

**MINUTES OF THE BOARD OF DIRECTORS WORK SESSION  
PARACHUTE/BATTELEMENT MESA PARK AND RECREATION DISTRICT  
Monday, August 13, 2018 4:00 p.m.**

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

**ATTENDEES**

Directors present: Adam Ford, Secretary  
Jerry Mohrlang, President  
Ken Seidel, Treasurer  
Lynn J. Shore, Director

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

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

Public present: None

**ADMINISTRATIVE  
MATTERS**

Attendance and Agenda: The Regular meeting was called to order by President Mohrlang at 4:01 p.m. and a quorum was noted. Director Shore made a Motion to accept the Agenda, with Treasurer Seidel seconding said Motion. The Board unanimously approved the Agenda.

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. Director Lynn Shore stated that he was on the Garfield County School Board; as there would be discussion on the Ropes Challenge Course donation at this meeting.

Garfield County School District presentation on ropes 'Challenge Course'. Mr. Clint Whitley presented a PowerPoint and provided the various FMLD grant documents that will be submitted. Mr. Whitley noted that his 3 year position as HR Coordinator-Outdoor Ed was funded by GOCO. The name of the group/team is "Garfield County Outdoors". They are focusing on outdoor activities that are not available in the District and noted the ropes course, fishing and archery. He noted that this project will be performed in stages, with the first phase being the high ropes course.

Phase 1 will consist of the fencing and infrastructure around St. John's and include the high ropes. The cost of this phase is expected to be \$155,000.

Phase 2 is a climbing structure with the inside consisting of boulders and a cave type structure. The outside of the climbing structure will have clip-ins for climbing. Mr. Whitley is investigating a firm in Boulder by the name of Lakey Associates who provide turn key with planning, design and construction included). The estimate for phase 2 is \$60,000-\$65,000.

Phase 3 is the low ropes course and the estimated cost is \$65,000-\$70,000.

The total cost is estimated to be \$210,000 with the FMLD grant possibly funding \$147,000 of the total project. Mr. Whitley proposed that PRMPRD provide a donation and assist with the annual maintenance. He also requested that PBMPRD provide a letter of support for inclusion in the grant application.

Mr. Whitley will get certified for the ropes course and then can train PBMPRD staff. There was discussion of preparing an IGA between the School District and PMPRD to allow for use of the course at no cost and allow the Rec Center to charge customers for usage.

The Board asked about the height of the ropes and safety and fencing. Mr. Whitley noted that cameras reach from St. John's and that the Fire District had provided a letter of support. The Town of Parachute declined to jointly apply for the grant or donate funds as they requested that it be built on the island they are working on developing.

Director Shore made a Motion to approve a letter of support for the project; with Treasurer Seidel seconding said Motion. It was unanimously approved, and the District Manager will prepare the letter.

Secretary Ford made a Motion to approve applying for an FMLD grant with the School District; and providing a \$31,500 match for the project pending approval of the grant. The Board discussed that the amount contributed would offset annual maintenance being requested. Treasurer Seidel stated he is assuming that an IGA will be prepared allowing PBMPRD to utilize the course at no cost and charge a fee for this service to customers. Treasurer Seidel seconded said Motion and the Board unanimously approved the joint grant application and a \$31,500 match contingent upon receiving FMLD funds.

District's Assets and Goals:

**TABOR and Gallagher Residential Assessment Rate:** The Manager provided a Summary of the Gallagher and TABOR amendments to the Board and explained how they can cause difficulties for Special Districts. The Manager also presented an analysis of the effect of a decrease in the Residential Assessment Rate to 6.2%. As the majority of property taxes received by PBMPRD are oil and gas taxes, the effect of the RAR decrease should be minimal. However, she did note that since 2016 the property tax revenue has decreased by almost 50%.

Secretary Ford requested that the District Manager perform an analysis showing what the impact would be with a TABOR election request of a 2-3 increase in the mill levy. President Mohrlang requested that the Manager perform a comparison as to what the fees would need to be without property tax revenue to help fund operations.

Director Shore requested that the Manager determine what the cost of an increase in mill levy would be for a \$100,000 home.

**Water Attorney:** The Board had previously noted that Balcomb and Green were considered highly qualified to assist PBMPRD with determining their water rights. The Board wanted to understand the Daisy Ditch rights specifically. The Manager had contacted Sara Dunn at Balcomb and Green who stated Balcomb and Green may have a conflict of interest as they

represent Battlement Mesa Company. The issue was tabled until the Regular meeting on August 14, 2018.

**15.5 Acres and Callahan Ballfield:** President Mohrlang stated he was scheduled to meet with Mayor Roy McClug and that discussion on this issue would be tabled until after the meeting.

**Dylan Lindauer resignation:** The Manager provided results of the 2018 Election and President Mohrlang stated that if they used the votes by candidates that it could set a precedent. The Board directed the Manager to email several potential candidates and request a Letter of Interest.

**EXECUTIVE SESSION: Per CRS 24-6-402(4)(e)** “Determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators.”

Director Shore made a Motion to move into Executive Session per CRS 24-6-402(4)(e); with Secretary Ford seconding. The Board unanimously voted to move into Executive Session at 5:23.

Treasurer Seidel made a Motion to adjourn the Executive Session at 5:52; with Director Shore seconding said Motion. The adjournment was unanimously approved at 5:52 p.m.

**Master Plan discussion:** Secretary Ford had previously mentioned having a Master Plan for PBMPRD prepared. He stated that it could provide examples of what the community wanted and gives the Board direction. The Manager stated that she believed the Town of Parachute paid close to \$150,000 for their Master Plan and that most plans consisted of the preparers interviewing staff and Facility Directors. She reminded the Board that there were numerous capital projects that required funding and suggested that the Facility Directors had a better understanding of projects needed than a Master Plan would provide. President Mohrlang discussed how the District is currently patching what is falling apart. Secretary Ford stated that the Rec Center Master Plan prepared over 10 years ago cost \$40,000. No action was taken.

## **PUBLIC COMMENT**

None

## **NEW BUSINESS**

President Mohrlang asked the Board whether they would consider coming to the Board meetings early to review the Board packet as the Manager often worked until a few hours before each meeting obtaining data and making out checks. Secretary Ford and Director Shore stated that they would be fine with receiving whatever was available in advance. The Manager stated that normally that is the Agenda, Minutes, and some financials.

## **ADJOURNMENT**

There being no further business to come before the Board at this time, Director Shore made a Motion to adjourn the meeting at 6:20 p.m.; with Secretary Ford seconding said Motion. The Board unanimously approved adjourning.

The next Regular Meeting is scheduled for **Tuesday August 14, 2018 at 6:00 p.m. at the Grand Valley Recreation Center, 398 Arroyo, Parachute, CO.**

Respectfully submitted,  
Judy Bertrand, District Oversight Manager

**THESE MINUTES APPROVED AS THE OFFICIAL AUGUST 13, 2018 MINUTES OF PARACHUTE/BATTLEMENT MESA PARK AND RECREATION DISTRICT BY THE BOARD OF DIRECTORS.**

**(Signed copy in possession of the District Oversight Manager)**

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Adam Ford, Secretary

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Dylan Lindauer, VP

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Jerry Mohrlang, President

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Ken Seidel, Treasurer

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Lynn Shore, Director