

Parks and Recreation Advisory Board Minutes

July 12, 1995

Called to order by Chairman Jamie Hamilton at 7:02 p.m.

Item 1

Roll Call

Board Members present: John Gormley
 Jamie Hamilton
 Dr. Lynn James
 Dennis King
 Karen Madsen
 Keith Mumby

Members not present: Frank Dunn

Staff present: Erik Joe Stevens, Director
 Don Hobbs, Parks Manager
 Lynda Lovern, Rec. Superintendent
 Shawn Cooper, Parks Planner
 Keri Bailey, Secretary

Item 2

Minutes - May 17, 1995

John Gormley moved and Keith Mumby seconded a motion to approve the minutes for May 17, 1995.
Approved: Yes 6 No 0

Item 3

Election of Officers

Dr. James nominated John Gormley for Chairman and John Gormley nominated Dennis King as Vice Chairman. Karen Madsen moved that nominations be closed and seconded the nominations.
Approved: Yes 6 No 0

Item 4

Park Development Program - Phase 1

Joe Stevens said the planning and preparation for phase 1 at 24 and G Road is progressing. Fifty to sixty feet of unstable soils exist at the site which will change the construction methods.

John Gormley said the many other potential projects have been suggested by citizens and staff. He said the Parks Development Task Force will have to review and prioritize these. They are as follows:

Matchett site recommendation for recreation center with significant land acquisition
Westlake Park
Wingate Park
Skateboard park
Paradise Hills Park
New lighting system for Suplizio Field
2nd outdoor swimming pool
2nd football field
2nd baseball facility
107 acre mill tailings transfer from the State to the City

Item 5

Darla Jean Upgrade

Shawn Cooper presented the master plan for Darla Jean Park. He said he revised the plan after visiting with the neighbors. Joe Stevens explained that the master plan is not inflexible and can be modified if needed. The amended budget includes \$42,826 for improvements to this park.

The Darla Jean neighbors present commended Shawn for incorporating their input to the plan.

Jamie Hamilton moved and Keith Mumby seconded a motion to adopt the Master Plan for Darla Jean Park.

Approved: Yes 6 No 0

Item 6

New Park Development Requests:

a) Westlake Park

The City of Grand Junction has been approached by representatives of the Westlake neighborhood requesting assistance in the development of an area (Buthorne Drain) off of 1st Street behind City Market and north of West Middle School. According to some residents, discussions have been in active and passive cycles since 1963. Historically the land has been utilized as a fill site and serves as a drainage basin for the area. Based on citizen input at a City Council workshop and neighborhood follow-up at a City Council Ice Cream Social on June 13, 1995 in Sherwood Park, staff agreed to conceptualize some options for developing the site.

Shawn Cooper presented a conceptual plan of the 9 1/2 acres and said there is a tremendous amount of grade change. The most costly items include importing 9 inches to 1 foot of top soil, clearing and grubbing the site and irrigation. The preliminary cost estimate to develop is \$900,000. It has a lot of potential as a hub to the urban trails system. Joe Stevens said the park could be phased and/or xeriscaped.

Jim Nall said this park should have more emphasis than other parks brought up recently. He said the board should designate it as a park area. The neighbors do not want any city facilities built there and the park designation would alleviate their immediate concern.

Jamie Hamilton said he did not feel comfortable designating the land as a park site until further study is completed.

Keith Mumby moved and Karen Madsen seconded a motion to instruct staff to take the necessary steps to determinate if the Westlake land should be designated as a park for Parks and Recreation Advisory Board review. Approved: Yes 6 No 0

b) Wingate Park

The City of Grand Junction has been approached by representatives of Wingate Elementary School requesting assistance in the development of a neighborhood park for their newly annexed area. The City recently acquired a 4.5 acre tract adjacent Wingate Elementary School in conjunction with the Canyon View Subdivision for future park development. Nancy Lewis, Nancy Terrill and Cindy Crouthers representing Wingate PTA, have visited with Parks and Recreation staff about opportunities associated with joint development of the School and City owned properties.

Shawn Cooper presented a preliminary site plan and said the preliminary development estimate is \$436,000.

Keith Mumby moved and Dr. James seconded a motion to direct that staff meet with the Wingate PTA to prioritize development in phases, explain the C.I.P. Self Help Fund and ask for outside funding sources. Approved: Yes 6 No 0

c) Skateboard Park

The City of Grand Junction has been approached by Tom LeValley representing the Grand Junction Jaycees, requesting City assistance in finding an appropriate location and in developing a skateboard park for the community. The Master Plan for the Orchard Mesa site above the Colorado River contains both an in-line skating area and a skateboard facility.

On June 14, 1995, Sara Hunt, representing Ametek/Dixson, telephoned the Parks and Recreation Department and affirmed Ametek/Dixson's willingness to contribute and assist in efforts to raise up to \$10,000 from varied sources for the development of a skateboard park, preferably in the Orchard Mesa area. One major consideration associated with Ametek/Dixson's support is the desire to move forward immediately. Unfortunately, the new Orchard Mesa Park site does not meet this requirement, but it does have a skateboard element in the Master Plan.

Shawn Cooper said a preliminary plan has not been developed yet because he is doing research on a site location, costs, etc. He said the park could cost \$60,000 to \$150,000.

Tom LeValley said they would like to see a small park developed right away.

Sara Hunt from Ametek/Dixson said a small park would fit at the Dixson Park site between the convenience store and the backstop.

Joe Stevens said there are liability issues which need to be addressed as well.

Concerned parents told the board that there is an urgent need to give teens a place to skateboard.

Jamie Hamilton moved and Dr. James seconded a motion to direct staff to research the site, develop a plan, look at the C.I.P. Self Help Fund and make a recommendation to the Parks and Recreation Advisory Board. Approved: Yes 6 No 0

d) State Park Mill Trailing Site

Last month, Kurt Mill representing Colorado State Parks, approached City Staff and asked if the City of Grand Junction would be interested in having the entire 107 acre "State Park" mill tailings site transferred to City ownership. The City's Park Development Task Force worked with Winston Associates to master plan approximately 20 acres for municipal park purposes with the belief that a State Park would be developed on the remaining 87 acres within the next three years. The City is continuing to work with the State in a concerted effort to develop a pedestrian bridge from the "State Park" site across the Colorado River to the proposed Orchard Mesa neighborhood park thereby extending the trail network and tying the downtown area to Orchard Mesa. Presently, the Master Plan indicates that the site of the bridge will rest on State owned land. The bridge project is a high priority for the Riverfront Commission.

Kurt Mill said priorities with the State have changed with the emphasis shifting toward the development of a campground near the I-70 corridor in Fruita. The potential to recapture substantial operating revenues and the lack of dollars for State Parks are sited as significant considerations for the shift in emphasis. State Parks have indicated that they will take the lead in acquiring land and developing the trail corridor between Grand Junction and Fruita. The State also noted their emphasis is not urban parks and the mill-tailing site is in an urban setting.

Obvious concerns for the city should we wish to consider accepting the entire parcel of land include development potential for the property.

Preliminary indications project up to a 6 year study requirement in order to just determine how the owner or developer treats ground water should the soil be disturbed below 18". There may or may not be significant regulations on how we treat or contain ground water on the site should we wish to improve the property with "substantial" structures but a definitive response cannot be perceived as forthcoming. Other concerns include costs associated with improvements that will encourage public use of the site (capital cost) and the ongoing maintenance/management expense for the site regardless of when and whether or not it is improved.

Keith Mumby said we should accept the land.

Mark Achen said this issue has the potential to be controversial and the State should still participate in the funding of the trails and/or site.

Kurt Mill said State Parks will build the trail from 32 Road to the site.

Keith Mumby moved and Dr. James seconded a motion to recommend that the City Council accept the transfer of the 107 acre site from the State to the City with the understanding that the City will land bank the property until the ground water issue can be resolved and until a development strategy is worked out. The development strategy must include one or more of the following elements:

- a) State assistance in funding a substantial portion of the development cost.
- b) Public/private partnerships. Leasing up to 50% of the land to a private entity in exchange for master planning and developing the entire parcel.
- c) Sale of up to 50% of the land with the proceeds from the sale being retained by the City of Grand Junction expressly for mill tailings site development costs of City owned mill tailings land.

Approved: Yes 6 no 0

Item 7 Correspondence

- a) Thank you to VFW Post 1247 for donation
- b) Letter to Dennis Teeters from Jamie Hamilton
- c) Letter to Marcia Klaas from John Gormley
- d) Letter from Jay Hood
- e) Letter to neighbors of 24 & G Roads park
- f) Letter to Will Shafroth, Executive Director, GOCO
- g) Letter from Dale F Doelling
- h) Memo from Lynda Lovern on Older American Center position
- i) Letter from Great Outdoors Colorado
- j) Letter from Kirk Rider
- k) Letter from Western Colorado Shrine Club

Item 8 Monthly Staff Reports

- a) "Name the Parks" contest update

A list of all the entries was given to the Board. A special committee meeting will be held to select names which will be recommended to the City Council.

Item 9 Next Meeting

The next regular meeting is scheduled for August 16th.

Item 10 Adjourn

Meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Keri Bailey
Administrative Secretary

i:\recprog\recbrd\min712.wp5