



RECORD OF PROCEEDINGS

EVERGREEN PARK & RECREATION DISTRICT REGULAR MEETING January 28, 2025

1. CALL TO ORDER / ROLL CALL

Director Hays called the regular meeting of the Board of Directors (Board) of the Evergreen Park & Recreation District (EPRD/District) to order at 5:02pm. Present from the Board were President Betsy Hays, Second Vice President Don Rosenthal, Treasurer Peter Eggers, and Secretary Nina Armah. Vice President Mary McGhee arrived at 5:04pm. Youth Advisory Board Members Tyler Guyton and Xavier Gomez were also present.

Present from staff were Executive Director (ED) Cory Vander Veen, Director of Operations (DO) Brian Tucker, Grants & Strategy Manager (GSM) Liz Cohen, Park Operations Manager (POM) Jarred Lilyhorn, Financial Controller (FC) Paul Tosetti, Guest Experience Manager (GEM) Logan Bashford, Project Manager (PM) Bob Schmitz, IT Analyst (IT) Michael Coons, and Executive Assistant (EA) Maddy Evans.

2. ANNOUNCEMENTS & CHANGES TO THE AGENDA & CONFLICT OF INTEREST DISCLOSURE

DO Tucker introduced Logan Bashford, EPRD's new Guest Experience Manager. GEM Bashford shared about his background and enthusiasm for enhancing guest experiences.

EA Evans shared about the new hybrid meeting format that is being tested tonight and the next couple of months.

3. DECEMBER 10, 2024 REGULAR MEETING MINUTES MOTION

Director McGhee moved to approve the December 10, 2024 meeting minutes as amended. Director Rosenthal seconded, and the motion passed unanimously.

4. GENERAL PUBLIC COMMENT

District Resident Dave Savala commented on his physical therapy business, Bergen Peak Physical Therapy, and their interest in partnering with EPRD to grow their space within the Recreation Center.

5. CONSENT AGENDA MOTION

Director McGhee moved to approve all items on the consent agenda. Director Armah seconded and the motion passed unanimously.

6. DISCUSSION ITEMS FROM CONSENT AGENDA

There were no discussion items from the consent agenda.

7. PUBLIC ART APPLICATION

ED Vander Veen led the discussion on the public art application for the Three Elementary Students bronze sculpture, by Ann Simpson, and invited additional comments and questions from the Board. The sculpture is being proposed to be placed on the historic schoolhouse that will be moved to Marshdale Park, or near the future new playground in Buchanan Park. The Board and staff discussed flexibility in location and site, and it is most important to the artist that it is in a public location and accessible to all. Ownership of the sculpture will be transferred to CAE and then it will be installed on EPRD's property. CAE will insure the piece as well and provide some maintenance and cleaning. Until the piece is installed, EPRD will store it in a safe place.

MOTION

Director Rosenthal moved that the Board agrees to store and display the Three Elementary Students bronze wall sculpture as per the terms described in the public art proposal application. Director Eggers seconded, and the motion passed unanimously.

8. EPRD SENIOR CENTER UPDATE

ED Vander Veen explained that a lot of what we have been doing is working with the community and defining what the space is and the needs and wants, alongside all of the community partners who are involved. DO Tucker discussed the progress of the senior center, noting the well-attended stakeholder meeting that took place January 8th, with over 25 attendees from various agencies in the community. There was a lot of support from the group about senior programming and space. The plan includes converting the play school room into a senior center while maintaining space for play school activities. Renovation costs are projected to be between \$40,000 and \$60,000, which is higher than we had hoped. Staff is still doing research



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and trying to identify ways to accommodate both playschool and the senior programs. Various programs are being developed to engage seniors in activities like IT training and game days.

9. 2024 PARTICIPANT & PASS USAGE UPDATE

This item was moved ahead of agenda items #7 & #8. DO Tucker provided an overview of how Placer AI works and how it ties into our participant and pass usage metrics. The discussion covered participation trends in sports and activities at the rec centers, with notable increases in Wulf pickleball (likely due to the summer closure at the Marshdale Courts) and Wulf pool usage (attributed to the closure for resurfacing at the Buchanan Pool). The need for additional court space in the future Buchanan Field House was emphasized, as well as the importance of understanding the differences in programming between Woulf and Buchanan rec centers. The Board appreciated the report's inclusion of individual sports data as it provided a clearer picture of participation. Annual and month-to-month pass sales have shown positive growth, while punch card usage has decreased, indicating a preference for recurring memberships. The workplace wellness program has successfully regained traction after COVID, and children's program participation has increased.

10. FINANCIAL UPDATE

FC Tosetti provided an update on the 2024 year end financials. The financial update revealed a successful year, with a notable budget variance due to higher-than-expected tax revenue. The Finance team is also focusing on improving operational efficiencies, including the rollout of a new credit card system and potential upgrades to the payroll system. FC Tosetti also discussed the additional resource that will be brought onto the team to help with AR, payroll, and to create redundancy in EPRD's financial systems.

BREAK 6:27pm-6:37pm

11. COP UPDATE

ED Vander Veen provided a refresher on the COP proposal summary presented to the Board in late 2024, and the updated Buchanan Park design plan that the Board had adopted. In that summary, staff provided the Board with estimated timeline and project costs, with estimates for how each project would be funded. THE COP will be used to fund part of three large projects: Buchanan Park Improvements, Buchanan Aquatics Expansion, and Buchanan Field House, as well as contingency funds that can be used for other smaller projects as available. Todd Snidow with RBC was present at this meeting to discuss the COP. He provided an overview of the timeline of COP issuance for EPRD over the next several months. The interest rates have remained stable since August. The conversation addressed the financing options of a 20 or 25-year term loan, highlighting the trade-offs between lower payments and available funds for other projects. A 20-year loan option would have an interest rate just under 4%, while a 25-year term would offer a slightly higher rate of about 4.25%. The conversation also touched on the implications of the COP financing and the potential need for insurance to mitigate risks associated with the District's financial obligations. Director Rosenthal expressed concerns about potential cost overruns and the need for prepayment options, and the Board discussed the implications of a 10-year redemption period. The possibility of structuring a prepayment clause was considered, though it would likely come with additional costs. The conversation addressed the financial model for new assets, including a field house, and the expected revenue to support bond payments. Concerns were raised about the impact of environmental risks, like wildfires, on property tax revenue and the need for insurance solutions. The Board also discussed the timing for decisions regarding bond options, leaning towards a 20-year term for better financial management. The team reviewed the financial strategy for upcoming projects, highlighting the field house's potential for generating revenue compared to the pool. A consensus was reached on pursuing a 20-year financing plan, with a request for a detailed cash flow presentation at the February Board Meeting.

12. BUCHANAN PARK AQUATICS EXPANSION



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Director Hays shared that after consulting each of the Board members individually, the Board agreed that Director Hays and Director Eggers are on the Board sub-committee for the Buchanan Aquatics Expansion, and that Director Rosenthal and Director McGhee are on the Board sub-committee for the field house. Today's discussion is focused on high level design and architecture. PM Schmitz provided a timetable of the process that started in October to invite design firms to bid on the Buchanan Aquatics Expansion project. We received seven proposals, 4 of which were shortlisted and interviewed. EPRD's staff selection committee and the Board sub-committee recommended moving forward with EVStudio. EVStudio staff, led by Brian Welch, were present at the Board Meeting to present their proposal. They kicked it off with introductions of themselves and their roles in the project. The team expressed excitement about collaborating on the pool project, recognizing its importance to the community. They emphasized the need for the new expansion to integrate seamlessly with the existing park layout and facilities, and highlighted the importance of considering site access, utilities, and fire safety in the planning process. The conversation also addressed how to facilitate pedestrian movement and manage access during peak usage times, particularly for swim teams. The team outlined their approach to the project, highlighting the necessity of early pricing and continuous communication among engineers to achieve a successful outcome. They proposed a series of meetings to gather input, narrow down design options, and discuss creative elements while considering budget implications. The discussion also touched on the importance of understanding the existing building's history and maintenance challenges. The team outlined a timeline for the pool project, indicating that contractor engagement should begin in March to ensure pricing is available by July. There were discussions about the pool's design, including the potential for outdoor access and maximizing user engagement. The importance of creating a versatile space that accommodates various activities was highlighted, with suggestions for design features that could increase community usage.

MOTION

Director Eggers moved to approved permission for Cory Vander Veen, EPRD's Executive Director, to enter into contract with EV Studio for architectural engineering services for design of the Buchanan Park Recreation Center Aquatics Expansion. Director McGhee seconded and the motion passed unanimously.

13. OLD BUSINESS & UPDATES

ED Vander Veen provided general updates. The new credit card system provides a 1.25% cash back benefit, contrasting with the previous BMO card that charged extra fees. This change is projected to yield between \$7,000 and \$10,000 in cash back, while also reducing the time staff spend on auditing credit card transactions. FC Tosetti mentioned that the system will eventually connect directly to the General Ledger, streamlining data entry once Blackbaud is integrated.

ED Vander Veen discussed the implementation of a split rail fence along the Evergreen Lake North Trail to manage elk interactions and improve vegetation along the shoreline. This project aims to prevent trail shutdowns during elk activity and includes plans for drainage improvements to mitigate sediment issues. Coordination with Denver and the Evergreen Metro Districts is necessary for successful execution.

14. INITIAL DRAFT OF THE FEBRUARY 2025 BOARD MEETING AGENDA

COP Update, Buchanan Aquatics Expansion, Field House Update, Buchanan Park Improvements Update, Executive Session for Annual Performance Review of Executive Director

ADJOURNMENT

Director Eggers moved to adjourn the January 28, 2025 Board of Directors Meeting. Director McGhee seconded, and the motion passed unanimously. The meeting was adjourned at 8:22pm.

Respectfully Submitted,
Madalyn Evans
Executive Assistant