



## RECORD OF PROCEEDINGS

### EVERGREEN PARK & RECREATION DISTRICT REGULAR MEETING

April 22, 2026

#### 1. CALL TO ORDER / ROLL CALL

Director McGhee called the regular meeting of the Board of Directors (Board) of the Evergreen Park & Recreation District (EPRD/District) to order at 5:00pm. Present from the Board were President Mary McGhee, Vice President Betsy Hays, Second Vice President Rebecca Davis, Treasurer Peter Eggers, and Secretary Ally Hilgefert. Youth Advisory Board Members Paul Howe & Xavier Gomez were also present.

Present from staff were Executive Director (ED) Cory Vander Veen, Director of Operations (DO) Brian Tucker, Director of Development and Community Engagement (DCM) Nancy Judge, Executive Manager (EM) Maddy Evans, Park Operations Manager (POM) Jarred Lilyhorn, Financial Controller (FC) Paul Tosetti, Guest Experience Manager (GEM) Logan Bashford, Lake House Manager (LHM) Krista Emrich, Grants & Strategy Manager (GSM) Liz Cohen, Marketing & Communications Supervisor (MCS) Courtney Thorud, Special Projects Coordinator (SPC) Anne Morrison, and Lake House Specialist (LHS) Klaire Funderburgh.

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

Announcements included Director Eggers thanking staff for the outpouring of support he and his family have received in recent weeks. Director McGhee announced that the INSPIRE program got second place in the state for basketball. Director Davis shared a thank you note to EPRD from the Evergreen High School Mountain Bike Club.

Changes to the agenda included Items 4.3 and 4.6 being removed from the consent agenda for discussion. During Old Business & Updates, the Board will also discuss EPRD's original founding date and certificate of organization, as well as proposed artist options for the Rotary/CAE shipping container mural project in Buchanan Park.

#### 3. GENERAL PUBLIC COMMENT

District Residents Brad Strong and Andy Synchef spoke on behalf of the [Rally for the Rink](#) group in support of an indoor ice rink being built in Evergreen.

#### 4. CONSENT AGENDA

4.1 - March 2026 Board Meeting Minutes

4.2 - Capital Project Public Communications Update

4.3 - Q1 2026 Financial Update

4.4 - Bear Creek Pavilion - Professional Installation of Roof Structure Components

4.5 - Bear Creek Pavilion – Approval to Proceed with Concrete Contract

4.6 - Procurement of Park Shelters and Adoption of Design Standards - Resolution #2026-004

#### MOTION

Director Eggers moved to approve consent agenda items 4.1, 4.2, 4.4, and 4.5. Director Davis seconded and the motion passed unanimously.

#### 5. DISCUSSION ITEMS FROM CONSENT AGENDA

ED Vander Veen shared additional context to consent agenda items 4.4 and 4.5 regarding the Bear Creek Pavilion, discussing planned roof structure installation, sign rendering concepts (emphasizing that the concept design for the sign is just a temporary placeholder which still needs vetting) and confirmation that the Michael E. McGoldrick foundation provided a \$450,000 initial payment toward a \$650,000 pledge with a match requirement. Staff will return with sign options and mounting details for Board approval at a later date. ED Vander Veen shared the expanded pavilion budget, discussed in-kind staff work that can be applied toward the donor match, and explained that the McGoldrick Foundation funds plus community fundraising reduced EPRD's share toward an estimated near-term contribution closer to \$75,000. Staff will present an updated budget as contractors begin work and expenses are incurred. Staff will update the Board on any allocated surplus or cost changes.

##### *Consent Agenda Item 4.3 - Financial Update*

FC Tosetti presented Q1 2026 District financials. He discussed the first quarter revenue and expenses, reporting \$2.8M revenue, \$798K expenses, and a net surplus of \$35,900. The lack of ice for ice skating



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operations this winter reduced revenue by roughly \$300K while yielding about \$100K in seasonal labor savings. Two full-time staff were temporarily redeployed to parks projects and the lake house team is planning new events and weddings to recover revenue. Funds that have been invested are earning Interest income and is \$39,000 above budget due to investing operational cash in CSAFE and improved invoice terms. FC Tosetti also reported automating the ActiveNet-to-accounting transfer, crediting LHC Klaire Funderburgh for her manual work in this process the past couple of years. This work no longer needs to be performed manually. This automation is a significant operational improvement, reducing processing time from around 15–20 hours to roughly 1.5 hours. The Capital Improvement Projects Actual vs. Budget was also reviewed, noting that sequencing of expenses from this account depends on things like contractor schedules, seasonal constraints, and lead times on material delivery. Staff anticipates completing all 2026 CIP projects. Rather than prioritizing specific projects, staff will continue advancing each one as resources and project scope allow.

*Consent Agenda Item 4.6 - Procurement of Park Shelters and Adoption of Design Standards – Resolution #2026-004*

SPC Morrison presented proposed district-wide shelter standards and mapped seven planned shelters in Buchanan Park with recommended sizes at specific park sites, including ADA-accessible configurations and expected table capacities under each shelter. Staff recommend that the Board authorize procurement of all park shelters for Buchanan Park now to increase efficiencies and avoid future pricing increases. Staff are also looking for adoption of design standards for new park shelters across the District moving forward. Multiple roof types, material choices, and color schemes were presented as options, with a focus on high quality materials that also visually tie into the aesthetics of the surrounding park and the Buchanan Park Recreation Center. After discussing pros and cons of the presented options, the Board agreed on the following characteristics for park shelters: green roofs; powder-coated steel posts—brown in wooded areas and tan in more open areas such as near the Recreation Center and by the ponds; tongue-and-groove decking purchased close to each shelter installation to avoid storage damage; designation of specific shelters (the Buchanan Ponds shelter and the large adventure playground shelter) as “Signature Shelters,” with a preference for wrapping Signature Shelter posts in stone if cost allows, prioritizing the Buchanan Ponds shelter and, if feasible, the playground shelter; and using gable roofs for small 12x12 shelters, with all other shelters having multi-pitch roofs.

#### **MOTION**

Director Davis moved to approve consent agenda items 4.3 and 4.6. Director Eggers seconded and the motion passed unanimously.

#### **6. PARK TRAIL USE UPDATE**

MCS Thorud and POM Lilyhorn presented the park trail use update. There has been an increased use of electric bicycles and scooters in Evergreen, including in EPRD parks. They noted that this has created concern related to field damage, safety issues, and enforcement of park rules due to unclear vehicle classifications. They reviewed classifications and bike/vehicle types, and also discussed approaches that the City of Lakewood and Jefferson County are taking to address this. Staff recommend establishing similar classifications, limits, and coordinated education through signage, messaging, schools, and law enforcement. Staff are proposing added language to EPRD Park Rule #14 regarding vehicular access in parks. This added language will specifically address the use of E-bikes.

#### **MOTION**

Director Hilgefert moved to adopt the new motorized vehicle rule 14.A in alignment with Jefferson County Open Space. Director Hays seconded and the motion passed unanimously.



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#### **7. AQUATICS EXPANSION UPDATE**

ED Vander Veen shared indoor pool renderings, bathroom material proposals, and branding/color considerations for the pool. Project updates included permitting progress, utility installations, approved sewer/drainage design decisions to limit impacts on the sewer system, and plans to finalize materials with the subcommittee before procurement.

#### **8. GYM/FIELD HOUSE UPDATE**

ED Vander Veen provided updates on stakeholder engagement, design development, and the proposed direction for the planned 20,000 square foot gym/ field house. They outlined the facility's three activity zones—zone 1 being turf, zone 2 as an epoxy/concrete zone primary use for pickleball and batting cages, and zone 3 as a wood court with dropdown nets, all zones being surrounded by a walking track—and described efforts to refine net systems, circulation, materials, and stakeholder preferences. The team shared recent renderings, early cost research, and considerations such as plastic versus glass perimeter walls, spectator visibility, and entry and restroom placement. Staff are seeking Board adoption and direction to proceed with cost estimating, permitting, fundraising, and construction documentation as definition to layout preferences are finalized in the coming months.

The Board discussed rightsizing the field house for youth development, drop-in play, and smaller competitive formats rather than full scale tournaments, noting scheduling pressures from having only one gym. Staff summarized user feedback, donor outreach, and funding needs, emphasizing that core building elements must be bid before deciding on premium features.

Staff are exploring LEED (Leadership in Energy and Environmental Design) certification for the future gym/fieldhouse as an EPRD Green Initiative. SPC Morrison introduced LEED prerequisites, point categories, and the field house's suitability for energy efficient design, including ventilation, solar ready roofing, and reduced utility loads. She discussed the typical 1–3% of project cost "green premium" that is implied in designing and building a LEED certified building, and noted the benefits of energy and water reduction, faster permitting, grant and tax incentives, lower operating costs, and a three- to six-year return through reduced utility and maintenance expenses. Staff are looking to the Board for their input on whether they would like to proceed with exploring certifying the gym/field house through LEED. The Board agreed that they would like to consider this and are aligned with staff continuing to explore this. Staff discussed the need for indoor tennis at Wulf and presented a proposal for putting a tension fabric structure over one of the outdoor tennis courts.

#### **MOTION**

Director Hays moved to give staff direction to move ahead with the 3 activity zones in the new gym/field house and the covered, heated single tennis court proposal at Wulf. Director Davis seconded and the motion passed unanimously.

#### **9. WULF MASTER PLAN DISCUSSION**

Staff discussed how changes at Wulf Recreation Center, including filling in the pool and moving the fitness center, could create space for multipurpose areas and activities like gymnastics. With a limited renovation budget and longstanding building constraints, staff will focus on maximizing efficiency of existing spaces and building infrastructure to increase programming and activity options. DO Tucker discussed upgrades to the outdoor tennis courts at Wulf, including converting existing blacktop tennis courts with post-tension concrete, expanding court footprint, and reiterated adding a tension fabric structure to one court to create a durable indoor heated court that can also serve multipurpose uses year-round.

#### **10. OLD BUSINESS & UPDATES**

The Board discussed discovery of a 1956 certificate of organization for the Evergreen Recreation Association and debated how that nonprofit origin relates to the District's formal creation and current identity. They discussed the District's historical timeline from this 1950s grassroots nonprofit to a Special District authorized in 1969 and later conversion to Evergreen Park & Recreation District. The Board agreed to having



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the 1956 grassroots origin included on EPRD's website as a historical note, while preserving the District's official 1969 special-district status and existing branding without revising legal history or merchandise dates.

The Board reviewed several draft mural concepts for a shipping container mural funded by Rotary and executed by Center for the Arts Evergreen summer camp in early June. After review and discussion, the Board would like the artists to use an outline/image of a person for the "I" in "Be the I in kind," so that the message is readable from afar and also clearly portrays the concept of the mural - for park users to stand in as the "I" for photos. Of the possible artist renderings presented, the Board directed artists to work off of options #1 and #3, omitting candy-like graphics/fonts and steering clear of mushroom images, and return with revised options for Board approval.

**11. GENERAL PUBLIC COMMENT**

There were no public comments.

**12. EXECUTIVE SESSION  
MOTION**

Director Hays moved to enter executive session at 8:35pm pursuant to C.R.S. §24-6-402(4)(a), concerning the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest. Director Eggers seconded.

The Executive Session ended at 9:15pm and regular session was continued.

**13. INITIAL DRAFT OF THE MAY 2026 BOARD MEETING AGENDA**

Consent Agenda (April BOD Meeting Minutes, Capital Project Public Communications Update, Q1 Facility & Pass Usage Update), Election of Officers, Youth Advisory Board Update, Playground Update, Skatepark Update, Aquatics Expansion Update, Gym/Field House Update

**14. ADJOURNMENT  
MOTION**

Director Hays moved to adjourn the April 22, 2026 Board of Directors Meeting as of 9:20pm. Director Eggers seconded, and the motion passed unanimously. The meeting was adjourned at 9:20pm.

Respectfully Submitted,  
Madalyn Evans  
Executive Manager

**EVERGREEN PARK AND RECREATION DISTRICT**

**RESOLUTION NO. 2026-004**

**A RESOLUTION AUTHORIZING THE PROCUREMENT OF PARK SHELTERS AND  
ADOPTION OF DESIGN STANDARDS**

**WHEREAS**, the Evergreen Park and Recreation District ("District") is undertaking the development and improvement of park facilities in Buchanan Park, including the installation of park shelters; and

**WHEREAS**, the cost of seven park shelters for Buchanan Park is estimated to range from \$150,000 to \$180,000 if procured as a single purchase in 2026, and excludes installation costs. The range reflects current market volatility in material and shipping costs; and

**WHEREAS**, it is the best interest of the District to procure the seven park shelters in 2026 to increase efficiencies and avoid price increases, and significant savings will be achieved by having EPRD Park Operations staff install the shelters; and

**WHEREAS**, District Staff has evaluated pricing and products from vendors and performed comparative review in accordance with EPRD's Policy Governing Contracting. In evaluating vendor options, EPRD Staff considers total value to the District, including pricing, product quality, warranty, delivery timelines, and value-added services such as training or installation support; and

**WHEREAS**, District Staff has presented to the Board a recommendation for design standards for new shelters in Buchanan Park and across the District, to create consistency, identity, aesthetics, and wayfinding as recommended in the 2023 Strategic Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Evergreen Park and Recreation District as follows:

1. **Approval of Procurement of Park Shelters for Buchanan Park.** The Evergreen Park & Recreation Board of Directors hereby authorizes the procurement of park shelters for Buchanan Park improvements in compliance with applicable laws and District policies, in an amount not to exceed \$180,000, excluding installation costs.
2. **Adoption of Design Standards.** The Evergreen Park & Recreation Board of Directors has adopted a design standard for the installation of new park shelters in Buchanan Park and other EPRD Parks, based on Staff and Board recommendations.
3. **Delegation of Authority.** The Executive Director, or their designee, is authorized to select the vendor, negotiate final terms, and execute all necessary agreements for the procurement of park shelters for Buchanan Park, up to the amount of \$180,000.00, excluding installation costs.
4. **Effective Date.** This Resolution shall take effect and be enforced immediately upon its approval by the Board of Directors.

**ADOPTED** this 22nd day of April, 2026.

EVERGREEN PARK AND RECREATION

DISTRICT

By   
Mary McGhee, Board President

ATTEST:

By   
Ally Hilgefort, Board Secretary