



**Joint Meeting of the Growth & Finance Committees  
Tuesday, August 22nd at 11:30am  
Montrose Community Recreation Center  
16350 Woodgate Road  
Montrose CO 81401**

**MINUTES**

- I. Call to Order, Roll Call, meeting called to order at 11:30am. Barb Sharrow, Paul Wiesner, Suzi King, Ken Otto, Megan Maddy. Director Christina arrived at 12:15pm. Staff present: Justin Mashburn, Miguel Lopez, Astro Ball, Mari Steinbach, Jeremy Masters, Debby Harrison-Zarkis, Liz Gracesun, Wade Ploussard.**
- II. Presentation of results of Counsilman-Hunsaker summary of outdoor pool assessment, conducted spring/summer 2023**
- a. Questions & Answers / Discussion**
- i. There were no questions from the Board
  - ii. Assessment was discussed. Director Suzi asked if there is a liability keeping the pool open, ED Mari stated yes, there are according to the assessment. Miguel reviewed the assessment as well as recommendations from Counsilman Hunsaker. Pool repair items were presented from the report. Repairs that will be made in 2023 will cost \$1,700. 2024 total \$21,710, total for 2025, \$11,500. 2026 total cost for repairs will be \$14,700. Total \$49,610 over three years. ED Mari stated that staff believes staff can make the minor repairs listed to keep it open and functioning, notwithstanding further inspection failure items or new issues. The pool has brought in approximately \$17,000 this year. The annual total average is about \$20,000 per year. That is enough to cover approximately 80% of the staff costs. This revenue excludes MRD members – which gives them CRC and Field House access. That accounts for 25% of visits to the FH pool. On average, the outdoor pool is open about 80 days per season. Justin stated that most people come to the Field House just to use the pool. Director Suzi asked if the board needs to make a decision on whether the pool will close or stay open by making the recommended repairs. ED Mari said yes. Director Paul asked if the pool is inspected. And Miguel responded that the County Health Department does inspect it. Miguel stated that the largest issue that Counsilman-Hunsaker brought up is that the pool is not level. ED Mari stated that she is concerned with the water loss. Jeremy noted that the water, heating and treatment cost has been consistently budgeted for over the years. Director Ken asked whether the assessor said where the water was going, Miguel said that is unknown. Director Suzi asked how the committee feels about maintaining the pool that we know is out of compliance, ethically. ED Mari said that because of its age, the pool has “grandfathered” status on many of the items. The life safety and worker issues

are recommended to be taken care of in 2024. ED Mari stated she thinks it is worth keeping the pool open while the Board works on a plan to eventually replace the pool. Jeremy stated that it is a risk to keep it open. Director Paul suggested putting an article in the newsletter about issues with the pool, and ask the public what they would like to see in the future for a pool. Director Megan asked if the CIP reflects replacement of the pool. Mari stated that a community survey could be done as well as site assessments for a future pool. Director Ken said the Growth Committee has had these discussions as far as whether to replace or repair the pool. He said the finance committee can help by giving information on where the MRD stands financially. Liz stated that when the CRC was built, an outside pool there was discussed which would be a leisure pool. Director Suzi stated that at the building of the CRC, the committee was assured that a pool would fit in the area west of the building. ED Mari said that if the pool at the FH was not replaced, it needs to be determined what the future of the FH should be. Liz was asked her opinion. She stated that the current FH pool serves that area of the town and specific needs of the community well. She did say however that she has always envisioned the new pool being at the CRC and leisure related with 4-6 lanes. She stated she thinks the appropriate space for a new pool is at the CRC. She also stated that staff love working at the FH pool. Mari stated it revenue challenges could be encountered by locating the outside pool at the CRC. Director Paul and Director Suzi both agree that an outdoor splash pad at the CRC might be our best solution. Liz stated it would be nice to have extra swim lanes when the inside lane pool is full.

**iii. Mari summarized next steps.**

1. Outside consultant for a pool assessment/community survey – Mari stated that she will reach out to other recreation agencies to see if they have a tool that the MRD could possibly use as well as determine what is trending. Director Christina asked if a water feature is desired by the board and staff the response was yes. Wade asked what population the MRD is missing. Liz stated high school aged kids. Justin said at least ½ of the visitors to the FH pool are kids 6 and under with their families. FH, or CRC are our two options for a pool or splash pad.

**III. Capital Improvement Plan review**

- a. Review the 2024 Capital Improvement Plan, preliminary / additions to the CIP from staff portion of the Growth Committee and the Plant Operations / Asset Management; discuss long term priorities funding needs and strategies.
  - i. Jeremy reviewed the 2024 CIP Preliminary Plan as well as plant costs. Director Christina asked why the Ute/McNeill improvements were on the CIP before the City does the assessment. Jeremy stated this is a placeholder so this items is not dropped or forgotten. Justin discussed the need for new cardio equipment at the CRC, which is at the end of its lifespan. This has therefore been listed on the CIP. The current equipment would be sold back to the manufacturer. He also stated that we have looked at leasing vs buying new equipment, and is under discussion. The recommended work on the current outdoor pool is reflected on the CIP. Director Christina recognized the projects that the Board is prioritizing but is wanting to know what projects we can actually afford. Mari gave an update on financials. Mari stated sales tax is coming in strong, there will be a surplus on our budget for this year as there was for last year. We currently have about \$2M surplus in that fund. In 2024 we are eligible to refinance the certificates of participation. The MRD also will have some additional debt

capacity. Mari also said that an option would be for the MRD to go back the city and voters to ask for additional sales tax funding – above the .3%. Mari stated that there must be a 3-6 month operating savings according to the board policy. There is enough in the General Fund balance to cover this. Total in all fund balances is around \$3M. Director Christina stated the priority is to keep up our current facilities, with the need to prioritize taking care of what we have with the new facilities or additions. Director Barb suggested potentially taking a longer time to accomplish the three prioritized projects. She does not think pursuing another bond would be good timing right now. The Committee believes that the Ute/McNeill project should be accomplished. This will be a partnership project with the City of Montrose. The group reaffirmed that then the Field House project is the second priority. The pool moves to priority #3. Other projects not funded include trails.

**IV. Define next Action Steps, Priorities**

- a. The committee will recommend to the board at Thursday's meeting the plan presented by staff to effect the three-year repair plan.
- b. Plant operations should be a priority and should be about 1.5% increasing to 2% according to Director Paul. (is currently 1%). Director Ken would like to see a 10 year repair plan to ensure there is money in the budget to cover that.

**V. Adjourn – the meeting was adjourned at 1:32.**