

**FOOTHILLS PARK & RECREATION DISTRICT**  
**REGULAR BOARD OF DIRECTORS MEETING**

**October 22, 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 6:01pm.
- 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:   | Absent                     |
| Director Bosanko: | Present (out 6:50pm – 8pm) |

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).

Director Bosanko announced her daughter has an orchestra concert and will leave for that and come back to the meeting.

IV. APPROVAL OF AGENDA:

**MOTION:** Director Farrar moved that the Foothills Board of Directors approve the October 22, 2019 agenda as submitted. Director James seconded the motion. Poll of the Board: Director Farrar, aye; Director Butman, aye; Director James, aye; Director Bosanko, aye. The motion was approved.

V. APPROVAL OF SEPTEMBER 24, 2019 MINUTES:

**MOTION:** Director James moved that the Foothills Board of Directors approve the minutes of the September 24, 2019 board meeting as submitted. Director Farrar seconded the motion. Poll of the Board: Director Farrar, aye; Director Butman, aye; Director James, aye; Director Bosanko, aye. The motion was approved.

VI. COMMUNITY COMMENTS:

VII. DECISION ITEMS:

A. 2020 Neighborhood Parks Contract

Referring to the packet, Colin Insley pointed out a proposal from Architerra Group for Neighborhood Park Improvements 2020. The projects on the list for 2020 are Woodmar Square Park, Alpers Farm Park, and Eagle Meadows Park, Mr. Insley explained. Mr. Insley indicated the proposal is all inclusive for all the services necessary.

Projects that will be handled separately are Williamsburg I concrete replacement and Stoney Creek Trail replacement, Kipling Trail repairs, Schaefer Athletic Complex playground.

Mr. Insley answered questions from the Board. He assured the Board will be notified of the neighborhood meetings.

**MOTION:** Director James moved that the Foothills Board of Directors approve the proposal from the Architerra Group for design and construction management for Woodmar Square Park, Alpers Farm Park and Eagle Meadows Park projects for a not to exceed amount of \$181,400, and authorize the Executive Director to execute the contract documents. Director Butman

seconded the motion. Poll of the Board: Director Farrar, aye; Director Butman, aye; Director James, aye; Director Bosanko, aye. The motion was approved.

B. Memorial Bench Application

Pointing out information in the packet, Mr. Insley discussed a memorial bench application for Harriman Lake Park, as well as wording for the plaque.

**MOTION:** Director Farrar moved that the Foothills Board of Directors approve the application request from Mr. Joshua Vidal and Ms. Molly Mitchell to install a memorial bench and plaque at Harriman Lake Park. Director Bosanko seconded the motion. Poll of the Board: Director Farrar, aye; Director Butman, aye; Director James, aye; Director Bosanko, aye. The motion was approved.

C. Bowles Metro District Facility-Use Agreement Amendment

Ronald Hopp reminded the Board the District has six Intergovernmental Agreements (IGA) with various entities to provide district rates for non-district use and they pay the differential to the District. He discussed that Bowles Metro District has requested to update their agreement to disallow part-time and full-time preschool programs. Mr. Hopp said if the amendment is approved by the Board, the families who use the preschool programs will be notified by the Bowles Metro District. There was discussion, and questions were answered.

**MOTION:** Director Butman moved that the Foothills Board of Directors authorize the Executive Director to execute the amended Intergovernmental Agreement with Bowles Metropolitan District as discussed, subject to final negotiations and approval from District Staff and Legal Counsel. Director Bosanko seconded the motion. Poll of the Board: Director Farrar, nay; Director Butman, aye; Director James, aye; Director Bosanko, aye. The motion was approved.

It was advised to not make this the customary IGA Agreement; keep the full-service IGA as the primary one for new IGAs that might come up.

Mr. Hopp recognized the IGAs are annual renewable type agreements so the other entities will be contacted to make sure they want to continue. He reminded the Board that Vintage Reserve Metro District had requested to transfer the fiscal responsibility from the metro district to the HOA, so there will be an amended agreement for that for the Board's consideration.

XIII. EXECUTIVE DIRECTOR'S REPORT:

Highlighting the report provided, Ronald Hopp recognized the Senior Adult Open House providers. He reminded the Board of Boo-Rific Bash and Splash. Mr. Hopp pointed out an invitation to the Foothills Theatre Company's *Night of Classic TV: The Twilight Zone*. Foothills Fieldhouse got their liquor license just before their derby event, Mr. Hopp discussed.

Mr. Hopp discussed that the Jefferson County Planning & Zoning Director denied the request for inclusion for the Red Rocks Ranch development. There is a meeting at the County tomorrow afternoon that he and Paul Rufien will be attending.

Mr. Hopp extended congratulations to Wes Dulin who received a CPRA award for CARA. He pointed out the Irish Festival decided to take a hiatus and may not be coming back to Clement Park. Mr. Hopp noted the November and December meetings are the second Tuesday in November and December.

Adding to the report, Mr. Hopp discussed that staff have contracted with the public polling entity. Mr. Hopp said for the portion of the Columbine Trail that is a combination of CDOT property as well as Corp of Engineers property, CDOT will pay for the eight foot wide concrete trail.

The RFP for Johnston Reservoir in Clement Park was discussed; a list of vendors that received RFPs was requested.

IX. DISCUSSION ITEMS:

A. Finance Update

Dennis Weiner discussed the finance update through September 30, 2019, highlighting the update from the report provided.

The total District year-to-date operating revenue was lower than the plan, Mr. Weiner discussed. The total year-to-date operating expenditures were lower than the plan because of favorable performance in several expenditure categories, Mr. Weiner detailed.

Net operating loss was better than planned year-to-date. Non-operating revenue was favorable to budget, Mr. Weiner explained.

Through September 30<sup>th</sup>, net revenue was better than planned.

B. 2020 Proposed Budget Presentations

Mr. Hopp indicated the submitted budget is balanced as required by law. Revenues and expenditures are \$30,712,129 subject to any adjustments and changes that may occur over the next couple of months. Mr. Hopp summarized the overall budget as stated in the letter to the Board as part of the 2020 Proposed Budget Book.

Using PowerPoint, Mr. Hopp went over a summary of changes between the 2019 and 2020 budgets. He talked about sources of revenue, historical mill levy, and the overall budget. Mr. Hopp outlined the budgets for each department: Administration; Parks, Planning and Construction; Leisure Services; Golf, and detailed the reconciliation sheet.

Barb Butler introduced Leisure Services' staff who were in attendance. Referring to the 2020 Budget Book, she discussed revenues and expenditures for the Leisure Services department overall.

Ms. Butler provided highlights for Recreation Programs including Leisure Services Administration; Fitness Programs; Arts; Children's Programs; Edge Ice Arena and Penalty Box; Sports and Athletics; Foothills Fieldhouse.

Following the 2020 Budget Book, Derek Eberhardt provided highlights for Facility Operations including Lilley Gulch Recreation Center; Peak Community & Wellness Center; Ridge Recreation Center; Climbing Wall; Facility Maintenance; Aquatics.

Tom Woodard introduced Golf staff who were in attendance. Referring to the 2020 Budget Book, Mr. Woodard gave an overview of the Golf department, discussing revenues and expenditures. Highlighting the 2020 Golf budget, he pointed out that Golf will implement demand pricing and comprehensive pricing policy that is based on demand and historical utilization. In addition, a GPS system will be installed on all of the golf carts. Mr. Woodard talked about the golf industry and the budgeting process, and discussed the Golf Development and Improvement Fund.

C. Foothills Golf Course Improvements Update

Mr. Hopp recalled that at the August board meeting, staff outlined recommended projects for consideration as part of a potential General Obligation Bond if an election to extend the bond would be successful. Though it is recognized that improvements are needed, it is not recommended that a clubhouse at Foothills Golf Course be one of the projects to consider as part of the General Obligation Bond. Mr. Hopp said the Board gave staff direction to study feasibility and look at funding sources, and provide recommendations as to how staff might be able to address some of the needs at Foothills Golf Course and respond to the advocacy for the golf course.

Using PowerPoint, Mr. Hopp presented findings since the August board meeting. He provided background information for the golf course, gave an overview of the General Obligation Bond and the golf course project concepts. Mr. Hopp talked about meeting with advocates for improvements of the golf course, and the Board received what the advocates deem to be a proposal to build a new clubhouse. He discussed that the clubhouse was not recommended as

part of the General Obligation Bond projects, and reiterated that the Board directed staff to study the feasibility of potentially funding improvements at Foothills Golf Course and see if there are funds other than General Obligation Bond funds that could be utilized.

Mr. Hopp talked about funding sources and the feasibility of each of them. Contingent upon a successful election of the General Obligation Bond extension and a mill levy extension, staff could be comfortable with securing debt to build a new clubhouse in the future, Mr. Hopp explained. He reiterated if the General Obligation Bond passes and the mill levy extension passes, it would free up capital funds that could be devoted to a project like a clubhouse in the future. Staff analysis has determined in the near term, between dedicated potential coverage from 2019 and/or utilizing capital funds in the 2020 budget, a tournament pavilion and activity space in the area known as the Grove could feasibly be funded in 2020. Mr. Hopp discussed a phased approach of a tournament pavilion. When the General Obligation Bond is successful and when the District is successful with a mill levy extension, funds could then be dedicated to build a smaller clubhouse. Mr. Hopp discussed the pavilion and things that were recommended as part of the advocate's proposal.

Mr. Hopp summarized that staff are recommending to do a Phase I in 2020, a tournament pavilion and activity space. Phase II would be contingent upon General Obligation Bond and mill levy extension. Mr. Hopp showed comparisons with other golf courses. He talked about what could be accommodated at a tournament pavilion, and other potential amenities that could be done in the area. With this type of improvement with the phased approach, some of the needs could be addressed initially. There was discussion and Mr. Hopp answered questions from the Board.

Director Bosanko opened the floor for community comments.

Leo Zeggert, district resident/golfer/employee, questioned if the pavilion will have a kitchen area, part of what they need is space for banquets. They have a spring banquet and fall banquet, having an open pavilion may not suit their needs. They need restroom facilities and a food prep area.

Mike Sexton, district resident, suggested to start with how much funding is available to do a project, then come to the people that are going to use it and have them help determine if it is going to be feasible and does it work for them. He suggested to invite the advocates to give ideas.

Nancy Werkmeister, Foothills Ladies Golf Club, discussed other golf courses that have pavilions already have nice clubhouses so those people have somewhere to go if there is inclement weather. Even if the bathroom were fixed, it is nowhere near the golf course. The kitchen needs to be upgraded so it can serve the public. Mr. Hopp's proposal is not enough. It does not meet the needs that they put in their proposal.

Katherine Madden, Foothills Women's Golf Association, discussed she has noticed over the last three or four years that they are having declining membership in their leagues even though the District said Foothills golf course has the most golfers in the state of Colorado, why does it have the worst clubhouse in the state of Colorado? They keep coming back because of the pro shop personnel and it feels like family.

Discussion ensued.

Linda Utard, district resident, said they need a minimum of 120 carts and they have 104 carts now, so we are not fixing that problem by applying a bandaid. There are so many things that need to be addressed. We need to look at ways to get the money instead of putting on a bandaid.

Ashley Barto, Foothills Ladies Golf, observed all these proposals are put forth and yet nobody has reached out to the clubs to get their input before presenting these. They are the ones that are going to be using it and are the ones that know what the club needs. Ms. Barto questioned what are the costs of maintaining that building?

Mr. Hopp explained the process of moving forward, using the neighborhood parks project as an example. He made clear no funding has been secured or allocated by the Board, staff are exploring opportunities. When dollars are committed, staff will reach out to constituents. Discussion ensued.

Judy, Arvada, discussed she plays at Foothills, Fox Hollow, and West Woods. West Woods has a nice golf club, they just put in a new one. It's become a community area. If you put the right things in a clubhouse, you will gather the community and it will be more than just golf. Something needs to be done to improve the clubhouse before it has to be shut down because it's a hazard.

Director Bosanko recalled that two meetings ago, the Board said they would love to do a new clubhouse. We are looking at options, looking at ways to do it, we are getting input, we are at these board meetings talking about it. Board discussion ensued.

Mike Sexton discussed finding out how much money there is now. Maybe there are other things we can do as far as a bandaid that will still advance the ball with the money that is there. They can support the bond issues and mill levy extensions if that gets them to the end. This is an opportunity to engage the community and see if we can find a solution to a problem we all agree exists.

Ashley Barto suggested that Foothills pay for itself with revenue from the golf course, and the voters pay for everything else.

There was Board and staff discussion including the pavilion proposal, renovation, and exploring other ways.

Chris Beal, Foothills Women's 18, discussed that as a player that plays a couple times a week, she can't go and sit down at the pavilion and order lunch, especially if it's chili outside or anything like that. The pavilion is a glorified picnic area and it's very ugly where they want to put it. We don't need to do a clubhouse now because we gave you a pavilion, it's going in the wrong direction.

Susan Mele, Roxbury Avenue, said if the Board supports it they need to get behind it. We can get the money, we need to educate everyone that this isn't an elitist sport. We have a gem in the middle of our area. It's productive, they bring money to the community and there are programs for everybody.

Karen Chase, Littleton, questioned if the funds they do create from Foothills during the year go into the general fund, what happens if it's not there? If people decide Foothills isn't the place they are going to go, that money isn't there.

Mr. Hopp discussed next steps if the Board liked the concept of the phased approach, or if it is not something we want to do. He reiterated staff were trying to respond to some of the desires to provide space and look at a smaller footprint of a clubhouse in the future. Mr. Hopp added all of the desires would not be accommodated without spending \$10 - \$12 million in the future.

Tom Woodard expressed being in favor of the phased approach; in favor of developing that area. This is not an enterprise fund, it is a park and recreation district. The phased approach could service more golfers.

The Board discussed and agreed to table it for now; include golf in the survey; if a pavilion were done, what would the needs be; more communication with the heads of the golf leagues.

X. EXECUTIVE SESSION:

A. Legal Advice per 24-6-402(4)(b), C.R.S.

B. Contract Negotiations per 24-6-402(4)(e), C.R.S.

**MOTION:** Director James moved that the Foothills Board of Directors move into Executive Session to discuss Legal Advice pursuant to Colorado Revised Statute 24-6-402(4)(b) and Contract Negotiations pursuant to Colorado Revised Statutes 24-6-402(4)(e). Director Farrar seconded the motion. Director Farrar, aye; Director Butman, aye; Director James, aye; Director Bosanko, aye. The motion was approved.

The regular meeting adjourned at 9:22pm. Executive Session started at 9:25pm and ended at 9:55pm. The regular meeting reconvened at 9:55pm.

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XI. ADJOURNMENT:

The regular meeting was adjourned at 9:56pm. The next regular board meeting will be held at 6pm on Tuesday, November 12, 2019, at Peak Community & Wellness Center, 6612 South Ward Street, Littleton.

Submitted by:

Richelle Riley, Recording Secretary