

2017 General Obligation Bond Meeting Minutes

2017 General Obligation Bond- Parks and Recreation Committee

Date: 4/7/17

Time: 9:00am – 11:30am

Location: Denver Performing Arts Complex, Denver CO

Attendees

Committee Members:

1. Sarah Kurz, Committee Chair
2. Barbara Evans Small
3. Jeanne Robb
4. Leslie Twarogowski
5. CM Wayne New
6. Erin Porteous
7. Jeff Shoemaker
8. Landry Talyor
9. Rosemary Rodriguez

City Staff:

10. Adam Phipps
11. Jeremy Matsen
12. Michael Bouchard
13. Scott Gilmore
14. Jason Moore
15. Gordon Robertson
16. Jerry Tinianow
17. John Martinez
18. Happy Haynes
19. Doug Woods
20. Zach Clayton

Executive Committee Members:

21. J.J. Niemann
- 22.

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Meeting Notes

Welcome and Introductions

- Introductions
- Welcoming comments by Committee Chair Sarah Kurz

Call for public comment

- Public Comment:
- NAME: Bridget Walsh

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- Park Hill Resident – Discussed an economic report on the benefits of parks - \$575m/yr. and ecological benefits of parks and open space. Specifically, the benefits of microbes and bacteria. Asking to preserve open space & Park Hill golf course.
- NAME: Lindy Eichenbaum– Director Civic Center Conservancy
- Civic Center Park was neglected in the past, but over the past 12 years this has changed drastically. However, to sustain this, the work must continue. \$3.2m raised by CCC since 2010. Progress has been made, but \$25m remains from the master plan. Conservancy is committed to raising private money, but public money is still needed. 200,000 visitors a year to the park, needs to be a priority in.
- COMMITTEE COMMENTS:
- Jeff Shoemaker – Has reached out to City Council members to give comment on their top 3 priorities.
- Councilman New - \$444M items on the project list, he and his team have compiled a spreadsheet.

Project Summary/ Binder Distribution

Presentation given by Happy Haynes, Executive Director, Parks and Recreation

- Addressing Issues from Last Meeting: Questions from Park Hill Golf Course – Agreement between Clayton Trust and City of Denver: Provided for termination of conservation easement, which describes why the agreement was entered into. Intent – How the golf course will be operated and preserved. Happy brought this to share with the committee and the public.
- Second follow up question – Peer Cities, how their capital assets are handled (addressing councilman New’s questions from last meeting). This is yet to come and will be provided by DPR.
- Agenda: (Presentation)
 - o 2007 Better Bond Recap
 - o DPR funding gaps
- 2007 Better Bond Summary
 - o Presented a summary of 2007 projects, for a total of \$95m (Citywide and Individual projects)
 - o Discussed the prioritization process in 2007
- DPR funding gap – from Jacobs analysis, deferred capital maintenance
 - o Annual requirements - \$41,715,000 required to catch up and keep up with deferred maintenance
 - Deferred = \$20m/yr. would be required to keep up
 - Life cycle maintenance = \$21m
 - Currently at \$10m – Gap is \$34m
- Overview of Bond Program Criteria: Cost, Equity, Deferred maintenance need, Public input, recent plans, collaboration with other agencies, if the projects were on other lists.
- Overview of proposed projects:
 - o Overview of top priorities – presented the top priorities and overall cost.
 - o Map presented of each project within each district, which also shows a correlating ‘equity index’ chart that has a variety of social indicators that are significant data points in each district. Shows that a number of the projects are in high need areas.

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- Question: How will this be used in the selection process?
- A: The map shows that Parks is trying to identify areas in the city that has higher needs, and that the projects are in many of these areas that have a high area of need.
- Q: The higher need areas – what about the criteria for the mapping?
- A: Parks will bring the criteria to the next meeting to show how the map was created.
- Q: How will the map be used by the committee?
- A: TBD by the committee.
- Deferred Maintenance Projects – presented by DPR:
 - Q: Committee – Can DPR please prioritize the list with the most critical projects?
 - A: Parks staff is prepared to triage the list when the time comes.
 - Q: Does this list of projects include rec centers?
 - A: Yes.
 - Q: Will this presentation be on the Bond website? (committee and public asking this question)
 - A: Parks will follow up on that next week.
- PRESENTATION OF PROJECTS – DEFERRED MAINTENANCE (Presented by City Staff)
 - ADA Improvements (Citywide)
 - \$2.5m request to address high-profile issues.
 - Does not address all ADA needs.
 - Bear Valley Tennis Courts
 - \$1m project
 - 40-50 yr. lifespan
 - Q: full reconstruction – will these be tennis courts only (pickleball, etc.)?
 - A: looking at only tennis courts. This is based on needs assessments and other methods to identify what is needed.
 - Q: This is right on the boarder. Do other municipalities ever contribute?
 - A; No – but, people from other municipalities do pay to use specific programs and rec centers.
 - City Park Playground Replacement
 - \$2M project
 - Q: Are there matching funds?
 - A: Yes, matching funds are a possibility for all projects presented. However, no matching funds are accounted for in the cost for each project. The \$2m presented here is the overall project cost.
 - Comment – Will the city consider private funding, branding, corporate branding, etc.
 - A; Yes, this is something that the agency would consider, but this is a sensitive topic that will require an overall policy of the city.

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- Dog parks (Citywide)
 - \$2m projects
 - Comment – There is an opportunity to do private partnerships for this project as well.
 - Q: Does this highlight specific locations?
 - A: No, just citywide need
- Fountains (Citywide):
 - \$2.6m – phased: \$1.5m
- Pool Reconstruction (Citywide)
 - \$11m – Phased: \$8.5m for Curtis park only
 - Curtis park pool – complete reconstruction
- Synthetic turf – replacement (Citywide)
 - \$6.8m – phased: \$3m
 - Many fields nearing end of lifecycle. \$3m will address only critical needs.
 - Q: What neighborhoods would the projects take place in?
 - A: New fields at Sonny Lawson and New Freedom
Replacement of fields at Parkfield and Valverde
 - Q: Lifecycle – will the replacement fields last longer than 10 years?
 - A: Not that department is aware of. 10 years is the anticipated lifecycle of the new turf.
- Congress Park Pool
 - \$9m – phased \$8m
 - \$8m would be for complete replacement, with the additional \$1m for replacement of an adjacent playground.
 - This is a very high needs project. The pool leaks hundreds of gallons of water every day.
 - Q: Does the public know about problems like this? How can we communicate these problems and needs?
 - A: Yes, the public has given feedback on this project.
 - Comments – The public process should include engaging the community to let them know just how great the need is in terms of the condition of some of these assets.
 - Q: Can you explain the 36 mo. Timeline?
 - A: This included planning and all aspects of the project.
- Globeville Elyria Swansea Rec Center Upgrades
 - \$15m – phased \$12m.
 - \$12m would cover only the indoor pool at the Swansea rec center.
 - NDCC is a partner in these upgrades.
- Irrigation (Citywide): \$17m – phased \$10m

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- Q: Repairs - Are there operating funds in the budget for this?
- A: Yes, this is built into the budget. However, the budget has been exceeded in the past.
- Mountain Parks
 - \$4.5m – Phased \$2m
- Morrison/Genesee CCC Camp Restoration Work
 - \$6.5m – phased \$4m
 - Discussion of the potential benefits of the project. The committee agrees that this project would have various benefits.
- Neighborhood Park improvements (Citywide)
 - \$21.5m – phased \$10m
 - This is a great need citywide.
- Park Maintenance Facilities
 - \$15m – Phased \$8m; \$4 New, \$4 upgrades
- Rec center maintenance upgrades
 - \$8m - \$4m in upgrades, \$4m for needs identified in the FCAP (Facility Condition Assessment Plan)
- Ruby Hill Phase 3
 - \$11.5m – phased \$6.5m,
 - Phased project would include roads and parking only.
- Sullivan Gateway – Phase 3
 - \$2m
 - Q: how are the historic structures evaluated?
 - A: There is an extensive process that goes into all historic projects.
 - Comment: The public has given input on this project and similar structures that historic preservation is important.
 - Q: Sister cities – have we ever asked other cities to help us fund some of these projects?
 - A: No. However, the idea has been discussed.
- South Platte River – Retaining walls
 - \$11.4m – Phased \$5.7m
 - DPR is in the process of identifying partners (CDOT, Urban Drainage).
 - Project is at risk of escalated cost due to environmental concerns.
- PRESENTATION OF PROJECTS – NEW PROJECTS
 - Burns Park Improvements
 - 5.8m – phased \$3.5m
 - \$3.5m – would handle grading and another portion of the project.

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- Downtown Acquisitions
 - \$26.5M – phased \$10m: \$5m Acquisitions, \$5m new amenities
 - Does not include the Civic Center Park project proposal
 - Green Valley Ranch Rec Center Addition
 - \$19m – phased \$12m: This would build only the pool.
 - Paco Sanchez Park
 - \$6.5m – phased \$4.5m. The 6.5m would complete the project. The \$4.5 would complete all but the turf fields for phase 3 of the project.
 - RiNo Promenade
 - \$10.3m – phased \$5m.
 - There will be opportunity for partner funding.
 - Q: – How will the project make it safer for the community.
 - A: Mobility. The project will create a bike/pedestrian friendly environment.
 - Comment: Mayors priority – transit.
 - Sun Valley Community Park
 - \$2.5m
 - Start of the development of an 8+ acre park.
 - West Denver Rec Center
 - \$37.5m – phased \$5m: acquisition and concept design only
 - Q: If it doesn't get on the bond list, is there any funding sources available?
 - A: No, but DPR would try to find funding for the acquisition and concept.
 - Discussion: Dual-use project – Library/rec center. This is a possible opportunity for the project. The committee sounds like they would be interested in recommending this.
 - Other proposed projects – DPR presented a list of potential projects that the agency is not recommending for the 2017 bond.
- PRESENTATION QUESTIONS/COMMENTS from the committee:
- Discussion: Scheitler Rec center VS. Green Valley Ranch project proposal – This was a project that didn't ever come to fruition, but it was looked at as a completely different project than what we're looking at now.

Look Ahead

- The list of Public/City Council requested projects will be presented next week.
- Scoring of projects: the committee will begin evaluating each of these projects in order to present a recommended list to the executive committee.
- Executive Committee – wants to see each committee narrow down the lists as much as they can. The overall projects that were presented come in at a total of \$3b. The total of the bond will be around \$500-600m.
- Future meeting dates and times:

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- 4/13/17; 9-11:30; City Park Greenhouse
- 4/20/17; 9-11:30; Montclair Civic Center
- 4/27/17; 9-11:30; McNichol's Building