



City Council Agenda Item Summary Report

Meeting Date: September 17, 2019			
Submitted by: Tony Carson Alexa Beasley			
Consent	Discussion Only	Public Hearing	Action/Discussion X
Item Title: Discuss and Consider approval of a Resolution authorizing the City Manager to execute a contract with Ice Stars for the operation of a seasonal Ice Rink at Forney Community Park.			
How this item ties-in with the City's Mission, Vision and Values: Provides the council requested revenue generating events. This event is not only a unique experience for our citizens but drives tourism into Forney.			
Attachments: City of Forney, TX 2019 Final Rink Agreement. Dec 06th thru Jan 05th 30 days.pdf City of Forney, TX 2019 Lease to Own Proposal 08302019.pdf			

Item Summary:

Staff requests approval of an agreement with Ice Stars for the install and management of a real outdoor Ice Rink at Forney Community Park for the third annual Forney on Ice. This year's proposed operational dates are December 6, 2019 through January 5, 2020. These dates coincide with the City of Forney's annual Christmas in the Park event and the conclusion of the winter break for FISD.

The lease agreement is for a total cost of \$84,698 for the following,

- **70' x 45' Temporary Ice Rink:** Set-up and Removal. 2 Staff Members on site for the duration of Ice Rink installation.
- **All equipment for ice rink will be provided:** Rink piping grid System (70'x 45'), Air-cooled chiller, pumps, hoses, and all peripheral equipment, Glycol (secondary refrigerant), Perimeter Modular dasher boards (room for vinyl decal sponsor graphics inside the rink area, banners outside the rink perimeter), Skate/POS Trailer structure to house rental skates and POS, Rental ice skates 300 pairs, Skate change area with rubber floor covering (1000 sq. ft.), Wood-frame covering over rink header pipe, Professional supervision for set-up and removal, General labor for set-up and removal, General carpentry, Tools, equipment, and supplies for set-up/removal, Refrigeration technician on-call 24-hours during entire term, Liability related signage and waiver forms.
- **City of Forney to provide:** 3-phase, 480-volt, 300-amp continuous power source for refrigeration; 110-volt power source for skate kiosk, sound, lighting. 110-volt power connection should be provided at skate kiosk and the lighting poles. Continuous water source adjacent to the rink site, including connections and meter. Level site (ice rink footprint) to within +/- 1" on the

perimeter. Coordination and payment of all permits and licenses required for installation and operation of the equipment and event, if required. Security of rink facilities, when rink is not open to the public, which may include general patrol of client's park facilities rather than a complete 24/7 security watch. Security cameras will be installed both within and outside ice rink.

No changes have been made to the services provided from the original agreement. There is a small reduction in the cost for the service, however, this is attributed solely to the decrease in operational dates for 2019.

Additionally, Ice Stars has submitted an optional lease to own agreement for the following:

- 4-year agreement, to lease purchase the ice rink, with ownership of the ice rink asset, becoming property of the City of Forney at the end of the lease term in 48 months (4 years).
- Ice LLC/Ice Stars LLC will provide annual turnkey operation of the Ice Rink in addition to the construction and set up of the operation, and tear down and removal of the Ice Rink
- In addition, they will provide any annual repairs and general maintenance required, this will be a reoccurring annual expense and not included in the 48-month lease term to purchase the Ice Rink.
- Lease to own yearly cost: 4 payments of \$42,521 in 2019, 2020, 2021 and 2022. At conclusion of fourth payment, the Ice Rink will become the property of the City of Forney. After this time only fees due will be annual management, installation, removal and maintenance.
- Annual Management, installation, removal and maintenance cost: \$51,970 is due in 2019 for the operating season. This price will fluctuate yearly due to operational days and market rates for chiller rental.
- Due October 1, 2019 would be a total of \$94,491.
- The City has the option to accept the lease to own option through May 1, 2020. If selected, the City would simply pay the difference in cost in the amount of \$9,793.00.

Staff recommends the lease only agreement at this time.