

Chadron Community Center Building & Grounds Committee March 18, 2010

Present: John Chizek, Jerry Moss, Jamie Goffena, Ron Moore, Janet Johnson, Terry Owen, Kristi Johnson
Absent: Tom Park, Weston Birch, Doak Nickerson

Memorial Park Location

John Chizek met with Tim Montgomery, Federal Aid Administrator, Parks Division, Nebraska Game and Parks Commission. Also in attendance were Janet Johnson, Milo and Donna Rust. Mr. Montgomery is the individual we must submit our Conversion Document to change the use of Memorial Park. He is willing to help our venture, but also informed the group that it is not an easy process. Some of the points he mentioned were:

- We must document all locations we have investigated as a possible building site and why each will not work (cost cannot be a determining factor).
- The land must be replace at equal value (not size) and be of equal use.
- We will need a Federal Appraisal (Yellow Book) of Memorial Park and the new park area. This will be reviewed by the Department of Interior. The cost is estimated to be from \$1,000 to \$2,500 for each location, current & proposed.
- Trees will need to be a cost consideration if they are removed. The Government will consider this in determining equal value.
- Many park conversions are tied up in Federal Courts for years. If the form and procedures are not followed in detail and done correctly it could be in court later.
- The Nebraska Game and Parks Commission is contracted by the Federal Government to oversee all parks that receive Federal monies.
- This property is considered by definition 'Encumbered Land'.
- The City of Chadron has 6 parks that have received Federal monies.
- An environmental study will need to be completed. The removal of any trees will add to the cost of property replacement.
- If a plan is made to use the property a Public Comment Period will need to be advertised for 3 weeks.

Terry read #2 ruling on page 2 of **Land and Water Conservation Fund Conversions of Use Regulations and Procedures**. John Chizek will talk to Tim Montgomery about this: how it may apply in our situation and examples of communities that used that regulation for a conversion. The regulation follows:

Situations that may not trigger a conversion if certain criteria are met. Proposals must be submitted to NGPC for review and are subject to final approval by NPS. Situations include:

2. Proposals to construct public facilities, such as recreation centers and indoor pool buildings, within a Section 6(f)(3) protected area where it can be shown there is a gain or increased benefit to the public outdoor recreational opportunity. The local sponsor should consult with NGPC early in the formative state of developing proposals to construct indoor facilities on Section 6(f)(3) protected lands.

Ridgeview location

There is a plot of 19.2 Acres at 10th Street & east of Ridgeview for sale at \$58,000. Improvements & infrastructure would be needed. This location will be included as a possible site. Jamie Goffena suggested we make an advantage/disadvantage list for each location.

Pool

City pool currently is used by about 120 people per day; can have 250 people. Members felt there would be more use of the pool if it was included in the center. Community probably will not support 3 pools in Chadron. Chadron State College plans to redo their pool but will not have provisions for children.

Funding

Janet Johnson stated that for the city to get Community Development Block Grant (CDBG) the community needs 51% of population as Low/Moderate Income. USDA Rural Development funding is usually not qualified the same way, however Rural Dev. will often fund a project that also has CDBG funding. The public agencies talk about what they are funding and if multiple agencies can fund the same projects. John Chizek & others met with Jana Jensen about using the Nebraska Foundation 501c3 as the place for fiscal management. We talked about leasing to other entities for sustainability: school, kitchen, library.... The library is looking for a new location at West 6th street, Line Building on 10th Street, 10th Street south of Wilson Park, and Memorial Park.

Community Survey

City will conduct a random community survey this spring. Kristi said the community survey final draft is to be completed by April 1. The survey will be conducted before college students leave. After the survey is completed we can make better decisions about location and what to include in a community center. Jamie Goffena will forward the survey draft for the committee to review and make suggestions directly to Sherri Bloome. We discussed questions that are needed on the survey. Suggested questions to include were:

1. Should the city pool be enclosed, or an outside pool?
2. In the community center do you want included: pool & various activities (list them all)?
3. Should a community center include an extra gym for the school to use for basketball practice & games (school would pay part of the cost)?
4. Are you willing to pay a monthly facility fee?
5. Should a community center be located near the schools? Near the edge of town near a highway? Near the center of town?

Considerations

The committee listed considerations for determining a community center site:

- sustainable
- cost
- activities included that the community will use,
- location--highway frontage or proximity to schools,
- enclosed pool
- parking
- school usability
- infrastructure
- able to expand
- encumbered for other use currently
- appeals to all ages

Jamie Goffena will develop a matrix that the committee may use to evaluate sites, based on these considerations and others that may be added later.

We discussed other possible community center services/activities and the importance of management to provide/promote creative activities. Monday's Community Center meeting will be led by John Chizek.

Respectfully submitted, Jamie Goffena