

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
July 16, 2018 – Noticed Agenda Attached

Meeting Convened: 5:40 p.m. in the City Hall Auditorium

Meeting Adjourned: 7:50 p.m.

City Councilmembers present: Councilmembers Bennett Boeschstein, Chris Kennedy, Phyllis Norris, Rick Taggart, Duke Wortmann, and Mayor Barbara Traylor Smith.

Staff present: City Manager Greg Caton, City Attorney John Shaver, Assistant to the City Manager Greg LeBlanc, Parks and Recreation Director Rob Schoeber, Recreation Superintendent Traci Wieland, Finance Director Jodi Romero, Deputy Finance Director Jay Valentine, and City Clerk Wanda Winkelmann.

Mayor Traylor Smith called the meeting to order.

Agenda Topic 1. Discussion Topics

a. Community Center Feasibility Study Final Update

Mr. Schoeber introduced the topic and reviewed the funding sources for the feasibility study.

Consultant Andy Barnard with architects Perkins + Will reviewed the results of the statistically valid survey, including the targeted questions asked, program requests, site preferences, and support for building a community center in the City of Grand Junction. Mr. Barnard stated that 88% of respondents support a center and 85% of registered voters support a sales tax increase to fund the community center.

Mr. Schoeber reviewed the economic impact of building a community center. For example, a \$40 million construction cost yields a \$61 million benefit to the community. Construction estimates for the base facility are \$38.6 million.

Mr. Barnard outlined desired programs in a community center: fitness, aquatics, community space, support space (locker rooms, storage, etc.), bouldering wall, child watch. He also reviewed the revenue and expense potential and a projected 76% cost recovery.

Perkins + Will analyzed the potential sites, to include proximity to residential areas, adequacy of site size, parking, and property ownership. Sites tested include property at 24 and G Road, Downtown Grand Junction, Lincoln Park, and Matchett Park. Matchett Park scored the highest.

Kimberly Langston with PLACE (People for Local Activities & Community Enrichment) thanked

everyone for their support. PLACE volunteer Andrey Krieves reviewed PLACE's recommendation for enhanced aquatics, moderate fitness, intentional community spaces, courts/gymnasium space, and Orchard Mesa renovation. The second level amenity priorities include: collaborative funding, City budget, and accessibility. PLACE is requesting that City Council refer the community center for a vote in April 2019 to increase taxes by 1/3 cent to raise \$50 million (\$40 household/year).

Discussion ensued about constructing the park in its entirety, possible funding partnership with Mesa County, partnering with the library district (similar to Fruita's model), impacts on private recreation/private fitness centers, high number of audience attendance (150+ attendees), private recreation centers in Montrose, Montrose recreation center revenues, infrastructure needs in Grand Junction and the area, possible location of recreation center, and operational costs.

City Manager Caton reviewed the debt financing scenarios for 20-year and 30-year terms.

Ms. Langston noted PLACE is requesting a formal commitment by City Council via an adopted resolution at the August 15 meeting, outlining its intent to defer a question for the April 2019 election. Absent a commitment, PLACE will begin an initiative effort. Support was expressed by City Council to place this item on the April ballot.

Staff was given direction to compile a report listing all the infrastructure needs and possible tax questions that may be coming in the next year or two. The report should include the costs to citizens per year.

Agenda Topic 2. Next Workshop Topics

This item was not discussed.

3. Other Business

This item was not discussed.

Adjournment

The Workshop adjourned at 7:50 p.m.