DRAFT COPY

RAISE

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we will be doing negotiations this coming summer to establish for 2013 and beyond," City Manager John Prescott said.

He added that during budget discussions in August and September, "the city council specifically took action not to adjust the mayor and city council salaries, so those rates have not been changed in this payroll resolution as well as those individuals who may serve on a planning commission, library board those types that are paid on a \$15 per meeting basis."

Prescott will receive \$103,920 this year under the agreement approved Tuesday night, and assistant city manager Andrew Colvin will receive \$47,750.

The salaries of various city department heads include: Ambulance - Les Huber, \$41,091; Code Enforcement -Farrell Christensen, \$50,112; Electric - Mark Koller, \$73,852; Engineering – Jose Dominguez, \$67,839; Finance – Mike Carlson, \$84,292; Fire and Rescue – Doug Brunick, \$50,717; Library - Jane Larson, \$58,338; Parks and Recreation, David Nelson, \$65,772; Police -Matthew Betzen, \$74,061; Solid Waste - Robert Iverson, \$55,812; Street – Pete Jahn, \$53,703; Telecommunications -Ryan Anderson, \$45,831; Wastewater - Paul Brunick, \$59,925; Water - Randy Isaacson, \$56,647.

Mayor Jack Powell's annual salary will remain at \$9,956 the same amount he received in

The pay of Aldermen Tom Davies, Jennifer French, John Grayson, Clarene Meines, Kent Osborne, Dennis Zimmerman, Steve Ward and Howard Willson also remain frozen at 2011 levels. Each will receive \$5,764 in 2012.

STUDY

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likely attract would be larger wedding receptions, banquets, reunions and small commercial shows.

"The actual facility that was recommended was bigger than I originally thought we could support," Howe said. "What they're talking about is a facility between 18,000 and 26,000 square feet. It sits on a half-acre land with enough parking for 200. That's a fairly sizable facility, and it won't be cheap. It's going to be a significant investment to create a facility of this size."

The building would need a banquet space that would be sub-dividable for smaller events, as well as breakout rooms, kitchen facilities and ample parking.

"While we didn't do a formal location analysis, they did tell us it needs to be within walking distance of hotels and other amenities," Howe said. "So that plays a lot into where we might locate it. There's only a couple places in town with hotels, so if we want to do it right there's not many places that it could go."

All discussions regarding location are purely speculative at this point, he

Another question remains: What actual economic effects would such a facility bring to the community?

"Will it increase room nights? Will it increase restaurant sales? Will it increase sales at Wal-Mart? Will we see an increase of tax revenue as an indirect result of a facility like this?" Howe said. "That's an important thing, if we're going to ask the public to support something like this, we need to show that there's a benefit to the community."

For this reason, an economic and cost benefit analysis may be performed by Conventions, Sports & Leisure, which would cost \$10,000. Funding which would come from the Chamber budget - will be approved or rejected based on the type of information the analysis would provide.

The findings of the first study recently were presented to the Chamber board and the city council, and the economic analysis could be done in 60 days, Howe said.

Market Feasibility Analysis of a **Proposed Vermillion Conference Center**







Presented to the: Vermillion Area Chamber and Development Corporation



December 22, 2011

MARKET FEASIBILITY ANALYSIS OF A PROPOSED VERMILLION CONFERENCE CENTER

Page 1

A recent study performed by Conventions, Sports & Leisure, a Minneapolis advisory firm, shows a significant need for local banquet, reception and meeting space in Vermillion. The study also estimates that a smaller meeting space designed to host single-day events would best serve Vermillion.

(Graphic courtesy of VCDC)

"We intentionally split this into two phases," Howe said. "We didn't want to pay for the economic impact study if the market wasn't there. That would just have been throwing money away. Now that we know that the market is there ... we can do the next step."

Of course, the economic analysis also could be the last step of the

"We're prepared also that the answer to these questions might be 'no,' that we're not there," Howe said. 'We're willing to spend the money to find out that answer."

The initial study was undertaken

after the Chamber received a number of inquiries regarding an event center of some kind.

'We didn't want to make any decisions based on anecdotal information, so we gathered a group of people together to serve as a taskforce to look at the conference center," Howe

The group included such people as hotel managers, caterers and other local businesspeople and officials.

"They met several times and came to the conclusion that, yes, we do need to do a formal study on this. There was a desire by the community for this

type of space," Howe said.

More public input is being sought, however, before the decision is made to allocate the funding for the economic and cost benefit analysis.

"We're doing our best to include as many people as possible. We want everybody's opinion," Howe said. "Our goals right now are to get as much feedback as possible in the next 30 days."

Howe will make his final recommendation to the Chamber board about whether to allocate the funding for the analysis this month.

COURTS From Page 1

simple comforts provided by the small apartments are pictures of the local families that managed the buildings at the time -Marvin Van Kekerix and his wife, Gloria, managed Cypress Court. Dick Worman and his wife,

Mary, managed Redwood Court. According to the yearbook, "The married students of USD enjoy the comfort and convenience of Cypress and Redwood Courts. Each provides 40 modern efficiency apartments available to the married student and his wife."

Leading to the buildings' demise is the small size of each apartment, the changes over the years in housing needs and tastes of married USD students with young families, and the recent construction of Coyote Village on the northern edge of campus near the DakotaDome.

The fate of the two buildings was sealed in the spring of May 2009 during a South Dakota Board of Regents meeting on the USD campus. At that meeting, the Regents authorized university officials to go ahead with its plans to construct Coyote Village.

"It (Coyote Village) will allow us to raze Cypress (Court) and Redwood Court," Richard Van Den Hul, who served as USD's vice president of finance and administration at the time, told the Regents. It will also give the university the option to transform some double-occupancy rooms in existing dorms to singleoccupancy."

"The demolition of the buildings is part of a housing revitalization plan," Phil Carter, USD's manager of media relations, said Tuesday. "A couple years ago, when the administration went before the Board of Regents to discuss the possibly of Coyote Village ... they laid out a plan to renovate some of the existing residence halls on campus as well as clear Redwood Court and Cypress

Court. So, we're in the second phase of that project."

Carter said Tuesday that he didn't know for certain what use the university has in mind for the space that will be created on campus once the rubble of the two demolished buildings is removed.

"I do think that it falls in line with that housing plan," he said. "It perhaps may be looked at as a place to put another residence hall. I think it's also being reviewed as possibly parking or possibly space for something else such as another project o campus, another building. I'm not 100 percent sure, but taking the buildings off line and demolishing obviously opens up a good chunk of real estate on campus."

Carter said the two buildings have been "off line," in other words, not used on a regular basis by the university, for approximately the last two years.

"At one point, they were being used for staging by the Vermillion Police Department, event the state (Highway) Patrol, and of course University Police here to conduct scenarios for training," he said. "Even though they were off line, they certainly weren't empty and they were being utilized as a benefit to law enforcement."

Before the demolition began, workers combed through the buildings, removing windows, metal and other materials that could be recycled or sold. The same process continued as the walls were torn down, as it appears workers used their heavy equipment to sort pipe and metal into piles that eventually were hauled away in large trucks.

"It's all about sustainability," Carter said. "If you can re-use

the materials, the better." Less than four years ago, Cypress Court and Redwood Court were still fulfilling their original role as housing for married USD students. The Volante, USD's student newspaper, featured the lifestyles of couples living in the apartments in October 2008.

Jacquelin Boyle, a USD senior at the time, told *The Volante* that the Cypress Courts apartments made a good first home for her and her husband.

In the story, Boyle recommended the apartments for newly married couples.

"For our first year, I think it was really nice, as far as saving money and then being able to be on campus. I think it would be good for when you're first starting to be married, except you don't have too far to run from each other," Boyle said.

Elizabeth Harder, the university's housing director in 2008, told The Volante that the apartments at Cypress Courts were the only designated area on campus for married couples and students with children.

That year, six families with children, 15 married couples and a number of graduate students and international students occupied the 40 apartments at Cypress Court.

Students who are married or have a child are allowed to live off of campus, regardless of age, but some still choose to live on campus at Cypress. Most students in the apartments are newly married and are still close to the traditional collegeage students, Harder said, and appreciate the community feeling of the campus.

"They're also still very connected to a lot of people who are still on campus. So it's kind of like the next step away, but you still have all the convenience of living on campus," Harder told The Volante.

The student newspaper's report noted that utilities were included in the rent charge for the one-bedroom apartments, as well as Internet, trash services and cable. The apartments also had private bathrooms and kitchens with a full-sized refrigerator and oven. Cypress Courts' apartments were identical to the dimensions of the apartments at Redwood Court.

Junior Sean Fitzsimmons and his wife Ramsey, a senior, were new to Cypress Courts in 2008. The couple moved in at

the beginning of the fall semester that year and they told The Volante they are more than satisfied with their new living accommodations, even if the space is limited.

"We actually like it a lot. There's not really anything to dislike. If I have one complaint, I think it'd be that there is a little bit of lack of space. You have to be clever about where you put your stuff," Ramsey Fitzsimmons

Sean Fitzsimmons said the partment's petite size surprised him. His wife, however, said she knew from past experiences that the living quarters would be tight.

"My sophomore year, I lived in Redwood Court, so I kind of knew going in what the size would be like and what the kitchen would be like. So, it wasn't a big surprise or anything," Ramsey Fitzsimmons said.

In The Volante story, Harder said many couples, generally around ages 21 and 22, choose Cypress because of low prices and less hassle. Rent payments are made monthly rather than by the semester, so students can live in the apartments year-round, Harder said.

"There are no hidden costs because it's also right into your tuition. So there's a convenience factor that really can't be beat. You don't have to worry about parking coming onto campus and (there is) 24-hour emergency response. They have all the services, so it's really about convenience," Harder said.

Ramsey Fitzsimmons said the low price was the appeal for her and her husband.

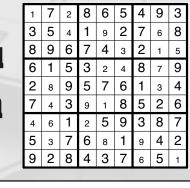
"It's just a really good deal. They include your Internet services, your water and your electricity and garbage. It's just a really good rent deal for a onebedroom apartment," Ramsey

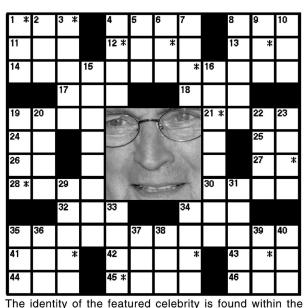
Sophomore Mary Hosford told The Volante in 2008 that she was satisfied with her apartment at Cypress that she has lived in for the past year-and-a-half with her husband, Charlie. Hosford

said she also liked the apartments because they are inexpensive and close to school,

so she doesn't have to worry about driving back and forth.







answers in the puzzle. In order to take the TV Challenge, unscramble the letters noted with asterisks within the puzzle. <u>ACROSS</u> 6. "I'll __ Away" (1991-93)

7. Fill-in employee,

_ Train" (1957-65)

Life"; Angelina Jolie film

Got a Secret"

John Edward"

"Lara Croft Tomb

Raider: The

Actor Garrett

Not up yet

"JAG" actress

Actress Plumb

39. Bagpiper's accessory

38. Long or Peeples

40. VW forerunners

Tom Cruise film

"Mad About You" role

Solution David McCallum

Actress Russo

Robert or Elizabeth

Word in the title of

Josh Radnor's series

"Raise Your __"; 2004

movie for Hilary Duff

of the Worlds"; 2005

Game PM" (1975-81)

for short

10. Actor Marvin

"Crossing_

Role on "CSI: NY"

4. Actor George _ Wheaton

11. Courteney Cox's state of birth: abbr.

__ of Fury"; Humphrey Bogart movie "Ocean ___."; short-lived

2002-03 drama series 14. Role on "NCIS" (2)

17. Actress La Rue "Semi-__"; 2008 film

for Will Ferrell 19. Scottish hillside

21. Mayberry resident 24. Prefix for vision or pay

25. Initials for Popeye's love _ Education"; 2009

Carey Mulligan movie 27. Ms. Uggams' initials

Moore "Unhappily _ _ After"

"One Day Yogi's little pal, for short

"Friends "Joan of __"; movie

for Ingrid Bergman "Resident _

Extinction"; 2007 film 43. Felix, for one

44. Cheerleader's cry

45. Start of the title of a Howie Mandel show

DOWN

1. Floor pad 2. Actress Larter

46 Flightless bird

"Along ___ __ Spider"; Morgan Freeman film "Along _

Moreno, for one 5. Bit of sooty residue

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Property Located: 2 ½ miles north of Vale, SD, just 3 miles east of lwy. 79 on Wilson Rd. and ½ north. Features a 400+/- acre irrigated & grass farm/ranch unit. Nice balance of timbered Horse Creek pasture bottom and good flood irrigated fields from the Belle Fourche Irrigation District, 240.3 acres of irrigation water. Broker participation invited. Details/Photos on www.sdauctions.com, BRADEEN AUCTIONS. Brokers. Custer. SD 605-673-2629