

# **Parks Improvement Advisory Board Regular Meeting – January 7, 2020**

Meeting Location: Hospitality Suite – Lincoln Park Tower

## Roll Call

Representatives Present: Bruce Hill  
Lena Elliott  
Doug Levinson  
Scott McInnis  
Phil Pe'a

Alternate Representatives Present: Paul Cain  
Darren Coltrinari  
Austin Kaiser  
Greg Linza  
Duke Wortmann

Colorado Mesa University Staff Present: Tim Foster, President

County Staff Present: Rene Romero

City Staff Present: Greg Caton, City Manager  
Jay Valentine, Director, General Services  
Ken Sherbenou, Director, Parks and Recreation  
Marc Mancuso, Parks Supervisor  
Allison Little, Administrative Specialist

Guests Present: Andy Barnard, Perkins + Will  
Sheridan Staats, Perkins + Will (by phone)

## **Meeting Called to Order by Bruce Hill at 12:12 p.m.**

Bruce Hill called the meeting to order and welcomed the guests to the meeting.

## **Item 1: Approval of the October 1, 2019 Parks Improvement Advisory Board Minutes**

Lena Elliott made a motion approving the minutes of the October 1, 2019 Parks Improvement Advisory Board Meeting. The motion was seconded by Scott McInnis and carried unanimously.

Motion adopted by the Parks Improvement Advisory Board: Yes 5 No 0

## **Item 2: Financials**

Jay Valentine reported to the Board that the finances have not changed much from the October report. Per the Board's request, pass through funds are denoted separately from Board funds. The ending balance as of December 31, 2019 is \$130,208. Scott McInnis advised the board that Mesa County as additional funds to contribute and would like to discuss other entities increasing their contribution as well. He proposed increasing the contribution to \$25,000 annually. It was noted that as each entity has a different billing cycle. the schedule for paying the dues would not change. Doug Levinson

made a motion to approve the financials. The motion was seconded by Lena Elliott and carried unanimously.

Motion adopted by the Parks Improvement Advisory Board: Yes 5 No 0

### **Item 3: Stadium Complex Master Plan Discussion**

Brue Hill introduced Andy Barnard from Perkins + Will to the board. Mr. Barnard reviewed the process undertaken thus far. Perkins + Will engaged in a visioning process in the spring of 2019 with PIAB and other Stadium complex stakeholders to develop a list of needs. Perkins +Will presented an option, broken down into 3 phases. The first phase for immediate (two to four years) higher priority improvements, medium priority improvements (10 -12 years) and lower priority improvements (12+ years).

The top priority improvements include resurfacing the track inside Stocker, replacing the outfield in Suplizio and repairs to the third base bleachers. Additionally, Phase One would include recharacterizing the entry experience, reconfiguring the parking lot to gain spaces, and enhancements to the west side of Stocker that would include reconfiguring the entry to be off 12<sup>th</sup> street and replacing the west side stadia to improve football sightlines. Additional westside improvements would include reconfiguring the Press Box to include elevator access and more designated west side ADA seating.

Recharacterizing the main entry of the complex would be the most impactful change, removing the circular drop, moving the ticket booth forward and creating a much more open plaza inside. The plan estimates construction costs by using current plus 30% based on industry trends.

Board members discussed parking options to try and create as many spaces as possible, including concerns that pulling the entry forward causes loss of spaces that have historically been handicap parking.

Andy Barnard discussed the medium term priorities with the board which include creating new restroom and concession space on the west side, including a home team locker room. Priorities also include improving the Barn to help alleviate restroom issues and create a more multipurpose space that is flexible for daily operation. Suplizio improvements include enhancing third base seating to include fixed seating. The plan also includes a first base side outdoor hospitality area, moving field storage, batting cages, and maintenance activities to the outfield area (either under or in place of the bleacher space that exists there now). Other medium term proposals include encroaching on existing golf course space slightly to turn the north entrance into a service entrance; keeping the public entering only from the south.

Long term priorities identified include the opportunity to move the baseball club house from the north to the south side, and renovating the existing clubhouse to accommodate a variety of uses including sports medicine, food service, staging staff, and officiating areas.

Board members discussed the merits of replacing versus repairing stadia including losing seats due to code changes if stadia were replaced, only having a 10 year asset if stadia were repaired. Andy guesstimated replacing Stadia would cost \$2.5 million. Board members discussed the necessity of west side press box improvements (based on current usage) and would rather not improve the press box so as to put more money towards the stadia. Duke Wortmann made a motion to approve the Grand Junction Stadium Renovation Master Plan with the renovations to the west side press box and

elevator removed, reconfigure area 6 to include handicap parking, and add an option/pricing for stadia replacement. The motion was seconded by Lena Elliott and carried unanimously.

Motion adopted by the Parks Improvement Advisory Board: Yes 5 No 0

**Item 4: Track Replacement Update**

Ken updated the Board on the track replacement project which is estimated at \$360,000 and funded by \$90,000 from PIAB, \$45,000 from School District 51 and \$225,000 from the City. Marc Mancuso, Parks Supervisor, is working with purchasing to bid the project. The project is scheduled to begin on June 15 after Special Olympics concludes and be completed before August 15 to be ready for a Colorado Mesa scrimmage and School District home football games. Marc expects a more firm estimate in the next 30 days.

**Item 5: Notes on Agenda**

Ken Sherbenou advised the board on a planned update to the Parks, Recreation, and Open Space Master Plan. Staff are seeking to form a citizen task force, pending City Council approval, which would meet throughout 2020 during the process. Additionally, Mr. Sherbenou updated the board on a group of citizens who have come together as a 501(c)3, Friends of Parks and Recreation, to fundraise for Parks and Recreation. Hilltop will serve as the fiscal sponsor.

**Item 4: Adjourn**

The meeting was adjourned by acclimation at 1:15 p.m.

The next regularly scheduled meeting will be April 7, 2020

Respectfully submitted,

Allison Little  
Administrative Specialist