

**MINUTES OF THE REGULAR MEETING**  
*July 20, 2011*  
**CASTLE ROCK PARKS AND RECREATION COMMISSION**

**CALL TO ORDER:** The regular meeting of the Parks and Recreation Commission was held on July 20, 2011 at Castle Rock Recreation Center, 2301 N. Woodlands Blvd., Castle Rock, CO. Ron Claussen, Chair, called the meeting to order at approximately 5:00 p.m.

**COMMISSION MEMBERS PRESENT:**

Ron Claussen (Chair)	Kenzie Dulleck (TAG representative)
Dee Morgenthaler (Vice Chair) absent	Caryn Johnson (late)
Rich Ward	Carla Collinge

**COMMISSION LIAISONS PRESENT:**

Brian Logan - absent	Jennifer Green
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**STAFF MEMBERS PRESENT:**

Rob Hanna	Jennifer Martin (absent)
Jeff Brauer	Eileen Matheson
Kristen Trbovich	Curt Williams
Barbara Spagnuolo	

**I. ADDITIONS/DELETIONS/MODIFICATIONS TO THE AGENDA**

None.

**II. PUBLIC COMMENT**

None.

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

**ACTION:** Approve the April 20, 2011 meeting minutes as transcribed.

**MOTION:** Rich Ward

**SECOND:** Carla Collinge

Motion passes 4-0. Caryn late.

**IV. GRAZING DISCUSSION – BARBARA SPAGNUOLO**

Barbara Spagnuolo informed the Commission of the advantages and disadvantages of cattle grazing.

The advantages noted by Barbara were the ability to train cattle to eat noxious weeds, grazing can promote nutrient dense soil and stimulate plant growth, and grazing may reduce the fuel load thereby reducing the risk of significant wildland fires.

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The disadvantages noted were that grazing is not allowed by current zoning requirement for the open space parcel, the required fencing is not in our current budget and would need regular monitoring, which could create significant disturbance of natural resources on the land. Another concern discussed was that McMurdo Gulch runs through the property and cattle could certainly interfere with its water.

Commission members expressed their concern of the fencing and the lack of funds and resources to maintain the cattle grazing. Concerns regarding the impact to the natural resources on the land were expressed as well.

**ACTION:** Recommendation not to move forward with cattle grazing at this time.

**MOTION:** Carla Collinge

**SECOND:** Caryn Johnson

Motion passes 5-0.

## **V. RECREATION FEASIBILITY – JEFF BRAUER**

Jeff informed the Commission that staff has reviewed the Castle Rock entertainment analysis and feasibility study. Jeff presented the following:

Strengths – successful leadership in Castle Rock, in a community that values and will invest in health and well being, population with a high disposable income, Castle Rock Recreation Center has been a leader in the industry since 1988.

Weaknesses – existing recreation center is at capacity, the only funding mechanism for construction are impact fees, and no financial partnerships.

Opportunities – new recreation facility, demand for aquatic facility (primarily from the school district), and to share cost with programming partners.

Threats – competition in the industry, cost of the recreation center is significant, cost recovery at one hundred percent.

Jeff mentioned that the consultants figured that a fieldhouse model could recover between 75-83% of the operational costs in the first four years.

Participation in Ice activities was recognized in the study as a recreation/sporting activity that has gained in participation. Castle Rock has a demographic that is aligned well with an ice arena. However, ice as not recommended due to municipally operated ice facilities tend to experience the same disproportions between expenses and revenues.

The analysis explored entertainment options, the results showed that Arts/Music 26.7%, Bowling 17.5%, Movies 14%, Water Park 13.6%, Ice Rink 8.9%, Miniature Golf 7.7%, Go Cart Track 2.5%, Arcade 1.2%, Paintball 0.9%, Other 7.2%.

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When compared to private, nonprofit, and public recreation facilities, the results showed the following:

Private – service charges and set up fees, corporate buying power, simplified buildings with upgraded finishes, and specific target populations.

Nonprofit – cover costs through fundraising, locate in area of community need, efficiently constructed to minimize operational costs, low overhead, and include operational subsidies.

Public – almost all operate with some type of tax-based subsidy, do not account for debt in their fund accounting, some include entertainment, and self-performed accounting, maintenance and operations.

Analysis found that Park and Recreation Districts are most effective. Adams Five was used as an example of partnering between a school district of city for a natatorium.

Jeff compared a nationally self-acclaimed 100% cost recovery publicly operated Community Center, Keller Pointe, with CRCRC.

Keller Pointe (KP) is located in Texas and serves a population of 40,000. They opened in 2004 and set their budget only funds services within the walls of the recreation center. KP uses sales tax to pay off their debt, does not operate offsite outdoor pools, recreation events, or services. All management fees are listed under the general fund. They are reimbursed for all employee memberships, including community center employees. Other differences to note; they have no financial support of a golf course, room rentals go at market rates, and they have no volunteer coordinator.

KP revenues – 2.9 M, Castle Rock revenues - 2.9 M  
KP expenditures – 2.9 M, Castle Rock expenditures – 4.3 M

Overall goal is to focus on all options when building a second recreation center.

**VI. UPDATE FROM TAG - KENZIE DULLECK**

In June, TAG conducted a trash clean up at Matney Park and collected canned food for the Task Force.

**VII. COMMENTS FROM THE DIRECTOR-ROB HANNA**

Financial Report goes to Council for review on August 9, 2011. A budget workshop with Council is scheduled on August 23, 2011.

Wrangler Park construction will start in September. Burgess Pool final design and approval will be presented in Council in September.

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**VIII. COMMISSION COMMENTS**

Carla asked for clarification of the next steps to the Recreation analysis. Staff remarked that there is currently no allocation for a new recreation center in the 2012 budget and would give them an update at the September 2012 Commission meeting.

**IX. ADJOURNMENT**

**MOTION:** Caryn Johnson  
Motion passes 5-0.