

**Parks Improvement Advisory Board
March 3, 2009**

Item 1: Meeting Called to Order by Chair Bernie Goss at 7:35 a.m.

Roll Call

Board Members Present: Bernie Goss
Doug Thomason
Lena Elliott
Craig Meis
Sue Gormley (Ex-Officio)

Board Members Absent: Harry Butler

Stadium Members Present: Bruce Hill
Paul Cain
Jamie Hamilton
Craig Meis

Stadium Members Absent:

Parks & Recreation Staff Present: Rob Schoeber, Director
Tressa Fisher, Administrative Specialist
Traci Wieland, Recreation Superintendent
Mike Vendegna, Forestry Supervisor

Item 2: Approve Minutes

Doug Thomason moved to approve the January 16, 2009 Parks Improvement Advisory Board minutes. Jamie Hamilton seconded.

Motion adopted by Parks Improvement Advisory Board: Yes 4 No 0

Rob Schoeber distributed copies of the current Parks Improvement Advisory Board financial reports, briefly reviewing the balances of the stadium and general funds. (See attached)

Item 3: Lincoln Park Stadium Project

Bruce Hill began by thanking the Parks Improvement Board members for asking him to present the stadium improvement plan. Mr. Hill stated JUCO has not actively pursued the plan, as there were already several significant items on the November 2008 ballot (school district bond, public safety initiative, etc.), and due to the current state of the economy. The estimated \$16-\$18 million stadium improvement plan consists of the complete renovation of the concrete stands, press box, and restrooms, and will also include a large hospitality area, and the installation of an elevator (making the facility ADA accessible). Bruce Hill said the plan will increase the seating, will move the seats much closer to the fields, and will provide access to the seating from underneath the facility. The hospitality area is designed as an open concept with glass on both sides. The design provides a catering area with the potential of serving 250 guests, and could be used by numerous organizations, including local service clubs. Mr. Hill also discussed the difficulties of breaking the

project into phases, as everything is currently centered on the existing concrete structure. Mr. Hill reported the project will take approximately 11 months to complete (best case scenario).

Jamie Hamilton said JUCO's perspective is that they will have to piecemeal the project, primarily focusing on the baseball side, if they are unable to partner with other organizations to complete the entire renovation. Mr. Hamilton expressed concern regarding trucks being driven across the new fields, agreeing with Bruce Hill that it would be better to complete the entire project at once. Lena Elliott discussed the community's passion for Lincoln Park and suggested the Board start actively pursuing the improvement plan. Mr. Hill said JUCO was not in a position to ask City Council for funding without the commitment from other organizations. Bruce Hill said the facility itself does not generate enough revenue to contribute towards the project, as many of the users are contributing partners who receive discounted rates. Jamie Hamilton asked about potential grant opportunities. Rob Schoeber said, since the project involves ADA accessibility, it should provide for additional grant funding. Jamie Hamilton asked if the current design could be postponed for five years. Bruce Hill stated the plan would last, as long as no changes were made to the existing structure in the meantime. Doug Thomason asked if the JUCO organization is encouraging the enhancement of the existing facility. Jamie Hamilton said NJCAA's Executive Director resigned in February, which will require new relationships to be built, and could result in a new direction for their organization. Mr. Hamilton said there is no current pressure to change the facility, although, at this time, he is unsure what the expectations will be in the future.

Lena Elliott asked what the process would be to move forward, should the Board decide to do so. Bruce Hill said the normal procedure is to discuss the project with the potential partners and to obtain financial commitments before presenting the proposal to City Council. Mr. Hill said JUCO is willing to provide the seed money and is fairly certain they could reduce some of the costs in today's market; however, they must secure partnerships before moving forward. Discussion ensued. Bruce Hill said, should ADA accessibility become a "requirement", the project will take on a completely different perspective. Mr. Hill also discussed the possibility of changing the focus of the project, perhaps viewing it as an opportunity to stimulate the economy by creating jobs in our community. Bruce Hill said, should the partners commit to the \$10 million starting point, the next step would be to begin searching for additional funding. Craig Meis said the partners should start looking "now" for ways to program the funds into their capital plans 4-5 years in advance. Bruce Hill agreed, stating even if the partners agree to fund the project 5-10 years out, the "commitments" would allow for a bondable revenue source. Doug Thomason suggested the Parks Improvement Advisory Board also research the possibility of utilizing the Grand Junction Public Finance Corporation as a funding source. Commissioner Meis stated the economy will recover, and said the best time to plan for this type of project is now, while the construction rates are low. Lena Elliott agreed, and requested the Board members take this information to their individual organizations and start the necessary discussions. The Board plans to discuss the project further at their next meeting.

Item 4: Lighting Report – Stocker Stadium

Rob Schoeber reported a representative from Musco Sports Lighting, LLC recently performed some lighting tests at Stocker Stadium, as there had been some concerns regarding the lighting not being sufficient for televised games. NCAA requires a minimum of 75 ft. candles for all televised events; Stocker Stadium currently averages 38 ft. Mr. Schoeber said the inadequate lighting often results in dark spots on the field and is very inconsistent. The cost to replace the fixtures only, with no changes to the poles or infrastructure, is estimated at \$145,000-150,000. Rob Schoeber

said the improvements would also reduce the light pollution drastically, referring to Mesa State's new soccer field as an example. Doug Thomason asked if the NCAA provides any type of revenue sharing when televising the games. Paul Cain responded the organizations do not receive revenues, only advertising opportunities. Rob Schoeber also stated there would be a significant decrease in the electrical costs, with an estimated 2 ½ year payout. Rob Schoeber said the agenda item was for informational purposes only, as it may need to be readdressed in combination with the stadium improvement project.

Item 5: Lincoln Park Update

Rob Schoeber stated, to date, he has not heard of any formal requests from ACE Golf, although he did see Mike Nathe recently, who said a formal request was coming soon.

Item 6: Special Projects Update

Mike Vendegna reported the new restrooms at Canyon View Park will be open this Friday. The Department is currently reviewing ways to improve the landscaping around the tennis area that will be easier to maintain and user friendly. A rock and metal sculpture, purchased through the 1% for the Arts program, has been installed in the Southeast corner and has already proven to be a very nice addition to the park. Mr. Vendegna said in-house crews will be installing the grass and irrigation within the next month, the new playground near the softball complex is finished, and the tennis court surfaces are still pending warmer weather. Mike Vendegna said a new pour-in-place playground surface is being used at Canyon View and Duck Pond Parks. The Department has also begun using a wider age range (ages 2 – 12) when designing the playgrounds. Mr. Vendegna said staff is now in the process of reviewing the next phase, which may include parking between the tennis courts and baseball area. Bruce Hill mentioned a foundation that assists with funding once a project is at least 95% completed, suggesting the department may want to research the possibility further.

Rob Schoeber reported on the upcoming development at Melrose Park, which will include a new playground, new restrooms, concrete path all around, and a multi-age facility play structure. The project is scheduled to go out to bid by April 1, 2009. Mr. Schoeber also reported on discussions taking place with the Parks and Recreation Advisory Board regarding possibly changing the park's name. Suggestions have included "Melrose Rocket Park" or simply "Rocket Park".

Item 7: Other Business

Item 8: Future Agenda Items

Stadium Improvement Plan

Item 9: Adjourn

The meeting was adjourned by acclamation at 8:37 a.m.

Respectfully submitted,

Tressa Fisher
Administrative Specialist