

**PRESCOTT CAPITAL NEEDS COMMITTEE
MEETING - PRESCOTT, ARIZONA
APRIL 16, 2008**

A MEETING OF THE PRESCOTT CAPITAL NEEDS COMMITTEE WAS HELD ON WEDNESDAY, APRIL 16, 2008, in the Arizona Room of the Hassayampa Inn, 122 East Gurley Street, Prescott, Arizona.

COMMITTEE MEMBERS PRESENT: Tammy Linn; Malcolm Barrett, Jr.; Joseph Baynes; Stephanie Bragg (arrived at 4:11 p.m.); John Danforth; James Lawrence; Robert Reuillard; Elisabeth Ruffner; Robert Weiss; Ronald Younger; John Stevens; Ken Lain (arrived at 4:23 p.m.); Milbeth Mauer; Roger Swenson; Paddie Braden; Eloise Esser; Rowle P. Simmons.

COMMITTEE MEMBERS ABSENT: Frank Cimorelli; Tilden Drinkard; Steve Blair; Dave Maurer.

1. Call to Order.

Chairman Linn called the meeting to order at 4:00 p.m.

2. Approval of minutes of the April 9, 2008 meeting.

Ruffner asked that NPDES be spelled out in the minutes. Mauer said that she had typographical corrections which she would give to Ruffner after the meeting.

Minutes were approved by consensus, as corrected.

Chairman Linn noted that the group that volunteered to look at the evaluation process would be meeting at the Prescott Chamber on Thursday, 4/24, 8:30 a.m.

3. Follow-up information from April 9, 2008 – Organizational Chart.

Hadley reported that the final draft had not been completed yet; she would have it available next week.

4. Presentation by Parks and Recreation.

Horton began her presentation by reading the City Council vision for Prescott in 2020. She then read their mission statement.

She said that she knows that as a committee they have had some concerns about needs versus wants, and concerns about the recommendations. She said that she is fortunate in that they already know how the community feels about the issues she will be presenting because they come directly from the recently-

completed Parks and Recreation Master Plan. She said that there were many public meetings with various committees and focus groups, all comprised of stakeholders.

She then reviewed some of the community comments contained in the Needs Assessment included in the Master Plan:

Q.2 Respondents' Agreement with Statements about Prescott Parks and Recreation Facilities:

◆	Contribute to the quality of life	94% Completely / Mostly Agree
◆	Important to the City's economic development efforts	81% Completely / Mostly Agree
◆	Foster tourism in Prescott	62% Completely / Mostly Agree

She then reviewed how the community ranked the various projects in the Master Plan, noting that 30 were ranked, and she took the top 8, from which she condensed them to four, as follows:

- #1 Maintain & repair existing facilities & fields**
- #2 Acquire land to preserve Open Space
- #3 Develop new walking/hiking trails
- #4 Acquire land to develop new trails
- #5 Develop more neighborhood & mini parks**
- #6 Build a public swimming pool**
- #7 Senior programs
- #8 Acquire land for new recreation facilities**

Those bolded above are the four being presented by the department for consideration by the committee. She said that #2, #3 and #4 they believed were addressed with the open space sales tax and #7 was addressed through the new Rowle P. Simmons Adult Center. She then reviewed the four requests.

#1 Maintain & Repair Existing Facilities & Fields

Horton reviewed the list of park facilities, noting that Flinn Park has the most needs. She said that they don't want to go into the parks and band-aid the repairs; they want to make in-depth repairs so they are inviting and structurally safe. The total cost estimate is \$1.3 million; however, they feel that is a low estimate.

She said that if the repairs are not passed with a bond issue, they will have to go to the capital improvements program and request funding from the General Fund, and over the next six years if they kept it less than \$1/2 million a year, it would only address four parks.

Horton then showed some pictures of the following needs:

- ◆ Resurfacing for ADA Compliance
- ◆ Turf Upgrades
- ◆ Resurface Parking Lots
- ◆ Restrooms – many are not winterized so when they turn off the water to the restrooms, it also turns off the water to the drinking fountains.

Horton then reviewed the needs for ball field lights, noting that they total around \$1 million. She said that they do not meet National Safety standards. Some are old train tracks and some are old wood poles which were donated to the City in the sixties, and they only have a shelf life of 25 years. She noted that one at Willow Creek Park fell down.

She said that the skate park is used every hour that it is open and the current lighting is inadequate. It creates shadows and that is a safety issue, as well as a security issue.

She said that the total costs for Park Upgrades and Ball Field comes to \$2,337,700.

Chairman Linn asked if there were any grants available for ADA upgrades, or if there were fines incurred if they do not provide them. Baranko said that there are funds available and they can apply. He said that if they have identified a need and they apply for grants but are turned down, that does help with limiting the liability.

Chairman Linn said that lighting is an issue for safety, and asked if they were talking just ballfield lighting, or lighting in general. Horton replied that the Master Plan addressed park lighting; this component is all ballfield.

#2 Develop more Neighborhood & Mini-Parks

Horton said that this item had two components—the park adjacent to the Rowle P. Simmons Adult Center and a potential 80-100 acre parcel donation. She then briefly reviewed the various park classifications.

She said that the Adult Center proposed park is eight acres, and the plans are 80% complete. The other 11 acres set aside are for a potential school. The cost for this park is \$2.5 million.

For future needs, Horton said that there is a potential donation of an 80-100 acre parcel in the northeast part of the City, where new development is taking place, and it would be considered a Community/Regional Park. She said that part of this park would include a dog park, which not only would be good for having

another dog park on the east side of town, but also when APS expands, they will lose the other location on the west side of town.

Chairman Linn asked if there was anything tied to the donation of the land. Horton said just the building of a park. She said that the proposed park would cost around \$16.9 million. She said that funding would normally come from impact fees, but that is not feasible. She said that other departments want a piece of the pie as well, and if they don't include the park upgrades in the bond election, it will take at least six years to upgrade four parks, and new parks would be out of the question.

Bragg asked if there was any time limit associated with the donated land. Horton said that the talks are too new to have any specifics, but if they donate the land, they do want a park developed there.

#3 Building a Public Swimming Pool

Horton said that staff's third request is for a public swimming pool. She said that swimming is the best exercise for the body and has more health benefits than any other exercise. She did some research with other cities, and then reviewed the pools, associated amenities and costs of each.

Horton said that she was told that if they are going to do an aquatic center, they need to do it right. They said that if they don't give them the whole package, they should not do it at all.

Brief discussion was held on the structure for revenues; what they would pay, what concessions would be involved, who would operate the facility, etc. It was noted that those are operational questions that would be determined at a later time.

Chairman Linn said that when she lived in Phoenix they would travel an hour to go to water parks. It was not cheap, but they would stay the entire day. Danforth said his experience was similar, and they had private operators running the facilities.

Younger asked about the demographics of the sample cities, and asked if they were similar. He said that Prescott has 25% retirees and asked if that would change the outcome. Horton said that such a facility would have amenities for seniors, such as a lazy river, used for therapeutic needs and the aquatic center itself provides for a multigenerational experience. She added that even if people are of a certain age, they have grandkids and kids that visit. Lain added that at the YMCA, the old folks are in the lap pool more than the young kids. Bragg noted that it is the same thing where she lives.

After further discussion, Horton was asked to obtain some demographic information for consideration.

Bragg asked what type of price they would be looking at. Horton said that it would probably be anywhere from \$15 to \$25, with discounts available. Norwood added that this facility would be a regional draw. He said that they often are more successful in smaller areas where there is not so much competition.

Braden asked how many months out of the year it would be open. Horton said probably May to September. Norwood said that in Prescott they may focus on an indoor facility.

Bragg asked if the high school would be able to use it year round, if it was an indoor facility. Horton said that there would be many partnering opportunities.

#4 Recreational Facility – 75,000 Sq. Ft.

Horton said that their last request is for a 75,000 sq. ft. recreational facility, which would be a regional draw as well. She then showed a couple of examples, one from Chandler, Arizona and the other from Durango, CO. She noted that Durango only has a population of 15,614 but they have been able to recover 85% of costs because it is a regional draw in that area. Danforth questioned if that included debt service. Horton said she did not believe it covered the debt service.

Chairman Linn asked if the \$19,112,500 included the cost of land. Horton said that they have potential areas, either at Pioneer Park or the possible 80-100 acre donated parcel. Norwood said that there is no need to look at the cost of land.

Horton then reviewed a slide from the Master Plan showing the needs addressed through 2020. Barrett noted that the City has more than 4 baseball fields. Horton noted that the chart separated various types of fields.

Ruffner asked if the Master Plan included demographics studies, including estimated population in the future. Horton said that she did not recall seeing a breakdown, but they could do that.

Younger said that in comparing the different projects, they could spend \$25 million for an aquatic center that is only used three months of the year, or spend the same amount of money on a recreation center that would be used year-round. Horton noted that they could build an indoor pool.

Reuillard asked if they know what percentage of high school graduates stay in the area, as that would be relevant to staying on and using the facilities. He said that the areas in the Midwest retain a lot of their graduates.

Bragg asked if staff had the school enrollment projections out to 2020. Horton said that she would see if that is included in the Master Plan, and if not she would contact the school. Chairman Linn asked that she bring that information back next week.

Chairman Linn asked if there would be any type of fee to use the Community Park. Horton said that it is part of the quality of life they offer, and they would have to fence the entire area in order to do that. Baranko said that it is an option, but the industry standard is that open space and parks are made free to the public.

Braden asked if the cost of the 80-acre park didn't include the aquatic center. Horton explained that the Community Park and the aquatic center were two separate requests.

Lain noted that the pool in Garner, Kansas broke even, and if they had a similar facility here they would pull from as far away as Camp Verde.

Vice Chairman Weiss noted that the committee keeps getting lost in the specific costs.

Horton noted that Prescott routinely makes those lists of "most desirable places to live." She said that they just make another list in *CNN Monies – 100 Best Places to Live and Launch a Business*. She said that the quality of life is what brings people to Prescott to start with.

5. Questions.

Baynes asked if they couldn't include more things in the park upgrades. Horton said that they could and should be expanded, but she was trying to stay in line with the Master Plan. She said that there are many needs in the existing parks. Baynes suggested that they look at the upgrades and add some more, including a number.

After further discussion, Hadley suggested that if once the committee prioritizes their needs and park upgrades made the list, they would do a more comprehensive study to look at park enhancements, and include a good number.

Chairman Linn said that within the next few weeks they will have gone through the process. If something shows up that they want to move forward with it, they will go back and finalize the numbers.

Horton said that an example is that in something like the Community/Regional Park, there were some elements built into it, and others not included, such as shade structures over the bleachers. She said that in a premier park, that is something they may want to include.

Esser asked if the aquatic park included areas that could be used by those people that are not swimmers. Horton said that if they put it by Pioneer Park, there would be a lot of things to do. If it is only an aquatic center they would have a shade structure for reading, the lazy river, picnic tables. She said that they could make it a more pleasant environment. Esser asked what percentage of Prescott residents they felt would use the aquatic center. Horton noted that on the needs assessment done through the Master Plan, it was in the Top 8 requests.

Esser asked who participated in the Master Plan. Horton said that they figured on a 40,000 population and mailed out 4,000 surveys. They received 400 back, and felt it was a good representation, with a 95% confidence level.

Barrett asked if the Master Plan broke down what funding sources the public was willing to use to provide the amenities. Horton said that they did ask what funding sources they would be willing to participate in, but it was not tied to a specific project.

Braden asked if the survey asked about a pool or aquatic center. Horton replied that both made the list. Braden asked if out of the 400 people, they were people with families. Hadley noted that the demographics of the survey were in the breakdown included in the Master Plan.

Reuillard asked what exploration has been done with regard to partnering. Horton said that she does not know that they have done that because they don't know if the committee is interested in moving forward. Reuillard asked what support there could be from the business community, such as advertising.

Hadley noted that the City has had some very preliminary talks with Embry-Riddle.

Chairman Linn noted that at the lunch she attended today, it was noted that Embry-Riddle had 600 acres available, and they are only using 110.

Bragg asked if Parks & Recreation had some kind of a total figure that they would like to see associated with an aquatic center in Prescott. Horton noted the page had been left off of the presentation, but it was \$16 million. Bragg asked if they had determined the breakeven time period.

Baranko noted that they are getting ahead of themselves. They need to have the process go forward, and once they are in the design phase, the consultants would bring forth the economic impact and the best way to recover those costs. There are various operations in terms of how it would be operated. He said that they are all good questions, but they won't have those answers until later.

Vice Chairman Weiss said that they are getting lost in the aquatic center; they are a capital needs committee—they are not looking at operations.

Further discussion was held on the need to obtain attendance at the schools, and projections into the future. It was noted that they could contact the school, the Department of Education, or possibly APS.

Horton noted that in the Master Plan they determined the existing population and then applied a formula to account for future growth.

6. Adjournment.

There being no further business, the meeting was adjourned at 5:21 p.m.

TAMMY LINN, Chairman

ELISABETH RUFFNER, Secretary