



RECORD OF PROCEEDINGS

EVERGREEN PARK & RECREATION DISTRICT REGULAR MEETING

August 27, 2024

1. CALL TO ORDER / ROLL CALL

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

Present from staff were Executive Director (ED) Cory Vander Veen, Recreation Manager (RM) Brian Tucker, Grants & Strategy Manager (GSM) Liz Cohen, Park Operations Manager (POM) Jarred Lilyhorn, and Executive Assistant (EA) Maddy Evans.

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

ED Vander Veen advised that any items on the consent agenda that the Board would like to discuss or ask questions about should be announced now. Director McGhee requested to pull the Grant Resolutions topic from the consent agenda and move it to discussion.

3. JULY 30, 2024 REGULAR MEETING MINUTES

MOTION

Director Rosenthal moved to approve the July 30, 2024 Board of Directors Regular Meeting Minutes as amended. Director Eggers seconded and the motion passed unanimously.

AUGUST 6, 2024 SPECIAL MEETING MINUTES

MOTION

Director Eggers moved to approve the August 6, 2024 Board of Directors Special Meeting Minutes. Director McGhee seconded and the motion passed unanimously.

4. GENERAL PUBLIC COMMENT

District Resident Rachel Pittinger shared about an experience she and her daughter had at Sunday volleyball with a staff and Board member at Wulf Recreation Center, and provided feedback based on the experience.

District Resident Bill May commented about EPRD staff addressing his concerns at Marshdale after Bill brought them up at the last Board Meeting.

District Resident Logan Boone commented on the future pavilion project at Buchanan Park.

5. CONSENT AGENDA

Grant Resolutions

6. DISCUSSION ITEMS FROM CONSENT AGENDA

GSM Cohen provided an overview of the grant resolutions that are being presented and proposed for adoption by the Board. The resolutions are required in order to meet the grantors terms and are a commitment to supporting each project. The grants being applied for are the Great Outdoors Colorado (GOCO) Community Impact Grant, the Jefferson County Trail Partnership Program grant, and the Colorado Parks & Wildlife non-motorized trails grant program. The Board would like to understand what the deficit after grantor funding and EPRD funding is for each grant and project. GSM Cohen explained that this will vary based on fundraising efforts. Director McGhee asked questions regarding the project timeline if the GOCO grant is awarded, and what elements are included.

MOTION

Director Eggers moved that the Board adopt Resolution #2024-006 supporting the grant application for a Great Outdoors Colorado Community Impact Grant from the State Board of the Great Outdoors Colorado Trust Fund and the completion of the Buchanan Park Activity Hub. Director Rosenthal seconded. The motion passed with 4 votes in favor and 1 vote abstained.

MOTION

Director Rosenthal moved to approve Resolution #2024-007 supporting the grant application to the Jefferson County Open Space Trail Partnership Program for Buchanan Park trail improvements. Director Eggers seconded and the motion passed unanimously.

MOTION



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Director Rosenthal moved to approve Resolution #2024-008 supporting the grant application to the Colorado Parks & Wildlife Non-Motorized Trails grant program for Buchanan Park Trail Improvements. Director McGhee seconded and the motion passed unanimously.

7. BUCHANAN PARK IMPROVEMENTS

GSM Cohen introduced Dean Dalvit from EV Studio. The focus of this topic was the future pavilion in Buchanan Park. Director Rosenthal shared his excitement for the stage/pavilion since this received the highest level of preference on the Community Survey in 2023. Dean shared that EV took a sampling of mountain area amphitheaters which helped him and his team define a good fit for EPRD's future pavilion. Consultants landed on a stage that is 30 feet deep by 50 feet wide. Dean shared the floorplan and discussed how the stage would be multipurpose and capable of being subdivided with moveable panels. He shared conceptual drawings of both phase 1 and phase 2 of the stage developments. Phase 1 would include the pavilion and stage, phase 2 would include the storage extension on the backside of the stage.

GSM Cohen said that because this project is moving along so well and fundraising is in effect, we are ready to move forward with grant applications. GSM Cohen needs commitment from the Board for match funds for this.

MOTION

Director Eggers moved for the Evergreen Park & Recreation District Board of Directors to 1) support the construction of a park pavilion comprised of a stage and community gathering area as part of the Buchanan Park Improvements Project; and 2) authorize the expenditure of EPRD capital improvement funds up to \$300,000 on the Park Pavilion phase 1, subject to annual budgeting and appropriations. Director Rosenthal seconded and the motion passed unanimously.

8. RBC BOND COUNSEL

ED Vander Veen discussed structuring funding for CIPs and the Buchanan Park Improvements. He discussed two different pathways for a COP, one being to use it for the new Aquatics Facility and Buchanan Park Improvements, and the other being to use it for the new Aquatics Facility as well as a phased MURF. He talked about funding types and sources. Between our current funding sources, EPRD has \$900,000-\$1 million to appropriate annually towards CIPs. ED Vander Veen introduced Todd Snidow, Managing Director with RBC in Denver, who has been working with the District since 2018.

Todd discussed using COP funds to supplement the \$1,350,000 that the District will begin receiving annually from the 6C tax extension. He advised that a \$14 million dollar COP with a 20 year term would have an interest rate of 3.73%. The annual payment would be about \$1,110,000, leaving about \$240,000 over each year from taxes for other projects. Todd advised that it is important to consider what projects we would use this for and whether they are projects whose output would exceed the length of the loan (20 years). For a 15 year COP, the interest rate is about 3.38%, and the annual payment would be about \$1,460,000. Since this exceeds the amount of the 6C taxes we will receive annually, Todd explained that we could extend it by a year to a 16 year COP that would bring us under the \$1.35 million from taxes. Todd also discussed timing. Typically from the COP needs to be spent in three years. If it extends that, we would just need to provide an explanation of why. If we use all of the funds in a two year period, we can get a rebate and earn \$60,000-\$70,000 towards the project. Todd also discussed the national financial climate with other tax issues that are on the ballot this November, and how it will make funding approval more challenging through March depending on how many other entities get approved to take out bonds and loans, also, construction costs may increase due to increased demand for contractors to build recreational facilities.

After discussion, the Board agreed that they would prefer to wait until March to consider moving forward with a COP, and between now and then, spend the CIP money we have to start on Buchanan Park Improvements and the initial planning costs of the Aquatics Facility. Between now and March, the Board would like to continue to discuss how much we really want to take a COP for and exactly what is it paying for.

9. OLD BUSINESS & UPDATES



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Director Vander Veen shared that we are still recruiting for Financial Controller, and an internal team has been put together to operate internal controls in the meantime. We put out an offer for a Gymnastics Coordinator.

EA Evans shared logistics about the Community Forum on September 25th.

10. INITIAL DRAFT OF THE SEPTEMBER 2024 BOARD MEETING AGENDA

EPRD Sustainability Initiatives, Employee Health Insurance Update, Historical Statutory Report Approval, Audit Approval, Art Policy, Bylaws

ADJOURNMENT

Director Eggers moved to adjourn the August 27, 2024 Board Meeting. Director Rosenthal seconded, and the motion passed unanimously. The meeting was adjourned at 8:14pm.

Respectfully Submitted,
Madalyn Evans
Executive Assistant