

THE MONUMENT

BOARD OF DIRECTORS MEETING MINUTES MAY 11, 2021

Chair of the Board, Brad Estes, called the meeting to order at 8:16 a.m. with the following Board members present: Gary Brown, Tim Johnson, and via tele-conference: Charity Doyle, and Jason Lambert. Staff present include: Executive Director, Craig Baltzer; Deputy Director/Finance, Tracy Heitsch; Deputy Director/Events, Jayne Kraemer; Accounting Clerk, Teresa Dringman; Stage/Production Manager, David Owen; Director of Operations, Paul Sterling; and Engineering Manager, Nathan Kleinschmidt. Others present via tele-conference include: RC City Council, Greg Strommen; RC Journal, Kent Bush; and Assistant City Attorney, Jess Rogers

After review of the meeting agenda, motion was made by Brown and seconded by Johnson **to approve the agenda as presented.** Upon vote being taken, the motion carried unanimously.

General Public Comment

None

Minutes

Motion was made by Brown and seconded by Johnson **to approve the minutes of the April 27, 2021, meeting as presented.** Upon vote being taken, the motion carried unanimously.

Bill List

The 2021 Bill List for May 11, 2021, was audited. Heitsch stated the total was \$99,452.93. Notable items are bond refinancing charges, Flack Trucking and Nielsen Dirtworks expenses for dirt acquired free of charge, upkeep maintenance software that had been approved a couple of weeks ago, energy plant expenses, and G&R Controls to repair equipment.

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|---------------------------------------|----------|
| A&B WELDING SUPPLY CO INC | 145.36 |
| ACTION MECHANICAL INC | 94.80 |
| ALSCO INC | 737.88 |
| AMAZON CAPITAL SERVICES | 646.03 |
| BORDER STATES ELECTRIC SUPPLY | 126.14 |
| CASH-WA DISTRIBUTING COMPANY | 2542.80 |
| CBH COOPERATIVE | 156.80 |
| CHAPMAN AND CUTLER LLP | 2500.00 |
| CLIMATE CONTROL SYSTEMS & SERVICE LLC | 675.20 |
| COCA-COLA OF THE BLACK HILLS | 3920.65 |
| COLLIERS SECURITIES LLC | 25000.00 |
| DIAMOND VOGEL PAINT CTR | 302.33 |
| DORSEY & WHITNEY LLP | 16000.00 |
| ECOLAB INSTITUTIONAL INC | 1533.84 |
| FAT BOYS INC | 616.01 |
| FISHER BEVERAGE COMPANY INC | 3334.80 |
| FLACK TRUCKING INC | 2707.50 |
| FULL COMPASS SYSTEMS LTD | 107.80 |
| G & R CONTROLS INC | 6719.82 |
| HARVEYS LOCK SHOP INC | 198.26 |
| HAY CAMP BREWING CO | 252.00 |
| HILLS SEPTIC SERVICE | 390.00 |
| HILLYARD INC. / SIOUX FALLS | 71.40 |
| JOHNSON BROTHERS OF SD | 875.55 |
| KNECHT HOME CENTER | 106.37 |
| M G OIL CO | 934.19 |
| MENARDS | 7.97 |
| MICHAEL HANSON | 51.11 |

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|-----------------------------------|-----------------|
| NIELSEN DIRTWORKS INC | 1170.00 |
| PACIFIC STEEL & RECYCLING INC | 137.29 |
| PIZZA RANCH RAPID CITY | 360.89 |
| PLANTSMYTH INC | 480.65 |
| QUALITY BRANDS OF THE BLACK HILLS | 2392.50 |
| RAPID CITY JOURNAL - ADVERTISING | 342.15 |
| RAPID CITY SHRINE CLUB | 223.75 |
| SAM'S CLUB | 171.08 |
| SERVALL UNIFORM/LINEN CO INC | 122.49 |
| SOLUTIONS & CLEANING PRODUCTS INC | 141.42 |
| SYSCO MONTANA INC | 6040.52 |
| UPKEEP TECHNOLOGIES INC | 10800.00 |
| US FOODS INC | 4984.01 |
| WALMART COMMUNITY | 329.78 |
| WESTERN STATIONERS | 20.57 |
| WHISLER BEARING COMPANY | 22.98 |
| WINSUPPLY OF RAPID CITY | 228.24 |
| ZYMURCRACY BEER COMPANY | 730.00 |
| | Total 99,452.93 |

Motion was made by Johnson and seconded by Brown and carried **to authorize the Finance Officer to issue warrants or treasurers checks, drawn on proper funds, in payment thereof. Motion carried unanimously.**

Event Update

Kraemer stated in May we have school testing, multiple dance recitals, college graduations, and high school graduations. We will be ending the regular season of hockey with 4 home games next week and 3 home games Memorial Day Weekend.

Executive Director's Update

Baltzer stated the mayor, The Monument board president, Central States Fair, and the Sutton Rodeo organization are meeting again today to further plan for next year. Baltzer will report back to the board when completed. Regarding the new building, we are continuing to purchase and receive FFE equipment and supplies. We are working on wayfinding and signage from the highway, streets, parking lots, and inside the building. We will do this in phases. We are also currently working on hiring positions that have been approved but not filled. The goal is to have a full contingent by September and have them trained. We will give updates as they are filled. Marketing and Corporate Sales have sponsorships in full swing with daily pitches and negotiations. Regarding booking, Baltzer stated it is almost impossible to book touring acts for the new arena right now because the artists prefer outdoor venues and are fulfilling obligated contracts from 2020 so that they can move on to new tours in 2022, all due to the ongoing COVID pandemic. We are approaching acts and attempting to bring them here on a one off where we do the sound and lights and pay the artist and band to bring them here. This is a change to our current business model.

Systems need to be set up with the new building. We are working to get ticketing but have to get the seating manifest. Heitsch talked about emergency and fire systems to tie into the new building, marketing, advertising, WiFi, etc. We plan to start moving into the building, and Mortenson is working with us on how we can move in and when.

Last night the city directors presented projects to the city council for the available COVID money and excess operational monies available. Baltzer went in with 2 projects. The city directors vetted each other. Every director brought 5 projects and then explained. City directors voted on the top 3. The two presented by Baltzer received 3 votes each. One of the projects was upgrading our scoreboard from an end board and limited ribbon board to a full horseshoe ribbon board and a center hung scoreboard for \$1 million. If this is not approved by the council, we will find different avenues. The other project was the Adams Street property that was purchased by the city. The building is in disrepair, and Baltzer pitched to have building demolished. Once done, the civic center would like to use it as a parking lot for the north end or to build a machine shop as most equipment currently sits outside. The council will review these with projects they have been discussing and vote on them. The mayor urged the council to take time to review these projects.

Miscellaneous

- 1) **Capital Update** – Heitsch reviewed items that had been purchased. An item we are holding is the \$60,000 for remodeling the chamber space to create a central command center in the existing front office and repurpose the chamber space. A discussion was held regarding the cost effectiveness of LED light conversion in the parking lots. Estes stated it is well worth doing.

Heitsch then presented items for consideration for today to include HVAC tools, pipe locator, tool bins, video snake and cart pullers. Sterling advised our carts hold 10 stacks of 11 chairs with 110 chairs on each cart. This is very difficult for people to pull. New carts are much heavier, and we are trying to work smarter, not harder. The cart pullers will enable us to do so.

Motion to **approve to move forward with the purchases of the HVAC tools, pipe locator, tool bin, video snake, and cart pullers was made by Johnson and seconded by Brown.** Upon vote being taken, the motion carried unanimously.

- 2) **REALice Update** – Kleinschmidt reminded the board of their approval to move forward with the purchase of REALice last fall. He was present to update them on the value of that purchase. The hope was that REALice would help increase the quality of our ice, the ability to hold ice during warmer seasons, cut down on equipment operating costs, and be an overall utility saver. Normally the hockey season would be over by this time of year, but Rush has 7 home games with potential playoff games through July 3. REALice is working quite well. We got it a month into the season. We installed it, had a leak in it, sent it back, and got a new one. Kleinschmidt contacted Mark Lemery from Black Hills Corp to discuss energy savings. Compared to a week in March two years ago versus a week in March this year with 3 games and 2 teams practicing, compressor usage was down 9% from 517 hours to 414 hours. Going forward when things warm up, we have more capacity. We have about 18% more available from compressors. The officials and hockey teams are very happy with the quality. Two weeks ago it was in the mid 80s, and it seemed to be working great. Kleinschmidt is confident going forward in June and July that we could have a quality sheet of ice. On the money saving end, there are going to be a few variables. In reviewing energy consumption, we are looking at saving \$5,000 a year. Additionally, we will have less wear and tear on our compressors. The representative from REALice wants to do another tutorial and use our information from this facility along with other facilities. Kraemer stated one official who had been refereeing for 9 years said this was the best ice he has been on. Baltzer stated with the old ice system during Northland Hockey we had a warm spell in June, and the ice was melting and kids were skating on the paint. In ECHL, games would have been canceled. Our abilities are greater improved. It has been successful. Heitsch stated it was a \$28,000 investment with just over a 5-year payback just on electrical costs alone.

There being no further business, motion was made by Brown and seconded by Johnson **to adjourn the meeting.** Upon vote being taken, the motion carried unanimously. The meeting adjourned at 8:54 a.m.

I certify a true and accurate accounting of the minutes of the meeting.

Teresa Dringman

Teresa Dringman, Accounting Clerk

May 25, 2021

Date