

## **Parks and Recreation Advisory Board Minutes February 16, 2006**

### **Item 1: Meeting Called to Order by Chairman Dixon at 12:01 p.m.**

#### Roll Call

Board Members Present:

Tom Dixon  
Jack Neckels  
Reford Theobold  
Dennis Teeters  
Dennis Derrieux  
Doug Thomason (Ex-Officio)

Board Members Absent:

Bernie Goss  
David Detwiler

Parks & Recreation Staff Present:

Joe Stevens, Director  
Don Hobbs, Assistant Director  
Tressa Fisher, Administrative Specialist  
Larry Manchester, Recreation Supervisor  
Shawn Cooper, Parks Planner

Guests:

Melody Maitland, City Youth Council  
Kathy Portner, Community Development  
Derrick Duval, Western Slope Volleyball Club  
Jamie Hamilton, Mesa State College  
Andy Rodriguez, Mesa State College  
Matthew Duckaphil, Sedexo Food Service

### **Item 2: Approve Minutes**

Jack Neckels moved to approve the January 19, 2006 Parks & Recreation Advisory Board minutes. Dennis Derrieux seconded.

Motion adopted by Parks and Recreation Advisory Board:    Yes 5            No 0

### **Item 3: Jarvis Presentation – Community Development**

Kathy Portner distributed copies of the Jarvis Property Conceptual Master Plan (See attached). Mrs. Portner stated the Jarvis property consists of 65 acres located along the Colorado River, in which approximately 43 acres are developable. Kathy Portner said, when the City originally acquired the property, the idea was to clean up the area and provide a "green belt" along the Colorado River. Mrs. Portner discussed several constraints the project currently faces, which

include the flood plain, existing power lines, and the condition of the riverbank itself. Mrs. Portner reported the project includes the restoration and revegetation of the area along the riverbank. Kathy Portner said the conceptual plan will be formally presented to City Council in April 2006, and that she wanted to take this opportunity to present the plan to the Parks & Recreation Advisory Board, in hopes of obtaining comments and/or suggestions, regarding how they see the project impacting the Parks Master Plan. Tom Dixon asked how the bidding process would be conducted, and whether or not they intended to contract with multiple developers. Kathy Portner said several different models are being considered, and that the ideal model consists of partnering with a master developer who may or may not choose to piece out the various components. Reford Theobald shared his recollection of the project's goal, which was to first allow access to the river, and then to create a corridor along the river. Mr. Theobald said the project included the added benefit of moving the salvage operation, providing an excellent opportunity for redevelopment in the area.

#### **Item 4: Western Slope Volleyball Club**

Joe Stevens introduced Derrick Duval, who was representing the Western Slope Volleyball Club. Mr. Duval reported the Western Slope Volleyball Club has been in the Grand Valley for approximately four years and has been involved with sponsoring several low level doubles volleyball tournaments. Derrick Duval discussed the volleyball organization's interest in partnering with the City, in hopes of building professional volleyball courts at Canyon View Park. Mr. Duval reported there are currently several successful major regional tournaments in Colorado (Vail, Steamboat Springs, Aspen, etc.). The tournaments normally have 700-800 entries, bringing an estimated 1,600 - 1,700 + visitors to each area. Derrick Duval stated the volleyball organization is interested in raising funds to build the courts, in hopes of making Grand Junction a "hub" for upper level volleyball tournaments. Mr. Duval stated, in order to attract the upper level of players, suitable sand courts will have to be provided. Derrick Duval discussed the current limitations/concerns with the volleyball courts at Canyon View and Columbine Parks, including the course/highly abrasive sand, and the potential injury factor of concrete and/or railroad tie borders. In addition, Mr. Duval stated the existing courts are currently used as a playground sandbox for children, often full of sharp toys, trash, etc. Derrick Duval said Canyon View Park is an "ideal" location for professional courts, as the amateur level players would be able to play on the grass courts (multi-purpose fields), while the upper level players would be playing nearby in the sand courts. Mr. Duval stated the proposed design would provide an excellent view point for the spectators.

Mr. Duval described the proposed plan, which includes a six court facility and would include landscaping that would provide a natural amphitheater conducive for spectators. The courts will cost approximately \$40,000 each, excluding lighting. Derrick Duval stated six courts would allow the volleyball club to host up to 48 teams per weekend. Joe Stevens said the volleyball concept has real merit, providing the City an opportunity to "finish" Canyon View Park, making it a "world class athletic complex". Mr. Stevens stated the volleyball courts may be more feasible than the master plan's original plan of a water feature, as the cost of the volleyball courts would be considerably less, and the funds for the water feature are not identified in the ten year CIP. Tom Dixon asked what type of financial commitment the volleyball organization was prepared to make. Derrick Duval replied the organization has already spoken with several businesses who have shown a strong interest; however, the businesses have expressed they would like to see the City/property on board before committing. Mr. Duval stated corporate sponsorships would be

pursued heavily should the City decide to proceed with the volleyball proposal. Derrick Duval said the organization also has numerous people who work for local developers, and have volunteered their equipment and man hours to assist in developing the property. In addition, Mr. Duval said all proceeds from the tournaments and leagues would go towards cost recovery. Derrick Duval discussed the tournament season, stating the season would consist of large tournaments in May, providing an opportunity to compete with the High Country area tournaments, due to many of the towns still having snow on the ground. Additional incentives for competitors traveling to Grand Junction include cheaper hotel costs and the numerous outdoor activities (hiking, mountain biking, etc.) the Grand Valley has to offer. Jack Neckels expressed he likes the idea of the volleyball concept and thanked Mr. Duval for his presentation. Mr. Duval thanked the Parks & Recreation Advisory Board for the opportunity to present the volleyball proposal, stating having made the presentation should help their organization tremendously when approaching sponsors. Tom Dixon asked if an amendment to the Canyon View Master Plan would be necessary and if it should include how the Parks & Recreation Department intends to coordinate the volleyball events with the various other sports currently taking place at Canyon View Park. Joe Stevens stated Chairman Dixon's question brings up the issue as to whether or not the City should consider lighting some of the additional facilities at Canyon View Park, as it gets very hot in the summertime and the Department may need to consider options for night play/scheduling. Mr. Stevens also stated the Department would be interested in seeing the volleyball courts used on a more "seasonal" basis for the investment, regardless if the volleyball organization schedules it or if the Parks & Recreation Department does the scheduling. Jack Neckels agreed the lighting issue and the extension of use should be considered with regards to an amendment to the Canyon View Master Plan. Reford Theobald expressed he likes the idea, but does not want to make any type of commitment without further research. Dennis Teeters stated he also likes the idea and recommended the Parks & Recreation Advisory Board grant their permission for Department staff to pursue the option further. The Parks & Recreation Advisory Board members agreed the volleyball option would be an attractive sports addition to Canyon View Park, and recommended the Parks & Recreation staff move forward with researching the proposal.

#### **Item 5: Mesa State College Concessions Operation Proposal**

Andy Rodriguez introduced Matthew Duckaphil from Sedexo Food Service. Mr. Rodriguez reported Mesa State College is requesting to have Sedexo take over the concession operations at the stadium for specific baseball and all home football games. Andy Rodriguez discussed the College's agreement with the Parks & Recreation Department, which allowed them to operate the concession stands for three of their football games in October 2005. Mr. Rodriguez stated Mesa State College is now requesting to expand this agreement for both baseball and football; however, is not proposing to provide concessions for "all" of the games. Andy Rodriguez stated the College is only interested in providing concessions for a select few of the games, saying the baseball season is unique, as it is a long season with many weather extremes that cause sporadic attendance. Mr. Rodriguez stated the College's desire to assume concession responsibilities is "not about the money", and is intended to allow the College the opportunity to provide a service similar to other venues across the country. Andy Rodriguez stated the College would also like to see the Parks & Recreation Department consider changing the concession contract to require the revenues be paid to the City based on the percentage of "net" sales versus "gross" sales. Reford Theobald asked why Mesa State College is not interested in assuming the responsibility of concessions for "all" of the baseball games. Mr. Theobald expressed his confusion as to why the City would want

to give up the games with the "best" attendance, resulting in a losing proposition. Jack Neckels asked, if their request was truly not financially driven, did the College feel something is "lacking" with regards to the current concessions being provided. Andy Rodriguez responded the college wants to take control of their own image/destiny, and feels they could do it better if they were providing their own concessions. Jack Neckels questioned why the College would not want to apply their image to their "entire" venue. Joe Stevens reported the Parks & Recreation Department's administrative agreement during the 2005 football season, stating it was implemented on an experimental basis. Mr. Stevens stated the Parks & Recreation Department wanted to involve the Parks & Recreation Advisory Board when the College requested expanding the agreement to include the baseball season. Jamie Hamilton stated part of the problem is trying to overcome the negative image portrayed from a previous vendor, and said he recognized that Two Rivers Convention Center did improve the image considerably by providing a more positive experience at the 2005 JUCO games. Reford Theobald asked what Sedexo did different than Two Rivers Convention Center at the 2005 football games. Matthew Duckaphil replied Sedexo tried to provide easier access and quicker service with more points of sale, anticipated the rushes, and cooked things to order, providing appealing smells with onsite grills and fresher products. Two Rivers Convention Center Manager, Tim Seeberg, expressed his concern as to how the College would be able to achieve a new/improved image, when picking and choosing the games versus providing concessions for the entire season. Mr. Seeberg stated this arrangement would cause more "inconsistency" than it would consistency, creating more of a negative image. Andy Rodriguez said Mesa State College would prefer to take over concessions for only five or six football games. Mr. Stevens stated Sedexo has been approached three times during the last year and a half, and chose not to bid on the concession operations each time. Joe Stevens asked why Sedexo was not proposing to be the vendor for all of the games and events that occur at Suplezio Field/Stocker Stadium, including the high school events. Andy Rodriguez stated Mesa State College would have to discuss the option further with Sedexo. Jack Neckels also expressed his concern with the "consistency" of service. Discussion ensued. Doug Thomason said he would prefer to see a more formal proposal before discussing the issue any further, in which the Board members unanimously agreed.

#### **Item 6: Update from City Youth Council**

City Youth Council representative Melody Maitland reported the Youth Council recently discussed the upcoming Activity Center at Bookcliff Middle School. The teens had a variety of suggestions for the facility, including flashlight tag, ping pong, pool tables, dance classes, foreign language classes, and more.

Ms. Maitland also reported on the February "Dive N Jive" event at Orchard Mesa Community Center Pool, stating that Recreation Superintendent, Traci Altergott, recently requested for volunteers to assist at the February event. Melody Maitland said several Youth Council members volunteered to help. Larry Manchester, Recreation Supervisor, reported on the successful "Dive N Jive" events, in which there were over 500 middle school kids in attendance at the last event. The event has become very labor intensive, and now requires a staff of at least 15-17 Lifeguards and three Managers. In addition to the Department staff, parents and teachers are also routinely encouraged to attend. Due to the enormous growth of the program, staff is struggling with having enough space to accommodate the event. Mr. Manchester stated the Recreation Division is currently working with Orchard Mesa Middle School, in hopes of being able to expand the event into the gymnasium. This would allow the staff to split the kids into two groups, making it easier

to supervise. Larry Manchester reported the staff is also working with the Police Department to increase patrol, as limiting the numbers of attendees often leaves many kids hanging around outside the facility. Mr. Manchester stated, overall, the "Dive N Jive" events have been very successful and that the tremendous growth is a "good" problem to have".

**Item 7: Other Business**

Dennis Derrieux reported he was recently approached by a local baseball group who is pursuing a formal recognition of Gene Taylor and would like the City to consider naming the Canyon View Park baseball complex after Mr. Taylor. Joe Stevens suggested the Parks & Recreation Advisory Board review the Board's guidelines for recommending names for park facilities, and said he will provide copies of that information along with the history of the naming process in the next Board packet.

**Item 8: Future Meetings Agenda**

Naming Parks & Recreation Facilities and/or Parks

**Item 9: Adjourn**

Chairman Dixon asked for a motion to adjourn the meeting. Dennis Derrieux moved and Reford Theobald seconded. The meeting was adjourned by acclamation.

Meeting adjourned at 1:26 p.m.

Respectfully submitted,

Tressa Fisher  
Administrative Specialist