



**PARKS & RECREATION
ADVISORY BOARD
MEETING MINUTES
AUGUST 22, 2016**

A meeting of the Parks and Recreation Advisory Board was held at 12:00 p.m., Long Lines Family Rec Center, 401 Gordon Drive, 3rd Floor Conference Room, Sioux City, Iowa.

MEMBERS PRESENT	STAFF PRESENT	OTHERS
Fran Palmersheim	Matt Salvatore	Matt Merk, Milwaukee RR Museum
Brent Ruch	Angel Wallace	Larry Obermeyer, Milwaukee RR Museum
Cindy Brewer	Kelly Bach	Woody Gottburg, KSCJ
Chris Boesch	Eric Griffith	Ed Sibley, Citizen
Brad Krommenhoek	Brittany Scott	Ian Richardson, Sioux City Journal
Andrew Glisar		Justin Vogel, JEO Consulting
Scott Brouillette		
MEMBERS ABSENT		
Joseph Riker		

1. CALL OF THE ROLL

Meeting was called to order by Palmersheim at 12:00 p.m.

2. APPROVAL OF THE MINUTES

Reading of the minutes of July 21, 2016, was waived and on motion by Ruch, seconded by Boesch, to approve the minutes; all voting aye.

3. COMMUNITY INTEREST AND CONCERNS

A. There were no concerns reported.

4. PRESENTATION OF THE CAMPGROUND DEVELOPMENT BY JEO CONSULTING

Justin Vogel, JEO Consulting, stated the process used to determine a campground site is as follows:

1. Kick Off meeting.
2. Site evaluations.
3. Parks & Recreation Advisory Board and Steering Committee review.
4. Present to City Council for consensus.
5. Public Meeting.

Initial plans were to build it on City-owned property. They were not the best locations; and, other options were considered. The preferred location determined at the public meeting was the Highway 12 site. Vogel said he would like a consensus from the City Council on their preference at tonight's presentation.

The site will have lots of green space and an open area for kids to play. Stalls are spread out with 50+ feet between them. There will be paved roads as well as paved camp pads, two picnic shelters, a playground, excess parking, full sewer/water/electrical hook-ups, a kiosk at the front entrance, and the possibility of five cabins at a later date. Brouillette questioned if the restrooms will double as a storm shelter. Vogel said it will cost extra for this option.

Boesch asked if tent camping will be available. Vogel said at this point it is not included in the design.

Other nearby attractions include: Dorothy Pecaut Nature Center, Stone Park, Railroad Museum, future recreation trail, Big Sioux River, grocery/convenience stores, and Riverside Park/ Aquatic Center.

The potential revenue for the development was figured on a conservation approach using 52 camp pads at a rate of \$25 per pad per day, assuming a 184-day camping period, with 48-66% assumed occupancy rate. Using this approach, the projected revenue would be \$115,000-\$158,000 per year. Projected operation and maintenance costs are \$48,000. The gross revenues would be \$67,000-\$110,000. Sibley commented the rate per day with all of the proposed amenities is low and should be increased. Wallace added Parks & Recreation charges \$60 per day for shelter rentals.

Total construction costs are \$2,470,000, with property acquisition costing \$3,045,000. Funding opportunities include: GO bonds, local option sales tax, MRHD, CAT (IDED), Land & Water Conservation fund (IDNR), REAP, and the Gilchrist Foundation.

Matt Merk, Milwaukee Railroad Museum, stated he is in favor of the project and thinks it will be a great asset to the Museum. Larry Obermeyer, Milwaukee Railroad Museum, added they have some property that could be dedicated for tent camping.

Salvatore responded to whether the facility would offer long term camping, stating the facility will have a maximum 2-week stay. It is City Council's preference as well to be a short term campground. Brewer commented she thinks long-term is an important draw.

Motion by Brouillette, seconded by Glisar, to approve the concept and present it to the City Council as presented here today; Brouillette withdrew his motion.

Motion by Brouillette, seconded by Ruch, the Parks and Recreation Advisory Board recommends the approval of the site location and site concept and be presented to the City Council; all voting aye.

5. PARKS AND RECREATION BOARD CONCERNS

There were no concerns reported.

6. ADJOURNMENT

There being no further business, the meeting was adjourned at 12:46 p.m., on motion by Brewer, seconded by Boesch; all voting aye.