

Parks and Recreation Advisory Board Minutes

June 21, 2007

Item 1: Meeting Called to Order by Chair Tom Dixon at 11:40 a.m.

Roll Call

Board Members Present: Lenna Watson
 Reford Theobald
 Tom Dixon
 Jack Scott
 Nick Adams
 Dr. William Findlay
 Dennis Teeters
 Doug Thomason (Ex-Officio)

Board Members Absent:

Parks & Recreation Staff Present: Joe Stevens, Director
 Tressa Fisher, Administrative Specialist
 Traci Altergott, Recreation Superintendent
 Allison Sarmo, Cultural Arts Coordinator
 Doug Jones, Golf Course Superintendent

Guests: Mac Cunningham
 Ed Sutton
 Robert McFarland

Item 2: Approve Minutes

Doug Thomason requested Item #7 of the May 17, 2007 minutes be amended to read “Doug Thomason stated City Attorney John Shaver has advised City Council not to engage in any conversations with Mr. Cunningham.” Nick Adams moved to approve the May 17, 2007 Parks & Recreation Advisory Board minutes with the above amendment. Jack Scott seconded.

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

(Tom Dixon was not at the May 17, 2007 meeting; therefore, did not vote on the minutes.)

Item 3: Potential for Nine New Holes on Golf Course at Tiara Rado

Chairman Tom Dixon introduced Mac Cunningham. Mr. Cunningham distributed copies of his overhead presentation (See attached) and provided an overview of the proposal that consists of 215 acres (134 private-owned, 81 City-owned). Mac Cunningham stated the intention of the concept is to create a link style golf course that would surround the 215 acre property. Mr. Cunningham introduced Bob McFarland, a well known golf course land planning architect, who has offices located in several different countries. Mac Cunningham stated Mr. McFarland brings an international feel and sense of golf trend to the project. Bob McFarland discussed the plans for the 92 acres golf course, stating it would be a single fairway design. Mr. McFarland stated the plans include a lake for fly fishing, as well as a channel deep enough to handle flood waters. Bob

McFarland stated the residential properties, tees, and greens will be built at a higher level in order to avoid flooding. Mac Cunningham said the proposed plan would include an 18 acre park, stating the Redlands area is currently lacking in community parks. Mr. Cunningham stated the City's property would increase from 81 acres to 113 acres, and the proposed plan would increase the ability to create and connect the trails in the upper Redlands and would also assist with drainage systems. In addition, Mac Cunningham stated the plan includes sidewalks that are not connected to the streets, providing a much safer environment for children who are walking to school, and would create a greenbelt around the perimeter of the property. Tom Dixon opened the floor for questions or comments. Lenna Watson asked what the status of the proposal was to City Council. Mac Cunningham said he withdrew his proposal when the City decided to withdraw their property, stating the proposed plan is currently in limbo. Ed Sutton introduced himself, stating he has been involved with numerous golf courses, including the development of a complex 18 hole course in Littleton Colorado. Mr. Sutton stated the past proposal was for the developer to build the nine hole golf course at their own expense, then turn over the property to the City for operations and maintenance. Ed Sutton expressed the City would benefit greatly from the frontage and open space that would be shared throughout the community. Mr. Sutton said there was opposition within the County when the plan was originally submitted, so when the City withdrew their property, the contractor withdrew the proposal. Joe Stevens reported City Council has recently directed staff to arrange for the presentation then share with City Council the Parks & Recreation Advisory Board's recommendation. Ed Sutton stated, should the City decide to move forward with the private partnership, there could be significant changes to the plan, stating nothing is cast in stone at this point. Mr. Sutton stated the developer is eager to pursue the plan through the Parks & Recreation Advisory Board in hopes of obtaining some predictability. Ed Sutton said it could take approximately a year for the plan to get through annexation, development agreements, platting, and zoning processes. Mr. Sutton said he appreciated the opportunity to attend today's meeting and thanked the Board for their time. Lenna Watson questioned how the City would justify the plan if the golf industry is currently on the decline. Joe Stevens responded the City, conceptually, could have used another nine holes of golf 16 years ago. Mr. Stevens discussed the Lincoln Park Golf Course irrigation repair discussion that occurred a couple of years ago, in which the Board agreed to install a new irrigation system at Lincoln Park Golf Course, supporting the importance of the golf courses to evolve and improve. Joe Stevens stated golf is currently doing exceptionally well at Tiara Rado; however continues to remain very flat and a struggle at Lincoln Park. Mr. Stevens stated he anticipates the golf industry will continue to grow and that he has no reservations regarding the viability of golf, especially at Tiara Rado. Joe Stevens stated, if he were in a position to make a projection, he would predict the addition of another nine holes at Tiara Rado Golf Course would grow at least 25 – 30% the 1st year, then possibly another 10% the next year. Joe Stevens stated the revenue generation would be significantly greater, including the potential to increase funds from additional tournament play. Doug Jones stated the current proposal is a much better routing layout than in the previous proposed plan and stated there are very few golf courses being built that are not connected with residents. Mr. Jones reported year to date rounds at Tiara Rado Golf Course are up 1,500 and are down 400 rounds at Lincoln Park. Doug Jones stated the weekend crowds could easily fill another nine holes at Tiara Rado. Mr. Jones said the layout of the proposed course is much better than the current layout, as the existing back nine holes are too close together. Doug Jones expressed concern regarding the already existing need for a new maintenance building, yet stated there are many benefits to having 27 holes, including the opportunity for maintenance (aerifying course, irrigation repairs, etc.) to be completed without interrupting play. Mr. Jones said it would be fairly simple for Tiara Rado Golf Course to increase their annual revenues by \$100,000 with an additional nine holes. Doug Jones

reported revenues are up approximately \$2,500 at the Lincoln Park Pro Shop and \$19,000 at the Tiara Rado Pro Shop. Joe Stevens stated every facility has a life cycle, and if improvements are not continually made at the courses, both will suffer. Mr. Stevens also discussed the need for linkages to the trail system, stating from the park's perspective, the merit of the project stands on its own. Tom Dixon suggested the plan include the residential street, between holes five and six, pass "under" the course, similar to Telluride Ski Resort. Mac Cunningham stated he had recently reviewed the revenues at Lincoln Park and Tiara Rado Golf Courses, and said the new course would save the City money in maintenance fees. Bob McFarland expressed adding an additional nine holes will only "increase" the amount of play. Mr. Sutton stated golf play is down nationally, however, there are a few bright spots in the country. Bob McFarland said adding more golf options does "not" spread the usage around, it only increases the demand for golf courses. Ed Sutton stated he routinely has an economic analysis completed by a third party expert prior to development. Mr. Sutton said the City would be welcome to contact his expert, should they want additional information before making a decision on the addition. Reford Theobold said there are three issues that need to be addressed: 1) Whether or not the City should enter in a private partnership to develop the City's land for an additional nine holes at Tiara Rado, 2) Whether or not the City wants an additional nine holes of golf at Tiara Rado, and 3) What would the plan look like / what kind of density would be involved? Reford Theobold stated, while all three issues are important, he assumes City Council is only asking for a recommendation on question #2 (Whether or not the City wants an additional nine holes of golf at Tiara Rado). Doug Thomason agreed that City Council was only requesting the Board's input on question #2. Joe Stevens stated the staff's perspective is that an additional nine holes would provide a capital advantage by providing the golf course a mechanism to generate more revenue, which could be used to fund improvements on the existing 18 holes. Mr. Stevens stated the open space in the proposed plan will also increase, providing a buffer to surrounding neighborhoods that will "decrease" the perceived density.

The Parks & Recreation Advisory Board discussed following advantages in detail:

- The additional nine holes would be developed at no cost to the City
- An additional nine holes would increase golf revenue without significantly increasing expenditures
- The proposed plan would provide more green space/open space and will create additional parks in the Redlands area
- The development would increase the buffer, decreasing the perceived density
- The proposed layout would provide a safer golfing experience
- The additional nine holes would enhance the trail systems

Reford Theobold moved to recommend City Council pursue the possibility of expanding Tiara Rado Golf Course by adding an additional nine holes of golf. Reford Theobold stated the motion is solely to show support of an additional nine holes at Tiara Rado and is not, in anyway, an endorsement of the proposed development plan. Jack Scott seconded.

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

Tom Dixon thanked Mac Cunningham, Bob McFarland, and Ed Sutton for their presentation.

Item 4: Ten Years of 1% for the Arts – Allison Sarmo

Allison Sarmo, City of Grand Junction Cultural Arts Coordinator, provided a brief history on the “1% for the Arts program”, in which 1% of the total construction of the City’s capital projects, such as buildings, structures, parks, etc. The 1% does not include design fee (only construction costs) and goes towards the purchase of artwork for that specific project. Mrs. Sarmo stated golf courses and streets projects are not included in the program, as they are enterprise funds. Allison Sarmo discussed the current inventory and distributed a brochure illustrating all of the current art that has been purchased through the program. (See attached) Mrs. Sarmo discussed the process of selecting the artwork, stating it begins with a “call for entries” from local artists for the smaller projects, and throughout Colorado for the larger projects. Joe Stevens discussed the success of the program, stating numerous cities have contacted Allison Sarmo requesting assistance in developing their own art program. Mr. Stevens said the program requires a great deal of effort from Allison Sarmo, the Arts and Cultural Commission, and the Downtown Development Authority. Joe Stevens also complimented Allison Sarmo’s and the Art Commission’s history of successfully steering clear of controversy regarding the selection of artwork chosen for display in public places. Doug Thomason complimented the artwork for the City’s parking garage, stating it is a very nice piece and that the selection will be a great addition to the program’s collection.

Item 5: The NFL Grant for Synthetic Turf at Stocker Stadium

Joe Stevens reported the City of Grand Junction Parks & Recreation Department was successful in receiving the \$250,000 NFL grant, to be used in conjunction with the \$50,000 Denver Bronco’s Caravan grant, for the Stocker Stadium synthetic turf project. Mr. Stevens stated Traci Altergott and the Recreation staff is currently working with the NFL organization to coordinate a grant celebration ceremony once the project has been completed. Joe Stevens stated this is the largest grant the NFL gives for this type of project and said the additional funds will allow for the flexibility to make upgrades to the synthetic turf and axillaries.

Joe Stevens reported the field was turned over to the Kiewit Building Group on Monday, June 18, 2007. Nick Adams asked what the plans are for the existing sod. Doug Thomason responded the sod has not been watered since JUCO, making it non-salvageable. Councilman Thomason discussed liability concerns as well as difficulties with the project timeline, should the public have been allowed to remove the sod. Joe Stevens stated the track will be closed during the construction process, also due to liability concerns. Dennis Teeters reported he had attended the June 7, 2007 Parks Improvement Advisory Board meeting, in which the Kiewit Building Group reviewed the design for the track and field events. Mr. Teeters stated the forum allowed him to express concerns regarding the design. Dennis Teeters reported Shawn Cooper scheduled a late night meeting with Phil Wertman, Ned Pollert, Steve Phillips, and himself, at which time they reached an agreement on the placement of the venues. Mr. Teeters complimented Mr. Cooper on his efforts, expressing his appreciation of Shawn Cooper taking the time to meet. Joe Stevens stated the plan has many variables, including the need to reinforce the ground underneath the turf to accommodate heavy maintenance traffic. Mr. Stevens said there may need to be modifications made to the plan if necessary.

Item 6: Perspectives on Fees & Charges for 2008 and 2009

Joe Stevens stated the Fees & Charges (resident vs. non-resident fees) issue is a discussion that tends to be raised every budget season. Mr. Stevens discussed the current policy, stating at times it is a bit of an administration nightmare with regards to processing team registrations. Joe Stevens discussed the alternative, which would be to adopt a “blended” fee (residents would pay more,

non-residents would pay less), in order to keep the revenue the same. Mr. Stevens stated the blended fee was presented to City Council during the last budget season and changes were not implemented. Nick Adams stated, while he agrees the resident/non-resident fee structure might be an administrative nightmare, he supports the residents receiving a break on their fees. Lenna Watson disagreed, expressing the current fee structure is too difficult to administer and that the Parks & Recreation Department should implement a standard one-tier fee structure. Jack Scott stated approximately 75% of sales tax in Grand Junction is from “outside” the City. Joe Stevens discussed several inconsistencies in the current fee structure, including the fact there is a standard fee for shelter reservations (regardless of residency), and a standard fee for Orchard Mesa Community Center Pool, while there is a two-tier fee structure at Lincoln Park – Moyer Pool. Lenna Watson asked what type of fee structure the Denver area uses. Joe Stevens responded the fee structures vary “all over the board” and that it was not uncommon to see a two-tier fee structure. Discussion ensued. Mr. Stevens stated, with it currently being budget season, “now is the time” to discuss the fee structure, should the Board want to recommend changes. Tom Dixon suggested the Fees & Charges be discussed further at the next Parks & Recreation Advisory Board meeting.

Item 7: Other Business

Tressa Fisher reported the City Clerk’s office is planning to re-advertise the Parks & Recreation Advisory Board member vacancy. The deadline for applications is July 13, 2007.

Dennis Teeters commented on the "great" article on JUCO 2007 that was included in the June Parks & Recreation Advisory Board packets. Mr. Teeters also commented on the error in the final sentence that states JUCO was held at Mesa State College.

Tom Dixon stated today’s meeting would be his last meeting as a Parks & Recreation Advisory Board member, as his term has ended and he has decided not to reapply due to schedule conflicts. Mr. Dixon thanked the Board for the past three years and wished them well. Good luck Tom – you will be missed!

Item 8: Future Meetings Agenda

Item 9: Adjourn

Chair Tom Dixon asked for a motion to adjourn the meeting. Reford Theobald moved to adjourn and Jack Scott seconded.

Meeting adjourned at 1:35 p.m.

Respectfully submitted,

Tressa Fisher
Administrative Specialist