



BOARD OF DIRECTORS MEETING MINUTES
Tuesday, June 26, 2018, 5:30 pm
Meeting held at the Grand Park Community Recreation Center

I. CALL TO ORDER

President Roger Hedlund called the meeting to order at 5:30 pm.

II. ROLL CALL/DECLARATION OF QUORUM/CONFLICT DISCLOSURE

Roger Hedlund, David McKnight, Rainie Murdoch, Kelley Glancey and Al White were all present. Ann McConnell distributed a Conflict of Interest Disclosure Statement to the Board members. Each Board member present signed the statement. The only conflict disclosed was from Kelley Glancey who declared that her medical practice, Byers Peak Family Medicine, is a designated preferred provider for workers compensation for District employees.

Staff present: *Scott Ledin, Ann McConnell, Mary Moynihan, Craig Cahalane, Michelle Lawrence, Jordan Rea and Mariah Emmert.*

Public present (signed-in): *none*

III. REVIEW AND APPROVAL OF MINUTES

- a. *May 22, 2018 Regular Board Meeting Minutes: David McKnight motioned to approve minutes; Al White seconded; all in favor 5-0.*

IV. OPEN FORUM

The Board provides opportunity for the public to comment on items not on the agenda. There were no comments for open forum.

V. NEW BUSINESS

- a. *May Financial Report (Ann McConnell) Ann McConnell gave a summary of the written financial report. Property tax revenues received in May fell short of budget but remain ahead of budget year to date. This is a timing of when the collections are received. Year to date net income for the District is \$109,600 better than budget.*

Parks and Recreation combined departments are \$19,800 better than budget year to date. Although property taxes were short of the budget in the District Admin budget for May, Specific Ownership taxes exceeded budget for the month and year to date revenues are \$23,500 better than budget. General Recreation revenues were under budget for May which is also attributed to the timing of enrollment in specialty summer programs. Year to date revenues continue to exceed budget for General Rec. Parks and Athletics remain \$8,700 better than budget year to date. The Rec Center revenues fell slightly short of budget but remain strong year to date. The Rec Center is \$41,000 better than budget through May.

Golf Course revenue exceeded budget for May and net income is \$10,700 better than budget year to date. Sales at the Pro Shop were great over the holiday weekend in May and revenues came in \$23,700 better than budget for the month. The Pro Shop ended May \$17,300 better than budget. Turf Maintenance expenses remain slightly over budget due to legal fees associated with the due diligence on District water Rights. Food and Beverage is currently \$5,100 short of budget year to date.

The bond interest payment of \$280,247 was made in May. The next interest and principal payment will be due in November.

Capital Expenditures were \$78,086 for the month and included the final payment on the Ridge Pump Station Upgrade of \$37,296 and \$36,706 in lease payments.

b. Department Reports (Staff)

- *Pole Creek Golf Club: Mary gave a verbal summary of the written report. The season started off with a bang and sales were up \$23,000 for the month. There were some septic system issues in May, but everything has been repaired and is working properly. The restaurant remains busy as well. There was a tournament with 108 players that included breakfast and lunch service. There have been several additional tournaments this month including The Lions Club Tournament with 152 players. Craig commented on the great crew in Turf Maintenance and the hard work they've been putting in on the course. The recent cool mornings are affecting some of the flowers on the course.*
- *Grand Park Community Recreation Center: Mariah Emmert gave the verbal report for the Rec Center. This weekend will be busy with a gymnastic meet and garage sale at the Rec Center. Roger added special thanks to all for their work on Ride the Rockies. Lots of positive comments were received and it was a great way to showcase our facility.*
- *General Recreation: Michelle added that the Cowgirl Camp Art Show did not take place as scheduled. Several of the girls were reluctant to part with their artwork. Summer camp continues to see strong numbers including some second homeowner participation.*
- *Marketing: A new Facebook page has been created specifically for the Rec Center. Work continues on the new website.*
- *Parks and Athletics: Scott Ledin added that they are having an irrigation pump related issue at the park recently and are down to running only one pump. They are still able to irrigate at this point while repairs take place.*
- *Facility Maintenance: Jordan reported that they remain busy with many special projects. The LED lighting upgrades in the pool area continue and the new lights have been installed. A "light candle" survey will take place to determine the level of brightness in the pool. Staff continues to troubleshoot issues in the sauna as well as with the boilers.*
- *District Administration: Scott Ledin gave a verbal summary of the written report. The Ice Rink Refrigeration Project continues and work on the concrete was completed today. Foundation backfill should begin tomorrow. The contractors involved have been very helpful in communicating with each other regarding the work schedules.*

Four conceptual design plans for expansion of the Rec Center were distributed to the Board. Each plan has its own set of challenges. The first plan incorporates a direct connection to the existing building in the back and is the smallest square footage of all the plans. However, this may require relocating utilities from the back of the building. Plans two and three incorporate a bridge connecting the existing building to the new facility eliminating the need to relocate the utilities. The challenges with these designs are a reduction in parking as well as limiting access to the back of the building for deliveries and may also affect fire access. The remaining plan is a stand-alone facility that would require a separate check in area and additional staff for customer service and may also affect flood plains and the location of Leland Creek.

Scott attended a workshop with Denver Water to discuss potential land acquisition for several entities in Grand County. Scott had the opportunity to discuss the District's Master Plan and the high prioritization of land acquisition in the plan. He requested a 40-acre parcel on County Road 5 just past the Sports Complex. He identified the parcel on a map for the Board members. Denver Water has criteria for their Surplus Property Disposal program including being able to provide fishing access on their parcels or improve habitat preservation. Scott asked if any of the parcels in Grand County had fishing access to which

Denver Water replied there were none. Appraisals of the parcels are based on the expected future use of the property.

VI. ACTION ITEMS

Discussion and possible action related to The Foundry Cinema & Bowl Non-Disclosure Agreement: Scott reported that he had received a phone call from the owners of The Foundry asking if there would be any interest from the District in taking over the operation of their business. He added that the business is currently for sale, but the owners are interested in looking into other possible opportunities for the operation.

Scott continued to explain to the board that C.R.S. Title 32 lists some limitations on special districts and the facilities they can operate including water parks, bowling alleys, miniature golf, unless certain criteria are met and approval is received from the Board of County Commissioners. The criteria include the ability to demonstrate a need or that no other like business operates within the district.

In order for the District to pursue gathering additional information on the proposal, the owners of The Foundry are requiring a Non-Disclosure Agreement (NDA) be signed by the District. Scott provided a copy of the NDA to the District attorney for review and her recommendations were incorporated in the agreement. A copy of the agreement was distributed to the Board members.

The board members present found the idea intriguing and agreed that it would be worthwhile to look into the possibility. Al White added that the board should evaluate it from the standpoint as to what happens if we don't step up; would the operation continue under a private business? He cautioned for the board to evaluate the risk versus what are we gaining and added that a careful look at the financials would be necessary. Scott shared that this is not necessarily a new idea for instance South Suburban Parks and Recreation District operates the Family Fun Center after taking it over from a private business.

David McKnight made a motion to permit Scott Ledin to sign the Non-Disclosure Agreement with The Foundry Cinema & Bowl on behalf of the District. Kelley Glancey seconded; all in favor 5-0.

VII. MISCELLANEOUS: *Al added that he and Roger attended the SDA Board Member Orientation in Granby June 15th. Roger thanked staff for the great year. David McKnight added that the golf course conditions look great and everyone agreed. Scott thanked all staff for their hard work during the Grand Classic Golf Tournament. The event raised over \$50,000 of which \$20,000 goes directly to support our youth programs.*

VIII. ADJOURNMENT

David McKnight made a motion to adjourn the meeting; Al White seconded; all in favor 5-0.