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Parks and Recreation Advisory Board Agenda

HOSPITALITY SUITE ~ Lincoln Park Tower

February 6, 2025
12:00 PM

Call to Order

Approval of Minutes

Approve Minutes from January Meeting

Regular Agenda Topics

Budget/CIP Projects for 2025

JUCO Vendor Selection Committee - Meeting March 10 - 1pm

Main Street Improvements Update

Lilac Park Landscaping: Colorado Water Conservation Board Grant

For the Good of the Community

Future Agenda Topics

Adjournment

Next Meeting Date

March 6 - 12:00 - Hospitality Suite

Parks and Recreation Advisory Board Minutes
Regular Meeting – January 9, 2024

Meeting Location: Hospitality Suite

Roll Call

Board Members Present:	William Findlay Kyle Gardner Abe Herman Chandler Smith Nancy Strippel Byron Wiehe
Board Members Absent:	Cindy Enos-Martinez Lilly Simonds Austin Solko Lisa Whalin
Guests Present:	Tischler Bise - Ben Griffin
City Staff Present:	Ken Sherbenou, Director of Parks and Recreation Emily Krause, Recreation Superintendent Allison Little, Administrative Specialist

Meeting called to order by Nancy Strippel at 12:10 p.m.

Approve Minutes from the November 2024 Parks and Recreation Advisory Board Meeting
Chandler Smith made a motion to approve the minutes from the November Parks and Recreation Advisory Board meeting, the motion was seconded by Abe Herman and carried unanimously.

Yes - 6 No - 0

Impact Fees
Ken Sherbenou introduced Ben Griffin of Tischler Bise to talk with the board about the study done on Impact fees. There are three components: park land acquisition (which would replace the dedication requirement), park improvement, and open space. For the level of service currently in place it would cost about $703 per person to acquire land for new parks. For park improvements at the current level of service, it costs about $956 per person, and for Open Space (at the current level of service) it costs about $772 per person. Projecting the population growth over the next ten years it will cost about $14.5 million for land acquisition, $19.6M, for park improvements and $15.8 million for open space.

Ben Griffin walked the board through the calculation used in the proposal of new impact fees based on unit size and what the average occupancy would be as well as the maximum supportable fee for each sized dwelling. As dwellings increase in size the fee proposal increases. This proposal would remove the requirement of a 10% land dedication on new developments.

There is also an option for assessing the fee without the open space component (in light of the proximity to large amounts of BLM land to Grand Junction) to reduce the amount of the increase in cost per dwelling.

Board members wondered how our level of service compares. Ken reminded the board that the Parks, Recreation and Open Space masterplan is designed to compare us to the level of service in benchmark communities, though it is challenging to compare. This is a one time fee for a lifetime of parks and recreation services.

Board members wondered about fee increases causing a decrease in development. Ben Griffin shared that there have not been studies which have successfully linked impact fees to declining development. There was a study out of Florida which showed that communities which suspend their impact fee (and subsequently their infrastructure improvement) stopped growing and communities which did not continued their growing during a recession.

Board members discussed being more selective about the properties included in the calculation of open space. Specifically, excluding areas like Three Sisters Bike Park, which was a unique situation and unlikely to ever happen again.

Chandler Smith made a motion that the board drafts a letter of support recognizing the credibility of the study, and recommend adoption of the maximum supportable fee as presented, and consider modification of the Open Space calculation. The motion was seconded by Kyle Gardner, and carried unanimously.

Yes - 6 No - 0

Bureau of Reclamation Grant

Ken Sherbenou talked with the board about a Bureau of Reclamation Grant that staff are pursuing for Whitman. The grant will help fund the renovation of the park based on the schematic designs that were discussed by the board in 2024. This grant would fund projects that would reduce water consumption. The irrigation project is budgeted at $225K, and the grant funds would equal 100K. Staff are projecting a 50% decrease in water use at Whitman park with proposed irrigations changes. Bill Findlay made a motion to support the grant request to the Bureau of Reclamation to help fund the irrigation changes during the renovation of Whitman park to reduce water consumption at the park. The motion was seconded by Byron and carried unanimously.

Yes - 6 No - 0

For The Good of the Community

Watson Island Update
Ken Sherbenou shared with the board that staff have been completing lots of improvements on the Watson Island Disc Golf course over the winter. In consultation with the disc golf community, staff have constructed fairways and increased the playability of the course. Additionally, a raw water line has been installed to help with revegetation of native species.on the island.

Board members noted that the new sign is up at the Greg Caton Splash Pad and that it looks really nice.

Adjourn by acclamation at 1:25

Next Meeting – February 6, 12:00 pm

Respectfully submitted,
Ali Little, Administrative Specialist