



AGENDA
Planning and Evaluation Committee
October 13, 2022
1:30-3:00PM
Room 2, West Center / Zoom

Committee: Bart Hillyer (Chair), Robert Quast, Tom Sadowski, Keith Skytta, Stewart Tagg, Diane West, Kathy Zollinger, Kathi Bachelor (ex officio), Scott Somers (CEO), David Jund (Facilities Director/Liaison)

Agenda Topic

- 1. Call to order, Roll Call, and Establish Quorum**
- 2. Adopt Agenda**
- 3. Approve August 11, 2022 Meeting Minutes**
- 4. Chair comments** (Hillyer)
- 5. Staff Reports** (Somers/Jund/Zubicki)
 - Long-term Capital Project Plan (5-year) – Review
- 6. New Business**
- 7. Adjournment**
- 8. Next Meeting** – Thursday, November 10, 2022 1:30PM



MINUTES

Planning & Evaluation Committee

Thursday, AUGUST 11, 2022

1:30pm – 3:00pm MST

West Center Room 2 / Zoom

Committee: Bart Hillyer (Chair), Robert Quast, Tom Sadowski, Keith Skytta, Stewart Tagg, Diane West, Kathy Zollinger, Kathi Bachelor (ex officio), Scott Somers (CEO), David Jund (Facilities Director/Liaison)

Agenda Topic

1. **Call to Order / Roll Call - Establish Quorum**

Chair Hillyer called the meeting to order at 1:30pm MST. Roll called; quorum established.

2. Approve May 12, 2022, Meeting Minutes

No objections to adoption. Adopted.

3. **Chair Comments**

Chair Hillyer provided opening remarks.

4. **Business**

a. Jund gave an overview of four (4) 2023 Club Funding Requests for consideration by the Committee. The club requests from GVR Pickleball Club, Woodworkers of GVR, GVR Tennis Club and GVR Lapidary & Silversmith Club. Discussion of how submitted requests should be classified in regards to being for a designated space club and for clubs that are the primary users of non-designated space. The committee discussed whether those requests submitted by non-designated space clubs should be evaluated by staff for potential placement in future iterations of the 5-year Capital Plan as individual projects or as one component within the scope of a larger future project, such as a major upgrade to a Recreation Center.

Motion: Skytta moved, seconded to move the club requests submitted by GVR Pickleball Club and GVR Tennis Club back to staff for further evaluation.

Passes: unanimous

b. GVR Lapidary and Silversmith 2023 Club Funding Request.

Motion: Quast moved, seconded to support the Lapidary club request.

Passes: unanimous

c. Woodworkers of GVR 2023 Club Funding Requests.

Motion: Skytta moved, seconded to support the Woodworkers of GVR

club request.

Passes: 6 yes, 1 abstain.

5. **Staff Reports**

Jund provided an update to the Long-term Capital Project Projections (5-year Capital Plan) which includes the Abrego South Field House, which was left off of the Plan that was presented at the May 12 P&E meeting. Discussion of the items currently identified on the 5-year Capital Plan followed.

Jund provided a brief update on the construction contract for the Desert Hills Fitness Center.

6. **Member Comments:** No comments

7. **Adjournment**

No objections to adjourn. Meeting adjourned at 2:27 MST

Next Meeting: Thursday, October 13, 2022, 1:30-3:00pm, WC-Rm 2/Zoom

DRAFT

**GVR
Long Term Capital Project Plan
Funding Projections**

All Amounts Are **Projections**

	2022	2023	2024	2025	2026	2027
Initiatives						
Beginning Balance	\$ 2,166,737	\$ 1,759,632	\$ 432,194	\$ 899,065	\$ 1,676,506	\$ 2,528,249
Funding From Operations Revenue	\$ 661,034	\$ 643,584	\$ 626,088	\$ 635,987	\$ 664,930	\$ 646,325
Additional GVR Funding (Surplus)	\$ 12,559	\$ 114,616	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Additional Funding / Emergency Fund	\$ 467,156					
Loan Payments						
Net Investment Earnings	\$ (139,201)	\$ 102,662	\$ 25,216	\$ 52,454	\$ 97,812	\$ 147,506
Projects:						
West Center Arts Center	\$ (50,000)	\$ (50,000)				
Del Sol Club House	\$ (318,085)	\$ (881,915)				
Canoa Hill Parking Lot Note	\$ (11,000)	\$ (11,000)	\$ (11,000)	\$ (11,000)	\$ (11,000)	\$ (11,000)
Santa Rita Springs Glass Arts	\$ (200,000)	\$ (700,000)				
SRS Kino Room / Computer Lab	\$ (117,000)					
Social Gathering Place	\$ (45,000)	\$ (50,000)				
Desert Hills Fitness Expansion	\$ (616,001)	\$ (345,385)				
Desert Hills Ceramics Expansion						
Expand Ceramics	\$ (50,000)	\$ (150,000)				
ABS Shuffleboard Courts	\$ (1,567)		\$ (123,433)			
LC Third Tennis Courts			\$ (150,000)			
Ending Balance	\$ 1,759,632	\$ 432,194	\$ 899,065	\$ 1,676,506	\$ 2,528,249	\$ 3,411,079
Maintenance Repair & Replacement						
Beginning Balance	\$ 8,025,718	\$ 6,769,357	\$ 6,911,736	\$ 6,522,523	\$ 6,998,425	\$ 7,276,410
Annual Funding (per Reserve Study)	\$ 1,132,047	\$ 1,207,611	\$ 1,320,420	\$ 1,426,054	\$ 1,540,138	\$ 1,540,138
Additional Funding						
Net Investment Earnings (actual IPS rate)	\$ (719,702)	\$ 587,406	\$ 645,846	\$ 578,086	\$ 636,681	\$ 345,663
Projects:						
Per Reserve Study	\$ (1,668,706)	\$ (1,652,638)	\$ (2,355,479)	\$ (1,528,237)	\$ (1,898,835)	\$ (1,035,850)
Ending Balance	\$ 6,769,357	\$ 6,911,736	\$ 6,522,523	\$ 6,998,425	\$ 7,276,410	\$ 8,126,361
MRR Part B - Pools and Spas						
Beginning Balance	\$ 1,083,705	\$ 387,457	\$ 916,352	\$ 1,291,419	\$ 1,704,449	\$ 296,956
Funding	\$ 270,472	\$ 289,405	\$ 303,875	\$ 319,069	\$ 335,022	\$ 351,774
Additional Funding (2022 Surplus allocat		\$ 200,000				
Net Investment Earnings	\$ (5,485)	\$ 39,490	\$ 71,192	\$ 93,961	\$ 118,989	\$ 37,849
East Center Pool	\$ (961,235)					
Casa Paloma 1					\$ (1,861,503)	
Ending Balance	\$ 387,457	\$ 916,352	\$ 1,291,419	\$ 1,704,449	\$ 296,956	\$ 686,579
Subtotal Capital Projects Reserves	\$ 8,916,446	\$ 8,260,282	\$ 8,713,006	\$ 10,379,380	\$ 10,101,615	\$ 12,224,020

**GVR
Long Term Capital Project Plan
Funding Projections**

All Amounts Are **Projections**

	2022	2023	2024	2025	2026	2027
Emergency						
Beginning Balance	\$ 1,170,653	\$ 716,588	\$ 765,037	\$ 816,761	\$ 857,761	\$ 900,761
Annual Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer to Initiative	\$ (467,156)					
Net Investment Earnings	\$ 13,091	\$ 48,449	\$ 51,724	\$ 41,000	\$ 43,000	\$ 45,000
Projects:						
East Center (2019)						
Ending Balance	<u>\$ 716,588</u>	<u>\$ 765,037</u>	<u>\$ 816,761</u>	<u>\$ 857,761</u>	<u>\$ 900,761</u>	<u>\$ 945,761</u>
Total Board Designated Funds	<u><u>\$ 9,633,034</u></u>	<u><u>\$ 9,025,319</u></u>	<u><u>\$ 9,529,767</u></u>	<u><u>\$ 11,237,141</u></u>	<u><u>\$ 11,002,376</u></u>	<u><u>\$ 13,169,780</u></u>