FOOTHILLS PARK & RECREATION DISTRICT
REGULAR BOARD OF DIRECTORS MEETING

August 27, 2019

The regular meeting of Foothills Park & Recreation District was held at Peak Community & Wellness Center, 6612 South Ward Street, Littleton, Colorado 80127.

I. CALL TO ORDER: Director Bosanko called the regular meeting to order at 6:03pm.

II. PLEDGE OF ALLEGIANCE: Director Bosanko led those in attendance in the Pledge of Allegiance to the Flag of the United States of America.

III. ROLL CALL:

Director Farrar: Present
Director Butman: Present
Director James: Present
Director Meyer: Present
Director Bosanko: Present

ALSO IN ATTENDANCE: Paul Rufien, District Counsel; Ronald Hopp, Executive Director; Dennis Weiner, Director of Finance and Administrative Services; Barb Butler, Director of Recreation Programs; Derek Eberhardt, Director of Operations; Tom Woodard, Director of Golf; Colin Insley, Director of Parks, Planning and Construction; Richelle Riley, Recording Secretary; other Foothills staff and members of the public.

Potential conflicts of interest were disclosed pursuant to Colorado Revised Statutes 18-8-308(2), 24-18-109(3)(a), 24-18-110, and 32-1-902(3).

IV. APPROVAL OF AGENDA:

MOTION: Director Meyer moved that the Foothills Board of Directors approve the August 27, 2019 agenda as submitted. Director Farrar seconded the motion. Poll of the Board: Director Farrar, aye; Director Butman, aye; Director James, aye; Director Meyer, aye; Director Bosanko, aye. The motion was approved.

V. APPROVAL OF JULY 23, 2019 MINUTES:

MOTION: Director Meyer moved that the Foothills Board of Directors approve the minutes of the July 23, 2019 board meeting as submitted. Director James seconded the motion. Poll of the Board: Director Farrar, abstain; Director Butman, aye; Director James, aye; Director Meyer, aye; Director Bosanko, aye. The motion was approved.

VI. COMMUNITY COMMENTS:

Ronald Hopp presented materials to the Board that were provided by Pickleball advocates that met with him last week. He passed around a card he received from a patron thanking the Board for improvements that were made at Blue Heron.

VII. DECISION ITEMS:

A. 2019 Neighborhood Parks Construction Contract

According to the memo provided for the 2019 neighborhood parks projects, Colin Insley detailed projects for four park sites; Chaucer Park, Dakota Station Park, Trappers Glen Park, and Valley View Park.

The project was put out to bid, Mr. Insley explained, and staff recommend SaBell’s Civil and Landscape (SCL). Included in the packet was the bid summary, letter with references from SCL, and construction bid form for SCL. Mr. Insley answered questions from the Board.

MOTION: Director James moved that the Foothills Board of Directors award the construction contract in the amount of $963,703.15 to SaBell’s Civil and Landscape for the purpose of providing park improvements to Chaucer Park, Dakota Station Park, Trapper’s Glen Park and Valley View Park, and further authorize the Executive Director to execute the construction agreement subject to legal counsel and staff review. Director Butman seconded the motion.
Poll of the Board: Director Farrar, aye; Director Butman, aye; Director James, aye; Director Meyer, aye; Director Bosanko, aye. The motion was approved.

B. Jefferson County Facility-Use Agreements/Ballot Boxes

Referring to the memo provided, Derek Eberhardt explained that Jefferson County needs to increase their ballot box drop-off locations and their voter service polling centers. Foothills’ facilities were identified as areas that meet the statutory requirements. Mr. Eberhardt discussed the requirements and locations selected; Ridge Recreation Center and Lilley Gulch Recreation Center. He detailed requirements per the Facility-Use Agreements. Mr. Eberhardt pointed out that at Ridge Recreation Center, a concrete pad will need to be added to attach the ballot box, and discussed conditions. He talked about cameras and surveillance conditions.

Regarding voter center polling places, Mr. Eberhardt discussed that one space at Ridge and one space at Lilley Gulch had been identified. Those will be rental agreements, and not part of the Facility-Use Agreements.

Mr. Eberhardt answered questions from the Board. Concern about the District’s liability and indemnity was brought up and discussed.

MOTION: Director Meyer moved that the Foothills Board of Directors approve the Use Agreements with Jefferson County for installation of ballot boxes at Lilley Gulch and Ridge Recreation Centers as discussed, subject to confirmation and resolution of concerns raised during the meeting and reviewed and approved by staff and legal counsel. Director Farrar seconded the motion. Poll of the Board: Director Farrar, aye; Director Butman, aye; Director James, aye; Director Meyer, aye; Director Bosanko, aye. The motion was approved.

C. Meadowbrook Heights Metropolitan District Consent Resolution

Mr. Hopp indicated there is a development being proposed called Meadowbrook Heights, as discussed in the memo provided. They want to provide park and recreation services and maintain their own developed parks within that subdivision. Mr. Hopp outlined the Consent Resolution attached for the Board’s consideration, and addressed inquiries that were raised at the last board meeting.

MOTION: Director Meyer moved that the Foothills Board of Directors approve Resolution No. 19-003 consenting to the creation of Meadowbrook Heights Metropolitan District. Director Butman seconded the motion. Poll of the Board: Director Farrar, aye; Director Butman, aye; Director James, aye; Director Meyer, aye; Director Bosanko, aye. The motion was approved.

XIII. EXECUTIVE DIRECTOR’S REPORT:

Highlighting the report provided, Mr. Hopp said the Clement Park grand opening event for the new inclusive playground was a great success, and the District continues to get positive feedback.

Mr. Hopp pointed out the Feeding Many shelter that is proposed to be installed on site.

Mr. Hopp had met with advocates for Pickleball. He and Dennis Weiner met with Nancy Werkmeister and Mike Sexton for continued conversations related to potential for the Foothills Clubhouse.

Adding to the report, Mr. Hopp indicated that the County had asked staff for additional information related to the Red Rocks Ranch development, and discussed.

Mr. Hopp provided an update on Hine Lake. Derek Eberhardt provided an update on the Ridge pool project.

IX. DISCUSSION ITEMS:

A. Finance Update

Dennis Weiner discussed the finance update through July 31, 2019, touching on highlights from the report provided.
The total year-to-date operating revenue was lower than planned. Mr. Weiner detailed the factors that drove that result. The total year-to-date operating expenditures were lower than the plan, Mr. Weiner outlined those factors. As a result of all operating activity, net operating loss was favorable to the budget in operations. Net non-operating revenue was favorable to the plan, Mr. Weiner explained.

As a result, through July 31st, net revenue was favorable to the plan.

B. General Obligation Bond Extension Projects Recommendation

Referring to the memo provided, Mr. Hopp recalled that staff have been talking about the General Obligation Bond, which is expiring, since December or before. A multitude of processes have been gone through trying to make a determination on how to arrive at some projects that can be presented to the public, asking them to consider extending the General Obligation Bond for another 20 years without raising taxes. Mr. Hopp outlined the process and information that has been presented to the Board. Tonight, staff will present the project priority rankings, and as an outcome from conversation with the Board at the last meeting, staff recommendation on which projects should move forward.

Mr. Hopp provided historical and background information on the General Obligation Bond passed in 2000. The District can ask the voters to consider extending that debt for another 20 years without raising the taxes. He outlined the processes that have been utilized to determine capital project concepts that could be done with that extension. Mr. Hopp pointed out the General Obligation Bond Extension is one mechanism for funding, there are other mechanisms for funding. If a project doesn’t make the list for potential General Obligation Bond Extension, it doesn’t mean there aren’t other ways to figure out how to provide those improvements.

Mr. Hopp discussed the rating process and what it entailed. Criteria ratings for each project were presented at the July 23rd board meeting. The Board and senior staff then did a preferential worksheet rating each of the projects, Mr. Hopp explained, where the 14 projects were rated according to priority despite the criteria rating.

Using PowerPoint, Mr. Hopp went through each project, presenting the compiled comments and priority ranking for each. He showed side by side comparisons between the criteria ratings and the priority ratings, and talked about cost projections and debt service.

Mr. Hopp detailed the potential projects that staff recommend: Ridge Recreation Center; Dutch Creek Trail Extension; Clement Park Court Complex; Columbine West Pool; Easton Regional Park Ballfield; Sixth Avenue West Pool, contingent on successful separate ballot question for the Sixth Avenue West area to add a General Obligation Bond at the same mill rate as the rest of the District; Lilley Gulch Recreation Center; Peak Community & Wellness Center. Mr. Hopp suggested any remaining funding can be earmarked to address other district-wide improvements and/or project contingency. He mentioned the numbers that have been conceptualized at this time are conservative; the projects are potentially a couple of years out. Mr. Hopp talked about next steps toward a May, 2020 election.

Mr. Hopp recognized the remaining projects in the next order of priority. Regarding the Foothills Clubhouse, it needs improvement. With formal direction from the Board, staff would like to investigate how to tackle that project aside from the General Obligation Bond Extension. If it is not replacement of the clubhouse, what other opportunities are there that could make that system better.

Mr. Hopp emphasized staff are seeking from the Board if this project recommendation is palatable, and if staff should continue to explore doing something outside of the bond issue with the clubhouse. There was discussion and questions were answered.

Director Bosanko opened the floor for Community Comments.

Ken Goodman, district resident, talked about having to drive to Cornerstone Park or to Apex for outdoor Pickleball courts. To play indoor courts in the winter when the weather is bad, there are 40 people waiting for six courts. He expressed excitement for the outdoor courts being proposed.
Mike Sexton, district resident, recognized that the General Obligation Bond does not work for the Foothills Clubhouse. He encouraged a feasibility study to see if we can get from here to there within a reasonable amount of time. If the extension of the bond would help the clubhouse project, they would support the efforts to build capital necessary to build a clubhouse.

Nancy Werkmeister, Wheat Ridge, acknowledged that the Board believes there should be a new clubhouse. The group would like to have something in writing to answer their proposal. She said they would like to hear that the Board is going to ask Mr. Hopp and the staff to investigate other financial avenues.

Director Bosanko solicited discussion from the Board on the eight recommended items, thoughts on having staff look into alternative funding for the Foothills Clubhouse, and discuss concern about the Sixth Avenue West project being contingent on a separate ballot question.

The Board expressed support for staff to look into alternative funding for the Foothills Clubhouse.

Discussion ensued regarding the project concepts, costs, concerns, challenges, and questions were answered. It was determined that polling/survey needs to be done. The Board requested more details on some of the concepts on the list.

Regarding ballot language, it would need to be pretty decisive for polling purposes, Paul Rufien discussed. Finalization of the ballot language would be closer to February.

Mr. Hopp summarized, nothing will be removed from the list at this point in time. Staff can continue doing additional studies and refine some of the ideas. He noted if interest rates are better than what has been conservatively estimated, there could be additional funds there as well. Data can be pursued on polling, staff can pursue additional study information, table the Sixth Avenue Contingency. Staff can start financial feasibility on the Foothills Clubhouse, and get leaner numbers for Ridge and Lilley Gulch and Peak, if possible.

X. ADJOURNMENT:

The regular meeting was adjourned at 8:32pm. The next regular board meeting will be held at 6pm on Tuesday, September 24, 2019, at Peak Community & Wellness Center, 6612 South Ward Street, Littleton.

Submitted by:

Richelle Riley, Recording Secretary