

Parks and Recreation Advisory Board Minutes Regular Meeting – September 4, 2014

Item 1: Meeting Called to Order by Dr. Scott McBrayer at 12:01 p.m.

Meeting Location: Lincoln Park Hospitality Suite

Roll Call

Board Members Present: Scott Coleman
Dr. Scott McBrayer
Bob Wiig
Gary Schroen
Marc Litzen
Kristy Emerson
Kyle Emert

Board Members Absent: Jim Doody (Ex-Officio)

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

Guest: David McIlroy
Gail Yerbic, Mesa County Library
Shana Wade, Mesa County Library

Item 2: Approval of Minutes

Gary Schroen moved to approve the June 5, 2014 Parks and Recreation Advisory Board minutes. Bob Wiig seconded. The minutes were approved unanimously.

Motion adopted by the Parks and Recreation Advisory Board: Yes 6 No 0

Item 3: Welcome New PRAB Member Kyle Emert

The Board members introduced themselves and welcomed Kyle Emert as the newest member of the Parks and Recreation Advisory Board. *Welcome Kyle!*

Item 4: Outstanding Parks Partner Award – Mesa County Library

Emily Krause discussed the partnership between the Parks and Recreation Department and the Mesa County Library, which has resulted in many high quality activities and programs, ranging from puppet shows to the STARS program. The extremely successful partnership has brought hundreds of children to the library every year and continues to thrive. Emily stated the library consistently goes above and beyond with regards to recreation programs and continues to provide great ideas for programs when the kids are out of school. Emily Krause, on behalf of the City of Grand Junction, presented the Mesa County Library with the fall 2014 Outstanding Parks Partner Award. Gail Yerbic accepted the award, stating it is a privilege to

work with Parks and Recreation and that, together, they will continue to come up with unlimited ideas on how to keep the kids busy and educated. *Thank you Mesa County Library!*

Item 5: Matchett Park Master Plan

Rob Schoeber and Traci Wieland provided an update on the Matchett Park Master Plan, which, per the Board's consent, will be presented to City Council for approval on Wednesday, September 17, 2014. (See attached)

Scott Coleman moved to submit the Matchett Park Master Plan to City Council for final approval. Bob Wiig seconded. The minutes were approved unanimously.

Motion adopted by the Parks and Recreation Advisory Board: Yes 7 No 0

Item 6: Parks Department Update

Mike Vendegna reported on the large areas of dead turf at Sherwood Park, stating it appears to have been the "perfect storm" with regards to turf management. Cloudy weather combined with monsoon moistures, in conjunction with high heat and spraying for broadleaf weeds must have been the cause for the large amount of turf that literally died within three days' time. Staff is in the process of determining exactly what occurred, including conducting soil analysis and tissue tests. Once the final cause is determined, staff will move forward with reseeding the area as quickly as possible.

Mike Vendegna reported on an upcoming, very aggressive, project scheduled during an overnight 12 hour shift scheduled for Friday, September 26, 2014, in which Parks crews will be replacing all of the North Avenue center medians from 1st to 12th Streets. The project will consist of completely tearing out the existing materials (road debris, rock, concrete, etc.) and completely replacing the materials, resulting in a similar look to the center medians on 12th street. Crushed granite will be laid in all the islands and some will include new trees. At the same time crews will be cleaning and painting all of the light poles. The project will utilize approximately 50 employees and various equipment from other departments and/or organizations (cement trucks to put down the granite material, lighting equipment from the Fire Department, etc.) The two inside lanes will be closed all night, with the project scheduled to run from 7:00 a.m. – 7:00 p.m. The City has determined it will be safer and much more cost effective to complete the project at night.

Item 7: Project Updates

Traci Wieland reported the City continues to move forward with Phase I development of Las Colonias Park and is currently working to ensure the plans are conducive for the newly developed Colorado Discover Ability (CDA) plans, therefore, the project may not go out to bid until after the 1st of the year. At this time, the Statement of Qualifications (SOQ) for the amphitheater landscape architect is on the street. Interviews will be conducted later this month.

Rob Schoeber reported on a recently developed vagrancy committee who is working on community improvements to Whitman Park. The group has asked for the City to evaluate the existing uses of the park, suggesting that alternative options be reviewed, including, but not limited to, changing the amenities, leasing out the property, fencing, and possibly even selling the park, which would have to be approved by a public vote. At this time, the committee is completely unsure of what to do and has decided to put together

a small steering committee. Scott McBrayer volunteered to join the committee, serving as a liaison for the Parks and Recreation Advisory Board.

Item 8: For the Good of the Community

Scott Coleman reported there are no picnic tables at the Westlake Park shelter. Mike Vendegna stated he would have staff look into it as quickly as possible.

Scott Coleman also expressed concern regarding the condition of some of the park flags and also suggested hanging flags in the stadium mezzanine area under the bleachers.

Rob Schoeber reported the Whitewater River Park is moving ahead, and recently discovered a very likely funding source in the Colorado Water Conservation Core, as Grand Junction is one of the last uses of the river water before it leaves Colorado and goes into Utah. The challenge the project faces now is obtaining acceptance from Colorado State Parks, as to whether or not they want to take on the project. The board members discussed the exciting project and expressed how the majority of surrounding communities are already utilizing the river as a major amenity to their areas, hoping Grand Junction can catch up soon.

The board extended a big “kudos” to the stadium crew for the outstanding condition of the baseball field all season long. The field has seen over 150 games this year and still looks incredible. *Great work stadium crew!*

Marc Litzen expressed interest in learning about a potential Recreation District. Rob Schoeber replied that it might be a good idea to invite an expert to come review the pros and cons at a future board meeting.

Item 9: Farewell to Outgoing PRAB Member David McInay

The Board thanked David McInay for his years of service on the board, stating his dedication, witty input, and strong sense of community will be dearly missed. *Good luck Dave!*

Item 10: Adjourn

Meeting adjourned at 1:10 p.m.

Respectfully submitted,

Tressa Fisher
Administrative Specialist

Matchett Park



General Information

- 205 acres, 14 acres owned by School District 51
- Acquired in 1996
- Never previously master planned
- Currently contains disc golf, informal trails, and farmland



Priority – Communication

- Webpage
- Facebook
- Email newsletter
- Neighbor group
- Stakeholders
- Outreach



Timeline

- June 2013 – \$75,000 GOCO grant award
- June 2013 – neighbor meeting
- Fall 2013 – developed team and outreach

Community Participation Process

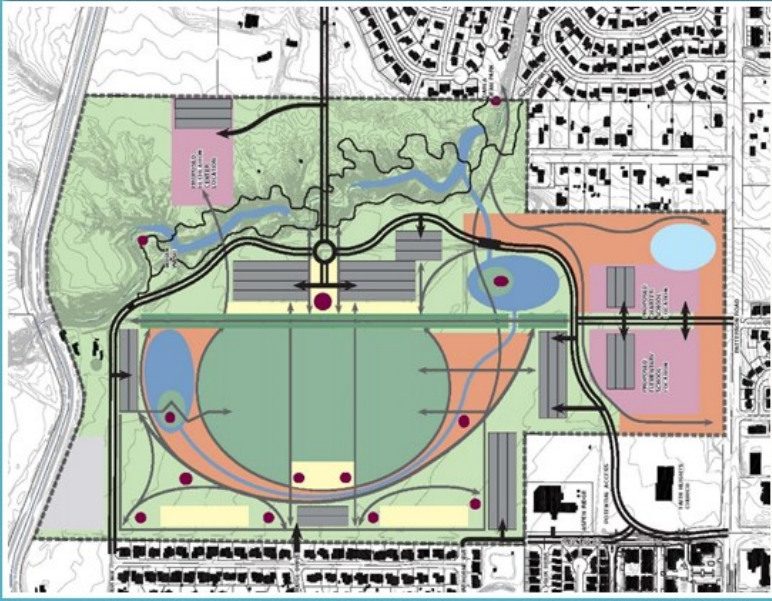
- January 9 - Community Meeting #1
 - Visioning process
 - 178 attendees; 1,199 online survey responses



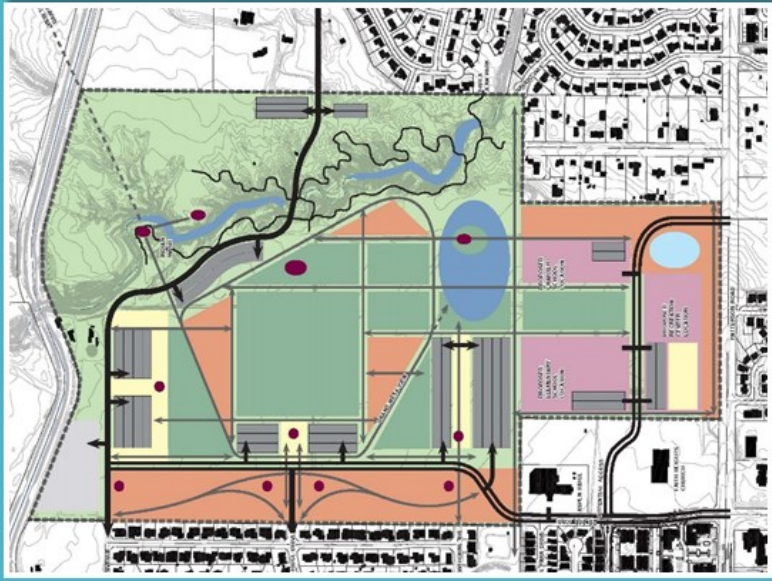
Community Participation Process

- Community Meeting #2 – February 13, 2014
 - Three alternatives
 - 175 attendees; 593 online survey responses

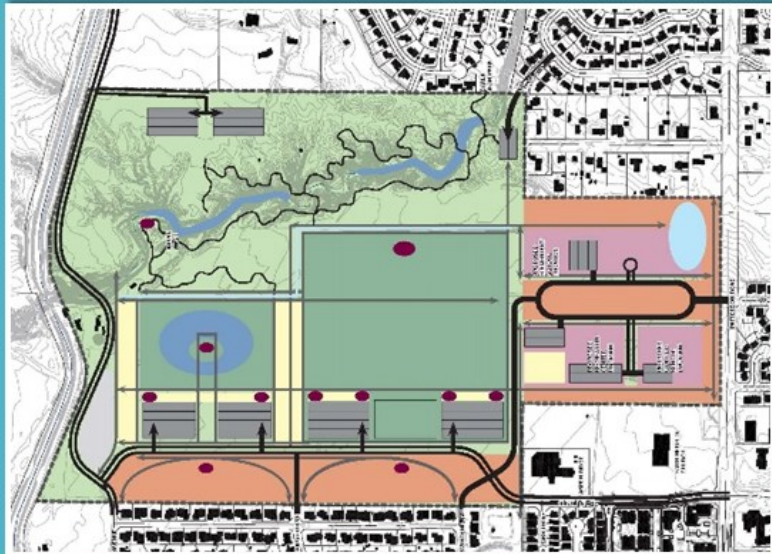




Alternative C



Alternative B



Alternative A

Community Participation Process

- Community Meeting #3 – March 11, 2014
- Review of preferred alternative
 - 126 in attendance





Phasing Opportunities

- Four phases with infrastructure identified separately
- Phases can be further broken down into smaller projects
- Phasing allows for continuation of agricultural practices
- “First in” and funding will dictate phasing





- The Southern Phase**
- South Pond Irrigation (A, B, C)
 - Skate Park (A, B, C)
 - Pickleball (A, B, C)
 - Volleyball (A, B, C)
 - Community Gardens (B)
 - Basketball (A, B, C)
 - Tennis (A, B, C)
 - Recreation Center Parking (A, B, C)

- The Center**
- Extension of 28th Rd. from round-about to Hawthorne Ave. (A)
 - North Pond Irrigation (A, B, C, G, I)
 - Playing Fields/Great Lawn (A, B, C)
 - South Parking (A, B, C)
 - North Parking (A, B, C, G)
 - Main Pavilion/Splash Pad (A, B, C)
 - Shaded Pedestrian Promenade (A, B)
 - Western Landscape Buffer (B)
 - Program Walk
 - Extension of Ridge Dr. to West Parking Court (B)
 - Overlook

- The Eastern Edge**
- Vegetation Control/Restoration and Wildlife Management
 - Nature Trails
 - Disc Golf
 - Dog Park
 - Bicycle Park
 - Eastern Parking Lots (E)

- The Recreation Center**
- Recreation Center - & Aquatic Center (A, B, C, D, F)

- Backbone Infrastructure**
- A. Extension of Hawthorne to 28th Rd.
 - B. GWUUA Irrigation Pipe Relocation
 - C. Stormwater Detention Paving and Ponds
 - D. Patterson Rd. to 28th Rd. Connection
 - E. Indian Wash to 29th Rd. (FX Rd Connection)
 - F. Sewer/Water Stubs from Patterson Rd.
 - G. Extension of Cortland Ave. to Roundabout
 - H. Vehicular Bridge over Indian Wash
 - I. North Pond Parking
 - J. Solar Garden Opportunities
 - K. Hammerhead at 28 3/4 Rd.
 - L. Navejo Way Trailhead
 - M. Maintenance Yard Relocation

- Notes**
- Although Items A and B are somewhat stand alone and can occur in advance of any other items, they are critical to achieving many of the other items/phases.
 - Construction of the Charter School will require B and C and partially D and F.
 - Relocation of the maintenance yard (M) will be mandatory to allow construction of the elementary school.
 - Items H, J, K, and L are independent and triggered by other reasons.

Matchett Park

Phasing Plan

Grand Junction, Colorado
April 2014

DESIGNWORKSHOP

First Phase Opportunities

- Southern Irrigation Pond
- Indian Wash



Cost Estimates

- A 25% contingency is identified separately
- A 3-5% annual inflationary rate should be expected
- Based on 2014 prices and/or recent projects
 - Total estimate is based on full build out
 - Estimate does not include any value engineering
 - Estimate does not include other funding sources



	Development Estimate	Contingency/Design & Engineering	Maintenance One-Time Expense Estimate	On-Going Maintenance Estimate (annual)
The Southern Phase	\$6,647,747	\$1,661,937	\$85,000	\$222,000
The Center	\$12,037,366	\$3,009,342	\$203,000	\$540,000
The Eastern Edge	\$2,143,485	\$535,871	\$142,000	\$48,150
Infrastructure	\$8,202,615	\$2,050,654	Included in phases	Included in phases
Totals	\$29,031,213	\$7,257,804	\$430,000	\$810,150
Total Development and Contingency Estimate	\$36,289,017			

Canyon View, 1996-2008, Average Cost Per Acre \$88,000
Long Park, 2005-2008, Average Cost Per Acre \$188,000
Matchett Park, Average Cost Per Acre \$180,000

Potential Revenue

Facility	Number	Hourly Charge	Estimated Annual Hours	Estimated Annual Revenue
Extra Large Shelter	1	\$18.75	200	\$3,750
Large Shelter	4	\$15.00	275	\$16,500
Medium Shelter	3	\$13.75	250	\$10,313
Multi-Use Pavilion	1	\$25.00	200	\$5,000
Multi-Purpose Fields	11	\$20.00		\$21,500
Pickleball Courts	12	\$5.00		\$500
Volleyball Courts	8	\$5.00		\$200
Basketball Courts	4	\$5.00		\$200
Tennis Courts	8	\$5.00		\$500
Promenade		\$25.00	180	\$4,500
Special Event Fee		\$150.00		\$3,000
Concessionaire Revenue				\$15,000
Total Estimated Revenue				\$80,963

*Projections are based on 2014 fees and charges of comparable and existing facilities.

Ongoing Topics

- Ongoing discussions with Grand Valley Water Users Association
- Ongoing discussions with School District 51
- Funding Opportunities
 - Fishing is Fun
 - GOCO
 - Land and Water Conservation Fund

