

Parks Improvement Advisory Board Regular Meeting – August 23, 2012

Item 1: Meeting Called to Order by Bruce Hill at 12:01 p.m.

Location: Lincoln Park Tower – Hospitality Suite

Roll Call

Board Members Present: Bruce Hill
Lena Elliott
Craig Meis
Tom Kenyon
Harry Butler

Alternate Members Present: Donna Ross
Paul Cain
Walt Bergman
Jamie Hamilton

Alternate Members Absent: Sam Susuras

Parks & Recreation Staff Present: Rob Schoeber, Director
Tressa Fisher, Administrative Specialist
Traci Wieland, Recreation Superintendent
Mike Vendegna, Parks Superintendent

City Staff Jay Valentine, Financial Operations

Item 2: Approve Minutes

Lena Elliott moved to approve the July 3, 2012 Parks Improvement Advisory Board minutes. Craig Meis seconded.

Motion adopted by the Parks Improvement Advisory Board: Yes 5 No 0

Item 3: Stadium Fees and Charges

Rob Schoeber distributed copies of existing stadium fees and charges, and the proposed fees for partner users (See attached). Mr. Schoeber said staff has met with the School District and CMU several times over the past couple months and have asked both organizations to review the proposed structure and make recommendations. Recent discussions have primarily revolved around the desire for a “flat fee” that includes baseball, football, and track. Based on this request, staff reviewed the annual totals for the last five years and came up with an average annual cost for each partner. Rob Schoeber stated that during the initial discussions, both School District 51 and

CMU were in favor of the proposed structure for implementation in 2013. The non-athletic events will remain as additional costs (graduation, band days, hospitality suite rental, barn rental, etc.) The new fee structure would be reviewed on an annual basis and would be up for renegotiation each year, in order to address any major increases/decreases of usage. Revenue sharing for the concessions has also been a topic of discussion in recent months, but is not included in the proposed fee structure at this time.

Councilman Tom Kenyon expressed City Council is in support of the “flat fee” concept, as not only will it help the organizations with their budgeting, it will also decrease the City’s administrative duties required to keep track of the numerous fees involved with a stadium rentals (game fee, attendance fees, lights, etc.). Bruce Hill expressed concern that it would be very difficult to adjust the rates in the future if the staff discontinues keeping track of the specific data. Discussion ensued regarding the five year averages, and concerns were expressed regarding the years with significant cost differences. Mr. Hill expressed concern the averages were missing data, stating in order to make an informed decision, the organizations should be presented “all” of the expenses related to the stadium contracts, including the administrative fees. Paul Cain suggested the City implement more of a “range” fee structure versus a flat fee. (Example: A set fee for 10-20 games a year, a higher fee for 20-30 games, etc.) Bruce Hill asked if it would be easier to have a “per game” flat fee.

Rob Schoeber expressed staff’s desire to eliminate the seat fee, stating the goal is to get away from penalizing the organizations for having “large” crowds. Mr. Schoeber stated the fee discussions originated due to the consistent discrepancies regarding the gate counts. The Board agreed they would like to see the “per person” seat fee go away. Traci Wieland discussed the reasoning behind keeping the non-athletic fees separate, stating Butch Miller requested the fees remain separated because they are paid out of separate budgets. Lena Elliott stated she would prefer the CMU fees be “all inclusive”. Jamie Hamilton expressed his concerns regarding the increased expenses of the new stadium, questioning whether or not the partners are going to be asked to pick up the related costs. Councilman Kenyon said if the City has to elevate the fees in the future, they must establish guidelines as to how to raise the rates, and there is not enough data to do so at this time. Mr. Kenyon stated he agrees with the fees being reviewed on an annual basis, as it would allow everyone to know what the fees will be prior to their budget cycle and will provide everyone with a clear understanding of how much the stadium is going to cost them.

Discussion ensued that perhaps there is not enough data yet to have this discussion, with thought that the fee structure will have to be reviewed next year. Bruce Hill emphasized the importance of agreeing on a fee that is fair and consistent and expressed there was not enough information presented to determine such a fee. Lena Elliott stated she would not agree to the proposed fee structure until she was able to determine what “all” of CMU’s fees consisted of and said she would prefer an “all inclusive” fee that included graduations, barn rentals, etc. Traci Wieland stated she will gather the “all inclusive” totals for CMU for their review. Paul Cain said the School District would very much prefer the “flat fee”, along with the ability to pay quarterly, stating it is much easier to budget for and less work due to not having to account for seat counts, lights, contracts, etc. Mr. Cain also said the School District is already in their budget season and has not received the baseball schedule yet; therefore, they would prefer to go ahead and pay the flat fee. Rob Schoeber stated staff will continue to work with the organizations to establish an individual fee structure at this time. Lena Elliott stated she would like to be involved in any discussions with CMU regarding the fees.

Item 4: Lincoln Park Funding Request

Rob Schoeber briefly discussed the Lincoln Park funding request, stating it is a rather timely issue, as it has to be presented to City Council in the near future. Traci Wieland and Mike Vendegna reviewed the basics of the renovation plan, which had been previously presented to PIAB (January 2012). The two discussed the details and funding sources for the multiple phases, as well as the numerous benefits of the renovation project. The Lincoln Park plan encompasses everything in the park, with the exception of the golf course and athletic facilities (See attached map).

To date, phases I and II have been completely funded by the City, GOCO, and other partners. The remaining phase will include the deceleration lane off of 12th Street, a “grand entrance” for the park, and a complete tennis court renovation with post tension concrete and a learning/multipurpose tennis facility that includes quick start and pickleball courts. The estimated total for the project is \$362,000, of which \$262,000 is being requested to City Council. In addition, a request for funding has been submitted to the United States Tennis Association (USTA). At this time, the City is requesting a \$50,000 contribution from the Parks Improvement Advisory Board to go towards phase III of the project, which is scheduled for completion in 2013.

Discussion ensued regarding the various timelines for the multiple phases, as well as the new ADA regulations. The Board members also expressed concern regarding the safety of the pedestrians crossing 12th Street during the large events. Suggestions included a cross walk with a timing mechanism that would require the pedestrians to cross at the same time versus continually stopping traffic for one or two people at a time.

Craig Meis expressed the funding request should be included in a discussion with other funding requests, in order for the Board to establish a priority list. Bruce Hill responded that, historically, the Parks Improvement Advisory Board has reviewed funding requests individually as they came in. The Board members briefly discussed previous requests and asked to review a list of all previous funded projects at a future board meeting. Mr. Meis suggested the Lincoln Park funding request be tabled at this time, allowing the opportunity for everyone to bring forward their funding requests prior to any decisions being made.

Lena Elliott moved for the Parks Improvement Advisory Board to allocate \$50,000 to phase III of the Lincoln Park renovation project. Paul Cain seconded.

Motion adopted by the Parks Improvement Advisory Board: Yes 4 No 1

Item 5: Financial Report

No discussion took place regarding the financial report.

Item 6: Other Business

Harry Butler asked about the status of the 1% for the Arts program at the stadium. Rob Schoeber stated a banner had been purchased and would be hung during the off season. Mr. Schoeber also said it had been suggested to purchase another hanging system to be installed on the west side, in order to rotate the banners. The purchase would be made utilizing the existing funds for the arts

project. Paul Cain expressed concern regarding the weeks with multiple games, stating it is very difficult for staff to put up/take down the banners. If another hanging system were purchased, both sides could be used simultaneously for dual events in the stadium. The Board members agreed another banner hanging system would be a good idea.

Item 7: Adjourn

The meeting was adjourned at 1:22 p.m. by acclamation.

Respectfully submitted,

Tressa Fisher
Administrative Specialist

STADIUM FEES

USER FEES	Baseball Field	Baseball with admission charge	Average # of events	2nd game of double header (same 2 teams)	JUCO Tournament (per contract)	Lights	Football Field	Football with admission charge	Average # of events	Locker room	Graduation	Hospitality Room	Misc.
JUCO	n/a	n/a	8 days	n/a	\$450/day	\$100/hr	n/a	n/a	n/a	Included in fee	n/a	TBD	
School District 51	\$105/game	OR \$1.25 per person gate count (Minimum \$105)	15 games	\$65/game	n/a	\$100/hr	\$175/game	OR \$1.25 per person gate count (Minimum \$175)	23 games	Included in fee	\$175	TBD	
CMU	\$105/game	OR \$1.25 per person gate count (Minimum \$105)	21 games	\$65/game	n/a	\$100/hr	\$175/game	OR \$1.25 per person gate count (Minimum \$175)	5 games	Included in fee	\$175	TBD	
Other agencies	\$105/game	OR \$1.25 per person gate count (Minimum \$105)	n/a	\$65/game	n/a	\$100/hr	\$175/game	OR \$1.25 per person gate count (Minimum \$175)	4 events	\$200 entire facility, \$100 one side, \$50 Officials area	\$175	TBD	
Rockies	\$300/game	Plus \$1.25 per ticket (day of sales) and \$.50 per pre-sold ticket	38-40 games	\$500/game	n/a	Included in fee	n/a	n/a	n/a	Included in fee	n/a	Included in fee	\$25,000 annual payment

Partner Fee Proposal - School District/CMU/JUCO

*One flat rate to be paid annually every July

*Flat rate includes lights, gate charges, and all field rental fees

*CMU flat rate includes baseball and football at Canyon View and Lincoln Park

*SD51 flat rate includes baseball, football, track (middle and high school), and graduations at Canyon View and Lincoln Park; flat rate does not include marching band

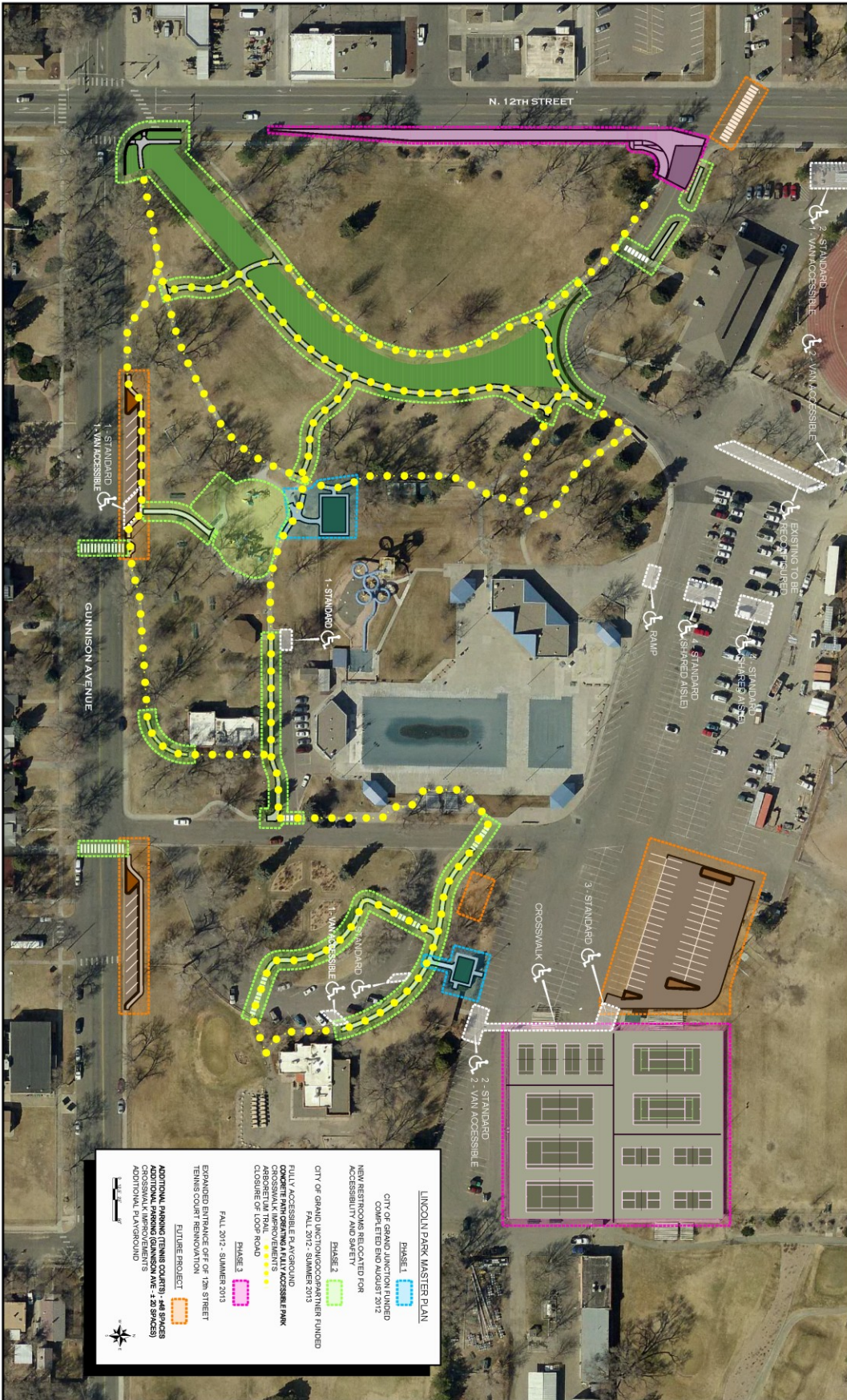
*Flat rate does not include the hospitality suite, Lincoln Park Barn, or any other event or location

*Flat rate will be mutually agreed upon annually as based on previous year's use

CMU Event	2007 Fees	2008 Fees	2009 Fees	2010 Fees	2011 Fees	5 Yr Average
						Fees
Baseball	14,294	19,427	14,491	5,705	9,513	12,686
Football	13,381	9,980	12,453	8,478	11,585	11,175
Total	27,675	29,407	26,944	14,183	21,098	23,861

SD51 Event	2007 Fees	2008 Fees	2009 Fees	2010 Fees	2011 Fees	5 Yr Average
						Fees
Baseball	7,740	9,580	7,841	6,504	5,076	7,348
Football	42,735	37,725	31,001	43,293	43,035	39,558
Track	7,643	6,220	5,230	2,815	4,516	5,285
Graduation	700	700	700	700	700	700
Total	58,818	54,225	44,773	53,311	53,328	52,891

JUCO Event	2007 Fees	2008 Fees	2009 Fees	2010 Fees	2011 Fees	5 Yr Average
						Fees
Baseball	7,275	6300	6,125	6,100	6,800	6,342



LINCOLN PARK MASTER PLAN

PHASE 1
 CITY OF GRAND JUNCTION FUNDED
 COMPLETED BY NOVEMBER 2012
 NEW RESTROOMS RELOCATED FOR
 ACCESSIBILITY AND SAFETY

PHASE 2
 FULLY ACCESSIBLE PLAYGROUND
 CONVERSION FUNDING PARTNER FUNDED
 COMPLETED BY SUMMER 2013

PHASE 3
 EXPANDED ENTRANCE OFF OF 12th STREET
 TENNIS COURT RENOVATION

FUTURE PROJECT
 ADDITIONAL PARKING SPACES (48 SPACES)
 ADDITIONAL TENNIS COURTS (20 SPACES)
 ADDITIONAL TENNIS COURT

Linclon Park Renovation Budget Summary

Project Phases	Project Description	Project Cost	2012 Budget	GOCO Committed	2013 Requested	USTA Requested	PIAB Requested
Phase I	Restroom construction, minor tennis court repair, concrete paths, existing shelter repair	\$364,882	\$364,882				
Phase II	Fully accessible playground, concrete trail, crosswalk improvements, arboretum, closure of "loop" road	\$390,118	\$140,118	\$250,000			
Phase III	Tennis court renovation	\$362,000			\$262,000	\$50,000	\$50,000
Phase III	Expanded entrance off of 12th street, Cross walk improvements	\$45,000			\$45,000		
Phase IV	Additional parking, additional playground, cross walk improvements				TBD		