



PUBLIC NOTICE
of a
WORK SESSION OF THE BOARD OF DIRECTORS
of the
EVERGREEN PARK & RECREATION DISTRICT

President Peter Eggers | Vice President Mary McGhee | Second Vice President Ally Hilgefort
Treasurer Betsy Hays | Secretary Rebecca Davis

PUBLIC NOTICE is hereby given that on:

Monday, October 26th, 2026

EPRD Board Pre-Meeting

A work session of the Board of Directors of the Evergreen Park & Recreation District (EPRD) of the County of Jefferson, State of Colorado, shall be held online via Microsoft Teams (no in-person option) at the link below, commencing at 12:00 p.m.

The purpose of this meeting is to prepare for the October Regular Meeting of the Board of Directors of the Evergreen Park & Recreation District.

No motion or vote by the EPRD Board of Directors shall be considered. The public is invited to attend.

Location: Remote via Microsoft Teams

WORK SESSION – 12:00 P.M.

Link: <https://www.evergreenrecreation.com/2026-10-26-board-meeting>

I hereby certify that this public meeting notice was posted 24 hours prior to the noted meeting:

 , 10/22/26



EVERGREEN PARK & RECREATION DISTRICT

REGULAR BOARD MEETING AGENDA

President Peter Eggers | Vice President Mary McGhee | Second Vice President Ally Hilgefort
Treasurer Betsy Hays | Secretary Rebecca Davis

October 26, 2026

At Buchanan Park Recreation Center
32003 Ellingwood Trl, Evergreen, CO
Hybrid Option Available via Teams:
<https://www.evergreenrecreation.com/2026-10-26-board-meeting>

REGULAR MEETING – 5:00 P.M.

Agenda Questions: Please call Evergreen Park & Recreation District at (720) 880-1020.
Public documents received after publication of this agenda and considered by the Board of Directors in its deliberation may be available for inspection in the Evergreen Park & Recreation District's Administrative Office during normal business hours.
Board meetings are held on alternate months at the Buchanan Park Recreation Center or Wulf Recreation Center unless otherwise noted.

	Approximate Start Times
1. CALL TO ORDER / ROLL CALL FOR REGULAR MEETING (0 min.)	5:00 P.M.
2. ANNOUNCEMENTS & CHANGES TO THE AGENDA & CONFLICT OF INTEREST DISCLOSURE (5 min.)	5:00 P.M.
3. GENERAL PUBLIC COMMENT (10 min.) At this time, those in the audience are encouraged to address the Board on any item not already included in tonight's agenda. Board action is not taken on issues raised during Public Comment. Individuals are limited to 3 minutes. A group spokesman is limited to 10 minutes. Speakers must provide their legal names and whether they live within district boundaries.	5:05 P.M.
4. CONSENT AGENDA (0 min.) 4.1 - September 2026 Board Meeting Minutes 4.2 - Q3 2026 Facility & Pass Usage Update 4.3 - Projects Webpage Updates <i>*Please note that minor editorial changes may be made to the consent agenda materials after posting*</i>	5:15 P.M.
5. DISCUSSIONS ITEMS FROM CONSENT AGENDA (0 min.)	5:15 P.M.
6. AQUATICS EXPANSION UPDATE (20 min.)	5:15 P.M.
7. Q3 2026 FINANCIAL UPDATE (15 min.)	5:35 P.M.
8. 2027 BUDGET PROPOSAL (90 min.)	5:50 P.M.
** BREAK **	7:20 P.M.
9. 29250 US-40 PROPERTY DISCUSSION (15 min.)	7:30 P.M.
10. 2027 BOD MEETING CALENDAR (10 min.)	7:45 P.M.
11. OLD BUSINESS & UPDATES (5 min.) Executive Director Update	7:55 P.M.
12. GENERAL PUBLIC COMMENT (5 min.) -- <i>Timing May Change Based on Meeting Progress</i> At this time, those in the audience are encouraged to address the Board on any item not already included in tonight's agenda. Board action is not taken on issues raised during Public Comment. Individuals are limited to 3 minutes. A group spokesman is limited to 10 minutes. Speakers must provide their legal names and whether they live within district boundaries.	8:00 P.M.
13. EXECUTIVE SESSION (20 min.) 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, to explore real estate located at 2975 Bergen Peak Drive in Evergreen.	8:05 P.M.
14. INITIAL DRAFT OF THE NOVEMBER 2026 BOARD MEETING AGENDA (5 min.)	8:25 P.M.
15. ADJOURNMENT (0 min.)	8:30 P.M.

I hereby certify the above public meeting agenda was posted 24 hours prior to the noted meeting:

10/22/26



RECORD OF PROCEEDINGS

EVERGREEN PARK & RECREATION DISTRICT REGULAR MEETING September 29, 2026

1. **CALL TO ORDER / ROLL CALL**

Director Eggers called the regular meeting of the Board of Directors (Board) of the Evergreen Park & Recreation District (EPRD/District) to order at 5:08pm. Present from the Board were President Peter Eggers, Vice President Mary McGhee, Second Vice President Ally Hilgefort, Treasurer Betsy Hays, and Secretary Rebecca Davis. Youth Advisory Board Member Paul Howe was also present.

Present from staff were Executive Director (ED) Cory Vander Veen, Director of Operations (DO) Brian Tucker, Director of Development and Community Engagement (DDC) Nancy Judge, Executive Manager (EM) Maddy Evans, Grants & Strategy Manager (GSM) Liz Cohen, HR Manager (HR) Jillian Heisler, Financial Controller (FC) Krista Emrich, Guest Experience Manager (GEM) Logan Bashford, Marketing & Communications Supervisor (MCS) Courtney Thorud, Special Projects Coordinator (SPC) Anne Morrison, and Parks Operations Foreman (POF) Bob Renz.

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

Director Eggers announced that we will be moving the November Board Meeting to Wednesday, November 18th and it will be held at the Miller House next door to BPRC. Notice will be posted accordingly. During the Old Business & Updates the Board will discuss the Board Subcommittees.

3. **GENERAL PUBLIC COMMENT**

District Resident Jude O'Connor commented on the trees in the construction zone at Buchanan Park.

4. **CONSENT AGENDA**

4.1 - August 2026 Board Meeting Minutes

4.2 - Resolution #2026-008 for the Colorado Circular Communities Grant

MOTION

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

5. **DISCUSSION ITEMS FROM CONSENT AGENDA**

There were no items pulled off the consent agenda for discussion.

6. **GYM/FIELD HOUSE CONTRACT APPROVAL**

Staff presented updated design and site requirements for the Gym/Field House and restroom projects, including County-driven exterior material changes, fire code limitations, circulation adjustments, and cost impacts. The team also reviewed interior layout refinements, spectator flow improvements, flooring evaluations, and the coordination needed with nearby park amenities and ongoing operations. A detailed overview of the formal RFP process was provided, highlighting the competitive bid meeting, shortlisting, reference checks, and interviews. Through that process, A.D. Miller emerged as the strongest candidate, distinguished by its relevant experience, strong references, responsiveness, and collaborative approach. Negotiation updates, scope clarifications, and preliminary cost considerations were also shared ahead of the final contractor selection.

MOTION

Director McGhee moved to approve staff and the selection committee to proceed with contracting AD Miller Services, Inc as the General Contractor for the Field House/Restroom Renovation Project, with a contract amount not to exceed \$3,400,000 with add alternates/contingency of up to \$400,000, as presented. Director Hays seconded and the motion passed unanimously.

7. **AQUATICS EXPANSION UPDATE**

Staff shared an update on construction progress, including completion of foundation work, upcoming masonry construction, and ongoing site infrastructure improvements. Pool components are arriving and being coordinated for offloading and inspection. Groundwater management plans and drainage systems were briefly outlined. ED Vander Veen noted a staffing adjustment with Pinkard (Catamount), with Kreg Thompson now serving as the primary site contact while maintaining continuity with the original leadership team.



RECORD OF PROCEEDINGS

EVERGREEN PARK & RECREATION DISTRICT REGULAR MEETING

September 29, 2026

8. FEES, INSURANCE & BUDGET DISCUSSION

The team previewed upcoming budget discussions on fees, insurance, capital projects, staffing, and revenue opportunities. They reviewed proposed pool rental rates, birthday party options, and early revenue estimates, and noted that the initial operating plan will use conservative assumptions until actual costs are known. For the Gym/Field House, the group discussed zone-based rental rates, added service fees, an estimated \$45,000 winter season revenue potential, and strong community demand for indoor practice space. Staff emphasized maximizing early utilization and adjusting pricing later based on real demand.

HR Heisler presented the 2027 benefits renewal strategy, recommending staying with CEBT but updating the plan lineup. Modeling reduced the projected cost increase from roughly \$95,000 to \$60,000, with potential to stay within the current budget depending on enrollment. The team requested confirmation from the Board on the four-plan lineup before October open enrollment. Additional discussion covered compensation pressures, the possible use of benefit-related savings for merit increases, bonuses, recruiting, and retention, and the impact of minimum-wage increases.

9. OLD BUSINESS & UPDATES

The Board discussed the Board subcommittees and agreed to add a subcommittee for the pavilion event space. Directors Hays & Eggers volunteered to serve on this committee. The Board also clarified that Directors Davis and McGhee are the Dog Park subcommittee members.

ED Vander Veen discussed updates on the pavilion. The team reviewed pavilion design choices, including stain color, ceiling finish, concrete treatments, as well as the quote for a rear concrete slab. Board Members planned to view samples in daylight before final decisions. The group compared one-coat color options, matte versus gloss finishes, maintenance needs, and how lighting and weathering would affect appearance. They moved away from black tones toward lighter, earthy colors that hide imperfections and blend with the natural surroundings. Clear and amber penetrating sealers were evaluated, with interest in richer wood tones and flat sheen. Brown samples were requested by the Board before providing staff with direction. The ordered metal grey roof was reviewed in relation to other finishes, and the team discussed incorporating repurposed El Rancho wood, a rock façade, and barn doors, noting that exterior components will be finalized by the Board subcommittee. The Board approved using Burnished Taupe integrated concrete and authorized the additional \$25,000 in concrete for the event space identified as Pavilion Phase 2. The Board also agreed to proceed with applying the clear penetrating stain/seal on all CLT wood and the matte clear seal on the concrete walls and flatwork.

ED Vander Veen & DO Tucker discussed a CIP update, proposing some additional fitness space options. They reviewed aging fitness equipment at Buchanan and Wulf and discussed planned replacements funded through the 2026 CIP. They discussed broader space and capacity constraints at Buchanan and explored converting underused patio areas into flexible program space. Options included a heated, air-conditioned yurt or a post-tension structure to support classes and specialized fitness training, helping relieve crowding in the downstairs weight room. They also considered reorganizing equipment, updating flooring, and adding a canopy to extend outdoor programming, though broader patio design decisions remain pending.

For Wulf, staff discussed relocating fitness areas and expanding offerings such as turf, sleds, battle ropes, and HYROX-style training. They also discussed developing distinct, high quality fitness programs and partnerships.

The team will present a more complete CIP list next month and continue working internally on equipment and temporary structure decisions. The yurt emerged as the near-term priority, while patio construction involving concrete or rock may be deferred.

Director Hilgefort shared a recap of the EPRD Parent Round Table meeting that took place last week. She also gave kudos to staff for a successful Oktoberfest event.



RECORD OF PROCEEDINGS

EVERGREEN PARK & RECREATION DISTRICT REGULAR MEETING September 29, 2026

Director Davis gave kudos to Ryan Kennedy and his team for the Gritty Grind series that was hosted this summer.

10. GENERAL PUBLIC COMMENT

There were no public comments made.

11. EXECUTIVE SESSION MOTION

Director McGhee moved to enter Executive Session pursuant to C.R.S 24-6-402(4)(e)(I), regarding determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators, in relation to the Gym/Field House. Director Hilgefort seconded and the motion passed unanimously. Executive Session was entered into at 8:11pm.

Director Eggers moved to close the Executive Session at 8:32pm. Director McGhee seconded and the motion passed unanimously. Regular session was re-entered at 8:32pm.

12. EXECUTIVE SESSION MOTION

Director Eggers moved to enter Executive Session 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, to explore real estate located at 2975 Bergen Peak Drive in Evergreen. Director Davis seconded and the motion passed unanimously. Executive Session was entered into at 8:33pm.

Director Eggers moved to close the Executive Session at 8:58pm. Director McGhee seconded and the motion passed unanimously. Regular session was re-entered at 8:58pm.

13. INITIAL DRAFT OF THE OCTOBER 2026 BOARD MEETING AGENDA

Consent Agenda (September Meeting Minutes; Q3 2026 Facility & Pass Usage Update; Buchanan Park Improvements Webpage Updates), Aquatics Expansion Update, Q3 2026 Financial Update, 2027 Budget Proposal, Executive Session

14. ADJOURNMENT MOTION

Director Davis moved to adjourn the September 29, 2026 Board of Directors Meeting as of 9:04pm. Director Hays seconded, and the motion passed unanimously. The meeting was adjourned.

Respectfully Submitted,
Madalyn Evans
Executive Manager



**EVERGREEN PARK & RECREATION DISTRICT
BOARD OF DIRECTORS
September 29, 2026**

Resolution Number: #2026-008

**A RESOLUTION SUPPORTING THE GRANT APPLICATION TO THE
COLORADO CIRCULAR COMMUNITIES GRANT PROGRAM FOR
RECYCLING & RECREATION IN EVERGREEN**

WHEREAS, Evergreen Park & Recreation District (EPRD) is adding a new aquatics facility and field house to Buchanan Park in 2027, to replace aging facilities and better serve the community;

WHEREAS, Evergreen Park & Recreation District intends to increase the sustainability of our new facilities, support a circular economy in our community, and promote reuse and recycling efforts on a local level; and

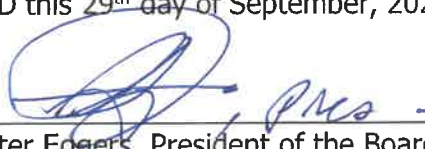
WHEREAS, the upcoming construction projects create a unique opportunity for EPRD to use recycled and post-consumer acoustic materials in our new facilities and to promote the reuse and recycling of sporting equipment within our community;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE BOARD OF DIRECTORS OF THE EVERGREEN PARK & RECREATION DISTRICT THAT:

- Section 1: Evergreen Park & Recreation District's Board of Directors is aware of and supports the grant application to Colorado Circular Communities Grant Program for the use of recycled building materials in our new facilities and the promotion of reuse and recycling of sporting equipment.
- Section 2: Evergreen Park & Recreation District's Board of Directors supports the project's completion and EPRD's fulfillment of the activities described in the grant application, subject to annual appropriations.
- Section 3: If the grant is awarded, Evergreen Park & Recreation District's Board of Directors hereby authorizes the EPRD Executive Director to sign the Grant Agreement/Purchase Order.
- Section 4: This resolution to be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 29th day of September, 2026.

APPROVED BY: _____


Peter Eggers, President of the Board of Directors



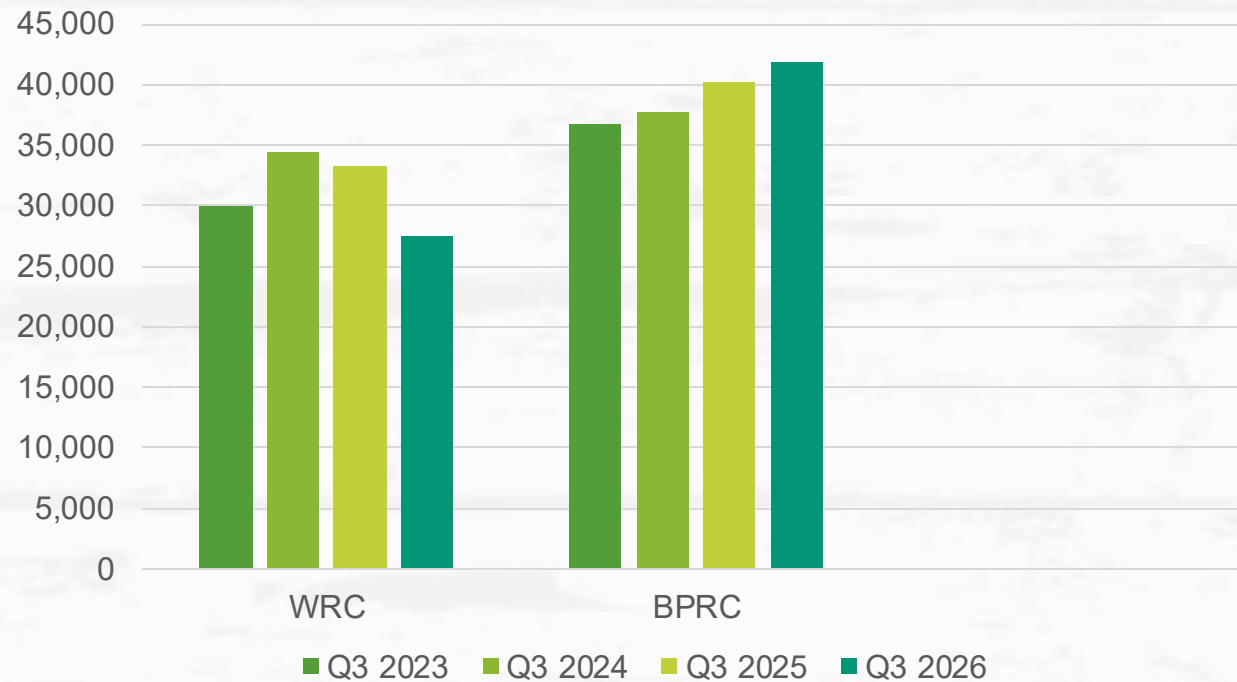
Participant and Pass Usage Update

October 2026



Placer Data Visits

Placer info for Q3 2023 – 2026 Total Visits by Center



Placer Data for Individual Visitors, Dwell Time and Frequency

Buchanan	Individual Visitors	Average Dwell Time	Visit Frequency
Q3 2023	11,600	70 Minutes	3.18
Q3 2024	11,700	68 Minutes	3.22
Q3 2025	10,700	69 Minutes	3.75
Q3 2026	10,000	74 Minutes	4.18

Wulf	Individual Visitors	Average Dwell Time	Visit Frequency
Q3 2023	7,200	75 Minutes	4.17
Q3 2024	7,100	83 Minutes	4.83
Q3 2025	7,000	90 Minutes	4.73
Q3 2026	6,400	77 Minutes	4.33

Consent Agenda 4.2



Drop-in Visits by Purpose by Center

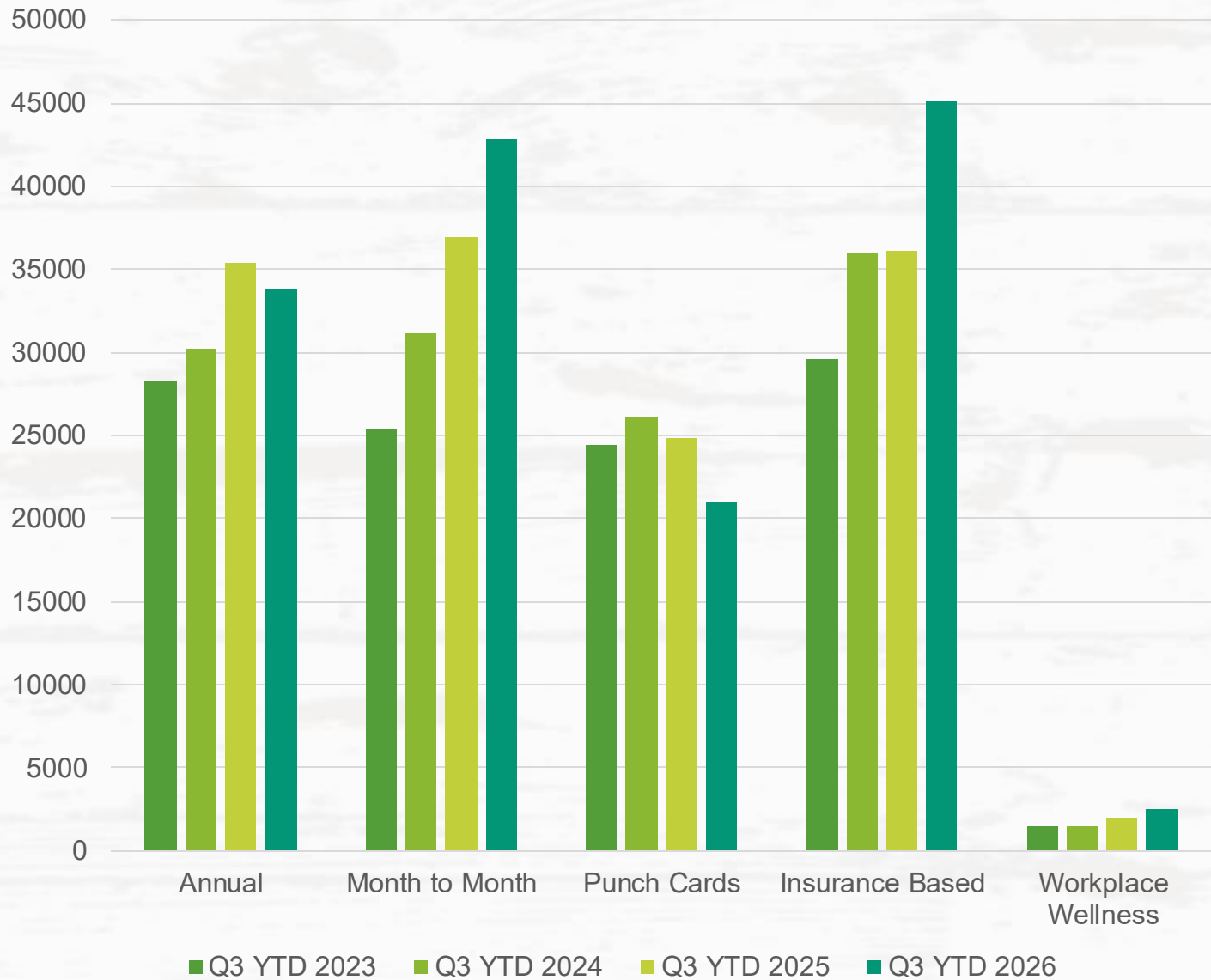
Total Number of Drop-In's by Program, Buchanan						
Buchanan	Active Adults	Climbing	Fitness	Pool	Weight Room	Total
2023	0	1,437	5,550	22,301	61,082	90,706
2024	0	1,012	7,047	19,814	69,028	97,681
2025*	0	527	4,495	18,979	51,596	76,622
2026 YTD	630	269	4362	20310	48807	75178

Total Number of Drop-In's by Program, Wulf								
Wulf	Basketball	Pickleball	Pool	Volleyball	Weight Room	Gymnastics	Fitness	Total
2023	1,935	10,245	9,679	1,457	27,754	1,901	2,963	55,934
2024	2,480	14,040	10,431	1,378	32,630	1,756	3,137	65,851
2025	2,456	10,011	10,481	1,676	33,212	1,249	3,313	62,602
2026 YTD	1,511	6,022	8,282	1,664	24,013	1,449	3,210	46,470

Usage total is approximate and not defined by registration but by actual visits counted by front desk staff *BPRC Q2 Data lost via file corruption.



Scans or Visits by Membership Type



Rec Center Pass Sales

	Q3 2023	Q3 2024	Q3 2025	Q3 2026
Annual Passes	82	91	106	135
Month to Month Passes	122	95	106	101
Punch Cards	456	503	457	472
Insurance Based Memberships	233	219	897*	215
Workplace Wellness	8	12	28	32
Total	1032	1053	1742	1058

Program Registration by Season

CHILDREN'S PROGRAMS	2025	2026
Q1	1,009	941
Q2	577	602
Q3	658	770
Q4		

CLIMBING	2025	2026
Q1	144	36
Q2	111	99
Q3	85	129
Q4		

GENERAL RECREATION	2025	2026
Q1	495	606
Q2	692	776
Q3	382	404
Q4		

AQUATICS	2025	2026
Q1	704	616
Q2	856	451
Q3	496	344
Q4		

Program Registration by Season

ATHLETICS	2025	2026
Q1	394	457
Q2	377	501
Q3	564	641
Q4		

INSPIRE	2025	2026
Q1	300	334
Q2	235	326
Q3	270	295
Q4		

GYMNASTICS	2025	2026
Q1	949	939
Q2	1,005	1,028
Q3	778	619
Q4		



THANK YOU!

Evergreen Park & Recreation District
Capital Projects Webpage Updates
Date: 10/26/26

Below text represents updates / changes to the website.

Buchanan Park Master Plan

Buchanan Park Progress Updates

2026 Progress Update

- Buchanan Park improvements are progressing, with roadway maintenance, grading, and site work underway to improve park access and prepare for future improvements.
- Construction of the Post Aquatics Center Expansion is advancing, with pool-related construction activities underway.
- Construction of the Pavilion is in progress, with substantial completion anticipated in mid-November 2026.
- Design and coordination efforts continue for the Buchanan Park playground, plaza, trails, and swale improvements, advancing these projects toward future implementation for 2027.
- Construction of the All-Wheels Skatepark is progressing, with substantial completion anticipated in late November / early December 2026.
- Accessibility remains a priority, with accessible playground equipment and trails planned to enhance inclusive recreation opportunities for park visitors.
- Facility resilience improvements are moving forward, including plans for full-size standby generators at the Wulf and Buchanan Recreation Centers to support continued operations during power outages and other emergency situations.
- In September 2026, grading permits for the park and pool projects were issued through Jefferson County.
- Permitting for the Buchanan Park Field House/Gym is underway, with construction anticipated to begin in early 2027.



Anticipated Project Timeline

- All timelines have remained the same; we just added in Quarter #s at the top of the table for clarity of timing.

	2025				2026				2027				2028			
Element/Phase	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Planning / Permitting																
Phase 1: Infrastructure <i>utility work, grading, drainage</i>																
Pavilion / Stage																
Phase 1: Adventure Playground <i>procurement of equipment, rough grading of site</i>																
Aquatics Expansion – Post Aquatics Center																
Field Improvements																
Outdoor Game Area																
All-Wheels Skate Park																
Accessible Trails																
Gym / Field House																
Phase 2: Infrastructure <i>curb & gutter, sidewalks, fine grading, landscaping</i>																
Phase 2: Adventure Playground <i>all-inclusive surfacing, core playground installation, picnic shelters, sensory area, nature playscape, lighting, fencing, splash pad, and landscaping</i>																
Pond Recreation <i>to be designed and implemented in the coming years</i>																

The project schedule presented is preliminary and intended for planning purposes only. Dates and durations are approximate and subject to change based on permitting, procurement, coordination, and other project variables.



Buchanan Park Rec Center Aquatics Expansion

Anticipated Timeline

Element / Phase	2025	2026	2027	2028
Planning / Permitting				
Natatorium Construction				
Other Project Expenses				

Anticipated Construction Timeline

Summer 2026 - Spring 2027

Expansion Anticipated Completion

Spring 2027

Pavilion / Stage

Update graphic below



The signage depicted in the visualization above is for illustrative purposes only. Final colors, fonts, dimensions, and thematic graphics will be subject to review and approval by the EPRD Board of Directors in coordination with the Michael E. McGoldrick Foundation.

Anticipated Construction Timeline

Summer – Fall 2026

Anticipated Completion

Fall 2026



Gym / Field House

Update graphic below



Adventure Playground

Anticipated Completion

Phase 1 – Fall / Winter 2026

Phase 2 – Summer / Fall 2027

Outdoor Game Area

Anticipated Construction Timeline

Spring - Summer 2027

Anticipated Completion

Spring / Summer 2027

