



CARBON VALLEY

PARK & RECREATION DISTRICT

REC CENTER 701 5TH STREET, FREDERICK, CO 80530 RECDISTRICT.COM 303.833.3660

Regular Meeting Minutes July 21, 2015

1. **Call to Order**

The Carbon Valley Park and Recreation District (CVPRD) Board of Directors meeting was held on Tuesday, July 21, 2015 at the Carbon Valley Recreation Center. President Wingerberg called the meeting to order at 7:00 PM.

2. **Pledge of Allegiance**

The Pledge of Allegiance led by President Wingerberg.

3. **Roll Call**

Directors: Roger Wingerberg - President
Mick Schiers - Vice President
Brenda Hall - Secretary
Darrell Brunken - Treasurer
Glen LaVanchy
Lita Reser

Excused: Connie Marshall

Also Present: Ross Blackmer, Executive Director
Abigail Hebert, Executive Administrative Assistant
Carrie Bartow, CliftonLarsonAllen

4. **Agenda Review**

President Wingerberg informed the Board of Directors and the audience of agenda items for July 21, 2015 Board of Directors Meeting.

5. **Public Comment**

None

6. **Approval of Minutes**

a. **June 16, 2015 Regular Meeting Minutes** - A motion was made to accept Board Minutes by Secretary Hall; seconded by Director LaVanchy. A vote was taken and the motion was passed unanimously.

7. **Monthly Financial Report Q&A**

a. **June 2015 Financial Report** - Reviews of the Financial Highlights as of June, 2015 were presented. A new draft of the Financial Statement was presented to the Board along with the Check Inventory statement. In addition, a draft of the Profit & Loss Budget vs. Actual was presented to the Board for a six (6) month review.

Carrie Bartow, CLA informed the Board of Directors she had provided the Board of Directors with the Profit & Loss Budget vs. Actual report that provides a detailed report of the Financials.



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Executive Director Ross Blackmer informed the Board of Directors he had compared year 2014 to year 2015 of January through June. Ross Blackmer informed the Board of Directors in Revenues, the District is at \$91,580 +/- and in Expenditures, the District has spent \$37,344 less than in year 2014. Ross Blackmer informed the Board of Directors the District is currently sitting at +/- \$126,578 this year.

Vice President Schiers asked Executive Administrative Assistant Abbigail Hebert if the Financial Statements were in the Board of Directors Packets (electronic/paper). Abbigail Hebert and Ross Blackmer informed Vice President Schiers, and the Board of Directors, the financial statements and the Profit & Loss Budget vs. Actual were provided to the Board of Directors from Carrie Bartow, CLA at tonight's meeting.

Vice President Schiers commented to President Wingerberg he does not feel comfortable voting on the Financials when he has not had the time to review all the contents.

Carrie Bartow, CLA informed Vice President Schiers, and the rest of the Board of Directors, with the conversion of the District's new Quickbooks system Financial Officer Diane Crist has had a tremendous amount of work trying to get the system converted with the information and reconciliation of the monthly Financials. Carrie Bartow informed the Board of Directors this has been a long process and has had problems getting the information passed on to CLA in a timely manner.

President Wingerberg asked Carrie Bartow, CLA if there was an easier way to mitigate the Financials. Carrie Bartow explained President Wingerberg, and the rest of the Board of Directors, she and Financial Officer Diane Crist will be meeting sometime within the next week and get everything streamlined the way it needs to be with timelines and time dates to get the information to CLA in a timely manner.

President Wingerberg asked Carrie Bartow, CLA if the goal for the Financials will be in the Board of Director packets when they go out the Friday before the Board of Directors meeting for review. Carrie Bartow stated to President Wingerberg, and the rest of the Board of Directors, the Friday before was the goal.

President Wingerberg asked Carrie Bartow, CLA and Executive Director Ross Blackmer when the Financials would be ready to be placed in the Board of Director packets. Ross Blackmer informed President Wingerberg, and the Board of Directors, he was hoping the Financials to be in the August Board of Directors packet.

A motion was made to accept the June, 2015 Monthly Financial Report, Check Inventory Statement, and Profit & Loss Budget vs. Actual by Secretary Hall; seconded by Director LaVanchy. A vote was taken, one (1) aye and five (5) nay, the motion was not passed. A motion was made to have the June Financials, Check Inventory Statement, and the Profit & Loss Budget vs. Actual be tabled until the August 18, 2015 Board of Directors



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Meeting by Secretary Hall; seconded by Director LaVanchy. A vote was taken and the motion was passed unanimously.

8. **Motion for Adoption**

a. Resolution 2015-2 Adoption of the District Master Plan – A motion was made to accept Resolution 2015-2 Adoption of the District Master Plan by Director LaVanchy; seconded by Director Schiers. A vote was taken and the motion was passed unanimously.

b. Future Site Approval – Executive Director Ross Blackmer reminded the Board of Directors about the March, 2015 tour of all potential sites. Ross Blackmer informed the Board of Directors there were indications from the Master Plan Focus Groups have selected the Northern Site (E I-25 Frontage Road/WCR 9-1/2) as the number one (1) choice from the community input. Ross Blackmer informed the Board of Directors at tonight's meeting, the Board of Directors need to make a decision to move forward with the agreement between Brookfield Residential development and the District (CVPRD).

A motion was made to accept the Future Site Approval of Brookfield Residential at the Northern Site (E I-25 Frontage Road/WCR 9) by Director LaVanchy; seconded by Treasurer Brunken.

Discussion:

President Wingerberg commented to Executive Director Ross Blackmer and Executive Administrative Assistant Abbigail Hebert the audience would probably like to see where the potential future site will be. Abbigail Hebert walked around the room with the Carbon Valley Area map with the indications of the Master Plan Focus Group Northern Site selection showing the audience where the potential future northern site would be.

President Wingerberg informed the audience the potential future site is the North property at E I-25 Frontage Road (WCR 9-1/2). This has subsequently been annexed into the Town of Firestone. President Wingerberg stated to the audience the CVPRD has been given up to 30 acres to put together a regional recreation center to meet the needs of the Master Plan recommendation.

Director Reser commented Brookfield Residential development has been very generous and very helpful to CVPRD with donating the 30 acres.

Vice President Schiers commented he feels the Board of Directors are early in having the discussion on the future potential site selection discussion. Vice President Schiers commented there are a lot of things that have to go into place before there is a decision made. Vice President Schiers commented the CVPRD has not had the ground tested, etc. at the site to know if there are any issues there.



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Director LaVanchy commented the recommendation in the District Master Plan the current facility is at capacity, does not have any room for expansion and programs have grown past the point. Director LaVanchy commented the current facility does not have room for the people who would like to come to the facility, but do not come because of the lack of room currently. Director LaVanchy commented the Carbon Valley Area community is growing rapidly with housing being built around every corner, and the District needs to move ahead with building a new facility. Director LaVanchy commented the potential site recommendation is a great opportunity for the Carbon Valley Area and the District, Brookfield Residential development has offered the District with a great offer with a nice piece of property, and all the great things will come with building at this potential site.

Vice President Schiers commented he agrees the Carbon Valley Park and Recreation Center is full and the District needs to look towards moving forward. Vice President Schiers commented he was not please of the potential site location, and was the community informed about the potential site the District was looking at. Vice President Schiers commented within the last week, he has talked to numerous people and they had no idea this is what the Board of Directors and the District were looking at for a potential site. Vice President Schiers commented he had made some phone calls, talked to the Mayor of Frederick and the Mayor of Dacono and neither one of them were certain this is what the Board of Directors and the District were doing. Vice President Schiers commented both the Mayor of Frederick and the Mayor of Dacono had heard some rumors and if they were not informed, then the community was not informed.

Director Reser commented of course both the Mayors and the community do not know because it has not been approved as of yet. Director Reser commented the Board of Directors have not voted on any decision as of yet and it has not been certain.

Vice President Schiers commented if the Board of Directors are to move forward with picking the Brookfield Residential development site, he would have thought the community would have been informed of this information before the District and the Board of Directors were to approve the site selection.

Director LaVanchy commented the Board of Directors are the representatives of a form of government for the District. The Board of Directors have been elected by their constituents and it is their responsibility to move the District forward to the best of their abilities. Director LaVanchy commented it is about time the District moves forward.

Executive Director Ross Blackmer informed Vice President Schiers, and the Board of Directors, he has made presentations to two out of the three communities. Ross Blackmer informed Vice President Schiers, and the Board of Directors, the City of Dacono Counsel has been offered for the third community to be presented to. The focus groups have met about a dozen times and are very much aware of the site selection, and the District held about 12 community forums in which they have chosen the northern



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site. Ross Blackmer stated the Master Plan focus group informed the District they were interested in continuing with the process and the District has given every opportunity for residents of the community to come and make the District aware of any issues.

Executive Director Ross Blackmer informed the Board of Directors he would be willing to provide them with any and all information the community forums and focus group information. Ross Blackmer informed the Board of Directors there is not a lot of information out in the community about the potential new site because the Board of Directors have not voted on what the District will be doing.

Director Reser commented there was an article in the newspaper about the potential site being annexed into the Town of Firestone, so the word has been out there for some time.

Vice President Schiers commented he had a question about whether or not the District has worked with Brookfield Residential developers and with the Town of Firestone at all, as far as the site not having sidewalk capabilities going in leading to the potential site. Vice President Schiers commented the trail was there was destroyed in the 2013 flood and he was not sure when that trail would be put back into place.

Executive Director Ross Blackmer informed Vice President Schiers, and the Board of Directors, the Town of Firestone only annexed the potential site land about two (2) months ago. Ross Blackmer stated the District would have to pass the Ballot Measure in November and then the District would be collecting taxes in the 2016 year.

Executive Director Ross Blackmer informed the Board of Directors Phase 1 would be to renovate the Carbon Valley Park and Recreation Center. Ross Blackmer stated he wanted to reduce the \$250,000 dollars of utility charges at this current facility. Ross Blackmer stated his first priority, and commitment, is to the present Carbon Valley Park and Recreation Center for continued usage, for all the residents of the District. Ross Blackmer informed the Board of Directors Phase 2 would be to build a regional recreation center to attract a lot of people, and the surrounding areas, to pay for the bills. Ross Blackmer stated the District is looking at about \$3,000,000 million dollar loan each year the District will have to repay. Ross Blackmer stated there are details that are going to be needed to be sorted out, whether that is to have sidewalks needing to be put in, but the other potential sites that were looked at did not have sidewalks either.

Executive Director Ross Blackmer asked Vice President Schiers, and the Board of Directors, how many other opportunities has the District received with the donation of 30 acres. Vice President Schiers commented to Ross Blackmer, and the Board of Directors, there could be developments that could step up and give 30 acres right now. Vice President Schiers commented he does not disagree the current potential site is a bad location; he was looking at the fact the potential site is at the very northern end of our District boundaries. Vice President Schiers commented the potential site does not



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have an easy access to the site, the City of Dacono community will have to travel a major distance to get to the potential site, and when the District is looking at putting a bond/mill levy increase out in the community; you have to have the buy in from all communities or this is just a waste of time.

Director Reser commented the potential site does have access from Frontage Road and I-25 access. Director Reser commented the communities will still have the Carbon Valley Park and Recreation Center and it will not be going away. Director Reser commented she believes by having two (2) centers, it will give the community residents more options to choose from.

President Wingerberg stated to the audience this new recreational center, the Board of Directors are discussing, will have aquatics center, would include and indoor pool with an outdoor splash pad, ice rink (is sorely needed in this area), two (2) fitness studios, two (2) full size gymnasiums, indoor fully equipped cardio/weight rooms, indoor running track, athletic fields, and three (3) community rooms with a full commercialized kitchen.

Discussion with the Audience:

Mayor Charles Sigman from the City of Dacono commented he came to the Board of Directors meeting tonight to ask a couple of questions to the District's Board of Directors. Mayor Sigman commented the City of Dacono is not for or against the District's potential new site. Mayor Sigman commented the City of Dacono agrees the District does need a new recreational center; however, how is the City of Dacono going to present the idea of a new recreational facility to the City of Dacono residents.

Mayor Sigman commented the District is looking at building a new recreational center that is almost 10 miles away from the City of Dacono. Mayor Sigman commented the City of Dacono recently/now currently has the highest mill levy in the tri-town area. Mayor Sigman commented the City of Dacono has been working really hard at lowering that mill levy, but with the increase in the mill levy to build the new recreational facility, the City of Dacono will have to go to its community and the voters and ask for more of a mill levy increase and will have to be justified to the residents of Dacono.

Mayor Sigman commented the City of Dacono does not have the greatest track record with special districts following through and putting amenities that were approved through mill levies increases and have those amenities put in the City of Dacono. Mayor Sigman commented it is not so much the City of Dacono wants to have the new recreational facility in Dacono, but the City of Dacono would like to request the District makes sure the new recreational facility is accessible, and make sure it is easily accessible to the residents of Dacono.



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Mayor Sigman commented his question is, so it is not set up for failure, how is the District staff and Board of Directors planning to present this particular site selection to the residents of Dacono, and will currently have to drive 10 miles to the building that is in the furthest northern outcast part of Firestone. Mayor Sigman commented the City of Dacono has put up ballot issues with the residents of Dacono that have failed because of the lack of education. Mayor Sigman questioned what benefits would this new recreational facility provide to the residents of Dacono being built this far out from the current population of Dacono.

Mayor Sigman commented he would love to see a recreational center that is centrally located. Mayor Sigman commented the Frederick recreational facility has been a great central location so far for all three (3) communities and it is within walking distance. Mayor Sigman questioned what benefits the City of Dacono are going to present to the tax payers of Dacono will be asking for more money for a new recreational center that is 10 miles away and is harder to access.

Executive Director Ross Blackmer informed Mayor Sigman, the audience, and the Board of Directors in the Master Plan findings the number one (1) request from citizens, regardless of where they are currently residing, was an outdoor facility. Ross Blackmer stated the City of Dacono residents, more than other two (2) communities, requested at one time or another for an outdoor pool and are still requesting.

Executive Director Ross Blackmer stated the number two (2) request is ice; the District will be offering amenities that are not available between Windsor and Westminster. Ross Blackmer stated ice is an operation that can run a minimum of 12-14 hours a day. Ross Blackmer commented this is not an amenity that is offered in this region.

Executive Director Ross Blackmer agreed 10 miles to a new recreational facility is a distance, but there will be an access point off I-25 and Highway 119 to the potential new site. Ross Blackmer indicated based on the Master Plan findings, the number one (1) choice is to offer outdoor aquatics facility and the District will be offering that.

Executive Director Ross Blackmer stated the number three (3) request is the current facility. Ross Blackmer stated the current facility will be upgraded and improved upon to offer better services to those who reside in Dacono, as well as the other two (2) communities. Ross Blackmer stated the residents will not have to necessarily drive that far with the current facility remaining in operation in Frederick. Ross Blackmer stated the District is looking to operate the current facility more efficiently.

President Wingerberg commented the money the District does not have to spend on buying land will be used to spend on improving the current facility and on the new potential recreational center. President Wingerberg commented according to the Master Plan findings, there is a growing senior population demographic. President Wingerberg commented the ability for the District to improve the current facility for a more active



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adult/senior facility, not to reserve it for active adults/seniors, but to put an emphasis on a more active adult/senior facility in the centralized location, will accommodate that particular growth demographic.

President Wingerberg commented that Executive Director Ross Blackmer has mentioned the money we will be saving on purchasing land, will allow the District to do a lot of upgrades to this current facility. President Wingerberg commented from a Board member perspective the District will have to vote/approve a budget on whatever amount of money on land will be money we cannot put into the current facility for upgrades. President Wingerberg commented this is what the mill levy money will be for.

President Wingerberg commented addressing the fastest growth demographic, the senior population, is one of the things the District has to consider in the centrally located facility. President Wingerberg commented the new potential facility will need to have land for ice, outdoor programs, athletic fields, etc. President Wingerberg commented this gives the District the ability to use those "soon to be recreational water" areas that are at the potential site location. President Wingerberg commented this will be well used, especially with the potential new housing that will be going in at the potential site.

President Wingerberg commented in his opinion, the current facility is NOT going away, we are going to be allowed to address the growing senior population demographic, and allow the District to take the money that is being saved and spread that out to make a better recreation District.

President Wingerberg commented the idea the District is being given land, the idea the District will improve the current facility with upgrades, and will address a wider group of people is important in a positive perspective. President Wingerberg commented this is how he would present this to the residents of Dacono because the City of Dacono will have a growth in the senior demographic, just as much as the other two (2) communities. President Wingerberg commented for this reason, a more centrally located senior capability would be a bit nicer.

President Wingerberg commented to Mayor Sigman there have been discussions about shuttling children between the two (2) centers. President Wingerberg commented to Mayor Sigman there is still a need for that discussion to continue to figure something out. President Wingerberg commented the District wants the children to have every opportunity to have a place where they can go, the District would like for the children to come to our centers and to participate in the programs that are provided/will be provided.

Vice President Schiers commented he was confused about a statement President Wingerberg made about the growing senior population demographic. Vice President Schiers commented the fastest growing demographic in the tri-town area is not the senior population, but the young families. President Wingerberg informed Vice



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President Schiers this demographic was stated in the Master Plan findings and was identified through Weld County and the Weld County Planner information for this area.

President Wingerberg commented when the Master Plan findings were first presented to the Board of Directors, he did not believe the immense growth of the senior population demographic was right. President Wingerberg commented he questioned the senior growth population demographic and was told this information was provided by Weld County and the Weld County Planner for this area.

Vice President Schiers commented the tri-town area is having a huge demographic of young families moving to this area and are buying houses left and right. Secretary Hall commented there are a lot of seniors moving/buying up houses in the tri-town area as well.

Mayor Sigman commented he knows the residents of Dacono have requested an outdoor pool. Mayor Sigman commented he has received letters from the children who reside in Dacono would like to see an outdoor pool back in the City of Dacono. Mayor Sigman commented he knows the residents of Dacono want an outdoor pool, but does not feel the residents of Dacono were expecting to drive 10 miles away for an outdoor pool. Mayor Sigman commented he knows the residents would like the outdoor pool to be a bit closer.

Mayor Sigman commented the City of Dacono does not care where the new potential recreational center will be residing; but, what the City of Dacono cares about is the current facility and the new potential recreational facility services all the three (3) communities equally and is available to furnish the proper services for the residents.

Mayor Sigman commented the District is doing a fantastic job furnishing the proper services for the residents at this time. Mayor Sigman stated he just does not want to see that change into an obstacle for one (1) or more communities. Mayor Sigman commented he was not here to plead for the new recreational facility to be in the City of Dacono, he is here to plead for the best site and the District will provide the best services possible for the tri-town communities.

President Wingerberg asked Mayor Sigman and the other two (2) town officials to keep the District honest and the District will need to mitigate the issues that any one of the town's/city may have.

President Wingerberg commented to Mayor Sigman the District staff has been in discussions about how to get the residents, especially the children to and from each city/town to the new facility. Mayor Sigman stated we all need to overcome these obstacles together and for the parents to get their children to a potential site that is far away. Mayor Sigman stated it is our biggest goal is to make sure we provide services if the facility is going to be that far away.



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President Wingerberg commented right now, we are all offering some great ideas and the District would appreciate if the City of Dacono, Town of Frederick, and Town of Firestone help with these ideas. President Wingerberg stated we have to get people to the potential site, one way or another.

Executive Director Ross Blackmer commented the beauty of a regional site idea is to provide services if the current facility center is busy with other programs. For example: if the current center has swimming lessons, we can offer open swimming at the regional center site and vice versa. As of right now, if the current center is having swimming lessons, we have to turn people away.

The Board of Directors thanked Mayor Sigman from the City of Dacono for speaking out about the City of Dacono concerns on the potential future site.

John Loveless – Mr. Loveless commented he would like to ask the Board of Directors a question; if they could name any recreational district that has a venue that is within 10 miles of the furthest distance of the area in which they serve. Mr. Loveless commented he really wanted the Board of Directors to think about this question. Mr. Loveless commented he cannot think of a single recreational district where you don't have to drive a distance to get to a center. Mr. Loveless commented about the Board of Directors looking at Longmont, Westminster, etc.

Secretary Hall commented she agreed with Mr. Loveless. Secretary Hall commented when she is thinking about going to a restaurant in Longmont, she doesn't want to drive that far, but that is where the restaurants are. Secretary Hall commented she currently drives five (5) miles to get to CVPRD. Secretary Hall commented the new potential facility should not be built within a one (1) mile or five (5) mile radius from the current center. Secretary Hall commented the District cannot keep putting band aids on the current facility. Secretary Hall commented in building a new facility, the District is limited to the space around the District Boundaries. Secretary Hall commented the District cannot go any more South, North, East, or West of where we really are.

Mr. Loveless commented he agreed with Secretary Hall and that is why he likes the new potential site at E I-25 Frontage Road/WCR 9-1/2. Mr. Loveless commented the new potential site has easy access right off I-25. Mr. Loveless commented the City of Dacono is upset about the new potential center being 10 miles away from the City; where he is currently living, it takes 10 miles for him to come to the current facility.

President Wingerberg commented the biggest thing for the District is presenting the potential new site to Dacono residents is how the District will be getting the children to and from the new potential site. President Wingerberg asked how the District will address helping the parents of those children out. President Wingerberg commented he agrees with Mr. Loveless, it's 10 miles from Dacono, it's 10 miles from the current



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center, so it is incumbent on this Board of Directors and on the District to somehow mitigate the impact the District has on the children and certain people. President Wingerberg commented it is common to see recreational Districts are in various places, but he believes our District might be the first District that has thought about how the District will be moving people around, making sure patrons can take classes and programs, and making sure it is a priority of the District's Board of Directors.

Secretary Hall commented to Mayor Sigman the District currently has a 20-passenger bus and a 10-passenger van the District could look at utilizing to work with the City of Dacono, Town of Frederick, and the Town of Firestone until the District can find another solution.

President Wingerberg commented the Board of Directors and the District will have to work side by side with the city/town. President Wingerberg commented the District will need to mitigate and do everything we can to help. President Wingerberg stated the District's Board of Directors will promise the District will continue to do this because the District serves the 3 municipalities.

A motion was made to accept the Future Site Approval of Brookfield Residential at the Northern Site (E I-25 Frontage Road/WCR 9-1/2) by Director LaVanchy; seconded by Treasurer Brunken. A vote was taken with five (5) aye and one (1) nay and the motion was passed.

c. Guiding Principles - President Wingerberg commented the Board of Directors tabled the vote on the Guiding Principles Document to give the Board of Directors more time to read.

President Wingerberg stated the audience the District is governed by Colorado Revised Statutes Law and the Special Districts Association Law, but there are ambiguities the District has to deal with as a Board of Directors. President Wingerberg further explained the Board of Directors have created a Guiding Principles Document to cover those ambiguities.

Motion to accept the Guiding Principles Document by LaVanchy; seconded by Director Reser.

Discussion:

Vice President Schiers commented he wanted to make sure he understood the Guiding Principles Document correctly. Vice President Schiers wanted to be sure the Guiding Principles Document was just a set of guidelines for the Board of Directors, and there is not legality to this document.



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President Wingerberg commented this document can always be changed and the document was created to take the ambiguities out of the Board of Directors hands. A motion to accept the Guiding Principles Document by LaVanchy; seconded by Director Reser. A vote was taken and the motion was passed unanimously.

d. Resolution 2015-5 Supporting Ballot Measure

President Wingerberg read out loud to the audience the Resolution 2015-5 Supporting Ballot Measure document.

Executive Director Ross Blackmer summed up the document by stating with the Master Plan polling indications, with 3,000 surveys mail and phone call survey, the residents were in favor of supporting the \$40,000,000 million dollar figure for outdoor amenities, ice, senior active areas, and growth that is coming.

President Wingerberg read out loud to the audience the Supporting Ballot Measure Language document with what \$40,000,000 million dollars will bring to the current facility and to the potential new center.

Treasurer Brunken commented he had a question about the Supporting Ballot Measure Language pertaining to "and the mill levy will be increases in each year without limitation of rate..." Treasurer Brunken asked Executive Director Ross Blackmer what the sentence meant. Ross Blackmer informed Treasurer Brunken, and Board of Directors, it is the legal terms for what the District is doing. Ross Blackmer explained this was written by an attorney and the language is qualified by the Colorado Constitution.

Vice President Schiers asked Executive Director Ross Blackmer if he could provide examples of what the mill levy will cost per household. Ross Blackmer informed Vice President Schiers, and the Board of Directors, if a homeowner were to own a \$100,000 dollar home, the monthly price additional is \$5.70; a \$200,000 dollar home, the monthly price additional is \$11.30; a \$300,000 dollar home, monthly price additional is \$17.00; and a \$400,000 dollar home, the monthly price additional is \$22.60.

Vice President Schiers asked Executive Director Ross Blackmer what would be the additional cost of a commercial business would be. Executive Director Ross Blackmer informed Vice President Schiers, and the Board of Directors, Commercial will be an additional \$21.00 per month additionally.

Director Reser commented she was wondering what is going to happen to the Gymnastics/Senior Center building next door. Director Reser commented she did not see any ballot language put in about the Gymnastics/Senior Center Building. Executive Director Ross Blackmer informed Director Reser, and the Board of Directors, this conversation is open for discussion at this point.



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Executive Director Ross Blackmer explained there are not a lot of options for the Gymnastics/Senior Center building. Ross Blackmer stated it is his intention to ask the seniors what they would like to have done to the Gymnastics/Senior Center building. Ross Blackmer commented if the seniors wanted to keep it as a passive area for quiet activities, that's a possibility.

Executive Director Ross Blackmer commented the Master Plan indicates the senior growth and those seniors are now being very active. Ross Blackmer indicated Silver Sneakers is a huge program and generates about \$40,000 to \$50,000 dollars of revenue. Ross Blackmer would like to continue to see the Silver Sneakers programs grow and expand more. Ross Blackmer commented the seniors are looking for more active areas and the District currently does not have the room over at the Gymnastics/Senior Center building. Ross Blackmer stated the District needs room to expand.

No motion was made to accept the Resolution 2015-5 Supporting Ballot Measure; no second. A vote was taken and the Resolution 2015-5 Supporting Ballot Measure was passed unanimously.

e. Resolution 2015-6 Aaron Grant Sale of Property

President Wingerberg read Resolution 2015-6 Aaron Grant Sale of Property document to the audience.

A motion was made to accept Resolution 2015-6 Aaron Grant Sale of Property by Director Reser; seconded by Director LaVanchy. A vote was taken and the motion was passed unanimously.

f. Board of Directors Compensation Policy

Secretary Hall stated at the June 14, 2015 Board of Director Study Session and by the direction of President Wingerberg this particular benefit was to be brought up at the June 21, 2015 Board of Directors meeting for final vote. Secretary Hall commented the Board of Directors originally was going to place this benefit into the Guiding Principles Document. However, the District's Legal Counsel advised the Board of Directors to place this benefit into a policy and procedure instead.

Vice President Schiers commented the Board of Directors should explain the reasoning behind the options and the benefit that brought it to this discussion. Executive Director Ross Blackmer informed the Board of Directors the reason why this particular benefit has come up for discussion is because a spouse of a former Board of Director came forward with a set of Board of Director Minutes document stating "all past, current, and future Board of Directors, and their families, should receive lifetime memberships to the recreation center". Ross Blackmer informed the Board of Directors this document was voted on in 2003, but District staff is unsure if the policy was formally adopted.



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Executive Director Ross Blackmer informed the Board of Directors in doing some research several options were identified and brought forward from the Board of Directors consideration.

Option A: Continue to offer of lifetime benefits for board members and family. The current but not fully documented policy/guideline from 2003 indicates all "past, current and future board members will receive lifetime memberships for use of the facility, programs and services". This is currently the standard policy which the District operates.

Option B: This option offered in the bylaws submitted to the Board in the latest revision suggest that while serving on the Board of Directors for the District the director and immediate family residing under that same rooftop enjoy access to the facility, programs and services for the duration while serving on the Board. These benefits would end at the conclusion of service to the District.

Option C: This option offers when the Board member serves on the Board of Directors serves a 4 year term, will receive a 4 years of benefit compensation; 2 year term, will receive 2 years of benefit compensation; etc.

A motion to approve Option A as policy was made by Vice President Schiers; seconded by Director Reser.

Discussion:

Vice President Schiers commented this discussion came up over one incident. Vice President Schiers commented in the three (3) years he has served on the District's Board of Directors there has not been one problem with this policy. Vice President Schiers commented he can count on his hand how many past Board of Director members that come and use the facility, even includes family members. Vice President Schiers commented the District does not have an issue where this is costing the District any money, there is not cost issue.

Vice President Schiers commented a number of current Board of Director members are retired and have a lot of more free time than those who have to work. Vice President Schiers commented once he becomes retired then he will have the free time to enjoy the facility and this would be his benefit for being on the Board of Directors.

Secretary Hall commented it is in her opinion; this was the only way the past Executive Director could get volunteers from the community to serve on the Board of Directors.

Mary Collard – Ms. Collard commented she was a previous Board of Director for the District and was told this was the policy. Ms. Collard commented she was also told the Board of Directors had to serve on the Board of Directors for the full amount of terms before you could get the lifetime benefit for the Director member. Ms. Collard



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commented she was never told anything about the family, or extended family, because she was always just one person. Ms. Collard stated if the Board of Director member was to serve an 8 year or 10 year term, they would receive the lifetime membership benefit.

Vice President Schiers commented it would be a disservice to the pervious Board of Directors that have served if the current Board of Directors took away the lifetime membership benefit that was promised.

Discussion from the Public:

Mayor Tony Carey commented it is not his nature to interfere with the workings of a special taxing districts, but was wondering what the Board of Directors were about to do is TABOR compliant. Mayor Carey commented he would be concerned there is value as to what the District Board of Directors could be giving away, and as a taxpayer, Mayor Carey cautioned the Board of Directors to make sure they were being TABOR compliant before it is done. Mayor Carey commented if the Board of Directors do not consider the outcome, as a tax payer, he would have to be paying a lot of lawyer bills.

Executive Director Ross Blackmer stated this is not a TABOR issue, it is a tax issue. Ross Blackmer commented to the Board of Directors if they take this as a benefit, then the Board of Director will need to file this with their taxes as a benefit they are receiving.

Carrie Bartow, CLA stated to the Board of Directors in regards to the Board of Directors compensation, Colorado Revised Statues Law and SDA limit Board of Director compensation to \$100 per meeting or \$1,600.00 per year maximum.

A motion to approve Option A as policy was made by Vice President Schiers; seconded by Director Reser. A vote was taken three (3) aye and three (3) nay and the motion was not passed.

A motion was made to approve Option B as policy was made by Secretary Hall; a second was not made. The motion was not passed.

A motion was made to Option C by Director LaVanchy; seconded by Secretary Hall.

Discussion:

President Wingerberg commented Option C had the same tax implications as the other two (2) options.

Mayor Carey commented in speaking to an attorney friend if the Board of Directors were to appropriate this subject into an annual appropriation of the CVPRD Budget, then this would be acceptable.



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Firestone Town Manager Wes LaVanchy commented it is not his place to weigh in on District matters, but feels like the Board of Directors need some guidance in this decision. Firestone Town Manager Wes LaVanchy commented the Town of Firestone considers a bunch of motions that are put before their Board of Trustees when it comes to expenditures because the Town is subject to TABOR limitations. Firestone Town Manager Wes LaVanchy commented the Town does frequently add to the subject line "subject to appropriation" is put on the Board of Trustees preview to the Budget cycle. Town Manager Wes LaVanchy commented this is a standard piece of language that is put into the Budget that will enable to Board of Director to set policy as it sees fit, but also stays within the boundaries of what TABOR permits.

President Wingerberg commented currently the District does not have language. President Wingerberg commented right now, people are walking into the center thinking they have this lifetime membership, but the District is going awry with some legal issues right now without having that verbiage or some kind of verbiage in our policy. President Wingerberg commented the Board of Directors Compensation Policy needs to be finished and the District needs to be made legal.

Executive Director Ross Blackmer stated to the Board of Directors the District legal counsel has repeatedly asked the Board of Directors to not have this as a policy or a benefit.

Operations Manager Stephanie Munro commented she wanted the Board of Directors to know that the District does have a problem with this because it has not been just one instance. Stephanie Munro commented the front desk staff casually gets this, off and on, throughout a months' time, about two (2) to four (4) times. Stephanie Munro commented it is not just Board of Director members, but it also is with family members.

Operations Manager Stephanie Munro commented this does impact the front desk staff because they have to find out who these people are, have to make sure the records are correct, and identify and confirm the policy (or lack of policy). Stephanie Munro commented currently our system is not a good record keeper and it is difficult for the front desk to identify who the person is while the line is being held up for other potential customers and patrons who are coming into the facility.

Operations Manager Stephanie Munro commented she wanted to point out to the Board of Directors there are a number of people in the audience she and her staff have worked very hard at identifying and cleaning up processes for business relationships and corporate memberships. Stephanie Munro commented she is very proud that she and her staff were able to have this accomplished, but the District does not currently offer lifetime memberships to the District's current business partners, as well as any sort of memberships that is currently offered to the patrons.



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Operations Manager Stephanie Munro commented she would like for the Board of Directors to consider what has been said throughout the meeting and consider the fact this will impact the community, as well as the District's business partners and patrons who have to deal with this every day.

A motion was made to Table the Board Compensation Policy was made by Treasurer Brunken; seconded by Secretary Hall. A vote was taken and the motion was passed unanimously.

9. Board Discussion

a. **Bus Memo/Board Committee** – Executive Director Ross Blackmer informed the Board of Directors during the Board of Directors study session on July 14, 2015 the current situation with the senior bus is non-operational and will cost the District more money than it is worth to fix it up. Ross Blackmer informed the Board of Directors he will have staff looking into a dollar figure to replace the senior bus and also looking at other options.

President Wingerberg asked Executive Director Ross Blackmer if it was the District's goal is to get another form of transportation and the current bus is not worth maintaining. Ross Blackmer commented that would be correct and hopefully find another transportation that does not have to include a CDL in order to drive.

10. New Business - TBA

None

11. Executive Director Monthly Report Q & A

President Wingerberg stated to the audience the Executive Director Monthly Report has a Q&A section in which the Board of Directors are able to ask Executive Director Ross Blackmer about the information that is contained inside.

Vice President Schiers commented at the Firecracker 5K and 10K event the Communications and Community Outreach Coordinator Bess Loveless, and the rest of the CVPRD staff, did a wonderful job. Vice President Schiers commented there were a lot of excited people; he saw a lot of camaraderie, and people having fun at this event.

Secretary Hall commented about the number of people who attended the Mid-Summer BBQ. Senior Coordinator Dana Bellomy reported 34 people registered, but also reported 18 were members. Secretary Hall wondered if the Mid-Summer BBQ did not have as many people as they were expecting. Executive Director Ross Blackmer explained the members were actual members that paid and signed up to go to the BBQ and the rest were people who came for the BBQ.



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Executive Director Ross Blackmer informed the Board of Directors they needed to note there was going to be a Special Meeting on August 4, 2015. Ross Blackmer stated at this meeting will be all the ballot and campaign information will be presented.

Vice President Schiers informed the Board of Directors he will be out of town and will not be able to attend the Special Meeting on August 4, 2015.

Executive Administrative Assistant Abigail Hebert informed the Board of Directors she will also be out of town and will not be able to attend the Special Meeting on August 4, 2015.

President Wingerberg asked Executive Director Ross Blackmer if the Executive Directors report is available for public viewing. Ross Blackmer informed President Wingerberg it is not available for public viewing unless they come to the recreational center and want to view the Board of Director Packet information.

President Wingerberg commented he believes there is good information in the Executive Directors report. President Wingerberg commented Ross Blackmer and CVPRD staff is really blowing it out of the water. President Wingerberg commented the recreation district is going a lot of great things here. President Wingerberg commented the staff ROCKS!!

12. Public Comments

Town of Frederick Mayor, Toney Carey – Mr. Carey commented the District should be congratulated for restarting the process for turning around the organization and did not think it could be possible. Mayor Carey congratulated the Board of Directors, Executive Director Ross Blackmer, and CVPRD staff. Mayor Carey commented he appreciated what the District is doing in the community and would encourage us to involve the people and the municipalities in the community with the Brookfield Residential potential site. Mayor Carey stated this is a great opportunity for the region and he believes the District is doing the right thing, but it will be a hard sell to the tax payers because the Master Plan appears to show what is going to be happening in the future and future needs of the community. Mayor Carey stated the District will need to address the public's concern for their current needs right now, yes the District is looking towards the future, but right now there is no houses built up there. Mayor Carey commented the City of Dacono residents are going to want to know a good reason as to why they should support something where there are no houses being built yet. Mayor Carey stated he offers his Board of Trustee's help and his help to try and communicate the message. Mayor Carey commented it is going to be tough and recommends the District is open and transparent about information. Mayor Carey congratulated the District and informed the Board of Directors the Town of Frederick will do what they can to support what the District is doing.



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Firestone Town Manager, Wes LaVanchy – Mr. LaVanchy commented on behalf of his Board of Trustees and the Mayor, he want to echo the sentiments of what Mayor Tony Carey about the District Board of Directors. Mr. LaVanchy stated there was a time in which many of the officials had doubts several years ago on what could be done, the Board of Director have hired a very capable manager, and you are a great board that has worked hard to pull out the Master Plan. Mr. LaVanchy commented the recent polling suggest 65% of the people in this area are behind the District on the major initiative. Mr. LaVanchy would encourage the communication is there and show for in the campaign. Mr. LaVanchy commented regardless of what community we are living in, the District does not serve just one community; it's about the District as a whole. Mr. LaVanchy commented we need to realize what is coming down as this opportunity is going to impact all of us, it's going to make our home values better, quality of life, and to be committed to our vision. Mr. LaVanchy commented the District staff has been extraordinary and our help has gone way beyond what the Town of Firestone was expecting. Mr. LaVanchy commented the District needs congratulations for our hard work and it is exciting to see what will start happening.

The Board of Directors thanked the Town of Frederick Mayor, Tony Carey, and Firestone Town Manager, Wes LaVanchy, for coming to the meeting.

13. **Board Comments**

Vice President Schiers commented on Thursday there will be the Frederick Town Market and Santa Clause will be there.

Director Reser commented there will also be Yoga in the Park at the Frederick Town Market.

Executive Director Ross Blackmer commented the City of Dacono will be having Dacono Day's on August 1, 2015. Ross Blackmer informed the Board of Directors Communications and Community Outreach Coordinator Bess Loveless will be needing help at the booth and if any Director would like to give their time to let her know.



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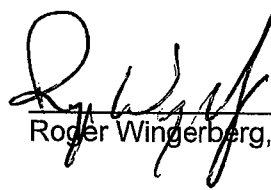
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14. Adjournment

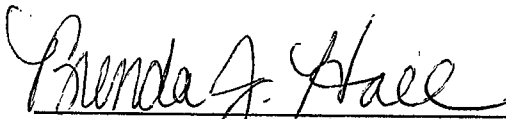
A motion was made by Director LaVanchy; this was seconded by Vice President Schiers to adjourn the meeting at 9:51 PM.

READ AND APPROVED THIS 18 DAY OF July, 2015



Roger Wingerberg, President

ATTEST:


Brenda Hall, Secretary



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June 16, 2015

1. Call to Order

The Carbon Valley Park and Recreation District (CVPRD) Board of Directors meeting was held on Tuesday, June 16, 2015 at the Carbon Valley Recreation Center. President Schiers called the meeting to order at 7:00 PM.

2. Pledge of Allegiance

The Pledge of Allegiance led by President Schiers.

3. Roll Call

Directors: Mike Schiers - President
Brenda Hall - Vice President
Glen LaVanchy - Treasurer
Connie Marshall
Roger Wingerberg

Excused: Darrell Brunken
Lita Reser

Also Present: Ross Blackmer, Executive Director
Abbigail Hebert, Executive Administrative Assistant
Dana Bellomy, Senior Coordinator
Carrie Bartow, CliftonLarsonAllen

4. Additions/Deletions to Agenda

- d. 2015 Executive Director Goals
- e. Nominations
- f. Election of Board Officers
 - Nominations - Self and Others
 - Voting - Show of Hand/Paper Ballot

5. Presentations

a. Staff Introduction - Dana Bellomy, Senior Center Coordinator - Executive Director Ross Blackmer informed the Board of Directors, Dana Bellomy was hired as the new Senior Center Coordinator, who has worked with seniors, youth, and special events for the City of Broomfield for 17 years. Executive Director Ross Blackmer commented he believes Dana Bellomy has done a tremendous job for her short time here.

President Schiers, and the rest of the Board of Directors, welcomed Dana Bellomy; and commented the Senior Center has a great program and the seniors would keep Dana Bellomy busy, because they are an active group.

b. Senior Advisory Group Presentation - Senior Programs and activities - Kathy Dvorak presented to the Board of Directors the Senior Advisory Group Presentation.



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Kathy Dvorak informed the Board of Directors the Senior Advisory Group has a mission statement, it is important to realize the senior group is involved in the community.

Kathy Dvorak advised there is a group, at the senior center, who make and donate multiple blankets, neck and head coolers, and chemo caps to various organizations. These organizations include: Warm Hearts, Warm Babies in Brighton, Longmont United Hospital, Children's Hospital, Applewood Living Center, the Shiloh House, and the United States Military. Kathy Dvorak informed Ross helps provides the postage when it comes to sending the United States Military with supplies such as neck, head coolers and cards.

Kathy Dvorak informed the seniors take day trips often to various places. These places include: Union Station, Denver Museum of Nature and Science, NOAA, Rocky Mountain Raptor Program, and Meadow Lark Optics among other trips not mentioned. Kathy Dvorak informed the seniors also take extended trips out of state, such as Savannah, GA. and the upcoming Niagara Falls trip.

Kathy Dvorak advised of the Senior Luncheon, at the Senior Center on Wednesday afternoon, are catered in by local businesses and it is the highlight of the seniors' week. Kathy Dvorak informed Birthdays and Anniversaries are celebrated first week of the month during the luncheon. And, they are excited to have their own dining room someday.

Kathy Dvorak went on to inform, every Friday there is a G.I. Coffee, 9:00 AM, in the Senior Center. There is usually a large group that comes to the G.I. Coffee including men and women. Kathy Dvorak informed the G.I. Coffee group is proud to be in the military, display their gear, and is important to them.

Kathy Dvorak advised there are going to be new programs offered in the fall bulletin. New programs would include: Fitness Programs of Walking Club and Tai Chi; and there are Enrichment Programs such as: Book Club, Be Well with Diabetes, Computer Classes, etc.

Kathy Dvorak informed there are other services provided to the Senior Center such as bread and food donations, referral services, and a loan closet for medical assistance equipment.

Kathy Dvorak informed there was a Home Depot Senior Center Kitchen Renovation, and encouraged the Board of Directors to come over to the Senior Center and look at the new Senior Center Kitchen. The Home Depot Renovation included new counter tops, cabinets, and a sink.

President Schiers commented "WOW"; this is definitely a huge program. He had only a certain idea about the Senior Center program(s) and did not realize there was this much



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going on over at the Senior Center. He went on to say, it was amazing to see all the information on what the seniors do and had no idea that the seniors donated materials and other things to care centers and to the Military. President Schiers voiced the Senior Center program is awesome.

President Schiers commented he had attended the DIY Days in Frederick and saw CVPRD's tent was there with the senior group who had their crafts on display, and it was neat to see and a good opportunity to get the crafts out into the public.

Vice President Hall commented when she had moved to Colorado, to Firestone, her daughter was the one who took her to the Senior Center for the first time. Vice President Hal commented the Senior Advisory Group should welcome a new member when they come into the facility, take them under their wing and show them around so they may feel a part of the center. Vice President Hall commented the Senior Center has a great program.

President Schiers wondered the cost to remodel of the Senior Center kitchen. Executive Director Ross Blackmer informed President Schiers, and the rest of the Board of Directors, Bess Loveless, Communications and Community Outreach Coordinator reached out to Home Depot and filled out paperwork for a grant. Executive Director Ross Blackmer went on to advise the kitchen remodel did not cost the District, but the new Senior Center furniture was what the District spent for suitable/safe chairs and tables for the seniors.

President Schiers commented he was just making sure this information was clarified; there is a City of Dacono Counsel person who is going around and falsely informing others, the District spent a bunch of money to do the kitchen remodel. President Schiers commented this information was passed along to a Frederick Board Member.

Dory Swenson commented to the Board of Directors she would like to print out the Power Point presentation from this meeting and place it in a binder over at the Senior Center, which would help when new members come into the Senior Center to describe what activities/trips/clubs are available through the Senior Center when staff is not available.

Vice President Hall commented there is an information book at the Senior Center, and was updated by Keri Davies which included emergency numbers. Vice President Hall went on to say perhaps when new members come into the Senior Center; they should receive that information brochure, a lunch menu for that month, and an Activity Guide.

President Schiers wondered and asked the Senior Advisory group a tough question: Is the District going in the right direction with the Senior Program? Does the Senior Advisory group feel that the District is finally on track with the Senior Program?



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Kathy Dvorak informed President Schiers and the rest of the Board of Directors, Executive Director Ross Blackmer's thoughts were to take out the slide and she would like an elevator so the seniors could take it up and ride the slide; the seniors are looking forward to having our own room.

President Schiers commented as far as the senior program, the last four (4) years have been rocky for the District, and the seniors felt they were not being heard and became unhappy with the District.

Glen Martin commented he and his wife, Judy Martin, have been in the area since 2010. One of the real positive things is Dana Bellomy, Senior Coordinator has a group over at the Senior Center where Executive Director Ross Blackmer attends these group meetings. Glen Martin commented for the first time, instead of listening to what others are hearing from the community, he hears this information straight from Executive Director Ross Blackmer's mouth. Glen Martin commented he personally was very optimistic about the direction CVPRD is going, because he hears the specifics coming out through the source (i.e. Executive Director Ross Blackmer).

Diana Wagner commented in 2009 the experience she had during her first encounter with the Senior Center was not a good one. When she first visited, the Senior Center couldn't find anyone there, walked over the recreation center and asked about the Senior Center; then was told to walk back over to the Senior Center and make sure someone was there. She walked back over to the Senior Center and met Jack Nicholson, who informed her "someone would be around eventually". Diana Wagner tried to sign up for trips and programs, during this time frame, and was told they were all full or they could not get a hold of the planning person. Diana Wagner commented she decided to stop coming to the Senior Center.

Diana Wagner commented she recently came back, met with then Keri Davies, former Programs Manager, and liked her. Diana Wagner commented she decided to return to the Senior Center and she feels like the Senior Center/District has really turned around.

President Schiers and the rest of the Board of Directors thanked the Senior Advisory group for their presentation.

6. Public Comment

None

7. Approval of Minutes

a. **May 19, 2015 Regular Meeting Minutes** - A motion was made to accept Board Minutes by Vice President Hall; seconded by Director Wingerberg. An aye vote was taken and the motion was passed.



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8. Monthly Financial Report Q&A

a. **May 2015 Financial Report** - Reviews of the Financial Highlights as of May, 2015 were presented. In addition, a new draft of the Financial Statement was presented to the Board along with the Check Inventory statement.

Executive Director Ross Blackmer informed the Board of Directors from May 2014 to May 2015 CVPRD has increase Revenue by \$226,670 and decreased Expenditures by \$101,072.

President Schiers made a comment to the Board of Directors about the lack of communication from CVPRD Staff. He commented the District had cancelled the Great Family Campout and did not inform the Board of Directors first before it was made public to the City/Town's. He had heard from two (2) people it had been cancelled, and he immediately emailed Executive Director Ross Blackmer to ask why the Board of Director's were not notified before the public. Executive Director Ross Blackmer informed President Schiers that he would find out the explanation as to why this happened.

President Schiers commented he had seen Bess Loveless, Communications and Community Outreach Coordinator at the DIY Days in Frederick and inquired about the cancellation of the Great Family Campout. Bess Loveless informed President Schiers she had been rearranging her email groups, deleting old contacts, and thought she had included the Board of Directors on the employee internal memo. Bess Loveless informed President Schiers this was a mistake and would make sure the changes were made to her email contact list to include all Board of Directors in important related emails.

President Schiers thanked Executive Director Ross Blackmer for looking into this matter and resolving it quickly as possible.

9. Old Business

a. **Guiding Principles Document (Bylaws)** - Director Wingerberg commented Executive Director Ross Blackmer helped him to better understand the laws that govern the District.

The two (2) documents cannot conflict with Colorado Revised Statutes and SDA Law. The need for Guiding Principles (Bylaws) is to cover anything additional not covered in the Colorado Revised Statutes and SDA Laws.

The Board of Directors felt it is important to document, i.e. template for Executive Director Ross Blackmer's annual performance evaluation and goals document.

The Board of Directors stated they started with an old bylaws document and at the study session talked about the processing out some information that was a duplication of



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Colorado Revised Statutes and SDA Law. The Board of Directors, collectively agreed, this document is not to be duplicated or conflicting with these governance documents.

The Board of Directors did receive a memorandum from Paul Rufien, District Legal Counsel, who informed the Board of Directors of his legal thoughts on the Guiding Principles Document (Bylaws).

Director Wingerberg commented the Board of Directors is at the point now where they need to make a decision. The Board of Directors needs to determine if they need a Guiding Principles Document that includes information not covered by Colorado Revised Statutes and SDA Law. Director Wingerberg asked the rest of the Board of Directors if they felt it was important for this information to be documented, either for this Board of Directors sake or for future Board of Directors.

Director Wingerberg asked the rest of the Board of Directors if they felt it was important to have a Guiding Principle Document: if the answer was "no", then to move forward; if the answer was "yes" then the next step was to accept the marked up Bylaws document as a starting point and vote on it.

Director Wingerberg commented this is where the Board of Director's were in terms of this document at tonight's meeting: First, is to determine if the Board of Directors wanted a Guiding Principles Document, or if the Board of Directors wanted to put it as Policy and Procedure. Second, is if the Board of Directors do decide to accept the document, then they have to accept what they worked on at the Study Session. Third, is there anything else the Board of Directors needs to vote on in tonight's meeting that would go into the Guiding Principles document.

Vice President Hall commented she felt the Board of Directors needed something and it could always be updated.

Director Wingerberg commented the importance of this document is it will be Board of Directors owed and Board of Directors resolved.

- i. **Accept Strikethrough's on original 2011 Bylaws** - The Board of Directors, collectively, agreed there is a need for a Guiding Principles Document. The Board of Directors, collectively, agreed the Guiding Principles Document is to be redone with Legal Counsel, Paul Rufien's notes. The Board of Directors, at this time, did not approve or accept strikethrough's on original 2011 Bylaws.
- ii. **Adopt and Approve Original Content in 2011 Bylaws to be moved to Guiding Principles Document (Bylaws) - (not strikethrough's)** - The Board of Directors, collectively, agreed there is a need for a Guiding Principles Document. The Board of Directors, collectively, agreed a blank Guiding Principles Document is to be done with District's Legal Counsel, Paul Rufien's notes. The Board of Directors, at this time, did



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not adopt or approve the original content in 2011 Bylaws to be moved to Guiding Principles Document (Bylaws).

- iii. **Adopt and Approve Guiding Principles Document (Bylaws)** - The Board of Directors, collectively, agreed there is a need for a Guiding Principles Document. The Board of Directors, collectively, agreed a blank Guiding Principles Document is to be done with the District's Legal Counsel, Paul Rufien's notes.

Moving Forward with Guiding Principles Document - Forth coming - A motion was made to adopt a new blank Guiding Principles document into the Board of Directors governance hierarchy and with the District's Legal Counsel, Paul Rufien's notes by Director Wingerberg; seconded by Vice President Hall. An aye vote was taken and the motion was passed.

- b. **Executive Director Evaluation Status** - The Board of Directors, collectively, agreed the Executive Director Evaluation Status will be stricken from the record. The Board of Directors were informed by Carrie Bartow, CLA this did not need to be on the public record and should be done during Executive Session. This was conducted at the March 17, 2015 Regular Meeting, Executive Session.

Director Wingerberg gave Executive Director Ross Blackmer kudos in how the District has been running.

President Schiers commented the three (3) City/Towns letters of recommendation for Executive Director Ross Blackmer's SDA Manager of the Year Award. President Schiers commented this would have never happened a couple of years ago; would have not been considered.

- c. **New Executive Director Evaluation Template** - Vice President Hall presented to the Board of Directors two (2) templates: Exemplar A or Exemplar B; for the new Executive Director Evaluation Template. The Board of Directors, collectively, agreed on Exemplar A. A motion was made to accept Exemplar A for the new Executive Director Evaluation Template by Director Wingerberg; seconded by Vice President Hall. An aye vote was taken and the motion was passed.

- d. **2015 Goals** - Vice President Hall presented to the Board of Directors the Follow-up dates for 2015 Goals for Executive Director Ross Blackmer' evaluation. Vice President Hall commented she would provide Abigail Hebert, Executive Administrative Assistant the 2015 Goals, via email for documentation.

- e. **Nominations** - The Board of Directors, collectively, agreed even though Director Reser and Director Brunken were not present, there should be CVPRD Board Officer Elections for positions be conducted at this meeting. The voting process of the



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Nominations for Board Officers was conducted as open nominations with a closed paper ballot vote.

- Nominations for President: Director Hall nominated Director Wingerberg; Director Wingerberg nominated Director Schiers.
- Nominations for Vice President: Director Wingerberg nominated Director Hall; Director Hall nominated Director Schiers.
- Nominations for Secretary: Director Hall nominated herself.
- Nominations for Treasurer: Director Hall nominated Director Brunken.

f. Voting - Executive Director Ross Blackmer and Carrie Bartow, CLA facilitated the counting of the closed ballots. Director Wingerberg was voted President; Director Schiers was voted Vice President; Director Hall was voted Secretary; and Director Brunken was voted as Treasurer.

10. New Business

a. Master Plan - Recommendations and Outcomes

b. Focus Group Recommendation and Direction

c. Ballot Measure/Site Selection of potential future recreation center

Executive Director Ross Blackmer informed the Board of Directors of the recommendation in the District Master Plan the current facility is at capacity, does not have any room for expansion and programs have grown past the point.

Ross explained it is in the recommendations of the Master Plan; the District needs to be looking towards the future and start planning for a second building site. Between the Master Plan, the Board of Directors, and the Focus Groups, identify the District needs to also start looking towards the future of a new site.

Ross informed he hopes to have the actual ballot measure to the Board of Directors by the next meeting in July. He and the banker are in discussions of looking into narrowing down the amount of money and the Mill Levy increase proposal.

President Schiers asked Executive Director Ross Blackmer if any of the five (5) sites were chosen as to what people in the Focus Groups liked. Executive Director Ross Blackmer informed President Schiers, and the Board of Directors, the Focus Group has identified the North property at I-25 and Frontage Road (Highway 66). This has subsequently been annexed into the Town of Firestone.



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Director Wingerberg asked if the given size of the potential new center would be better elsewhere. Executive Director Ross Blackmer informed Director Wingerberg, and the rest of the Board of Directors, there is a property in the Town of Frederick, 80 acres that would fit with our projected size.

Treasurer LaVanchy asked Executive Director Ross Blackmer if the property located at the I-25 and Frontage Road (Highway 66) property would be donated to the District. Executive Director Ross Blackmer informed Treasurer LaVanchy, and the rest of the Board of Directors, that was correct.

Executive Director Ross Blackmer informed the Board of Directors, Brookfield, the Developers, has given the District up to 30 acres for the potential new site. He went on to say his concern was if the District does receive 30 acres, the District would have to water and fertilize it, landscape it, etc. With the physical size of the center, Ross is looking at now about 10 to 12 acres. Ross believes that 25 acres, with ball fields, would be adequate enough.

Executive Director Ross Blackmer informed the Board of Directors he has been in talks with the developer and, if this site is chosen, being the final selection, if the developer would be willing to put the roads in, put in the utilities, etc.

Executive Director Ross Blackmer informed the Board of Directors he is trying to make the effort to save money on this new site. These conversations have been going on behind the scenes, and the developer has been very gracious to the District.

Executive Director Ross Blackmer knows the developer, Brookfield, has given property to Frederick and Firestone two (2) property sites as well. One (1) being the same property location for a Fire Station and one (1) was annexed in on Highway 66 and Colorado Boulevard. This site will have properties.

President Schiers commented he has concerns this will be at the very edge of our district boundaries. Treasurer LaVanchy commented the Town of Firestone Manager Wes LaVanchy commented, in his presentation, there would be a potential 3,500 homes to go in up over there.

Executive Director Ross Blackmer informed it will be a part of the campaign and it will be emphasized the current center will have several million put back into it for upgrades and repairs.

President Schiers felt it is important the District needs to ensure the Frederick and Dacono residents know this new center will benefit them and not just Firestone. Executive Director Ross Blackmer informed President Schiers, and the rest Board of Directors, there were concerns from the Focus Groups the District would be closing the



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current center doors. Ross went on to inform this is not even a possibility; he would like to have this current center be made into a community center.

Executive Director Ross Blackmer informed the beauty of the potential site is the worth. If there is someone else who would be willing to donate 25 acres of land to the District for a new site, he will take it.

Executive Director Ross Blackmer asked the developer if her could have access to non-potable water and the developer has told Executive Director Ross Blackmer yes.

Vice President Hall asked if the District has received any developer plans as of yet. Executive Director Ross Blackmer informed Vice President Hall, and the rest of the Board of Directors, the District has only received conceptual type drawings.

President Schiers commented we would have to get an architect involved because there is a lot to go forward with, and this costs money to do. Executive Director Ross Blackmer informed President Schiers, and the rest of the Board of Directors, as of right now, he has conceptual drawings and did not cost the District one dime. Ross Blackmer informed he currently has a good construction conceptual idea of what it would cost; looking at 90,000 square feet.

d. Account Signatures - A motion was made three (3) Board of Directors: President, Vice President, and Treasurer, and Executive Director Ross Blackmer, account signatures, for Valley Bank and Trust by Treasurer LaVanchy; seconded by Director Wingerberg. An aye vote was taken and the motion was passed.

11. Executive Director Monthly Report Q&A

a. Executive Director Comments - Vice President Hall suggested the updates on the Senior Bus be looked at; perhaps a grant for fixing the Senior Bus.

Executive Director Ross Blackmer informed Vice President Hall, and the rest of the Board of Directors, Dana Bellomy, Senior Coordinator's father worked on the Senior Bus in 1988. According to Dana's father, who is a diesel mechanic, stated there were multiple issues with the Senior Bus. Ross informed the District needs to be thinking about how to replace the Senior Bus because it is not capable of leaving the property.

Executive Director Ross Blackmer informed as of right now, he need to verify where the funds came from as to who bought the Senior Bus. Vice President Hall stated it came out of the funds when the City of Dacono gave the money to the District.; and, it came out of the District budget, not the senior budget.

b. Inclusion - Brookfield annexation 1,306 acres – inclusion submitted – Executive Director Ross Blackmer informed all of the 1,306 acres have been submitted along with



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the houses that will be built around that area. Ross informed the District will not see the property tax money until the following year.

12. Board Discussion Items

None

13. Public Comment

Elizabeth Kay Marchetti, AICP - informed the Board of Directors she was a representative for Brookfield and has come to tonight's meeting on behalf of Brookfield. She asked the Board of Directors to clarify if she heard our Board of Directors had officially decided to formally accept the Brookfield residential property as the site for the proposed site through the proposed ballot measure in November.

President Schiers stated to Elizabeth Kay Marchetti the Board of Directors did not vote on that as of yet. President Schiers stated the Board of Directors cannot do this until some sort of developer documentation and information is provided to the Board of Directors for approval. President Schiers stated the Board of Directors needs the documentation on what is being offered to the District before the Board of Directors can vote on it.

Executive Director Ross Blackmer stated if Brookfield is the site, the Board of Directors and the Focus Group has chosen as the potential site, but it has not been formally formalized by the Board of Directors.

14. Board Comments

President Schiers wanted to touch base back on the three (3) letters that were written from the City/Town's about Executive Director Ross Blackmer. President Schiers commented the three (3) letters were impressive and this would not have happened one year and a half (1-1/2) ago. President Schiers commented it is wonderful to see what can happen in a year's time. President Schiers thanked Executive Director Ross Blackmer for representing the District and the Board of Directors so well.

Executive Director Ross Blackmer appreciates the Board getting on board and getting engaged about the District's future. Ross informed he wants to demonstrate transparency and wants to know if there are any questions or concerns. Ross informed CVPRD is trying to make a statement by getting it right and doing it right the first time. He informed he values the Board of Directors input and welcomes any questions. Ross informed demonstrating transparency is very important going forward.



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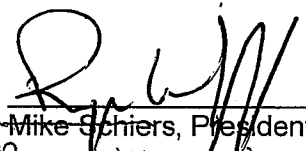
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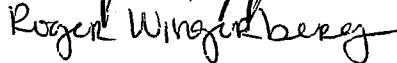
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14. Adjournment

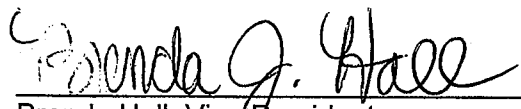
A motion was made by Director Marshall; this was seconded by Treasurer LaVanchy to adjourn the meeting at 9:05 PM.

READ AND APPROVED THIS 21 DAY OF July, 2015



Mike Schiers, President


ATTEST:



Brenda Hall, Vice President