

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
March 19, 2018 – Noticed Agenda Attached

Meeting Convened: 5:30 p.m. in the City Hall Auditorium

Meeting Adjourned: 6:59 p.m.

City Councilmembers present: Councilmembers McArthur, Norris, Wortmann, and Mayor Pro Tem Boeschstein.

Staff present: Caton, Shaver, LeBlanc, Schoeber, Wieland, and Winkelmann.

Mayor Pro Tem Boeschstein called the meeting to order.

Agenda Topic 1. Discussion Topics

a. Community Center Feasibility Study Update

Mr. Caton noted tonight's discussion is an update on the progress of the Community Center Feasibility Study. Mr. Schoeber introduced the consultants Andy Barnard and Ken Ballard with Perkins + Will. Staff has been working with People for Local Activities & Community Enrichment (PLACE) to hold community and stakeholder meetings as a part of the feasibility process. Mr. Barnard noted the alignment of the City's Strategic Plan with this project.

The public portion of the feasibility study began in January with a series of community and stakeholder meetings. The primary objectives of these meetings has been to engage citizens in a variety of ways and solicit their input on community needs as they pertain to a community center. Recurring themes from these meetings included discussion on the current tax climate in Grand Junction, competition with private providers, site selection, affordable fees, multifunctional design for all ages, access for special needs users, etc.

During follow up meetings in early March, stakeholders and community members engaged in hands-on tasks including build-a-center and polling exercises. These exercises focused on user demographics, site priorities, building amenities, and optional satellite facilities.

Mr. Barnard reviewed the top three areas discussed by stakeholders:

1. Strong emphasis on amenities that serve all members of the community.
2. Traditional recreation components are heavily desired.
3. Concern about private vs. public providers.

At the public meetings, over 90% expressed support for a community center.

Discussion ensued about possible locations for a community center: 24 Road corridor, renovating Grand Junction Athletic Club, Lincoln Park, Matchett Park, Orchard Mesa, and Downtown Grand Junction.

Mr. Ballard reviewed the operations analysis based on:

1. Market analysis.
2. Benchmarking.
3. Set fees/project revenues.
4. Project expenses.
5. Determine level of cost recovery.

Mr. Ballard noted six community center benchmarks include:

1. Majority of centers are between 65,000 and 75,000 square feet.
2. Most contain pools, gym, fitness, community space.
3. Operating budgets \$2- \$2.5 million.
4. Most centers operate at a deficit.
5. Most have a three-tiered fee structure.
6. Most are open 105 hours a week.

Discussion ensued about a possible fee structure, partnership with Mesa County, and funding a community center.

Next steps include a statistically valid survey to 3,500 City of Grand Junction households and the development of a site matrix aimed to objectively rate the suggested sites. The study is set to conclude in mid-summer.

The process will continue this spring with a final report anticipated in June.

Agenda Topic 2. Next Workshop Topics

Mr. Caton reviewed the topics for the April 2nd Workshop:

- a. Cluster Developments
- b. Utility Undergrounding Requirements

3. Other Business

Councilmember McArthur reviewed his attendance at the National League of Cities (NLC) conference and provided information on the Urban Institute, an exercise on balancing the Federal budget, municipal securities regulatory board, relocation of the Bureau of Land Management (BLM) to Grand Junction, and University Communities Council.

Adjournment

The Workshop adjourned at 6:59 p.m.