

Planning Commission Minutes  
For October 20, 2015

Members Present: Chairman Dwight Freeman, Wesley O'Rourke, Grover Hathorn, Mike Mitchell, Gene Glover and Rose Vanderpool, Secretary and Dixie Diltz.

Members Absent with notification: Vice-Chair Leonard Brown

Members Absent without notification:

Others Present: Debbie Garcia, Randy Brown, Teresa Neuerburg and Patrick Sewell

Chairman Dwight Freeman called the meeting to order at 1:35pm.

Mike Mitchell made the motion to accept the Agenda as submitted, Gene Glover seconded, motion carried unanimously; The September 8, 2015 Minutes were approved, motion was made by Mike Mitchell and seconded by Gene Glover; motion carried unanimously.

First item of business: Special Recreation District submitted by the Monte Vista Recreation District Organizing Committee/ San Luis Valley Aquatic and Fitness Center) (SLV-AFC).

Chairman Freeman stated that their job today is to review the plan submitted and make a recommendation to the Board of County Commissioners as whether or not the submittal meets the requirements per the C.R.S. Article 32-1-202 (2), he then opened the floor for discussion.

Patrick Sewell who explained that he is an organizing member is in support of this project because our kids need constructive activity. The location of the site is off Sherman Ave, which is the Athletic Club. We would like to purchase the building and add a swimming pool (phase 1). There is one public swimming pool 45 miles from here (Fort Garland) we would like to bring creative opportunities to the community. The location for the potential facility is in a central location and we believe it's a great spot. We want to give our kids constructive activity year around.

Debbie Garcia stated, "We are a group of citizens from Del Norte and Monte Vista that have formed the committee of 15 members. We have been involved since May but this has been in discussion for well over a year". We did start out as a county-wide endeavor which included South Fork and the Ski Hi Stampede but these talks fell through. Therefore, we went back to discussion with just Monte Vista and Del Norte.

The City would acquire the athletic club and we are proposing to the voters to approve the mill levy to fund the aquatic center and land adjacent for a new building that would house other phased development.

Questions were asked about the old swimming pool- Debbie Garcia explained that pool was originally designed as an outdoor pool. The pool is aluminum lined and is the only one in the country that is lined with sheets of tin and where it has been welded, it leaks profusely. It was

costing the city \$10,000 monthly to keep it going. The biggest issue was when it was enclosed, proper ventilation was not done and the vapors eroded the concrete blocks causing deterioration that they could not keep up with. Structural engineers have said that the wall that separates the pool and the rest of the building is not structurally sound. The locker rooms the kitchen and bathrooms had to be blocked off. It was more costly to try to rehab that old facility, plus we ran into other issues with the need of more space for multi-purpose uses. The City of Monte Vista has been meeting with users groups (Crane Festival, Stampede Committees and have discussed demolition of a portion of building, and put in conference rooms and a prep kitchen. A new building would allow those needs to be met, as well as economic opportunity, we could hold conferences etc. Our goal is to have two pools, which would incorporate therapeutic and recreational interest.

Chairman Freeman stated as an ex-banker financing on all of this is number one on the list.

Randy Brown stated that generating 10-mills from 48 million what is the life? That part concerns me, the county operates on 10 mils, I am concerned with the financial indebtedness I will have to take on. 40-acre and above parcels in agricultural status are exempt, but we have storages and small acreages that are in ag status that won't be exempt.

Questions in regards to grants and other programs out there that could fund this endeavor more suitable than a mill increase and it was stated that all those different entities require joint participation from surrounding towns, counties etc. to be awarded a grant. If we can show support as a community those grants could be applied for and hopefully granted. She stated that she is asked continually from people when are going to get our pool back - We need help to pay for it.

Discussion on what was going to be on the ballot. 1. Form a district; 2. Ask voters to fund; 3. Form the Board of Directors Boundaries.

Chairman Freeman asked if the Athletic Club was operating in the black? Have the profit and loss statements been looked at. Debbie Garcia said it is self-sustaining. Can the district operate on the mil levy? Everything will be paid by the mil. Can you use the mil levy to subsidize the recreation center? Can the mil levy be used for the athletic club?

The City eventually will give up their recreation district and merge all programs and user groups through the proposed recreation district. The city then should be able to offset the recreation budget. Non-profit groups ask for waiver of fees the users that pay right now for the Ski Hi are Stampede, Crane Festival and the ag committees. The Ski Hi Complex is not in the black.

Chairman Freeman stated that the lines are getting real blurred. What is city, what is county, what is Rec District? There is not clear definition on funds, operating or acquisition. You need to establish clear delineation. Mike Mitchell asked Debbie and Patrick if they had done any analysis – city tax base, property tax, what percent would come from the city vs the outside/county area. How is the board going to be formed, not all should be from the city it needs to incorporate the Monte Vista Fire District not just with in the city.

Patrick Sewell stated that he would try to fund this in other ways but we have to get this started somehow.

They discussed geothermal heat, alternative energy efficient construction, with a new building cost could be kept down compared to an old building. USDA provides grants/funding on this type of idea.

Debbie Garcia stated that the aquatic center is the main focus, the other needs or wants will come later.

Mike Mitchell moves to move this forward to the BoCC on November 4, with the following contingencies: Amend the Service plan; 1. The District needs better due diligence of the funding/financing (budget plan); 2. Creation of District and Board whether it's determined by tax base or population of a certain radius; Gene Glover seconds motion; motion carried unanimously.

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With no further business meeting adjourned at 3:45pm.

Respectfully submitted,

Rose Vanderpool

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Rose Vanderpool  
Secretary of the Board