

# Memorandum



**To:** City Council  
**From:** Ken Coleman  
**Date:** April 24, 2015  
**Re:** Senior Addition Operations

As we initiate the construction of the new Senior Addition, there has been ongoing discussions with the private non-profit organizations (Boomers and Beyond and Young at Heart) concerning building configuration and operational decisions. Seniors have requested concessions in several areas of facility utilization that warrant further consideration.

Our City team has identified the three main areas of concern to include ease of access to the Community Center, scheduling of the new Senior Addition, and costs associated with the use of the facility. To address these requests in an equitable manner our Staff has crafted a Memorandum of Understanding that provides accommodations to these concerns.

## ***ACCESS***

The request from our senior groups is to have a closer point of entry to the Community Center to allow more direct access to the Senior Addition. The idea of a larger vestibule that provides access to multiple areas may address the many concerns from various users, yet the building committee agreed to keep the southeast doorway unimpeded to provide direct daylighting to the existing interior meeting rooms. There are common needs with both senior groups and other users of the entire facility. The alternative addition to the construction contract contemplates a card swipe handicap activated access to the southern doorway to the main hallway. Staff believes this is the most logical way to address the overall need to allow a controlled entry in this portion of the Community Center.

## ***SCHEDULING***

Since planning began on the new Senior Addition our staff has stated that the primary use of this new space is for senior activities. That position has never changed. The discussions involving scheduling have not been addressed with input from seniors. To forward this point, the recommendation is to reserve the space for senior use Monday through Friday during the hours of 6:00am through 4:00pm. Senior activities needing this area outside of these hours can be scheduled with Community Center staff. Senior programming has priority for use of this area and when no activity is scheduled, the City staff can schedule non-senior use. Prior notification of the times where other uses are scheduled will be provided to Young at Heart and Boomers and Beyond contacts.

## ***COSTS***

The Boomers and Beyond have requested special provisions for a senior fee structure related to the new Senior Addition. The recommendations to address this area of concern include several allowances for reduced fees.

- The first is already in effect with a deep discount on senior membership rates. The rate schedule is attached demonstrates the deep discounts provided to 70+ and active adult members (age 62–69). There is also a 6 month and 3 month membership currently built into these rates. These options are a premium value due to the support of the annual \$250,000 Recreation Tax dollars provided to the Community Center to maintain the facility and keep rates affordable for all users.
- Included in the MOU with Young at Heart and Boomers and Beyond is the ability for all seniors to access the senior areas during the Young at Heart lunch program hours. In fact, the allowance of free entry is from 6:00am through 4:00pm Mondays, Wednesdays and Fridays. Those wishing to use the Senior Addition on Tuesdays, Thursdays, Saturdays and Sundays must pay the fee for use of the facility which does include full Community Center access.
- Community Center members receive a 5% discount on program fees. A program fee allows the person access to the time and space reserved for that specific program, not the entire facility.
- Our staff had been working on developing a senior scholarship program prior to the discussion with Boomers and Beyond. The conceptual thought is to find resources that will assist qualifying seniors to receive financial assistance to defray a portion of membership or program fees.

It is critical to move forward with the building project timeline and further delays could jeopardize the entire effort. Our contractor will receive the Notice to Proceed on Wednesday, April 29, 2015. There are critical dates that need to be met to get the work done within the terms of the contract. The current building design agreed to by all parties has been completed and we anticipate breaking ground within weeks.

With City staff taking the lead on this effort, we are achieving a very positive project of major benefit to all users. Our staff has worked diligently to work out the details that will have highly desirable results for the seniors. The Senior Addition will offer ease of access, an area that is designated for priority use by seniors and incredibly affordable rates. Considering where we were just a few years ago, we have made extraordinary strides to provide a positive result for our senior citizens that live within the City of Gunnison, as well as those residing in the unincorporated areas of the County. Our staff is proud to offer another great amenity to our community and those visiting our area from other parts of the world.