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Govt. Grnt. _____
Emer. _____
P. Hrngs. _____
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Filed: 6-30-98

Sponsored by: Gannaway

First Reading: July 6, 1998

Second Reading: July 20, 1998

COUNCIL BILL NO. 98 - 295

SPECIAL ORDINANCE NO. 23448

AN ORDINANCE

1 ESTABLISHING procedures to administer the Tourism Attractions
2 Partnership for making capital improvement grants to
3 the Discovery Center, The Landers Theater, the
4 Gillioz, and Dickerson Park Zoo.
5
6
7

8 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI,
9 as follows:

10
11 Section 1 - That the City Council hereby establishes
12 procedures for the administration of a portion of the hotel/motel
13 tax to be used to make certain capital improvement grants to the
14 Discovery Center, The Landers Theater, the Gillioz, and Dickerson
15 Park Zoo, to be known as the Tourism Attractions Partnership, which
16 shall be administered in accordance with the following:
17

18 "Tourism Attractions Partnership.

19
20 1. Funding. The Discovery Center, The Landers Theater, the Gillioz,
21 and Dickerson Park Zoo (Agencies) shall share equally (1/4 for each
22 Agency) in available funds from a one-fourth of one cent increase
23 in the hotel/motel tax. Funding is based upon the projection of
24 one-fourth of one percent of the hotel/motel gross receipts tax
25 over 20 years for each Agency as shown in the schedule, a copy of
26 which is attached hereto as Exhibit A. From the available funding,
27 the City has deducted 6% for cost of collection and is withholding
28 as contingency 10% of anticipated revenues which may be used at a
29 later time for capital grants when the City is assured that
30 revenues meet or exceed expectations as determined by the Director
31 of Finance for the City.
32

33 2. Use of funds. Funds shall be used only for capital improvements
34 designated by the Agency, which are on file with the City Clerk.
35 Each Agency must match the City's contribution and funds shall not
36 be disbursed for an authorized project until the 50% Agency match
37 is made available for the project as certified by the Director of
38 Finance for the City.

39 3. Contract. Prior to the disbursement of funds, an Agency must
40 enter into an agreement to do a capital improvement project as a
41 condition of funding, which contract shall set forth the
42 obligations of the Agency and the City. City rules on expenditure
43 of funds like competitive bidding, prevailing wages and special
44 City bid specifications shall apply. The City Manager is hereby
45 authorized to enter into contracts for projects with an Agency
46 which has a project that complies with this section provided funds
47 have been appropriated by the City Council for such projects, and
48 to do all things necessary to carry out the Tourism Attractions
49 Partnership program.

50
51 4. Financing. An Agency with the approval of the Director of
52 Finance may commit its future annual share of the funding to
53 finance a major project provided all costs associated with the
54 financing shall be part of the Agency's annual allocation."
55

56 Section 2 - That the Director of Finance shall include in
57 the annual budget of the City appropriations for the Tourism
58 Attractions Partnership based upon the projections shown in Exhibit
59 A, which may be revised from time to time by the Director. The
60 Director may further borrow money to fund major capital
61 improvements projects for the Tourism Attractions Partnership
62 provided such borrowing shall be based on the projected annual
63 appropriation of the City for the designated Agency.

64
65 Section 3 - This ordinance shall be in full force and
66 effect from and after passage.
67
68

69
70 Passed at meeting: July 20, 1998
71

72 Edward L. Conway
73
74 Mayor

75
76
77 Attest: Brenda M. Cuthbert City Clerk
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80 Approved as to form: [Signature], City Attorney
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83 Approved for Council action: [Signature], City Manager
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Aff. Agcy. Noticed _____
Emergency Required _____
P. Hrngs. Required _____
Fiscal Note Required _____
Board Rec. Required _____

EXPLANATION TO COUNCIL BILL NO. 98 -

ORIGINATING DEPARTMENT: Law

PURPOSE: Establish procedures to administer the Tourism Attractions Partnership for making capital improvement grants to the Discovery Center, The Landers Theater, the Gillioz, and Dickerson Park Zoo.

BACKGROUND INFORMATION: In February of 1998 the voters approved a 2 1/2 cent increase in the hotel/motel tax with dedication of one-quarter of one cent to a program for capital improvement grants to certain not-for-profits such as the Discovery Center, The Landers Theater, the Gillioz, and Dickerson Park Zoo. Fundamental to the program was the concept that the money available would be used to fund capital grants and that the not-for-profit organizations would provide a 50 percent match for the City's grant.

During the last several months the City staff has been working with the Arts Council, which serves as an umbrella organization with respect to various not-for-profit organizations. The understanding reached with the Arts Council and the four not-for-profits was that the Discovery Center, The Landers Theater, the Gillioz, and Dickerson Park Zoo would each share equally in the availability of funds. However, 10 percent of the available funds would be withheld at this time until the City had an opportunity to determine how the hotel/motel tax was doing.

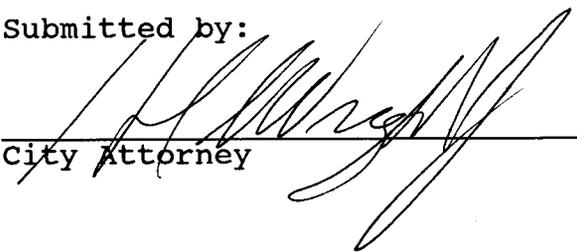
Funding criteria established is as follows:

1. Each of the four not-for-profits, the Discovery Center, The Landers Theater, the Gillioz, and Dickerson Park Zoo, will share equally, one-fourth for each agency, in available funds and one-fourth of one cent increase in the hotel/motel tax.
2. Each agency will be required to match the City's capital grant, with their money going in first to the project.
3. The agencies will be required to enter into an agreement similar to the CDBG grants contracts, in order to ensure that the work is done in accordance with City procedures.
4. Each agency would be allowed the discretion to determine which projects they wanted funded based upon available funding.

REMARKS: A copy of the projects selected by the various agencies is attached hereto, which projects would be available for funding. Obviously, those projects greatly exceed the availability of funds. Since some agencies may find it advantageous to do one large project, the ordinance provided that an agency can finance a major project provided all costs associated with the financing are part of the agencies' allocations.

City staff has met with the four agencies affected and the Arts Council and they have agreed to these procedures.

Submitted by:



City Attorney

Approved by:



City Manager

N:\SHARE\HOWARD\PROJECTS\CIVICPK\4PROJECT\NOTFPRO.EXP

April 9, 1998

Mr. Mick Denniston
Springfield Little Theatre
Fax: 869-4047

On April 2, 1998 the Board of Directors of the Discovery Center of Springfield met and voted to use their portion of funds generated from the Hotel-Motel Tax on an incremental basis.

The following capital projects reflect needs and goals the DCS has for the next five years:

Exterior building restoration	\$ 90,000
Trailways building renovation	500,000
Finish group entrance vestibule	5,000
Transformer - protect	3,000
West parking lot acquisition/renovation	150,000
Exterior lighting and signs	75,000
Transportation Exhibit Hall	400,000
Archeology Exhibit	30,000
Chemistry Lab	50,000
BodyWorks Exhibits	100,000
Architecture Exhibits	70,000
Agriculture Exhibits	50,000
WaterWorks Exhibit	150,000
WaterWonder Exhibit	25,000
Balance Scales Exhibit	90,000
Multicultural Exhibit	50,000
Communications Exhibit	75,000
Environmental Exhibit	<u>150,000</u>
	\$2,063,000

Having just completed Phase I and II of our Master Plan, we will begin work on the plans for Phase III right away.

Emily Fox
Executive Director

Landers Theatre: 20-Year Plan/Capital Projects for Hotel-Motel Tax Matching Funds

NEW ROOF	\$ 40,000
RE-TILE INNER CENTRAL LOBBY	\$ 12,000
TUCKPOINTING/OUTER BRICK SEALING	\$ 10,000*
TUCKPOINTING INNER STAGE HOUSE WALLS	\$ 25,000
REPLASTER AND REPAINT HOUSE & LOBBY	\$ 50,000
REPLACE EXIT DOORS FROM AUDITORIUM	\$ 6,000
IMPROVE HOUSE AISLE LIGHTING	\$ 15,000
IMPROVE & EXPAND MEN'S & WOMEN'S RESTROOMS	\$ 10,000**
NEW LIGHTING INSTRUMENTS	\$ 15,000+
NEW SOUND SYSTEM	\$ 25,000+
NEW FIRE ESCAPE DROP LADDER	\$ 4,000
EAST & WEST ALLEY SECURITY GATES WITH EMERGENCY EGRESS PROVISION	\$ 10,000
IMPROVE STAGE TO UNDERSTAGE ACCESS	\$ 3,000
ADDITIONAL TUCKPOINTING/VARIOUS AREAS	\$ 10,000***
REMOVE PAVING IN EAST STAGEHOUSE ALLEY, EXCAVATE TO BOTTOM OF WALL FOOTING, CLEAN AND WATERPROOF WALL, INSTALL FOUNDATION DRAIN AND PUMP, BACKFILL AND REPAVE	\$ 30,000
UPGRADE ELECTRICAL DISTRIBUTION SYSTEM	\$300,000
REPLACE HEATING DISTRIBUTION PIPING	\$150,000
NEW SECURITY LIGHTING AT FRONT LOBBY	\$ 4,000
NEW SECURITY LIGHTING IN ALLEYS	\$ 4,000
SECURITY BAR ON ELEVATOR PENTHOUSE DOOR	\$ 500
ACCESS IMPROVEMENTS - REWORK ENTRY RAMP, IMPROVE CURRENT INFRARED LISTENING SYSTEM, REACTIVATE ELEVATOR	\$200,000++
CLEAN UP AND ORGANIZATION OF INTERIOR SPACES	\$ 5,000
LIGHTING BOOTH COUNTER & RESTROOM	\$ 4,000
RENOVATE 2 ND , 3 RD , 4 TH FLOOR WORK SPACES	\$300,000
CONTRACTOR'S FEES AND OVERHEAD	\$180,000
ARCHITECT'S FEES	\$100,000
8% CONTINGENCY/UNFORSEEN ITEMS	\$120,000
TOTAL:	\$1,632,500
RELOCATE SCENE SHOP FROM ON AND UNDERSTAGE	UNKNOWN
PURCHASE AND PREPARE REHEARSAL FACILITY	UNKNOWN
UNFORSEEN MAJOR EMERGENCY REPAIRS	UNKNOWN

ALL FIGURES PROVIDED BY PELLHAM-PHILLIPS-HAGERMAN EXCEPT:

* Increased this from P-P-H's estimate of \$5,000

**This number (my own estimate) probably low

***I have added this item

+ Lighting & Sound Estimates from Landers Theatre Technical Directorrs

++elevator project doubtful - shaft now contains sprinkler main

Landers Theatre
Five Year Plan
Capital Improvement Projects
For Hotel-Motel tax Matching Funds
Total: \$225,000

NEW ROOF	\$40,000
RE-TILE INNER CENTRAL LOBBY	\$12,000
TUCKPOINTING/OUTER BRICK SEALING	\$10,000*
TUCKPOINTING INNER STAGE HOUSE WALLS	\$25,000
REPLASTER AND REPAINT HOUSE & LOBBY	\$50,000
REPLACE EXIT DOORS FROM AUDITORIUM	\$ 6,000
IMPROVE HOUSE AISLE LIGHTING	\$15,000
IMPROVE & EXPAND MEN'S & WOMEN'S RESTROOMS	\$10,000**
NEW LIGHTING INSTRUMENTS	\$15,000+
NEW SOUND SYSTEM	\$25,000+
NEW FIRE ESCAPE DROP LADDER	\$ 4,000
EAST & WEST ALLEY SECURITY GATES WITH EMERGENCY EGRESS PROVISION	\$10,000
IMPROVE STAGE TO UNDERSTAGE ACCESS	\$ 3,000

ALL FIGURES PROVIDED BY PELLHAM-PHILLIPS-HAGERMAN EXCEPT:

* I have increased this from P-P-H's estimate of \$5,000

**This number is my own estimate

+ Lighting & Sound Estimates from Landers Theatre Technical Directors

DOES NOT INCLUDE:

NEW SCENE SHOP OFF PREMISES, COST UNKNOWN

NEW REHEARSAL HALL OFF PREMISES, COST UNKNOWN

ANY EMERGENCY CAPITAL EXPENSES THAT MIGHT ARISE AND TAKE
PRIORITY OVER THE ABOVE, COST UNKNOWN

Renovation and Additions
 Gilloz Theater, Springfield, Missouri
REVISED RECOMMENDED BUDGET

Prepared by Butler, Rosenbury & Partners, Inc.
 March 18, 1998

DRESSING ROOM ADDITION		\$325,000
NETTER'S BUILDING RENOVATIONS		\$600,000
THEATER RESTORATION		
Modifications Within Existing Building		\$35,000
Floor Covering & Base		\$85,000
New Forestage, Sound Door and Stage Floor		\$120,000
New Stage Rigging Structure		\$27,500
Fire Protection		\$40,000
Electrical, Lighting		\$70,000
Plaster & Paint Restoration		\$400,000
Refurbish Existing Seats	1,212 at \$90.00 each	\$109,080
Install Theater Pipe Organ		\$50,000
House Draperies & Furnishings		\$75,000
Subtotal		\$1,011,580
THEATRICAL SPECIALTIES & EQUIPMENT		
Stage Rigging, Screen & Tracks		\$139,500
Stage Draperies		\$22,500
Stage Lighting Control System		\$135,000
Stage Lighting Instruments		\$27,500
Follow Spots		\$10,000
Sound System		\$120,000
Film Projectors		\$0
Subtotal		\$454,500
PROFESSIONAL FEES AND RELATED EXPENSES		\$156,000
TOTAL REVISED BUDGET FOR ABOVE ITEMS		\$2,547,080

FRIENDS OF THE ZOO

HOTEL/MOTEL TAX FUNDING PROPOSAL

PROPOSAL

Zoo improvements will get underway as soon as possible utilizing bonds or funds from the City to be repaid by projected revenues from the hotel/motel tax.

Initially, Friends of the Zoo proposes to do two major high-priority master plan projects. As its matching share, FOZ will fund and build the "Diversity of Life" project, for an estimated cost of \$400,000 to \$460,000. FOZ would fund this project with cash in hand. Construction would begin in 1998 with a scheduled opening of Spring, 1999.

The City would match this project by building the entrance complex for an estimated cost of \$400,000 to \$425,000. Construction would begin in 1998 with an opening in Spring of 1999. The City would finance its share with revenue from the hotel/motel tax making the debt service payments.

FOZ also proposes a new elephant exhibit with additional public restrooms as the final project. FOZ will raise half of the estimated \$400,000 to \$425,000 with the other half coming from the hotel/motel tax revenue. The timing of this project will depend on FOZ securing cash and pledges prior to proceeding but would hopefully occur within the next 24 months.

These projects will address the following issues:

Visitor Convenience

A new gift shop at the entrance/exit will be more convenient for visitors and will generate more revenue to help with zoo operational expenses. Additional restrooms at the entrance/exit and at the far north end of the zoo will greatly improve services available for zoo visitors.

Employee Safety

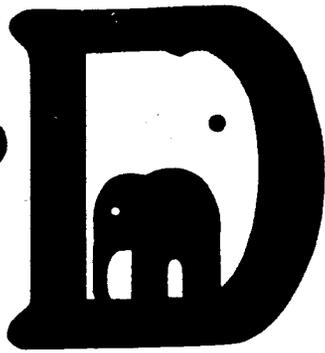
A new elephant exhibit will allow for improved care of the animals and a much higher degree of safety for the keepers who must care for the elephants, the greatest safety risk in the zoo.

Visitor Wants

Having reptiles back on display and an additional primate exhibit in the "Diversity of Life" exhibit building will help address the two top visitor priorities -- snakes and more monkeys.

These three major capital improvements will greatly enhance the zoo experience for the general public, improve the image of the zoo and make it more marketable and attractive to out of town visitors. In addition these projects will enhance revenue generation and alleviate a major safety concern. Two of these projects could be accomplished and be ready to showcase "**Progress as Promised**" as a result of the hotel/motel tax to the community and 200,000+ zoo visitors as early as the 1999 spring/summer season.

3-25-98



**Friends
of the zoo**

Dickerson Park Zoo
3043 North Fort
Springfield, MO 65803
Phone (417) 833-1570
Fax (417) 833-4459

**CAPITAL IMPROVEMENT PRIORITIES
DICKERSON PARK ZOO**

Diversity of Life (reptiles, amphibians, fish, insects, small mammals)	\$460,000
Entrance Complex (with gift shop, snacks, stroller rental, security and restrooms)	400,000
Elephant Exhibit	350,000
Public Restrooms	65,000
Primates	
African	160,000
Asian	230,000
Hospital Addition	100,000
Parking (includes park relocation)	1,000,000
Removals (Swinea Hall)	60,000
Infrastructure Improvements	
Electrical System Repairs	30,000
Roof Repair	10,000
Hay Barn Expansion	20,000
Bridge Replacement	<u>50,000</u>
Total	\$2,935,000

3-25-98