



Parks and Recreation Advisory Board Agenda

HOSPITALITY SUITE ~ Lincoln Park Tower

July 8, 2021

12:00 PM

Call to Order

Approval of Minutes

Approve Minutes from May 6, 2021 Meeting

Approve Minutes from June 3, 2021 Meeting

Regular Agenda Topics

Colorado West Land Trust Presentation

Las Colonias Landscape Improvements

2022 Proposed CIP List

Options for Capital Funding

For the Good of the Community

Future Agenda Topics

Adjournment

Next Meeting Date

August 5, 2021

Parks and Recreation Advisory Board Minutes Regular Meeting – May 6, 2021

Meeting Location: Lincoln Park Hospitality Suite and Via Go To Meeting

Roll Call

Board Members Present: William Findlay
Marc Litzen
Phil Pe'a
Gary Schroen
Austin Solko
Nancy Strippel
Lisa Whalen
Byron Wiehe

Board Members Absent: Beau Flores

City Staff Present: Ken Sherbenou, Director of Parks and Recreation
Tamra Allen, Director of Community Development
Kristen Ashbeck, Principal Planner
Jace Hochwalt, Senior Planner
Allison Little, Administrative Specialist

Guests Present: Steve Swindell, Vortex Engineering
Jeremy Nelson, REGeneration LLC

Meeting called to order by William Findlay at 12:01 p.m.

Approve Minutes from the April 1, 2021 Parks and Recreation Advisory Board Meeting

Gary Schroen made a motion to approve the minutes from the April 1 meeting. The motion was seconded by Marc Litzen and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 7 No 0

Burkey Park

Ken Sherbenou advised the board that the land previously known as Burkey Park North has been purchased. Jace Hochwalt, Senior Planner, advised the Board that the proposed dedication of land meets the requirements in the City Code. Steve Swindell from Vortex Engineering, Inc. advised the board that they purchased 18.4 acres, and are dedicating 1.83 acres as a neighborhood park with an additional 1.1 acres that will have easements on them. The park will be situated in the northwest corner of the development with 3.93 acres at the southern end of the development, adjacent to Patterson Avenue being left for commercial development. Currently there are no amenities, or parking planned to be built out, but the development is in early stages of engineering and design. Marc Litzen made a motion to recommend acceptance of the dedication amount and location for a future neighborhood park. The motion was seconded by Gary Schroen and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 7 No 0

Lowell Village

Kristen Ashbeck reminded the Board about the Lowell Village proposal which first came before the Board in November of 2020. Phase one consisted of four units which have been built. Phase two will include an additional 32 residential units. Per City Zoning and Development Code the developer is required to dedicate 10% of the gross acreage of the property or pay an equivalent of 10% of the value of the property. Community Development staff have declined to accept a proposal by the developer to accept land areas within the development in lieu of payment of the Open Space Fee. The Developer is appealing this decision and has requested the Parks and Recreation Advisory Board make a recommendation on the matter. Jeremy Nelson with REGeneration LLC, talked with the board about the Lowell Village project. The Developer maintains this is a unique development project and that urban open space should be considered differently than other open space dedications. There is an open plaza area behind the existing school that should be counted towards the land dedication. Though it will serve as a required fire truck turn around that should not prevent it from being considered open space. Mr. Nelson reminded the board that because a metro district is being created there will be no cost to the taxpayer for these open spaces. Board members requested Director Sherbenou share his perspective. Mr. Sherbenou advised the Board that this appears to be a question of whether, per Development Code, the dedication meets the 10% requirement. He shares Director Allen's perspective that the dedication proposed by REGeneration LLC does not meet the requirement. Marc Litzen made a motion that the Parks and Recreation Advisory Board recommend that the land dedication in lieu of fee proposal by REGeneration LLC not be accepted. The motion was seconded by Lisa Whalen and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 7 No 0

2A/2B Debrief

Ken Sherbenou talked with the board about the April ballot measures. Measure 2A which designated additional funding (the first \$100,000) to enforcement and (the remaining) to execution of the Parks, Recreation, and Open Space Master plan passed with 55% of the vote. Measure 2B which lifted the moratorium on marijuana businesses passed with 58% of the vote. Community Development has been working on preparing an ordinance proposal that City Council can adopt, specific to the regulation of these businesses. Councilor Pe'a updated the Board on the most recent Council workshop where this topic was addressed. Council prefers to gather more input from the community so no ordinance has been officially presented or adopted yet.

Ribbon Cuttings

Ken Sherbenou informed the Board that since Covid restrictions are lifting and the community is able to begin gathering together Parks and Recreation is planning some ribbon cuttings to celebrate projects that were completed during the last year. The completion of the River Park at Las Colonias will be celebrated on May 27 at 4:00pm. Invitations should go out early next week. On June 3 (also at 4:00pm) there will be a ribbon cutting to celebrate the destination playground installed at Sherwood Park as well as the outdoor fitness equipment stations that were installed around the perimeter.

Orchard Mesa Pool

Ken Sherbenou advised the board that the City is working with the partners who help fund the Orchard Mesa Pool and he is hopeful that the entities are nearing an agreement to fund the operation of the pool through 2022.

For the Good of the Community

Board members asked for an update on Westlake Park. Ken Sherbenou shared with the board that the Department had received a CDBG grant of \$25,000 to refurbish this park. Areas of turf are being re-seeded, 20 new trees have been planted, some of the landscape in less utilized areas is being redesigned to be more water wise, and staff is working to address the art and graffiti in and around the skate park. The park will still include a disc golf course, though it is being converted to a putting course to keep discs within the confines of the park and hopefully reduce damage that is being done to some of the trees by the discs.

Councilor Pe'a shared with the board that eight people including Gary Schroen interviewed for the three spaces available on the board. Gary has been reappointed to another three year term, Michelle Vion has been appointed to a three year term, and Cindy Enos-Martinez has been appointed to fill Nick Allen's vacated term which ends in June of 2022.

Marc Litzen shared with the Board that he hosted a softball tournament at Canyon View Park in conjunction with the Greater Grand Junction Sports Commission (GGJSC) and it was a big success. He complimented the park staff on how the fields were prepared, and how helpful staff were throughout the whole event. Marc highly recommends utilizing the GGJSC as an excellent resource for executing sporting events in the valley.

Future Agenda Topics

Jen Taylor/Dos Rios in June meeting outside at Riverside Park
Future meeting at Westlake to see the changes and updates

Item 7: Adjourn

The meeting adjourned by acclamation at 1:02 p.m.

The next regularly scheduled meeting will be June 3, 2021.

Respectfully Submitted,

Allison Little
Administrative Specialist

Parks and Recreation Advisory Board Minutes Regular Meeting – June 3, 2021

Meeting Location: Riverside Park – Buene Gente Shelter

Roll Call

Board Members Present: Cindy Enos-Martinez
William Findlay
Marc Litzen
Phil Pe'a
Austin Solko
Nancy Strippel
Michelle Vion

Board Members Absent: Beau Flores
Gary Schroen
Lisa Whalen
Byron Wiehe

City Staff Present: Ken Sherbenou, Director of Parks and Recreation
Allison Little, Administrative Specialist

Guests Present: Jen Taylor, Developer, Dos Rios

Meeting called to order by William Findlay at 12:05 p.m.

Board members introduced themselves to two new board members, Cindy Enos-Martinez and Michelle Vion.

Due to lack of quorum, approval of the May 6 Minutes was tabled.

Dos Rios Presentation by Jen Taylor

Jen Taylor spoke with the Board about Dos Rios, her connection to it, and her plans for the development at Dos Rios. She hopes to honor the past, present, and future of the area while activating and celebrating the Riverfront. Ms. Taylor owns 4.7 of 5 acres that make up Dos Rios. The Development plan includes plans for a restaurant, El Jet's Cantina, lodging (glamping), campsites, pop-up cabins, yurts, tee-pees, 10 renovated Air Stream trailers which would be permanently on site, as well as a full time residence for someone who would oversee the area. The Outpost would coordinate the various lodging options and have laundry and other amenities available. She hopes to have the Outpost open by April 16, 2022. Board members asked if the flood plane would be an issue. Ms. Taylor shared with the board that the flood plane is, in general, an issue for the whole neighborhood. The 100 and 500 year flood planes both impact the area. She hopes that within the next decade there will be an engineered levy to protect the Riverside area.

Village Cooperative Dedication – 26 ½ Rd and Horizon Drive

Ken Sherbenou talked with the Board about the Village Co-op; this dedication proposes a trail behind the development along Ranchman's Ditch. City staff recognize the value of building trails and crediting the cost of building the trail towards the impact fee that would be collected. The estimated fee that would be collected is near \$83,000 the cost of building the trail is estimated at \$120,000. Board members present at the meeting were in favor of the dedication of a trail in lieu of the fee.

Canyon Rim Dedication

Ken Sherbenou talked with the Board about the Canyon Rim Development. This development is adjacent to the Redlands 360 Development and includes the area with the water tank. Developers propose dedicating 27% of their development for Open Space. The developers are aware of the many social trails that already exist in this area which is already highly utilized by the public. Board members present at the meeting were in favor of the dedication.

Velodrome Update

Ken Sherbenou advised the Board that Council would be talking more about the Velodrome in an upcoming Council Workshop. The proposal for the Velodrome would cost \$11.7M and a number of entities have committed funds to this project. Parks and Recreation staff are invested in making sure this facility would be as multi-purpose as possible and the current proposal includes a roof. A velodrome with a roof could house other activities (in the center area) such as volleyball, basketball, and pickleball. A facility of this type would be in line with the vision for Matchett Park. The 4 acres where this facility would be built were slated for a school facility that was already built elsewhere.

Board members discussed different aspects of the Velodrome proposal and wondered if constructing a velodrome in Matchett would generate energy for developing the rest of Matchett Park. Board members feel strongly that it is important to break ground on Matchett, and understand that with such steep initial infrastructure costs, it will be important to package that work with completion of much needed outdoor amenities that are planned for the park. Board member feedback included wondering if a velodrome and its unique style of bicycling is a good fit for a community that is already a mountain biking mecca. Does it serve a need that exists in the community, or could it through increased tourism as there are a limited number of velodromes in the country? Board members also recognize that this proposal comes with dollars backing the project and they wondered if 'velotourism' could help generate dollars for other recreation needs in the community.

For the Good of the Community

Ken Sherbenou shared with the board that he will be looking for Board input on prioritizing projects identified in the PROS Master plan and how to balance and combine projects to accomplish the most with the dollars that will be available from the recent ballot measure. Board members advised Mr. Sherbenou that clear communication with the public is needed about how much revenue the marijuana tax will generate and on what timeline, to combat the perception that the tax was passed so the community center should be built already. Ken Sherbenou reminded the board that marijuana is expected to generate \$2.9M per year and the community center included in the master plan was expected to cost \$65M to build.

Ken Sherbenou recognized outgoing board member Marc Litzen for his nine years of dedicated service to the Parks and Recreation Advisory Board. Mr. Litzen has been a faithful and strong contributor to the Board. His dedication to the community and Parks and Recreation are deeply appreciated.

Future Agenda Topics

Libby Collins of the Colorado West Land Trust

Prioritization of CIP projects.

Future meeting at Westlake to see the changes and updates

Future meeting at Sherwood to see playground and fitness improvements

Next Meeting

As a number of members had conflicts with a meeting before the Fourth of July weekend, the July meeting of the Parks and Recreation Advisory Board will be moved to July 8, 2021

Item 7: Adjourn

The meeting adjourned by acclamation at 1:10 p.m.

Respectfully Submitted,

Allison Little
Administrative Specialist