

Parks and Recreation Advisory Board Minutes

Special Meeting

November 15, 1994

Called to order by Chairman Jamie Hamilton at 12:07.

ITEM 1 ROLL CALL

Board members present: Frank Dunn
John Gormley
Jamie Hamilton
Dr. Lynn James
Dennis King
Keith Mumby

Members not present: Karen Madsen

Parks Development Task Force members present: Lena Elliott
Greg Merschel
Flint Ogle
Sam Suplizio

Staff present: Mark Achen, City Manager
Erik Joe Stevens, Director
Don Hobbs, Parks Manager
Ray Coca, Rec. Superintendent
Keri Bailey, Secretary

ITEM 2 DISCUSSION WITH WINSTON ASSOCIATES

A. Park plans

Paul Kuhn of Winston Associates reviewed the eight park site plans. He stated the plans will change during the various processes we go through.

The county sites 30 and F Road and B 3/4 and Arlington are low priority at this time. The Arlington site has been designed around the drainage channel, and 30 and Road is focused around the neighborhood.

Orchard Mesa Middle School Site has two different design options. Option A has west end development with a playground area, sidewalk maze, inline skating, outdoor classroom area, xeriscape, overlooks and picnic seating areas. Option B includes a skateboard park.

12th Street Site is mostly open green space. Any development will be located on the east end which includes a shelter and playground area. Another design option is a smaller park with the option to sell at least 1/3 of the west end of the property.

Pineridge Park plan includes upgrading the play structures, expanding turf area, a shelter and trail up the bluff.

26 1/2 & H Road will include low key activity areas with a shelter, playground and irrigation lake. Option B includes a frisbee golf course around the perimeter.

Colorado State Park site (40 acres) is well suited for youth soccer fields. The plan also included street hockey, skateboard area, football fields and a majors baseball field. Option B (30 acres) could eliminate the baseball field.

24 and G Road site has three different design options, all options have soccer fields, two four field softball wheels, tennis courts and irrigation pond. One option includes the recreation center if located at the site, and the other two options include an outdoor amphitheatre.

B. Cost Estimates

Paul informed the Board the City presently has approximately 160 acres of developed parks, and if these sites are developed the acreage will more than double. A bond issue or sales tax increase may be needed, and operations and maintenance costs will increase significantly.

First phase development costs are estimated to be \$8,970,444, which include portions of 24 and G Road, 26 1/2 and H Road, Pineridge Park and Orchard Mesa Middle School.

Joe said 7.6 million dollars is identified in the City budget for over the next ten years. If we obtain authorization from the voters to incur debt we will have approximately 5.5 million dollars to work with.

C. Advisory Board Observations

Lena Elliot asked how Paul developed the phase one plan. Paul said he worked with staff. Lena asked if it is better to phase the projects or complete one park. Paul said it would be nice to complete the 24 and G Road park since it would affect the most people.

Joe Stevens said if we fully develop one park we risk being viewed as exclusionary to other areas of the community.

ITEM 3 DISCUSSION WITH CAUDILL GUSTAFSON ASSOCIATES

A. Recreation Center Plans

Ken Ballard went over the estimated participation figures and said the mountain region of the United States is very active which creates a good market to draw from for a facility. Revenue estimates will be developed with this information.

Bryce Hastings said six different designs have been developed for the recreation center. The core building is 65,000 square feet with a six lane lap pool, small leisure pool, locker rooms, gym, above gym running track, fitness/dance room, cardiovascular/weight training, meeting/craft rooms, activity areas, childcare area, and teen club. The facility is well rounded for all age groups and family oriented. Cost for the core building is estimated to be 8.5 million dollars.

B. Preferred Locations

Carl Vostatek stated that 17 sites were analyzed for the recreation center site. The list has been pared down to three sites which are 28 Road and Grand Avenue, Matchett Property, and 24 and G Road. Further evaluation will be done to determine a recommended site.

ITEM 4 Public Comment

Dan Thurlow, owner of the Grand Junction Athletic Club, stated he has been here all of his life and we all try to work for the good of the community. Park plans have been long delayed and he commends the task force for their time and effort. A recreation center is a major health club which is twice as big as any health club in the area. The National Trade Association publishes statistics which state that recreation centers compete with private enterprise.

Operating dollars come from aerobics, cardiovascular and weight training. Under the best conditions only 30% of operating costs are covered by revenue at a recreation center. No matter how you slice it you are competing with private enterprise. The city would not open a bank or law office and it is not proper use of city tax dollars.

ITEM 5 OTHER BUSINESS

Jamie Hamilton said it is difficult to make any decisions with the large number of parks development task force members. A small committee will be formed to make recommendations to the task force. Jamie commended the consultants for a good job.

Joe Stevens said this is an ambitious task and we have an opportunity to make big change and improve the park system. Difficult decisions will have to be made, and the efforts of the task force are appreciated.

ITEM 6 ESTABLISH DATE FOR NEXT PARKS AND RECREATION ADVISORY BOARD MEETING

The next meeting will be held on December 14.

Meeting was adjourned at 1:28 p.m.

Respectfully submitted,

Keri Bailey
Administrative Secretary