

**MINUTES OF THE BOARD OF DIRECTORS MEETING
PARACHUTE/BATTELEMENT MESA PARK AND RECREATION DISTRICT
Tuesday, February 12, 2019 6:00 p.m.**

Grand Valley Recreation Center, 398 Arroyo Drive
Battlement Mesa, CO 81635

ATTENDEES

Directors present: Adam L. Ford, Secretary
Chuck Hall, Vice President
Jerry Mohrlang, President
Ken Seidel, Treasurer

Others present: Judy Bertrand, MDM (PBMPRD District Manager)

Employees present: Doug Choate, Director-Golf Superintendent & Parks
Chuck Curtis, Director Golf Course
Samantha Smith, Director-Rec Center & Programs

Public present: Jeff Johnson, Architect

**ADMINISTRATIVE
MATTERS**

Attendance and Agenda: The Regular meeting was called to order by President Mohrlang at 5:56 p.m. and a quorum was noted.

Secretary Ford made a Motion to approve the February 12, 2019 Agenda; with VP Hall seconding said Motion. The Agenda was unanimously accepted.

Treasurer Seidel made a Motion to excuse Asst. VP Shore; with Secretary Ford seconding said Motion. Asst. VP Shore was unanimously excused.

Public Comments: N/A

Minutes: The Manager provided the Minutes from the January 8, 2019 Board Meeting. VP Hall made a Motion to approve subject to changing .2cfs “if” to “of” Daisy Ditch on page 2. Secretary Ford seconded said Motion. The Minutes were unanimously approved.

Disclosure of Conflicts of Interest: The Board had previously been informed of the Colorado Revised Statutes to disclose potential conflicts of interest to the Board of Directors and Secretary of State. No Board member stated they had a conflict of interest in any discussion.

Jeff Johnson, Architect regarding Pavilion at Community Park: Mr. Johnson presented his plan for the pavilion and it was discussed by the Board. Mr. Johnson asked what the District planned to spend. The Manager stated that to meet the Master Plan total cost for the park that only \$100,000 could be spent on the pavilion. Mr. Johnson stated that his design was expected to cost around \$400,000. He did note that the plan had 1,000 sq. ft. of storage and the Board did not believe that was necessary. There was discussion of the stage area and if the plan moved forward the Board preferred concrete. Secretary Ford asked about the capacity and size of the pavilion and Mr. Johnson stated that it was approximately 80x60. The most expensive part of

the pavilion is the steel. Secretary Ford stated that the usage would not justify the cost; Treasurer Seidel agreed. Mr. Johnson stated that he could downsize the plan to 30x50.

The Manager stated that she had the capital plan analysis for the Community Park to present later in the meeting. The Manager mentioned that the District had numerous capital projects and she felt that GOCO and FMLD would be the best options for grant funds. Ms. Bertrand mentioned that you can't go to the trough too often and that it was best to select specific projects for grant applications. President Mohrlang suggested that the Manager contact Boettcher.

The Board decided to table the pavilion discussion. Secretary Ford made a Motion to do so, with Treasurer Seidel seconding. It was unanimously approved.

FINANCIAL MATTERS

Claims/Accounts Payable: The District Manager presented the claims paid outside of the Board meeting. Secretary Ford made a Motion to approve the payments; with Treasurer Seidel seconding said Motion. These payments were unanimously approved.

The Manager presented the Check Detail. The Manager mentioned the internal transfers of \$150,000 to cover operations until property taxes come in. Ms. Bertrand also noted an additional check to the Water Attorney that was not included on the list. Secretary Ford made a Motion to approve these payments; with Treasurer Seidel seconding said Motion. They were unanimously approved.

Financial Reports: The District Manager presented the Statement of Revenue, Expenditures & Net and Statement of Net Position. Secretary Ford made a Motion to accept the Financial Reports; with Treasurer Seidel seconding said Motion. The Financial Reports were unanimously accepted.

The District Manager had the bank statements and reconciliations for the bank accounts available for review.

OPERATIONS- DIRECTORS REPORTS

Golf Course and Parks: Director Curtis stated that the course is still under snow. However, he is scheduling for events. Director Curtis stated that the Colorado Golf Association has a tournament in July that should bring in around \$11,000-\$12,000, as well as a tournament coming from Colorado Springs in September with 72 players. He stated that the PGA stated play will be down 10-15%.

President Mohrlang asked about the 6th green and Director Choate said it is in good condition now. Director Curtis stated that the restaurant would reopen when they have players.

Regarding cart path renovation, Director Choate recommended cement cart paths vs. asphalt as they have a longer life expectancy. Cement also does not have ridges, or as many cracks.

Rec Center & Programs: VP Hall asked about the impact to sports with Jerre Witt resigning. Director Smith stated that things were running smoothly, and Tom Kerrigan was getting up to speed. Treasurer Seidel asked about basketball players using the court during pickleball. Director Smith stated that the youth have memberships and are allowed to play and also it encourages youth to be active. Director Smith stated that approximately 200-250 people attended Winterfest. Tom Kerrigan stopped in to meet the Board.

MANAGER'S REPORT

Capital Improvement Plans:

GOLF COURSE: The Manager presented the capital projects and requested that the Board approve the Daisy Ditch metering and distribution project based on recommendations from Ryan Jarvis, Water Attorney. The \$30,000 would include pump & relocation, cistern and engineering. Also, \$125,000 was requested for constructing a barrier at the end of the driving range. It may be possible to use some of the boulders from the pond relocation project. Treasurer Seidel made a Motion to authorize both of these projects, with VP Hall seconding said Motion. Both capital projects were unanimously approved.

REC CENTER: The Manager provided the capital improvement plan and noted the items requested for 2019. Secretary Ford asked about what the furniture expenditures included, and Director Smith stated it would be for replacement and additional chairs and tables for the conference rooms as well as lobby furniture. Director Smith noted that the Rec Center had bleachers at one time, but they were moved to the ballfield and were no longer functional for the gym. Director Smith noted that 5 of the security cameras no longer worked. Secretary Ford mentioned additional lighting when the lower level parking area was modified. Secretary Ford made a Motion to approve additional expenditures for the slide, gym bleachers, torn and aging furniture, modification to add more parking to the lower level and security cameras. VP Hall seconded said Motion and all projects were unanimously approved.

COMMUNITY PARK: The Manager presented the actual expenditures for the Community Park and noted that between 2013 and 2015 that Phase 1 and 2 had exceeded budget by \$828,504. Ms. Bertrand stated that even though Phase 3, 4 and 5 were under budget and that the fitness trail and mountain bike skills course had been removed, that there was no way to recover that overage. The original Master Plan showed a cost of \$2,053,500 and the District has spent \$1,949,414. Even though the District received grants from FMLD and GOCO there is only \$104,000 remaining to complete the pavilion.

The Board brainstormed about potential capital improvement projects. There was discussion regarding building a pickle ball court (or sport court) or modifying ½ of the tennis court into pickle ball courts. Director Smith stated the tennis courts are not used very often. The court surface material is not currently conducive to pickle ball. There was further discussion about a pickle ball court at the Community Park in place of the pavilion, but there was concern about vandalism. VP Hall mentioned the noise and how far sounds travels if it were to be constructed at the Community Park. New Castle recently constructed a pickle ball court. President Mohrlang mentioned badminton and Director Smith stated she had requests for that as well.

President Mohrlang stated that the potential exchange of some of PBMPRD property (15.5 acres) and the Town owned ballfield (approximately 6 acres) was no longer an option. There was discussion regarding the water rights on the 15.5 acres. Director Choate stated that for the most part the District is not using Daisy Ditch. It was decided that Director Choate would contact Colorado River for estimates to construct metering & cisterns for the water rights in Parachute. Treasurer Seidel asked about water storage and Director Choate stated that water must turn over every 3 days or go back into the river.

The Board discussed constructing a ballfield behind the Rec Center. The advantages were that sports would be held on District property; the District would not need to worry about watering Town property at the current ballfields; no water rights would need to be transferred from the 15.5 acres; and the annual expenses for the ballfield would decrease by saving money on maintenance, electrical, and landscaping.

Pond Relocation Update: The Manager presented a spreadsheet showing the cost of downsizing the pond due to BMLI not using the pond for their water. However, she noted that there would now be a cost to purchase a perpetual easement from BMLI. Secretary Ford made a Motion to authorize the Manager and Director Choate to negotiate the price of the perpetual easement with Eric Schmela at BMLI and to direct Ryan Jarvis to move ahead with the transfer of a portion of the golf course water rights to the rec center. VP Hall seconded said Motion and it was unanimously approved. The Manager noted that the pond relocation project started in 2016 and after 3 years had still not moved forward.

PBM Trail Update: The Manager informed the Board that invoices to date for the project had been submitted to Garfield County for distribution of the grant. The County stated PBMPRD would receive reimbursement within a few weeks. The District Manager provided a spreadsheet showing the total cost of \$287,470 and that the District had paid \$217,161 with \$70,309 remaining. The Garfield County grant request submitted by Steve Rippy was for \$200,000.

Ropes Course IGA with Garfield County School District: The Manager provided the Board with the IGA for use of the Ropes Course and noted that it did include annual equipment replacement expenditures anticipated to be \$300-\$1,000 per year. Secretary Ford made a Motion to approve the IGA with Treasurer Seidel seconding said Motion. It was unanimously approved and signed by the District Manager. The Manager stated that FMLD approved \$147,000 grant funding for the project and the Phase 1 bids were around \$146,000. Construction will begin on May 31, 2019 and take four weeks.

Website and Email Update: Secretary Ford has been working on the website and stated the new website will be deployed no later than July. The email addresses have been set up and the Board was advised to establish passwords. Secretary Ford has sent temporary passwords to the Board.

Report to District and Public Outreach Meeting: The Board reviewed the *Report to the District* prepared by the District Manager. The Manager noted that she used Megan Percy, Sr. VP at First Bank in charge of marketing, to finalize the design and layout. The Board determined that 250 reports were adequate; with the Report also posted on the website.

The Board selected Saturday, April 13, 2019 at 1:00 p.m. to hold the public outreach meeting at the Rec Center. The Board directed the Manager to present at the meeting and the Board can answer questions and discuss mill levy or rate increases. Director Smith can email patrons of the event. The Board meeting will be held after the public meeting at 3:30 p.m.

Appraisal of property in Town of Parachute: The Manager asked if the Board still wanted to move ahead with appraisals of the 15.5 acres and ballfield. The Board stated this was no longer necessary as the Town has shown no interest in an exchange of property.

NEW BUSINESS

Run, Raft and Ride: President Mohrlang provided a map that showed a potential race that could be organized by PBMPRD and the Town. Marylee Mohrlang met with Derek Wingfield to discuss the opportunity for this joint event. They are discussing a 26 mile event that would start at the Rec Center and take around 5 hours to complete. President Mohrlang stated that he informed the Town that the District would not be interested unless they hired an event coordinator/organizer. If the Board is interested it would be held in July 2020. The participants would pay an entrance fee. Derek Wingfield will be getting costs for an organizer and EMG was mentioned.

Fiber Optics: Secretary Ford requested that Fiber Optics be included on the Agenda for March.

ADJOURNMENT

There being no further business to come before the Board at this time, President Mohrlang adjourned the meeting at 8:40 p.m.

The next Regular Meeting is scheduled for **Tuesday, March 12, 2019 at 6:00 p.m. at the Grand Valley Recreation Center, 398 Arroyo, Battlement Mesa, CO.**

Respectfully submitted,
Judy Bertrand, District Oversight Manager

THESE MINUTES APPROVED AS THE OFFICIAL FEBRUARY 12, 2019 MINUTES OF PARACHUTE BATTLEMENT MESA PARK AND RECREATION DISTRICT BY THE BOARD OF DIRECTORS.

(Signed copy in possession of the District Oversight Manager)

Adam L. Ford, Secretary

Chuck Hall, Vice President

Jerry Mohrlang, President

Ken Seidel, Treasurer

Lynn J. Shore, Asst. VP