



MINUTES OF THE REGULAR MEETING

Castle Rock Parks And Recreation Commission

September 21, 2016

CALL TO ORDER: The meeting of the Parks and Recreation Commission was held on September 21, 2016 at the Millhouse at Philip S. Miller Park, Castle Rock, CO. Aaron Nagel called the meeting to order at approximately 5:00 p.m.

COMMISSION MEMBERS:

Aaron Nagel (Chair)	Michael Fronczak
Tim Miller (Vice Chair)	Michael Waggoner
Brian Glotzbach	Josie Mekelburg (absent)
Wendy Hernandez (absent)	

COUNCIL LIAISONS:

Jennifer Green	Mark Heath
Dave Corliss, Town Manger	

STAFF MEMBERS:

Jeff Brauer	Mike Kilman
Jeff Smullen	Bob Maloney
Jennifer Martin	Brian Peterson (absent)
Maia Aman	

GUESTS:

Linda Sweetman	Peter Nagy
Gary Wood	Linda Wood
Jessica Robertson	Bobbie Van Horn
Jason Johnson	Marsha Johnson
Jim Eibel	Sherry Eibel
Ben Wolfe	Clark Hammelman
Dave Hicly	Genie Chipman
Brie Chipman	Susan Jordak
Yvonne Vasilauskas	George Vasilauskas
Pete Naggey	
Ron Claussen	

I. ADDITIONS/DELETIONS/MODIFICATIONS TO THE AGENDA

No TAG Representative. Item VIII will be eliminated from Agenda.

II. PUBLIC COMMENT



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Linda Sweetman commented that special events and concerts that are held at the Amphitheater are too costly for families, especially when events cost \$30 per person to attend for families of 4 or 5. More affordable, family-friendly productions should be offered. Brauer noted that we do offer a Free Concert Series, and have had anywhere from 150 through 300 people attend free events.

Pete Naggey, representing St. Andrews Church and Plum Creek Neighborhood, suggested we could add more amenities to Plum Creek Park to improve it, especially for kids. He also commented that coming down the Challenge Hill at Philip S. Miller Park can be slippery. It may be good to pave a path to improve safety, versus dodging rocks or slipping on gravel.

Gary and Linda Wood referenced a presentation that they made to the Parks and Recreation Commission on April 20, 2016 regarding the possibility of converting tennis courts into pickle ball courts. The Woods asked if traction had been made. Bob Maloney noted that Parks and Recreation is considering turning the tennis court at Founders Park into a pickle ball court, and an estimate for sport court has been submitted. Jeff Smullen also commented on timing, suggesting the park improvement would more than likely be a spring project due to weather.

III. MINUTES OF THE REGULAR MEETING (REVIEW / APPROVAL)

- ACTION:** Approve the minutes from the July 20, 2016 Parks and Recreation Commission meeting as transcribed.
- MOTION:** Brian Glotzbach
- SECOND:** Michael Waggoner
- Motion passes 5-0

IV. REQUEST FOR IMPROVEMENTS AT PLUM CREEK PARK

Presented By Jeff Smullen, Assistant Director of Parks and Recreation and Linda Sweetman, Resident

Jeff Smullen provided background on Plum Creek Park and how park improvements are funded. The park area was originally planned as a combined park and school site, and the park itself was constructed 20 years ago. It constitutes 18 acres of open space, a small playground, a picnic table and a basketball court. The open space still sits in the school district's inventory, but there are no immediate plans for construction. The playground is not unsafe, but it does have visible wear and is dated.



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Parks improvements are typically funded through the Conservation Trust Fund, and the fund provides \$150,000 to \$200,000 for improvements. Over the next year, we will be looking at parks like Plum Creek and Mitchell Gulch to assess what enhancements can be made given the options within the Parks and Recreation budget.

Linda Sweetman, a 20 year resident of Plum Creek and President of the Plum Creek Masters Home Owners Association, brought roughly fifteen residents to the meeting to express concerns.

The issues they highlighted included:

- Equipment is old, unattractive and is only suitable for small children under the age of five
- Families have to drive to parks with better playgrounds farther away, which also makes it difficult to meet children in the community
- Unmaintained paths
- Lack of picnic pavilion
- Playground slope leads to wood chip erosion
- Lack of sidewalks and walking accessibility to the park from the neighborhood
- Basketball hoop is dilapidated

Things they expressed that they would like at the park included:

- Crusher fine trails and sidewalks
- Improved walking access to playground and park
- Updated playground equipment
- Workout equipment and additional amenities for adult use
- More trees or objects for shade
- Improved basketball hoop

Residents also suggested that Parks and Recreation should host an open house to receive additional public comment. Linda Sweetman noted that the Miller Activity Complex and the plans for Festival Park are amazing, and she would like to see more balance throughout the Town.

Michael Waggoner inquired if there is a policy in place that lays out the rotation and funding of park improvements. Jeff Brauer explained that staff identify parks that have deficiencies and will then use Conservation Trust Funds to implement updates annually. Jeff Smullen also commented that we have



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created partnerships with various Metro-districts to supplement the Conservation Trust Fund budget. The 2017 budget is fixed, but a strategic plan will be put into place in 2017 for future years. Before action is taken, will need to engage the neighborhood and internally assess parks while also assessing what is available in the budget to sort funding priorities.

Michael Fronczak asked Jeff Smullen to identify the property and site topography on a map, and also asked if the school district can take the site's northern part for building purposes. Jeff Smullen responded saying that property is relatively flat and mentioned that Parks and Recreation would need to work with the school district to move forward.

Tim Miller commented that the average cost for a neighborhood park is \$500,000, and that spending \$150,000 to \$200,000 could take several years to improve. He also noted that he is supportive of having a community feedback session to hear additional public comment.

Aaron Nagel inquired about the possibility of working with home owner associations on joint capital projects and the number of parks that may need these types of improvements.

Jeff Smullen responded saying outside funding typically occurs through Metro-districts because part of their service plan includes recreation. Overall, there are three additional parks that could use basic improvements including Castle High, Butterfield and Mitchell Gulch, with improved safety being the first priority. Additional next steps would include talking to the school board and engaging the community.

V. TENNIS FACILITY REQUEST FROM RESIDENT

Presented By Jeff Smullen, Assistant Director of Parks and Recreation and Ben Wolfe, Resident

Jeff Smullen provided the background history of an indoor tennis facility request made by a resident several years ago. The resident wanted to construct the facility in Gemstone Park but did not have the investors or capital to initiate the project. Parks and Recreation does not have money in the immediate future for the construction of an indoor tennis facility, however, resident Ben Wolfe approached Parks and Recreation to discuss moving forward on the project. Jeff Smullen asked for Commission feedback on whether or not this type of partnership is feasible.



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Ben Wolfe presented information regarding the possibility of creating a four-court indoor tennis facility. Ben Wolfe has personally seen an increase of 300 percent in youth participation in tennis over the last three years in Castle Rock. Ben Wolfe has also received community feedback from 347 total residents who are in favor of the project. Ben Wolfe started a preliminary proposal, believes the facility is compatible with the Town's vision and has been in contact with a builder. At this point, Ben Wolfe needs to understand the legitimacy of Town support so movement with investors can be made if necessary.

Tim Miller asked how long other facilities in the surrounding area have been in existence and if they have reached their full capacity. Ben Wolfe responded by saying that even though some local facilities are old, their structures are still sound and explained the demand for tennis space remains high. Tim Miller also pointed out that a facility could potentially draw surrounding community residents to Castle Rock. Lastly, Tim Miller suggested that due to supply constraints with pickle ball, the indoor facility could be multi-use focused.

Jennifer Green likes the idea of privately funded facilities working in partnership with the Town and inquired if there was a possibility for an already existing private athletic club to create a southern extension. This type of partnership may be present a new funding source. Jennifer Green also asked if the park land would be leased through a public-private partnership and Jeff Brauer explained that that is what typically occurs. The Town may also have to solicit a request for proposal (RFP) to receive resident feedback and evaluate what best meets community needs before further action is taken.

Brian Glotzbach appreciates Ben Wolfe's willingness to fund projects from outside sources and mentioned it's a win-win for everyone involved.

Aaron Nagel also highlighted his support for the need to provide value to the community through strong private-public partnerships. Aaron Nagel asked how involved Parks and Recreation can be in the pricing structure of such a facility. Jeff Brauer said we typically respect the space of businesses in regards to their financial matters.

In response to final questions from Tim Miller, Ben Wolfe explained that the overall project cost estimate is \$2 million and mentioned that a traffic and parking study would need to be performed prior to moving forward on the project.



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Michael Fronczak asked if there were potential sites other than Gemstone Park, and inquired about the possibility of building it at Philip S. Miller Park. Jeff Smullen responded saying site selection is something to explore after the feasibility of the project itself, and mentioned that parking is a high premium at Philip S. Miller Park.

Ben Wolfe asked about next steps given the Commission's support. Jeff Smullen stated that Parks and Recreation will need to present additional information to Council and will need support from the Town before next steps are finalized. An outline for the process can then be presented to Ben Wolfe.

VI. RUETER-HESS RESERVOIR RECREATION AUTHORITY BUDGET

Jeff Brauer led a discussion on whether or not the Town should continue its participation in the Rueter-Hess Recreation Authority Board. Castle Rock would need to invest an additional \$194,250 for the 2017 through 2018 two-year budget cycle required by the Authority to fund the first phase of development. Most reservoirs like Rueter-Hess operate at a loss, but water-based recreation could be a positive addition to the Parks and Recreation portfolio, despite general concern about the budget and future planning. The Town did emphasize it would like to be involved in the project through entering into the original intergovernmental agreement.

Aaron Nagel asked why Lone Tree and Castle Pines are required to invest less than Castle Rock. Jeff Brauer responded saying that was the decision made by the original Authority based on population. Aaron Nagel also commented that less than 10 percent of Castle Rock's population would most likely use the reservoir and was concerned whether water-based recreation would be a guaranteed amenity.

Mark Heath recommend sorting out the degree of the Town's involvement and highlighted the need for better planning within future Parks and Recreation budgets regarding Reuter-Hess.

Tim Miller asked if discounted admission would be provided to Castle Rock residents, and Jeff Brauer explained that entry fees would be tiered based on residency. Tim Miller also asked if deferred investment is possible but was concerned that others would pull out of the project if Castle Rock did first. Brauer responded saying that deferred investment is possible but it comes at the cost of diminished voting rights within the Authority.



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Brian Glotzbach asked what may draw residents to the reservoir other than water based recreation. This may be a concern considering the predominance of trail access and parks in Castle Rock proper. Brian Glotzbach also mentioned that if there is still a gate fee for residents, the discount might not be large enough to justify the overall cost of the project.

The Commission's general recommendation was to continue to support the Town's involvement in the Rueter-Hess Authority, as long as Castle Rock residents and Council are supportive of the project and carefully weigh the costs and benefits to the community. Commission members were also concerned that funding Rueter-Hess solely through the Parks and Recreation budget would limit future ability to fund more localized park improvements.

VII. RECOMMENDATION FOR FESTIVAL PARK CONSTRUCTION CONTRACT

Jeff Smullen provided the Commission with a general overview of the bids received for Festival Park. Mortenson Construction won the bid with a price of \$5,817,192. This bid, combined with related project soft costs, result in the total estimated cost of Festival Park being \$6,391,052, which exceeds the \$4,500,000 of funding currently available by \$1,891,052.

Michael Fronczak asked if it was possible to cut anything out of the plan to fit within the original budget. Jeff Smullen responded stating it would be challenging given that a large part of the costs stem from bridges and stream bank improvements that are required to be completed prior to the construction of the park itself. Bid amounts were also high due to the state of the current construction market.

Brian Glotzbach asked why a huge discrepancy was present in the various bid amounts. Jeff Smullen explained that because bids are set by overhead and general market conditions, Mortensen had internal motivation to lower their costs to gain an increased presence in Castle Rock.

Tim Miller commented that Festival Park seems to be a higher priority than Rueter-Hess Reservoir, especially since it's more centrally located and an important part of Castle Rock's community.

Jeff Brauer mentioned the meeting with the Downtown Development Authority (DDA) regarding the possibility of splitting the difference in costs that exceed the original budget. The DDA is fully vested in this project and wants to create a one phase solution to present to Council.



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Aaron Nagel said that Festival Park has a phenomenal vision and he would be inclined to support the project with knowledge of a fifty-fifty split of the over-budget costs with the DDA. Aaron Nagel also asked where Parks and Recreation funds would come from. Jeff Brauer responded explaining the extra would come from the General Fund Reserve.

Michael Fronczak asked if Commission could recommend that staff support a fifty-fifty split and to add this to the resolution.

ACTION: To endorse a construction contract with Mortenson Construction for the Festival Park project with the priority being to pursue a fifty-fifty funding split scenario with the DDA to cover the \$1,891,052 exceeding the original projected cost.

MOTION: Aaron Nagel

SECOND: Michael Fronczak

Motion passes 5-0

VIII. UPDATES FROM TEEN ADVISORY GROUP

None. Removed from Agenda.

IX. PARKS AND RECREATION DIRECTOR COMMENTS

Presented By Jeff Brauer, Director of Parks and Recreation

The Celebration Concert Series ended with Starship.

The 2017 budget was approved. On October 4, Parks and Recreation will be asking Council for funding for Festival Park.

The Recreation and Miller Activity Complex Guides are going through a redesign process to streamline the information for users. Mike Kilman and Jeff Smullen are leading up this project, along with Community Relations.

On October 17, Parks and Recreation will present to the Civic Academy group. The dinner and presentation will be held at the Millhouse.

There is a statewide shortage of lifeguards and the shortage has negatively impacted Parks and Recreation's ability to fully staff pools. This shortage is further complicated by new stores opening within Castle Rock who have higher pay rates for entry level workers. Parks and Recreation will strive



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to continue to provide quality service to residents within the face of the shortage.

On October 17, Bob Maloney and Parks Maintenance staff will begin street lighting.

Staff are in the process of updating Event Management System and Cartegraph software to improve Parks and Recreation internal operating systems.

X. ADJOURNMENT

MOTION: Aaron Nagel
SECOND: Brian Glotzbach
Motion passes 5-0

