



June 8, 2007

Dear Friends of Fraser Valley Metropolitan Recreation District:

We are writing to let you know that our recreation district's board is considering placing a bond question on the November 2007 ballot. An extensive amount of planning has taken place over the past four years, and the district and board are excited about the bond package under consideration.

We are hoping in the next few weeks that you will review our proposed bond package and provide your input before the board begins a district-wide public information program. Included with this letter is a summary of the planning efforts that have taken place, proposed projects, estimated costs and projected tax impacts.

The bond package being evaluated by the board includes four projects: 1) a new community recreation center, 2) a new clubhouse and golf cart storage at the Pole Creek Golf Club, 3) a new irrigation system for the original 18 holes at the golf course, and 4) a water supply, concession stand and bathrooms at the Fraser Valley Sports Complex.

We would like you to know that the cost of the proposed package (four projects) is 23% less expensive and the mill levy increase is 62% lower than what was previously proposed.

The board will likely not take formal action to place a bond question on the November 2007 ballot until late August, providing sufficient time for additional public input.

Thank you for taking the time to review this information. We urge you to contact us—and/or any district staff—to voice your thoughts on the proposed bond package. We would also be pleased to meet with you in person.

Sincerely,

**FRASER VALLEY METROPOLITAN RECREATION DISTRICT
BOARD OF DIRECTORS**

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Summary of Recreation District Planning Efforts & Proposed Bond Package

The recreation district has done its homework

Over the past few years, our recreation district has conducted a variety of community opinion surveys, focus groups and interviews with user groups. The goal has been to determine our community's recreation needs, and compare those needs with what the district is currently delivering in terms of facilities, programs and services.

We have also turned to outside experts to evaluate the condition of existing facilities, define the cost of updating existing facilities, and to define the cost of possible new facilities. This year, the district retained GreenPlay, LLC to assist the district in updating its Community Recreation Center Feasibility Study. The district also turned to Barker Rinker Seacat and Oz Architects for assistance with building and site cost estimates, as well as to Jim Swanson and Jeff Durbin (with the Town of Fraser) to assist with infrastructure cost estimates.

Board considers requesting voter-approval to tackle four projects

The proceeds of the bond issue being considered by the board would be used to fund a community recreation center, new clubhouse and golf car storage, new irrigation system at the golf course and concession stand and bathrooms at the Fraser Valley Outdoor Sports Complex.

Community Recreation Center. It is apparent from district-wide surveys, focus groups and interviews that residents in the Fraser Valley want a recreation center. This is not new news. According to feedback from voters, a past proposal for a recreation center was simply too big—both in terms of its size and cost. The district went back to the drawing board with its outside facilities experts and consultants and redesigned the center to be about 16,800 square feet smaller, and about 23% less expensive. The goal was to design a center that addressed residents' highest priorities, including an emphasis on an aquatics area. The design also features a fitness area (weights/cardio), aerobics/dance studio, multi-activity gymnasium, gymnastics room, multi-purpose room and a child care facility for drop-ins. The board is looking at locating the center on the west side of U.S. Highway 40 at the far south end of Cozen's Meadow. This is also where the Grand Park Town Center is being proposed. The property is donated by the Town of Fraser and Cornerstone Holdings, LLC. Site improvements and infrastructure—would be donated by Cornerstone Holdings, LLC, a contribution valued at about \$2.5 million. The estimated cost of the smaller, redesigned recreation center is \$13 million.

New Clubhouse/Golf Cart Storage at Pole Creek Golf Course. The clubhouse at Pole Creek was built 22 years ago to handle about 15,000 rounds of golf annually. It now handles more than 27,000 rounds, 80% above its design capacity. The clubhouse is simply out of space, and becoming increasingly expensive to maintain. Unlike most courses, Pole Creek does not have storage for golf carts. Currently, the carts sit outside in the elements. The improvements being considered by the board include both a new clubhouse as well as storage for the golf carts. In addition to reducing the wear and tear on the carts, the storage area would allow the district to phase in more environmentally-sensitive, battery-operated carts. The cost of a new clubhouse and storage area is estimated to be \$2.7 million.

New Irrigation System for Original 18 Holes at Golf Course. The irrigation system for the original 18 holes at Pole Creek has reached the end of its useful life. Golf course irrigation systems are typically replaced every 18 to 20 years. The golf course's system is currently 25 years old. In addition to reducing maintenance costs, the new system would allow the district to cover more area with less water. Conserving water is important to the district and our community. The scheduled system replacement is estimated to cost \$1.5 million.



Concession Stand and Bathrooms at Sports Complex (Fraser Valley Outdoor Sports Complex). The Outdoor Sports Complex is in need of a concession stand and flushable restrooms. The cost of addressing these improvements is estimated to be \$1.5 million, of which approximately \$1 million is the cost of water and sewer lines brought to the building.

Projected tax impact of proposed projects

The recreation board is currently evaluating a mill levy of approximately 4.28 mills to address the projects detailed above; this is almost 62% lower than the mill levy proposed four years ago. The projected annual tax impact to homeowners is \$ 170.00 per year for the average home of \$500,000. The tax impact on the average condominium of \$ 270,000.00 is \$92.

Board considering creating reserve fund as a safety net for future operating and maintenance costs

Given the projected operating costs—coupled with the district’s current and projected assessed value (the value of all residential and non-residential property in the district)—the board is confident that it will have sufficient revenues to address the added costs of operating and maintaining the new recreation center, if pursued.

The board is considering creating a reserve fund while the facility is being built, given that operating and maintenance costs do not kick in until the center is completed (which is projected to be in 2010, if voter approval is received this fall). The reserve fund would provide a safety net as the center gets up and running. This is the same strategy that other recreation districts have employed.

