

Pauls: What would be your capacity for booth space?

Kuebler: We know we need 80 almost right off the bat. We project that in 5-10 years, we'll be up to 100 so we'd like that additional space to move toward that. I don't think it would be good to have over 100 stalls in a market.

Blevins: Will you have a contractual agreement with vendors for these booths?

Kuebler: Yes, the Columbia Farmers' Market has signed agreements every year and all the farmers pay...

Blevins: It's annual then?

Kuebler: Yes, it's a membership organization.

Wendell Coonce, 3211 Bray: Good evening, my name is Wendell Coonce, I live at 3211 Bray. I think it's important to clarify that the CYBA proposal is actually a joint proposal with Rising Stars sports association as well, which is another 501c3 organization for basketball. When I was first trying to get ready to speak to you, I'm not very experienced at this and I asked a friend who is experienced how to do a sales pitch for you and he literally laughed at me. He said, "What do you want to sell? You're the only proposal that is trying to give something to the city and asking for nothing in return. I think that speaks for itself." He kind of caught me off-guard. (Shows slide with sketch and line "A gift to Columbia.") It is the truth. What we are trying to do—CYBA and Rising Stars—the statement kind of speaks for itself. I also know that when you hear an idea like that, it seems it might be too good to be true and you wonder what the substance behind the idea is, so I want to talk about the substance of our plan.

We're more than just a vision, we're reality. We're here and the CYBA has been running youth basketball leagues in Columbia for 14 years, 12 of which have been co-sponsored with the city. We have an ongoing working relationship that is proven. We provide unlimited scholarships for our kids. Rising Stars has been around for 3 years and has been hugely successful. Their membership has tripled in that time and what's nice is that they help children beyond basketball because they sponsor education and tutoring programs. With Rising Stars, all their players are scholarship and corporate donations. To get two organizations offering the city a \$3 million gift to be owned and operated by the city, I think it's important an asset such as this be operated by those who are experienced at running this type of facility and that would be Parks and Recreation. I also think it's important an asset such as this have a realistic revenue and cost forecast. Again, Parks and Rec has proven expertise in this area as evidenced by the ARC. When the ARC was first built, I think the forecast and projection was a cash flow of 95 percent of costs. I think they are doing about 105 percent now. Parks and Rec did the projection for our building proposal which is appropriate because they would be the ones running it. And they projected a 98 percent cash flow. Based on that, you can be very confident that our facility—the city's facility—would pay for itself. There would be no burden on the taxpayers, there would be no reliance on grants and donations; it would be run on existing revenues. I also think it's important for an asset such as this to serve the largest number of people possible. I believe our proposal is one that will do that. It is a multi-sports facility that will serve the entire community. Adults and youth, at-risk and those who aren't. It will allow expansion of current Parks and Rec programs that are severely limited by space right now. It will allow the Armory to become solely dedicated to community outreach. It will be a great perk for the city and an obvious benefit to the First Ward as well. It will be about more than basketball; it will accommodate volleyball, which is very much underserved and growing, dodgeball, indoor soccer, martial arts, you name it. It's also designed for conferences and concerts, other large group events; it is truly a multi-use facility. When you look at a proposal such as this, you also have to consider it's reasonable and economically feasible. There are other factors we took into consideration. The first one is the cost. Our proposal carries the least cost of any but the Farmers' Market and this projected cost is realistic. It's a very doable number. We also have to look at community support. It's kind of a proven history that communities across country to support a campaign such as this, similar to a YMCA campaign. Close to home, a perfect example is Moberly, which is finishing up a campaign for their YMCA. They raised over \$5 million in 8 months in a town of 18,000. If you talk to the gentleman who ran the campaign, he'll tell you the reason it was successful is that it is the same type of proposal that we bring to the table. You also have to take into account economic benefits. When you have facilities such as this, you should be able to have regional basketball, volleyball tournaments. Based on information I got from the Columbia Convention and Visitors Bureau, a basketball tournament with 75 teams would bring in approximately \$150,000 over a weekend with one overnight. Also, the CVB has a sports development fund, available only for

sporting events to sponsor events such as this. This would help increase the number of events the city might wish to hold which would then bring more money into the local economy.

You also have to think about the fund-raising part of it. We're all fighting for the opportunity to try to do something. I think you have to look at how that's going to be done. It's got to be done professionally; it's got to be done by people used to raising millions of dollars. We're already agreed with a firm that will be hired from Kansas City, Jeffrey Burnes and Associates. They've done a lot of YMCAs across the Midwest; they've done the Negro Baseball Hall of Fame, but more importantly, they're one of 36 fund-raising companies across the country that belong to a prestigious organization called the Giving Institute. Basically, they are the best of the best, it's based on ethical standards and client success stories. So we feel very confident with our plan there.

The bottom line is, this is an opportunity for the city to turn an empty piece of property into a \$3 million asset at no cost to the taxpayers. The building will pay for itself, it will generate revenues, it will be city-owned and city-run. Both staff and Council for the city have said several times how this is a very valuable piece of property and we need to be very careful on what we do with it. The best way to be careful is to give complete control to the city. That is what our proposal and only our proposal will do. *(reviewing slides)* A \$3 million tax-free benefit to the city, hundreds of thousands of dollars in economic benefits, the actual cash flow projection is \$180,000 with net additional cost of current operating costs covered by Parks and Rec. City owned and city operated, priceless. Questions?

Grus: How many youth are involved with CYBA?

Coonce: CYBA, about 1,000 kids, Rising Stars about 150. Our program currently runs through 9th grade, this fall we're expanding through 12th grade. So that number will go up.

Pauls: Where are they currently playing?

Coonce: Wherever there is a gym that will open up. We have a very good working relationship with the public schools. Every year we get squeezed more and more because there are other uses for their gyms. It gets to be more and more of a chore to do it that way. And Columbia is a growing community. We need a facility such as this.

Knudson: Do all children have the opportunity to play?

Coonce: We have unlimited scholarships. All kids are taken, no questions asked. That's the CYBA part, with Rising Stars, all kids are paid for with corporate donations. We see our overhead going down a little bit. We have the hope to lower registration fees.

Blevins: In addition to athletic prowess, you mentioned academic prowess as well?

Coonce: With Rising Stars, they are a club program and play at a little higher level. They focus on education campaigns for their players. Last year, they gave away 5 or 6 computers for kids and got articles in local papers. They've also got a cheerleading program at Douglass for kids.

Mike Vangel, 3511 I-70 Drive SW: Good evening. My name is Mike Vangel, I live at 3511 I-70 Drive Southwest. I'm proud to be here on behalf of PRIDE. We're passing out some information, I know your packets aren't quite big enough.

Thank you for the opportunity to be here this evening. As we trust you know, PRIDE stands for Positive Regional Impact Diversified Enterprise. PRIDE is an umbrella organization that brings together established community outreach programs and there is a list of those programs in the materials you just received. PRIDE envisions a facility as a true community center where the resources and energy of individual volunteers and organizations can be focused and the impact of those programs can be multiplied. That's really the key behind our proposal. It's important for you to know that sports and recreation are essential to our mission. Children will come to the PRIDE facility to participate in sports and then they'll stay to participate in other fun, social, educational activities. There's been a question raised of how the PRIDE facility would be managed. You need to know that PRIDE board will act in a supervisory rather than management capacity. The board will contract with

the Boys and Girls Club of Columbia to manage this facility. As you know, the Boys and Girls Club of America is nationally recognized for its programs and facilities management expertise. Boys and Girls Club will partner with Columbia Parks and Recreation in the management of the recreational facilities component of this community center. We want you to know that our concept of a close working relationship with Parks and Rec is based upon more than wishful thinking. It's a public-private model that's been successful both financially and operationally in other communities including Springfield, Missouri. The packet of information you received includes a letter from Jodie Adams, who is director of parks for the Springfield-Greene County Parks and Recreation Department. Ms. Adams praises the spirit of public pride and cooperation that has permitted, and I'm quoting here "the community to come together to construct a facility that will be beneficial to the community for years to come." She goes on to say that this partnership makes, quote "a positive impact on Springfield area children and families." End quote. Ladies and gentlemen, that's exactly what we believe our community will one day describe when they look at the public-private partnership that's represented between Columbia Parks and Rec and PRIDE. We know that the Parks and Rec analysis of the various proposals has raised some legitimate questions. We're asking everyone involved for additional time to work through these issues with Parks and Rec staff so that City Council will be in a position to make a fully informed decision that best serves the needs of the entire community. We're asking for you to help us gain this valuable time.

We want you to know that the PRIDE proposal represents a unique opportunity to use recreation to harness the resources of our neighborhoods. Many of the organizations that serve our entire community have for the first time ever had direct involvement of the University of Missouri. Dean Jim Thompson, of the MU College of Engineering is a PRIDE Board member. He's asked me to express both his strong personal commitment and the resources of his college to the PRIDE initiative. The dean has a vision for educational outreach and this includes providing a stimulating educational environment for his engineering students, the kids will be drawn to this PRIDE facility and other members of the community. Dean Thompson has indicated that he and engineering alumni support this outreach initiative and are prepared to financially support this initiative.

You might ask do we have detailed plans and financial commitments in hand from the university? No, not at this time. That's why we're asking you, the Parks and Rec staff and the City Council for additional time to detail the university's involvement as well as the other funding sources.

We believe this property is a great location for PRIDE's \$9 million, three-story, 119,000-square-foot facility. The facility would house offices, classrooms and science labs, an urban business incubator, a commercial kitchen, community space and 10 basketball courts. Two courts for use by PRIDE and eight basketball courts that would be managed by Columbia Parks and Rec staff. Just to be perfectly clear, PRIDE is proposing a facility that meets not only the needs of its member organizations but also those identified in the CYBA proposal. If you will, there are four options for property use on the table, but actually there are five; one includes PRIDE, the CYBA and the Farmers' Market.

We believe the PRIDE facility represents everything you want and everything the community needs. The PRIDE initiative envisions a big partnership between the community, the City and the university. That partnership represents an enormous opportunity for our community. We urge the City to be part of it. Finally, I ask you to think back for a moment and remember what it took to make this facility a reality. It was a tough, close battle. But today the community looks with pride on the success of this facility. We're confident that someday very soon the community will view our partnership with the city in the same positive way. Thank you and I would entertain any questions you might have.

Kloeppe: You said you wanted some more time for financing options....how much are we talking about here?

Vangel: We would like to have 90-120 days. We don't think we're unique in that because bottom line, every proposal is dependent on the city's contribution of the property to their project. As you begin to

get into the details of the facilities, how they're engineered, what the architectural specs look like, and if the facility meets the requirements of the city in order to complement this facility, there is a lot of detail that everybody needs to put on the table. We understand that and we understand that there is additional detail that we need, and we'd like the time to provide the kind of detail that you are going to want to have.

Grus: Would each of the partners be paying rent to PRIDE?

Vangel: No, two-thirds of our facility is in essence equal to what the CYBA proposes, so when you are looking at operating budget for this proposed facility, we're using the same pro forma that Parks and Rec developed for CYBA to cover two-thirds of our facility. The final third of that facility will be covered by operational monies that we generate through operational monies from the University of Missouri and other sources. I would just ask you to...that's a great question and you're going to want to see a lot of detail on it. I would ask you to trust me that if we're going to raise \$9 million to make this happen, we can raise the money it takes to handle the operations on a month-to-month and year-by-year basis. But that's a legitimate question for us and for everybody.

Pauls: You made the point about a fifth option with a combination of CYBA, PRIDE and the Farmers' Market?

Vangel: Yes, Gary presented four options for the property. The common denominator was the Farmers' Market and the ARC with different variations. Our facility is 10 basketball courts. That's the 8 basketball courts that CYBA envisions plus two that would be used exclusively by PRIDE, plus our classroom, kitchen and all those meeting facilities that I described earlier. That's the combination, that's the footprint that gives the City a fifth option.

Grus: It looks like you have a variety of programs that are already in a physical location...will they continue to operate where they are or will it be centralized and they'll run their office out of this facility?

Vangel: Yes, that's correct.

Grus: So then they'll provide their own services as their own unique entity under the umbrella of PRIDE?

Vangel: That's correct. You've just hit what this proposal represents, is that we bring together rather than have those individual organizations and services they provide to the community spread out. We'd like to bring them together because we know that when you work together, they'll be able to provide better services, more coordinated services for the people we are trying to reach. Yes, that's a critical point, thank you.

Jones: How much volunteer work would be required to actually run the facility. What percentage would that be?

Vangel: There's a huge volunteer component to what we do, but there is a volunteer component I believe to all of these proposals. We're talking about providing a management structure through Boys and Girls Club and they have demonstrated both locally and nationally the expertise they bring to that process. Boys and Girls Club also manages the facility in Springfield that the parks folks down there talk so glowingly about. So that's the overall management in place. The PRIDE board that comprises these various organizations will simply act in a supervisory capacity. They would not manage, we would contract to do that. Quite frankly, the eight basketball courts that we're talking about would be managed by Parks and Rec with by the way, the same office space allocated for them, as...basically what CYBA proposed, this is CYBA plus.

Grus: With CYBA and Rising Stars here, how would you apply to become a participant under PRIDE, to be a part of this facility?

Vangel: CYBA's relationship with Parks and Rec would remain just the same as it is today. So the close working relationship that CYBA has with Parks and Rec would continue. There's no reason to interrupt something that is working really well. Thank you.

Pauls: That was the four official presentations, I'll open the floor for your comments.

Felix Okwuosa, 1607 Tidewater Drive: My name is Felix Okwuosa, 1607 Tidewater Drive in Columbia. I listened to all four proposals and I think they are all very good proposals. It's not about the right thing, the right thing to do is to accept all four but there comes a time when we have to make a decision and say what is the right thing, how can we do the right thing. We want something that will stay in the community. It is about the future, it is about the children, all of our children, yours, mine and all the children in this room. If you look in this room, I call them children, but they are teenagers, whatever—they all came out for a purpose, to give a voice for the proposals. We must make a decision and think about the future of these children. I think the PRIDE proposal is a good one for us, not just for us but for the children who are here. Just in case you don't understand what I am talking about, these children will tell you how hard it is to find a court to play. They find out the schools are closed and they don't have a place to practice. All those kids over there will tell you how disappointed they are to have to go to Springfield because they don't have a good place to play here. Somebody mentioned the regional tournaments, I think that is something the CYBA is talking about. These kids need that, they need us to make it easier for them to grow, for them to also play the game of basketball. Another example is how disappointing it is to go to a tournament in St. Louis and always having people beat us, because we don't have places to practice. The PRIDE, I'm sorry, the CYBA and the Rising Stars proposal is going to help me be a better citizen of this great community; it is one of the reasons I came to Columbia. I believe this proposal from CYBA that they brought together is one that is going to help this community. I know this is called the Show-Me State. I heard people talk about the proposals that would help our children but when you look in this room, 100 percent of the children are here to show the support for the CYBA proposal. If you build it, we will play. With that, I support the proposal and I hope you take the interests of the community to heart.

Rudolph Quick, 2000 Tadley: My name is Rudolph Quick and I live at 2000 Tadley, Columbia south side. And I want to speak for this proposal for the CYBA and the Rising Stars. When you take a look at the proposal, I think it is about more than just building a facility where some kids can come and play. The first thing that I think about is my life and the impact sports made on it. When you take a look at the life skills and the overall leadership that it brings to the community...to share a personal story of my life, growing up, there were a lot of different things that I got from sports that I could not get from school. Sports gave me the attitude, it gave me the confidence, it gave me a whole lot of other different things to keep going when times got tough. I can tell you that toward the end of my years in high school, my counselor had pretty much lost confidence in me but at the same time, I had these leagues and community centers to go to; I was an at-risk kid and they kept me going. Lo and behold, you take a look 10, 12 years later, I'm a successful business guy, now an operations manager for a Frito-Lay facility on Paris Road.

My son now plays in the CYFL. These are the things that I think, when you take a look at this proposal, it's much more than just kids and playing. You're talking about life skills, and building confidence for years to come, it's just not the here and now. It's the future. I think this will only create community and building a legacy and the leaders of tomorrow. The future is now. So, again, I just want to express my support for the proposal. We're just not talking about today, we're talking about building the leaders of tomorrow.

Nancy Burton, 208 Defoe Drive: I am Nancy Burton of 208 Defoe Drive and Dan pretty much summed it up for the Farmers' Market. I want to congratulate all of you on this facility, the ARC. It is

a marvelous facility for the entire community. The Farmers' Market is an important part of this community. Three generations of my family use this facility and we use the Farmers' Market. So I thank you for your time.

Glenn Cobbins, 1742 El Chapparal: I'm Glenn Cobbins, I live at 1742 El Chapparal. I'm with the PRIDE organization and I'm also a part of this community and basketball didn't keep me out of prison and getting shot up and being a criminal. However, it did attract me to places where I could get an education, eventually. It so happened that place was the penitentiary.

I feel that CYBA and PRIDE have the same exact mission. The only component that PRIDE has is what happens after basketball? I'm a basketball reject. I couldn't make it. So what do I do next? I have to be educated in some type of capacity to be able to keep growing. Athletes are born, not made. I run a program in prison called Boys to Men for three years now. Because I didn't make it in basketball, my other option was to go out on the street and do things I shouldn't have done and I ended up with two stints in prison.

I think that instead of making this hard on the city and Commission, I would appreciate and pray that CYBA...if basketball don't work for him, he can know who he is, he can read and write, he can know how to deal with prescription drugs because most of our kids in our community are A.D.H.D. or A.D.D. We need to think about these things when basketball or soccer or ice skating is not going to make this child a productive citizen in this community. Also, instead of thinking about the four proposals, like Mike said, the fifth option is the CYBA and PRIDE. Let's get on the same boat, we're going in the same direction. It takes money to do everything around here but money is not the value of a child. The child is priceless, the family is priceless. Dealing with a single-parent home, the drug addiction, that I deal with on a daily basis because I am an ex-con, ex-drug addict, ex-alcoholic, all of these things. I have been freed up for nearly nine years because I had to educate myself to know that I can't make it here, I needed to have another out. And education is the key and the passport to the future and we all know this. So let's get in the same boat. Let's do it like we know how to do it, this is Columbia, let's get in the same boat, we're going in the same direction. Let's teach basketball and further them with education. I came from the streets. But now I've got a facility I've been running for six years now because I couldn't go to the pros like my counterparts DJ and Willie Smith. You know, I went to college and I manage what I do and that's what we need. Let's think about the whole big picture. Again, Ray, Wendell, let's get in the same boat. Let's do it together and let these kids know that we can work together. We can do it if we're together but if we're apart we're going to have problems. Thank you.

Katherine Bonuchi, 1618 Skylane: Hi, my name is Kathy Bonuchi and I'm at 1618 Skylane Drive. I'm from Parkade Elementary and Jeff Junior High. I would like to speak on behalf of the CYBA and Rising Stars from the aspect that I have two not quite teenage boys who have been very involved in both of the organizations and I want to speak on what they do for the development of the child. CYBA, the biggest culmination event that they have is at the end of the year—you would think it would be the tournament, but it is not, it is their awards banquet where they hand out awards to the teams that have the best sportsmanship. It is what every team strives to win. Sure it is great to have that gold medal from CYBA but I can tell you that my son who has lots of medals—no, he's not going to be an NBA star—but his most valued medal was the medal that he earned for sportsmanship from CYBA. That can't be replaced with what they do. From the Rising Stars point of view, I can tell you that we go down into the projects and pick up those kids and take them for educational purposes and take them to places and feed them and clothe them, and Ray Magruder has done more for the individuals in that area than anyone that I am familiar with, outside of maybe Almeta. He is very involved in helping those people. Both him and Wendell have worked very hard at establishing solid

relationships with all of the people in the community. I just feel as a long-time resident that what they will give to Columbia will reap benefits for years. Thank you.

Judith Chrislewski, 2605 Face Rock Ct: My name is Judith Chrislewski and I live at 2605 Face Rock Court. My husband and I moved here to Columbia 8 years ago from Minneapolis, Minnesota, the land where ice hockey begins at age 4, the land that has one of the most fabulous Farmers' Markets in the country and the home of George Mikan. And all you basketball aficionados ought to know the name of George Mikan. If you don't, you don't know your history. The reason I'm here speaking tonight is because I first of all want to thank the commission and let you know how much I appreciate the ARC because I have a lot of friends in the senior citizen age group who use the ARC. They can't play basketball and they can't do all those things, but they can use the ARC. And they also use the Farmers' Market, which we use. And I want to tell you a brief story about a young girl who was visiting us a year ago, our niece and her mother. She was 14 at the time. The one thing she looks forward to when they come in the summer is the Saturday morning trip to the Farmers' Market. We were there at the pie auction that October. She knew we were about to have a vote regarding these issues and she loves our Farmers' Market. She's also a champion swimmer so she likes the ARC too. And so after she went home, after the election time here, the first email we got was, how did the vote turn out for the Farmers' Market? At age 14, she wanted to know because she knows her city has a marvelous Farmers' Market. So, my request to you is to give good consideration for the Farmers' Market because that too, my dear friends, is working for the future, especially for the future of maintaining local farmers. Thank you.

Lee Radtke, 105 Redwood Road: Hi, my name's Lee Radtke and I live at 105 Redwood Road, about four blocks east of the ARC. I'm really pleased to see that all of the plans include the Farmers' Market right now but I want to make sure that something Dan said doesn't slip out of your heads. Eventually, they keep growing and they do need satellite markets, and I think it is so crucial to keep the central Farmers' Market right here. I do live in the central city, I do not own a car so every place I go to get groceries, I have to be able to get to on foot, by bus or my bike. And I'm one of those poor souls who show up at the Farmers' Market at 7:15 most Saturday mornings to help set up the Information Café. It's very difficult to find sources of fresh fruits and vegetables in the central city here. It's great that we have Gerbes right across the street. If I don't shop at Gerbes, I end up having to schlep across Stadium to go to Schnucks or Clover's or Hy-vee or eventually the Wal-Mart Supercenter. I'm worried a little bit about when the Supercenter opens, if Gerbes is going to stay here. We lost Nowell's in the central city area already. The only other source is the Root Cellar and it's a great place but it's very limited in its supply. There's Eastgate, there's a new Clover's over there, but it's way on the other side of downtown for me. There is or was another Farmers' Market, the county Farmers' Market, but to get there, I need be going across I-70 Drive southwest over the exit ramp of I-70 underneath the underpass across the entrance ramp to I-70, do the roundabout then over there, which my bike when it's loaded with stuff is not very fun. I just wanted to stress that we really need that. A lot of people use it, it's accessible to everybody living in the central city area whether they have a car or not. Thanks.

Andrew Edmondson, 2500 Old Hwy. 63, Apt. 1436A: My address is 2500 Old Highway 63 South, Apartment 1436A. My name is Andrew Edmondson. I was born and raised in the Washington, D.C. area. I've lived in Columbia for three years as a student at the University of Missouri. I've coached in the CYBA the past three years and one thing that's strong about CYBA is that their mission statement revolves heavily around children learning the game of basketball and having fun. This is a very common mission statement at recreational leagues I encountered back home. The one thing that's enjoyable about working with CYBA is that I know that I am working with people who truly believe

in that and have worked to make sure those goals become a reality. Rising Stars, I've been coaching there one year. First thing that jumped out at me with Rising Stars is that a great proportion of the kids in the city that play on travel basketball teams would not be playing if it were not for Rising Stars. It's very unusual for an organization that fields travel basketball teams for their primary goal to not be wins and losses. Those who know about Rising Stars know that is not anywhere close to their primary goal. They stress academic development, life lessons, and development as a basketball player. In closing, Columbia is lucky to have Rising Stars and CYBA. This building is a chance for those two organizations to grow. Thank you.

Maureen Coy, 2208 Iris Drive: My name is Maureen Coy, I live at 2208 Iris Drive. You have your work cut out for you, I think. I am a social worker over at the Health Department. I do classes here at the ARC, as well as I work at Boys and Girls Club. I came here with a real open mind, I just found out about this tonight by chance by talking to Steve Evers. I know about PRIDE and thinking about this off and on for a couple of months and wondering where you guys were falling, I think that Glenn brought up a good point actually. It was something as I heard the discussion here that I thought maybe we all ought to think about. That is, maybe working together. Maybe the concept of PRIDE and the CYBA can go together. I heard you talk about having part of that facility as conference and concert. I don't think we need that. I think we've got conference with the hotels here in this town and we have concert area at the Mizzou Arena and with Hearnes Center. I think that the city needs to be very involved in managing this building. Boys and Girls Club is an excellent organization but I have questions about them managing the facility. So I've been in those facilities, the Amani Center and Boys and Girls Club. I've got to tell you, the Boys and Girls Club is a pit, it's horrible. How can you have 80 kids in an after-school program and then about that number in a summer program and have them really come out with anything, it's hard to believe, I guess is what I'm trying to say. I guess in closing, to help our kids grow healthy, that it all boils down to positive experiences. Whether that's through sports, whether that's a combination of education and sports, I believe it's a combination of education and sports. I want to say one other quick thing and that is there's another option to think about. That is moving the Farmers' Market to the Health Department parking lot. Health and nutrition go hand-in-hand. I'm not speaking as a Health Department employee, I'm speaking as just a private citizen and how I feel. Thank you.

Melinda Hemmelgarn, 412 Thilly: My name is Melinda Hemmelgarn and I'm a dietician. I'm one of those weird people that whenever I travel, I go to Farmers' Markets. I love Farmers' Markets, they give me a chance to know a community. I really want to thank you all for including the Farmers' Market in all the plans. When I hear youth development, you know what I think about? How are they eating? I shudder to think sometimes about corporate sponsorships because you know who the corporate sponsors are? They're Coke and Pepsi and I don't support that kind of food for kids, it's not healthy. Whenever they're in corporate involvement, keep that in mind.

I want to say something about the benefits of the Farmers' Market and that is there are certainly economic benefits. If we spend just 10 percent of our food dollar locally, that equals millions of dollars staying right here in our own community. We can go to Gerbes and we can buy corn there that maybe comes from Colorado, and the money doesn't stay in our community. There is a strong economic benefit to keeping a solid, strong, centrally located Farmers' Market here in our community. There's also the public health benefits and of course, locally produced food is good for all of us. Most children, 80 percent of children, do not eat their recommended allowance of fruits and vegetables per day. In fact, only two percent of children meet the dietary guidelines. So we have a long way to go. Bringing children to meet farmers and see how their food is produced is extremely powerful. So I like to bring children to the market. I also like the idea that you spoke about with the PRIDE building

having a kitchen. Kids don't know how to prepare food anymore. Wouldn't it be wonderful to have a marriage between the market and a kitchen where there can be children's programs? Not all of us play basketball or ice skate, but all of us eat.

Finally, the Farmers' Market brings to this community something called social capital. There is a book about it. It has to do with that good feeling you get when you see somebody in the marketplace or you sit out on the front porch and say hi. It's a strong sense of community. That's what the Farmers' Market brings. There was an NPR story just this week about how Farmers' Markets were becoming the new town square. That's what we have here in Columbia. So thank you for putting it on all the models. Dan says the Farmers' Market needs three acres; I believe him, I support him. That's a lot of hard work. I believe that's all I have, thank you for your time.

Lauren Nolke, 2210 Winchester: Hi, I'm Lauren Nolke. I've played in the CYBA since fourth grade and I'm about to go into my fourth year of varsity basketball at Hickman High School. I just think the CYBA is a great program. It really sets a good base for learning the game. I also play soccer and you have to start somewhere, and if you never try it, you're never going to know if you're going to go far or not. I think it really teaches you how to win and to lose, and it teaches you sportsmanship. I won a sportsmanship medal one time and it was great. It's not all about the competitive nature like "we're going to win every game;" it's about having fun and learning the game. No matter if basketball is in your future, it's a great way to play with your classmates, just meet new people and I can honestly say that every basketball player at Rock Bridge and Hickman played at CYBA. It set that great of a base growing up so kids can continue on and I watched my friends play. Some of them still do in high school. I'm going to go on and play college so I learned a lot from that. No matter what, if you're going to keep going on with basketball, it's a great place to learn. I had a lot of fun playing.

Alana Fountain, 109 N. Stadium, Apt. 14: Hi, my name is Elaine Fountain and I live at 109 North Stadium. I am actually co-founder of PRIDE, as well as the secretary of PRIDE. I would like to say I am here tonight to speak on behalf of pretty much all the groups. Especially with the participation I would like to put forward for all the groups. We're all talking about how we can help the youth here. What better way to have all these groups together as one? Especially for our youth, whether it be volunteering, mentoring, any way that we can. I think that kids will benefit from the Farmers' Market by volunteering in some way. I know my son right now helps my mother at a local pantry. He's only 7 years old but he helps with stocking shelves and things like that. I'd love to see him at the Farmers' Market. I would like for him to be interested in playing basketball. I was an athlete in high school, college basketball myself. I'd like to join you guys, if you need a female coaching your teams, I'll take boys and girls. I'd like to help with the ice rink. That's new. My son, for the first time, started tap dancing and did a little ballet. Why not put him on the ice? Anything we can expose our kids to, as a community, we can all come together to enhance our kids and give them more avenues. You already spoke about the elderly people. PRIDE is there to help anybody who comes in. We'd like to see you there, that's what PRIDE is all about, opening the doors to everyone.

Glenn Radtke, 105 Redwood: My name is Glenn Radtke, I live in this same neighborhood at 105 Redwood. First, I'd like to commend you like many other people before me on the Farmers' Market being in every one of your proposals. The quality of food we can bring home from the Farmers' Market always exceeds the quality we get at grocery stores. It's a nice bit of life to have that. Whether you support the already locally successful CYBA and their proposal, or the hybrid proposal from PRIDE that claims to incorporate CYBA's proposal and add to it.... As a Wisconsinite—I was born and raised in Wisconsin—I think it's a real shame that the University doesn't support its hockey team. Or, its hockey club and make it into a team. That's a shame. But it's the University's responsibility to

do that, not the City of Columbia's. They have some vested interest, the University is there. It's a real good team and maybe one of these millionaire or billionaire alumni will build a vanity project for them. I just hope that you're listening to all of the voices here and you'll lean toward one of the two programs that provides basketball courts for the kids. Thank you.

Sam Brady, 1602 Mills Drive: My name is Sam Brady, I live at 1602 Mills Drive. I've been here for about 34 years and I've been a coach for both CYBA and Rising Stars. I'm ready to talk about the youth for a second and how the youth have learned and grown. It's a great opportunity for the youth of Columbia. We get a lot of inner-city children, a lot of kids that come from single-parent homes, very poor home conditions, and I've seen these kids grow and learn. It's amazing, it's wonderful. These organizations have purpose and visions for these children. I witness on weekend trips that kids are so highly motivated just to get out of their home condition or getting out of Columbia for the first time, to see a kid walk into a restaurant after a basketball game for the first time in their lives, it's amazing to see how they react. To be able to be part of that and see these kids learn and grow is amazing. They just don't stress basketball and sports to these children; we stress education, to teach these kids to do well in school, life skills, positive attitudes. A lot of these kids don't even know can't separate a salad fork from a dinner fork. To teach them is amazing. I've witnessed kids actually come up to Ray Magruder to say coach we can't afford basketball shoes. At one game, we had a kid playing for two or three weeks with shoes that were falling apart, the bottoms were coming out. Ray rushed out and bought the kid a brand-new pair of shoes. When I first met Ray, he asked me to be a coach and be part of his organization, but I wanted kids to understand that life is about much more than basketball. Don't get me wrong, basketball is a great tool to teach these kids, but there is so much more to it. I said, Ray, what is the benefit for me? What do I get out of it? I knew I wasn't getting paid, there was no money coming towards me. Ray said, well Sam, we teach kids education, life skills, positive attitude, we take these kids out of these poor conditions, and give them purpose and teach them to dream. I was part of the St. Louis inner city, lived in the projects for 17 years born and raised. People reaching out to me in that same way saved me. I said Ray, whatever it takes for me to help, to be part of this, I'm willing to do this. And it's been a great opportunity for me, my family, other friends. It's great to be here tonight to speak about this. To see the kids be successful is a wonderful opportunity.

Whitney Gibbens, 1700 Glenbrook Ct: My name is Whitney Gibbens, I live at 1700 Glenbrook. I have children involved in several recreational and competitive sports offered in Columbia. They all teach the fundamentals of the sport to try to make it fun for the kids but the thing I think that makes CYBA the best run of all the sports organizations in town is the emphasis on sportsmanship and team building. The woman in the green shirt really spoke about sportsmanship for the children but I also want to address that CYBA demands that parents behave as well. You read about rude sports parents in the newspapers, and yes, Columbia has more than their share of them. Nothing ruins the experience for kids like a berating parent. I've seen coaches in other sports set goals at parents meetings but while the coaches are busy with the rules, the parents are getting busy getting back to old ways. In contrast, I've seen referees stop CYBA games to talk to parents about their yelling, I've seen referees ask the parents to leave and I've seen CYBA officials—all volunteers—come to games to back the referees up when they're talking to parents. This is the only kids' sports organization that I am involved with to really take sportsmanship to this level. CYBA also has a strict substitution policy for players which really emphasizes team-building. CYBA requires that each player plays the same amount of minutes during a game. Calculating the number of minutes per player can drive a coach crazy. My husband coaches and it drives him nuts. But it ensures each child equal playing time and consequently more equal footing for each team. Some say it waters down the competitive nature of the game but it also guarantees each child the chance to develop on the court. It also takes pressure off star players and lets

them come out on schedule and the entire team realizes the importance of each member and how they have to work together. CYBA is a program for every kid, which is exactly the kind of program the City of Columbia can support. Thank you.

Willie Smith, 1111 Smiley Lane: My name's Willie Smith, I'm here because it seems like with basketball commentary, how could I sit there and not speak on it. I am a member of PRIDE, one of the founding members. I played basketball at every level, little leagues, high school, college, pros. And yes, there is a need for programs where you can deal with young impressionable lives. I was in Las Vegas, Nevada, many of you don't know that. I decided to come to Columbia and put my roots down here. I know that there's a lot of work to be done in Columbia, specifically in the First Ward. I've prayed on it, I do nothing without prayer. I decided I needed to get more involved in the community and that's what I did. I went out and talked to people, asking for help and support. I have collaborated with everyone that's here. I've reached out to everyone except, (*refers to ice representatives*). I still believe there is a need to try something new.

I went out and Ray and I got together and I coached CYBA, I coached Rising Stars. Glenn Cobbins said one thing, that we need to be mindful of young people. We ask certain things of young people today, how to solve problems, how to work together. I think all of us need to continue looking in the mirror and make sure that the messages we send to kids that we walk our own walk, just the same as we expect of them. All of us should leave our egos at the door and get down to business and do the real business and that's helping our community. You guys with the city, I'm aware of the visioning process and I've asked myself the question what is Columbia going to look like 10 years from now, 20 years from now? I see all of this as an excellent opportunity to establish a collaboration for the whole entire community and beyond. Thank you, that's all I wanted to say.

Brian Hervey, 1703 Hayworth: Brian Hervey, 1703 Hayworth Court. Obviously, I don't tap dance or do ballet but I do skate and I coach down in Jeff City, I have for 10 years. I have two little girls. This is not about hockey, this is about their figure skating. I think there is misinformation with thinking this is for MU ice hockey, that is just one group that would hopefully be able to rent ice. This is a community ice rink that will serve everybody. We want anybody from age 3 to age 18, that's the market. The difference with the proposals, is that people in this room tomorrow night, Saturday, they'll be able to go somewhere and play basketball. We don't have anywhere to go and skate, except Jeff City. That's the one difference. The only difference is instead of driving to St. Louis and Jeff City, they get to stay here and we have to go. There's a lot more people we could have had here tonight but they are practicing in Jeff City.

My point is that I have been dealing with this for a long time. I came to school here in 1991 and we have tried everything to get an ice rink. We just appreciate your consideration for our kids because we teach the same thing, the only difference is it's on ice and not a basketball court. Thanks.

Eric Ely, 205 Whitetail: My name is Eric Ely and I live at 205 Whitetail Drive. First, I just want to say it's an honor to be here. It's my first time attending one of these type of events and it's been very educational. Just two things I want to say and maybe point out. First, it looks like the Farmers' Market is going to be able to be accommodated and I'd like to say that's a great thing we want to continue if we can in Columbia. Some who shop at Farmers' Markets throughout the country, it's always good to be able to shop here in Columbia and you can find great deals so hopefully that will continue. The other thing I want to point out is make a comment about PRIDE. One thing I think the gentleman who made the presentation...here is my fear. I think this is what we all have to look at. Number one is the timeframe to get all the information that you need to make a great decision on this PRIDE facility. I like the goals of PRIDE and I like what they are trying to do to accommodate CYBA and Rising Stars,

but I think right now it's not concrete enough to make sense to me. The other thing is the ice rink. I think the situation with the ice rink is the same thing that the commissioner over here asked about: numbers. Actual, solid numbers. What numbers do you have in Jeff City as far as demand and who they're serving. As a Mizzou fan, I would love to see the ice team have a facility where they can practice. My fear is that if one is built here, the University of Missouri might even delay building an ice facility in the near future. Another thing that I know that does happen sometimes is like what happened with University of Missouri Rec Center. The gentleman who spoke before me has viable concerns, but at the same time the ice facility on the University of Missouri campus, it would be open at different times for individuals to use, for children to use and that type of thing. And, then finally, I think probably the most viable option, not because I'm a basketball player or coach, certainly as far as speediness to get it done and contribute back to the community is definitely the CYBA and the Rising Stars option. The reason I say that is because they have the most concrete and solid plan that's already in place. Also, they would give something back to the City that the City would be able to use and be able to work with. My last point I'd like to make is this: in team sports, there is a lot more than just playing basketball. If you're involved in a team sport, the things that I learned since I've been playing basketball as a 9-year-old is you have to learn the hard way. You have to learn to be unselfish. A great example that happened in New Orleans, the magnificent story that came out of the teen that won the state championship after starting out going 0 and 11 starting out and I don't know how many of you saw that. But that team started out 0 and 11 because they had one guy who wanted to shoot all the balls. He was a great player last year after the Hurricane Katrina disaster but when the coach told him to go one on five, he found out what the coaches were trying to tell him, that it's a team sport. That team went on to win the Louisiana state championship last year. Team sports teach you not just cooperation but it teaches you teamwork, how to communicate better, how to listen better, how to resolve issues and conflicts, so I think definitely the CYBA and Rising Stars. I would second the PRIDE situation if they could get their concrete proposal done so that the Commission will be able to decide. The last thing I want to say is this. I travel around the country and in Springfield, Missouri there is a place called the Courts that is very similar to CYBA's proposal. In Chicago, there is a place called Hoops for Gym. In Tulsa, Oklahoma, there is a place called Champions, very similar. In Indiana, there is a place called Family Sports Complex, in Sewanee, Georgia there is a place very similar. In Idaho, there is a similar place. Thank you so much.

Diamond Throner, 1415 Risen Star; Megan Fudge-McGrath, 4431 N. Liddell; Lexi Magruder, 1821 Tremont; Kierra Akers, 2016 Garnet: (Diamond spoke on behalf of the group): I'm here to say that I think you should give the gym space to the Rising Stars and CYBA. We should have the gym space because of the fact that we do not have places to play basketball and to practice. Rising Stars and CYBA help us stay out of trouble. We don't go out and do drugs, we don't go out and break the law. We just play basketball and have education and stuff like that. Thank you.

Rod Nolke, 2210 Winchester: My name's Rod Nolke, 2210 Winchester Drive. You heard from my daughter Lauren earlier. What she failed to tell you is in addition to CYBA, she started playing competitive leagues when she figured out what she wanted to do. There are about four girls left from that original team, they just finished up their last summer together before their senior year. In that time, we traveled from Wyoming to Colorado all the way to Florida and everywhere in between in those years. As parents of the team reflected this summer, we hate to think about how much money we spent over that time on hotels, restaurants, gas, and I'm thinking why not here? Why not spend all that tax money, hotel tax, right here in Columbia? I'll tell you the reason, they can't run a successful program because of the facilities we have. And I think we went to the national tournament in Florida, there are national tournaments in Tennessee and Springfield, places smaller than this. With a proposal

like CYBA's offering, we could bid on those here in Columbia. You cannot run a tournament if you have to play at 8 different sites. If you have one site where all the courts would work, it would work out great. A couple of places we went to this summer, Conway, Arkansas had 42,000 people. Tremendous building, six courts. We went to Springdale, Arkansas. Magnificent facility, eight courts. At that time we had about 30 high school girls teams and they only used about five courts. Another court had a volleyball camp going on, another one had indoor soccer. So there's a lot of different things it can be used for. So I think with this proposal, with soccer and basketball...I think sometimes in Columbia and you aren't taking a child to different places, you sit here kind of with blinders on. We live in a great community and it offers us a lot. The schools have facilities and we use those. They tried to run an NAYB tournament here and my daughter has played in those before. You sign up and it says Columbia Missouri. You play here, you play in Ashland and you play in Moberly. You can't play everything here, it doesn't work. We sit here and we think all of our facilities are great until you go to those different communities and you see what smaller communities offer that we can't offer here. So I think we need to get on board with the CYBA. It's a wonderful opportunity for the city to take in a building and there are numerous things that can be done. Thanks.

Bob Burchard, 1109 Pheasant Run: My name is Bob Burchard, 1109 Pheasant Run. I don't think I can say anything that hasn't already been said. So I'll keep it very brief. CYBA, I can characterize in three different areas. Number one is consistent service for over 14 years now, consistently serving the youth of Columbia. I think the second thing is capable service. When CYBA was first established, Dean Berry and his group came to us at Columbia College and had a plan in mind. They said we are going to do this and then set out and did it. And it expanded so much, to the point now where they're asking for these types of facilities. So when they say they will do something, they're going to do it. They're capable. I think the third thing is the character of the organization. Columbia College, Columbia College basketball saw the character of that organization and partnered with them to begin with. Columbia Parks and Rec saw the character of the organization and partnered with them. Columbia Public Schools saw the character of the organization and partnered with them. I think those are three really good characteristics. I'm not speaking against any other proposal, just in support of CYBA. Thank you.

Rod Kelly, 1012 Belleview: Rod Kelly, 1012 Belleview, born and raised in Columbia. I know all these guys who have talked. I'm a former, retired school teacher and athletic director at Smithton Middle School. I know first-hand about the lack of facilities the CYBA has been up against because of my job to schedule the CYBA teams for practice at Smithton. We have a basketball program; we have three boys teams and three girls teams at Smithton. So we try to practice our teams during the year and then CYBA came in. You would be surprised at the things I get offered...trips to the lake, boats, all kinds of stuff. But the CYBA is doing it the right way. They came in and set hard and fast rules about when to practice, only one practice per week per team and all that kind of stuff. I've been on board with them for 12 years. I just got elected to the board. I'm not knocking anything else. Two things I love most in life are basketball and kids. Not necessarily in that order. The CYBA does the right thing for both of those things. Glenn Cobbins said one thing I have to disagree with, I love Glenn, I grew up with Glenn but he said he didn't make it in basketball so didn't learn anything else. But basketball teaches you a lot of different stuff, it's not just how to dribble, how to shoot, how to drive, how to rebound. It teaches you life skills, and all these different things. CYBA is doing it, has done it for a long time and is doing it the right way. Thank you.

Kay Callison, 600 Crestland: My name is Kay Callison and I live at 600 Crestland Avenue. It looked like Dan left...I'm here to say thank you again for the Columbia Farmers' Market. When I came here

tonight, I thought I wanted to say something about my granddad. As Dan said, we're standing pretty much on the spot where the Farmers' Market started on the Old Fairgrounds. I was going to tell you that the Boone County Fair goes way back before this location. It started back before the Civil War and was constant until 1917 and then it went on hiatus until after World War II and then the Boone County Ham Show was used to revive it. It was held in several locations before when the horse show got it here. That being said, my grandfather showed hams at Boone County Fair. He was what would be called a sustainable farmer now. That was standard. His farm was south of town and there were several years at Thanksgiving where he took great pride in the fact that every bite of food on the table, including the sugar, had been produced by him on his farm. We all know that that's going away. But the one thing I love about the Farmers' Market is that it keeps us in touch with a very growing segment now out in Boone County and the surrounding area of people who are going back to that. Some of them are just growing berries and things but it's called sustainable farming. It is such a blessing to have the Columbia Farmers' Market in this community. And I really love the fact that is right here where the old Boone County Fair was because it is central. It's a very important...Melinda said it...social capital. It brings social capital to the community and keeps us in touch with the fact that we were a rural area. But in fact, there is a lot of kind of farming that the Farmers' Market represents and those thousands of people that come here every Saturday are doing and succeeding at it in the county. It's real important and we need to keep it going. It's a viable and right thing for the City to be doing. Thank you.

Jim Whitt, 3805 Keystone Ct: Hi my name is Jim Whitt, 3805 Keystone Court. I coached at CYBA and I have an elite basketball team called C-Phase. We're 13 and under. We finished second in the nation in AAU Division II this year and were fifth last year. We're hoping to be first next year. I've been to a lot of the facilities around the country that are really fantastic. We played in a great facility in Kentucky at nationals last year, a great facility with five basketball courts, really fantastic experience for the kids. We just came back from Memphis and played in gyms all over the city. It was a great experience there but not as good as playing in one facility. I've come from Fort Wayne Indiana. At Fort Wayne, Indiana, there is a facility there called the Spiece. You can look it up on the Internet. That's one of the great facilities that you'll see throughout the whole country. I would love for there to be something similar to that here in Columbia. It looks like there is the potential to have a facility like that. It's right up on us and we can make it happen if we work together. I really like what you talked about; I think there is real potential there. C-Phase is my team and that stands for commitment in all phases of life. We start our kids off by concentrating on education. We concentrate on family and there spiritual aspect and then the sports. All of our kids are honor roll kids. We're proud to have a team that's ranked that high in the nation, and all on the honor roll so that's a pretty good accomplishment for us. So, I'm really enthused about what I'm seeing here in terms of a potential to have a really world-class facility. I think we can bring tournaments in and this would be a real boost to the local economy. I support what's going on here. I know that Dennis Johnson was here and has a program that really goes to fourth or fifth grade and CYBA picks up from there and all the way up to 12th grade. I would love to see all of these programs work in conjunction with each other, that way we can cover the whole gamut. I'm looking forward to making this whole thing happen. Thank you.

Diane Magruder, 1821 Tremont Ct: My name is Diane Magruder and I live at 1821 Tremont. I think what everyone has said here tonight is really important. It's definitely a huge decision that you guys have to make. I sell real estate here in Columbia and I can't even tell you what that property would be worth if we had to comp that land. But I don't know if anyone in the past has ever offered for the city or ever will offer to raise the money, build the building and then say, here let me give it back to you for our children in our community. I know you've heard a lot of people say, I wish everyone would

work together and all of these plans would be on this piece of land, but the piece of land is only so big and can only hold so much activity. I've watched the different organizations and I don't want to tear any of them down, but CYBA and Rising Stars is the most stable. They have the kids already, they're not out there looking for the kids. They're not asking for volunteers to come up here, or asking for new members to come up here and press you to try to get that piece of property. How long have the other groups been working together? One month, three months, three years, ten years or just with varying new members. Partnerships come and partnerships go and I think with the PRIDE organization, they have new members that are very newly on board. They don't have the track record that Rising Stars and CYBA have, especially CYBA. My daughter turned 20 yesterday and she started playing for CYBA in the fifth grade. They've been around that long and they're a very stable organization. Partnerships come and go. Each one of you guys will come and go off of this council. The city will always be there. So if the city controls the building, the building will always be stable. And if these people try to work together, what happens when they build the building and they can't? I've heard somebody very early tonight say—somebody asked the question how do you propose to raise the money for operations--well if we can raise the money to build the building, I hope you trust us to raise the money to cover the overhead. That's not true. How many businesses do you see that open and they turn around and flop because they can't cover their overhead. It happens all the time. The other thing with Boys and Girls Club. We played Boys and Girls Club several years ago. Boys and Girls Club ran a basketball organization, Pee Wee Hoops through the university. Our first year, our experience was when you started, everyone got different color team t-shirts. We got our team t-shirts about three-quarters of the way through the season. On any given Sunday, you never knew what kids were on what team and who were your teammates because you were just thrown out there and everyone was in a mix of clothes from home. It was very unorganized. The next year, we actually got our team t-shirts and got take team photos our very last game. And I thought to myself how unorganized is this? You have to know your goal and how to get there and where you're going. They're not even around anymore; they don't have the program any more. They didn't have the stable backing that they needed. Ray and Wendell have been here forever, I doubt they're going anywhere and if they decide to leave, they've got a board. The way that it's ran, the way the city is ran with you guys, if you decide to leave tomorrow, there will be someone else to take your spot. The key is the city is stable, the CYBA is stable. If CYBA builds that building and gives it back to the city and folds next year, the city has the building. It's not going to sit there and be torn up. The other point is that Rising Stars is complete volunteers. There's not one person asking for a salary, can I come to work here and make my salary off of this building. The three things they have in mind is our children, their education and our community. They haven't had any changes. Somebody said something about basketball rejects. CYBA has no basketball rejects, absolutely none. Everybody plays equal playing time when they show up to play. Even if they miss practice. We have no basketball rejects with CYBA. For those people who want to play a little more extended, a little more competitive, they can look at Rising Stars. Everyone does not get equal playing time there, but at CYBA, they do. It doesn't matter if you have handicap or if you have missed a month of practice, you're still going to get to play. It's all about learning. Thank you.

Arthur Mehrhoff, 2001 Sunborough: My name is Arthur Mehrhoff, I live at 2001 Sunborough Drive. My wife and I used to live in St. Louis and used to go to Soulard Farmers' Market all the time. It was an historic building and certainly one of the focal points of St. Louis and a tourist attraction. There was also basketball courts above and I played basketball there on occasion. A lot of meeting rooms in this particular facility and I've even seen a basketball court over an ice hockey rink, though not there. I guess my point is that you can combine a lot of uses into a single facility. As I listen tonight, I couldn't tell you who needs this the most. They all sound equally important. I want to

emphasize from a city planning and urban design point of view, this is the most important parcel in the whole city. There's all sorts of growth going on in Columbia and this is the one opportunity to really develop the community. As people said, you've learned a lot tonight. People got together here who probably wouldn't get together otherwise and learned more about their situation. I guess all I'm really advocating is that think carefully about what kind of mix of uses can you put into this structure. Also what is it going to look like? I think the ARC certainly has high standards for architecture and you clearly want something that will represent the city well. Also, I think in terms of the ground and the architecture, you can make a statement about environmental responsibility. I think that programming is obviously very important and each group has different kind of programming capabilities and so you're going to have to weigh those very carefully. One thing that no one has really talked about but I think is also worth noting, the city is in this process of planning pedways and bicycle paths and trying to figure out how to get people to do things besides drive automobiles. This is probably one of the most centrally located places in the city and it's already a civic district, so I guess what I'm asking is not to rush to judgement but think carefully about how all these different elements can fit together. If a broken down city like St. Louis can have a place like Soulard that brings people together and brings a lot of these organizations together, I think Columbia ought to be able to as well. Thank you very much.

Ellen Wolfe, 8000 E. Turner Farm Road: My name is Ellen Wolfe, 8000 E. Turner Farm Road. I want to thank you for the Farmers' Market as part of the proposals. The one thing that people don't always think about with the Farmers' Market are the community benefits that people get from it. The Market ensures a secure source of food is locally produced and it is healthy. By it being local, it reduces transportation costs as well. Having an established location contributes to its success. It is a tradition for it to be here and that's worth considering. Having this central location is good. It's good for the Farmers' Market to know where they're going to be.

David Kottman, 1692 County Road 2080, Armstrong: I'm David Kottman and I'm the president of the board of the Farmers' Market. First, I want to thank you for giving us a place to be for most of our organized life. When we think about a permanent home here, we get really excited about it. We serve the whole community—every age and demographic group, race, income, every single demographic. We also complement the use of the area. Our use is not competing against basketball games, it is during the summer. The Farmers' Market main problem is parking and a permanent facility may provide overflow parking for the ARC. Also, greenspace is included in the three acres we are asking for. Whether it's 99 or 110 booths, we would pave two-thirds of the three acres for the market. A permanent facility would give us good recognition. It would also provide a roof shelter house that during our off times could be used like a shelter in the park. It would be climate controlled. We are happy to be considered favorably for the site. Thank you.

Tammy Bagley, 3901 W. Ventura: My name's Tammy Bagley, and I live at 3901 West Ventura. I formerly worked at the CVB, spending 8 years in the hospitality industry. Columbia does need a special use event arena and a multi-use facility proposed by the CYBA would be great. In my experience it was rare for me to place an event on the university campus. Student use is preferred and there is only a small window for particular dates. The CYBA facility would be a great asset.

Mark Flakne, 2408 Basswood: I'm Mark Flakne, 2408 Basswood. I'm a coach for Rising Stars. We emphasize education, not just sports. As coaches, we are also mentors for the kids. The other day, I was at work at 2:30 in the afternoon and my cell phone rang. It was a young man who just called to talk. Things like that, kids, enrich my life. It is about making a difference with kids. As an

organization we have fundraisers and we teach kids to give back to the community. We've done things for tsunami relief and Hurricane Katrina victims. That's just one more aspect of what we do. We try to teach kids to make a difference in the world.

Ray Magruder, 1821 Tremont Ct: I'm Ray Magruder, 1821 Tremont. With Rising Stars, our focus is on education and making a difference in the life of a child. Recently, we found a young lady who was in very bad trouble. We found her beating up a boy. We took her under our wing and she has worked to improve herself. Now she is making As and Bs in school. Over half of the kids are inner city kids. My goal is to give back and do more. I get much more out of helping kids and that has nothing to do with basketball. Basketball is a way to reach out to kids and help them in other areas such as education and social skills.

I am also on the board of PRIDE but the philosophy there has changed. They have a high caliber board, perhaps the most reputable board in Boone County. But they have changed with what they are doing.

Everything else has been said. I just figured since so many people spoke for me tonight, I should get up and speak for myself. Thank you.

No other speakers came forward. Pauls closed the public hearing.

He commented that perhaps the Commission should not rush to judgement, that it was getting late in the evening. He asked if Commissioners were prepared to make a decision tonight?

Grus asked about what the City Council expected, if the issue should be tabled?

Hood said no timeline has been set by City Council. He added that it is a complicated issue and Council did not necessarily expect a decision to be made the same night. If the decision would be delayed a meeting or two, Hood said he believed Council would understand.

Pauls thanked all who spoke at the public hearing and said he believed all sentiments were heartfelt. He said he got the information and input he was seeking.

Blevins made a motion, seconded by Grus, to table the issue for discussion at the September 21 meeting.

All in favor: Pauls, Kloeppe, Knudson, Blevins, Grus, Jones

Motion carried.

Fiscal Year 2007 Department Budget

Hood gave Commissioners a brief summary of the proposed budget for the new fiscal year, which amounts to a 5.6 percent increase over the FY'06 budget. The general fund budget is proposed to increase by 9.6 percent and the recreation services budget is slated to increase by 6 percent, without capital improvements factored in. Hood said the department has fallen behind a bit with equipment replacement so the new budget is expected to make up for some of that. Most of the increase amounts to operating expenses, such as fuel and utilities, he added. Other highlights of the budget include adding a full-time administrative position in the downtown office midway through the budget year.

Rezoning – Russell request, east of West Lawn subdivision

Griggs told Commissioners the tract is adjacent to a donation by Mr. Russell for a regional park, now known as Bonnie View Park. This area is near Fairview Park. The tract is intended to be developed as West Lawn subdivision. At the time of platting, there is pedestrian access to the park, said Griggs.

Blevins asked about easements?

Griggs said they would be acquired at the same time as sewer easements are acquired.

Grus made a motion, seconded by Blevins that the Commission agreed to inform the Council that they see no potential for adverse impact to parks or trails from the proposed rezoning, as long as adequate