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Parks and Recreation Advisory Board Agenda

HOSPITALITY SUITE ~ Lincoln Park Tower

August 5, 2021
12:00 PM

Call to Order

Approval of Minutes

Minutes from July 8 and July 15 meetings

Regular Agenda Topics

Las Colonias Landscape Improvements

Zipline

2022 CIP Budget

Stadium Improvements

Firework Shows at Lincoln Park

Tennis at Canyon View and Pickleball at Lincoln Park Renovation

Dos Rios Design

Community Center Survey

Horizon Park Master Plan

Officer Elections

For the Good of the Community

Future Agenda Topics

Adjournment

Next Meeting Date

September 2, 2021

Parks and Recreation Advisory Board Minutes
Regular Meeting – July 8, 2021

Meeting Location:	Hospitality Suite – Lincoln Park
Roll Call	
Board Members Present:	Cindy Enos-Martinez William Findlay Phil Pe'a Gary Schroen Nancy Strippel Lisa Whalin Byron Wiehe
Board Members Absent:	Austin Solko Michelle Vion
City Staff Present:	Greg Caton, City Manager Ken Sherbenou, Director of Parks and Recreation Allison Little, Administrative Specialist
Guests Present:	Libby Collins, Colorado West Land Trust

Meeting called to order by William Findlay at 12:03 p.m.
Due to the guests present, the Board will hear agenda items in a different order than previously published.

Approve Minutes from the May 6, 2021 Parks and Recreation Advisory Board Meeting
Gary Schroen made a motion to approve the minutes from the May 6 meeting. The motion was seconded by Lisa Whalen and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 5 No 0 (1 Abstain)

Approve Minutes from the June 3, 2021 Parks and Recreation Advisory Board Meeting
Board members asked to clarify the minutes regarding the acreage at Dos Rios. Ms. Taylor owns 4.2 of the 5 acres in her development area (south of Hale and west of Dos Rios Dr.) which is a portion of the area known as Dos Rios. The bulk of the area known as Dos Rios is owned by the City. Gary Schroen made a motion to approve the minutes from the June 3 meeting as amended. The motion was seconded by Lisa Whalen and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 6 No 0

Options for Capital Funding
City Manager Caton thanked the Board for their service and talked with the Board about their critical role in the success of the City as an organization. Mr. Caton recognized Counilor Pe'a's leadership and advocacy for Parks and Recreation in Council meetings. The Parks and Recreation Advisory Board will be an excellent source of guidance for spending the additional funding provided by the end of the

moratorium on marijuana sales in City Limits, as approved by voters in April. Mr. Caton reminded the board that there are many passionate user groups who are already advocation for their particular area of interest.

Ken Sherbenou talked with the board about 5 options for utilizing the marijuana funding moving forward. Ken reminded the board that the marijuana tax is projected to bring in roughly $3M per year and there are $157M in projects identified in the PROS plan. The survey from that plan highlights a community center and trail connections as the top two priorities identified by the community.

Option A would be to cash fund projects. Each year projects would be identified to spend the money generated by the tax.
The rest of the options would require asking the voters to approve going into debt (backed by sales tax, but paid by the marijuana revenue) to fund larger projects.
Option B Fund the first phase of the community center construction and its operational subsidy. The first phase of the center would be about 80,000 square feet plus construction of additional parking spaces.
Option C is a parks and outdoor recreation focus. Using a bond to create a $25M project fund to fund park renovations (such as Columbine and the Botanic Gardens), and development of parks (such as Matchett, Horizon Park). This option would not fund construction of a community center.
Option D using debt, an additional question to the voters about implementing a tobacco and vaping tax and a small (.01%) sales tax increase which would combine to create a $92M project fund. These funds would allow for a full build out (109,000 square feet) of a community center and reserves funds for priority park projects (such as Matchett, expansion to the Colorado Riverfront Trail, and renovation of the Botanic Gardens).
Option E funds Phase one of a community center (80,000 square feet) and priority park projects. Again, this would require debt, and voters approving an additional tax on tobacco and vaping to create a a project fund of $79M.

Gary Schroen asked what kind of interest was available for debt of this kind. City Manager Caton advised the board that in 2020 the City secured bonds at 2.5% interest. The Stadium project is funded by Certificates of Participation (COP) which are backed by sales tax. Since federal regulation prohibits bonding on marijuana funding directly, the bonds would be backed by sales tax revenue and paid with marijuana funding. Bonding would need to be approved by voters. The window to get a bonding question on the ballot for November 2021 is very short. The next elections are in November of 2022 and April of 2023.

City Council is having a workshop discussion on July 19 to talk about a future community center. Board members wondered about gathering more information around a community center and its preferred location.

Cindy Enos-Martinez reminded the board that the community center was a driving factor in the master planning process and in asking for the use of marijuana revenues. She feels it's very important that a community center is included in whatever projects are funded moving forward. Lisa Whalen informed the board that for the neighborhoods around Matchett, and from a field sports perspective, seeing that park developed is important. Gary Schroen reminded the board that the community center was the most asked for and the most expensive project on the list. He informed the board that funding should be

secured before 2023 to secure the lowest interest rate. Nancy Strippel wondered if the survey about the community center should be re-done. She's heard a lot of confusion about the location and now that Glacier Ice Arena has been bought and pledged to keep in operation as ice, that may not be an amenity that is important or appropriate in a community center. Bill Findlay indicated it would be important to have a clear idea of exactly what projects could be funded by each option.

Colorado West Land Trust Presentation

Bill Findlay introduced Libby Collins of the Colorado West Land Trust (CWLT). Libby talked with the Board about the partnership the City has with CWLT which began with the preservation of the Three Sisters. Since 2010 CWLT has preserved more than 2330 acres of open space areas in town. The most recent project allowed the completion of the Monument Trail corridor. CWLT helped fund trailhead improvements and shade shelters. The Colorado West Land Trust has built strong fundraising relationships throughout the valley and they are invested in providing access to the outdoors as an economic driver which promotes healthy lifestyles and builds community. Their next project is working on Phase 2 of the Monument Corridor. They are working on fundraising and other legal processes which would allow construction to begin as soon as 2023 (provided funding was in place).

2022 Proposed CIP List

Ken Sherbenou shared with the board a list of proposed Parks and Recreation capital improvement projects which have been identified by staff and a document with descriptions of each. Staff are looking for feedback about which projects are the highest priorities for board members as there are more projects on the list than are likely to be funded. The list also includes proposed projects for 2023 through 2025. Funding sources for the projects include the .75% sales tax (which is shared by all city departments) Lottery funds, and about half a year's worth of revenue from marijuana. Staff expects about $2M in funds available. There are $5.5M of projects on the list. Project costs can be offset by grant funding. The board will have a special meeting on Thursday, July 15 to consider these projects.

For the Good of the Community

Byron Wiehe talked with the Board about the 7th fairway at the Lincoln Park Golf Course. He is aware of an employee of the VA Hospital who had their car window broken two separate times in ten days by a golf ball. Byron wondered if there had been talk of netting to help protect the cars on the VA property. Ken Sherbenou reminded the board that the Lincoln Park Golf Course is managed by the General Services Department and he would share the concerns with their department Director.

Nancy Strippel talked with the Board about the timing of the Fourth of July Fireworks. It was unfortunate that the fireworks were shot off at 10:45 pm breaking the promise that had been made after Memorial Day to not shoot fireworks so late. Ken Sherbenou advised the Board that the City is holding listening sessions on July 20th at the Lincoln Park Barn to collect feedback around fireworks. And has put out a survey to gather further feedback related to fireworks. Additionally, the Grand Junction Rockies have already committed to starting their Fourth of July game earlier next year to hopefully prevent late fireworks even if the game runs more than 4 hours long as it did this year.

Future Agenda Topics
Future meeting at Westlake to see the changes and updates
Future meeting at Sherwood to see playground and fitness improvements

Next Meeting
Special Meeting July 15, 2021
Regular Meeting August 5, 2021

Item 7: Adjourn
The meeting adjourned by acclamation at 1:05 p.m.

Respectfully Submitted,

Allison Little
Administrative Specialist

Parks and Recreation Advisory Board Minutes
Regular Meeting – July 15, 2021

Meeting Location:	Hospitality Suite – Lincoln Park

Roll Call

Board Members Present:	Cindy Enos-Martinez William Findlay Phil Pe'a Gary Schroen Nancy Strippel Michelle Vion Lisa Whalin
Board Members Absent:	Austin Solko Byron Wiehe
City Staff Present:	Ken Sherbenou, Director of Parks and Recreation Allison Little, Administrative Specialist
Guests Present:	Kyle Gardner

Meeting called to order by William Findlay at 12:03 p.m.
Kyle Gardner will be officially appointed to the Board at the July 21, 2021 City Council Meeting filling the unexpired vacancy left by Beau Flores resignation.

Community Center
Ken Sherbenou reminded the board of the upcoming City Council Workshop session to revisit the idea of a community center. As new board members have been added since the last time the board talked about this, Ken gave a recap of the Parks, Recreation, and Open Space Master Plan. That plan identified a community center as the top priority for the community. There were 3000 community members engaged in the master plan process. There has been much discussion around the best location for a community center as well as its size and amenities. Since the plan (and corresponding feasibility study) was completed Glacier Ice Arena has been purchased and the new owner is committed to continuing to operate it as an ice rink. Phase One of the Community Center plan would be about 80,000 square feet. By comparison the Fruita Recreation Center is 43,000 square feet with an additional 7,000 square feet for the Library.

Phase One components do not include the therapy pool, aerobics studio, bouldering wall, multi-purpose rooms, indoor play areas, partner space, or the catering/teaching kitchen. The feasibility study projected the construction cost at $65 million with ice, and $58 million without. Phase One costs are projected at $45 million with about 65% cost recovery expected. Funding sources available would be anticipated marijuana taxation revenue (projected at about $3 million/year), grant funding, or new tax (which would need to be approved by voters) on tobacco and/or vaping products.

Board members wondered if data could be gathered about why citizens prefer one location over another and if there is another site that wasn't suggested in the previous feasibility study that could be considered. Board members expressed a strong desire for any future center to be accessible for as many neighborhoods as possible, particularly those currently underserved by recreation amenities. Matchett Park is not accessible for the Riverside neighborhood and, also, Riverside isn't accessible for folks in northern neighborhoods. Board members wondered if a new feasibility study could flesh out a third site that would be more centrally located, such as Doug Jones Sawmill. Board members voiced concern that building only Phase One would cause the center to be underbuilt for community needs before its first day of operation and wondered how to balance this particular community need with so many other needs which already exist on the capital improvement project list.

Nancy Strippel made a motion that the Parks and Recreation Advisory Board advise City Council of their strong support for a community center and their concern about a number of unanswered questions regarding location, size of build, and community support for a tax on vaping products to support the cost of the project. The Board further recommends exploring those questions via survey in 2022. The Board strongly supports continued financial support of other Parks and Recreation capital projects. The motion was seconded by Cindy Enos Martinez and carried unanimously

Motion by the Parks and Recreation Advisory Board: Yes 6 No 0

Item 7: Adjourn
The meeting adjourned by acclamation at 1:17 p.m.

Respectfully Submitted,

Allison Little
Administrative Specialist