

**Canon City Area Metropolitan
Recreation and Park District
575 Ash Street
Canon City, CO 81212
(719) 275-1578**

**REGULAR BOARD MEETING MINUTES
November 20, 2019**

CALL TO ORDER The Canon City Area Metropolitan Recreation and Park District Board meeting was called to order at 6:00 p.m. by Board Chairman, Kalem Lenard, in the board meeting room located at 575 Ash Street.

ROLL CALL

Board Members:

Present: Kalem Lenard
 Jim Johnson
 Scott Johnson
 Mike Sallie
 Nick Sartori

Staff: Kyle Horne Executive Director
 Dawn Green Finance Director

Attorney: Dan Slater

Guests: Tony Adamic Melissa Smeins
 Ed Rodenbeck Scott Harrell
 Jurhee Hill Chris Hill
 Marc Sindler Mike Banker
 Lauren Wiczorek Melissa Acosta
 Other Members of the Community

ACCEPTANCE OF MINUTES

Board member Nick Sartori made a motion, seconded by board member Jim Johnson to accept the minutes from the regular board meeting on October 8, 2019 as written. Motion carried unanimously, all aye vote.

The board discussed the minutes from the special meeting on October 30, 2019. Board member Scott Johnson expressed concern that an amount listed on page 2 in reference to the IGA for the next steps on the Recreation Center was incorrect. The recording of the meeting will be checked.

Board member Kalem Lenard made a motion, seconded by board member Scott Johnson to table the acceptance of the minutes from the special board meeting on October 30, 2019 as written. Motion passed.

Board member Scott Johnson made a motion, seconded by board member Kalem Lenard to accept the minutes from the executive session on October 30, 2019 as written. Motion carried unanimously, all aye vote.

Board member Kalem Lenard made a motion, seconded by board member Mike Sallie to accept the minutes from the special board meeting on November 12, 2019 as written. Motion carried unanimously, all aye vote.

ACCEPTANCE OF AGENDA

Board member Nick Sartori made a motion to accept agenda as written, seconded by board member Mike Sallie. Motion carried unanimously, all aye vote.

REVIEW AND APPROVAL OF FINANCIAL MATTERS

The Board reviewed the monthly financial statements and accounts payable.

Board member Nick Sartori made a motion, seconded by board member Scott Johnson to approve the financial matters. Motion carried unanimously, all aye vote.

CALL TO THE PUBLIC

- No citizen addressed the board at this time,

ORAL AND WRITTEN COMMUNICATIONS

- Board member Scott Johnson stated that the Fremont Sanitation District's project to demolish the old metro plant in John Griffin Regional Park will wrap up soon. The Sanitation District will use this parcel as a staging area for other projects.
- Board member Kalem Lenard has been in communication with representatives of Fremont Adventure Recreation (FAR) regarding ideas for a potential bike park at the Schepp Open Space.
- Board member Kalem Lenard attended the homeless coalition meeting on November 20, 2019. He posited the question-how can the Recreation District be involved?

DISTRICT ADMINISTRATION REPORTS

Executive Director – Kyle Horne reported:

- The upcoming Turkey Bowl is sold out with 61 teams registered, and the Turkey Trot has a record number of people registered. Some of the teams for the bowl are from Colorado Springs, Fountain and Florence.
- The District has almost \$6,500 remaining in the budget line for capital outlay. A new mule can be purchased now for \$6,754. The District is keeping the old mule in service.
- An orienteering course was recently completed at Pathfinder Park. This was an eagle scout project.
- The District's Halloween event, Aftermath, had 1,438 people pay to attend. The haunted house received wonderful user reviews. Kyle thanked board member Mike Sallie for his work on the event.
- The board received their invitations to the annual District Christmas Party to be held on December 12th. Please RSVP to Tawny McCall.
- Board members were also given copies of coupons to use at Village Inn to support the District's programs. Each Monday through the end of the year, when the coupon is presented, Village Inn will donate 20% of the bill to the District.
- Kyle has contacted Brian LeDoux of FAR regarding the closure of the parking lot at Eagle Wing from dusk to dawn. The public will be informed of this new practice prior to starting to lock the gates at night.

Dan Slater:

- Dan Slater had no report.

UNFINISHED BUSINESS

- Kyle spoke to John Davis regarding the water leak at the pool. It will cost \$2,500 for him to trace the leak. Kyle will need to send him photos. Based on the water levels in the pool, there is a chance that the leak is from the bath house irrigation system. It may be hard to tell because the water is off, but the leak may still be able to be traced with the systems off.

Kyle spoke to aquatics expert, Brad Anderson of Pirate's Cove about the suggestion presented at the public meeting to have the community build the pool. Mr. Anderson stated this is a bad idea. Community pools need to meet Model Aquatic Health Code and state standards for a commercial pool. Standards have changed over time. He also told Kyle that newer ventilation systems have made black mold less of an issue.

Kyle spoke to Kevin Parker at Parker Pools regarding the time frame to do the repairs. The drop-dead date to order the equipment to potentially open the pool next summer is February 1, 2020. It will be a 28 day build out. Kyle asked him if the District could sell the equipment if the pool does not open. Mr. Parker informed him that there is not a strong secondary market for it. When asked

about a community build, Mr. Parker thought it was an extremely bad idea as it requires a specific skill set.

Kyle also spoke to representatives at five local hotels. They will not allow public swimming as the pools are for guest use. They cited issues such as insurance, the size of the pool and liability. One representative did say he would talk to the corporate office to consider swim lessons, the others said no.

Jim Wallace of First Choice Fitness told Kyle that they do not allow the public to use their pool. It is a smaller pool for members only.

The board was provided a spreadsheet showing last season's pool attendance at 4,105. The pool was open for 78 days, which quickly figures to one-third capacity. Reasons for lower attendance include the lack of a slide, no zero entry and the water temperature. Pool attendance has not recovered since the slide was removed. Board member Kalem Lenard asked about year over year attendance.

The following members of the public then spoke to the pool issue:

- Melissa Smeins stated she does not want to see the pool closed. The swim team is a big advocate for the pool. She made calls to try and raise funds and suggested setting up a "Friends of the Pool" group to work with the District. The swim team will pledge \$5,000 to kick off the fundraising. She stated that the pool is a community service. The swim team has reached out to the Florence pool, but it can only be used at specified times if it is not reserved for a pool party, nor is the pool large enough to host a swim meet.
- Ed Rodenbeck explained that he attended the meeting on November 12th. He wanted to hear information about the leak at the pool. Some of the questions he had were addressed by Kyle's report earlier this evening.
- Lauren Wiczorek said her son is on the swim team. Being a competitive swimmer gives kids the opportunity to get college scholarships. It is important that kids have the chance to play as many sports as possible.
- Scott Harrell said spending \$141,000 with no guarantees that it will open is huge. We have to be fiscally responsible. If it doesn't open, you can focus your efforts on a rec center. He suggested looking at a hotel tax as a funding option.
- Jurhee Hill had some questions for Kyle on the GOCO grant. Kyle responded that the LPOR grant has a \$350,000 limit and the project should see sustainability for 20-25 years. Jurhee said that the Las Animas pool received a grant to redo their liner and bath house. Kyle said that due to the GOCO grant cycle, even with a grant award work would probably not start until 2022 and that the grant process is very competitive. Jurhee spoke to Ashley Smith who stated she could not speak for the council, but that the City's budget is tight, and any request for funding would have to be well defined. Jurhee also called a commercial heating and air conditioning company. They would like to get their foot in the door in this area and may help with the boiler and related plumbing. She suggested investigating whether the hospital may be an option for funding. The local swim meet brings in 250 swimmers and their families which helps the local economy and increases sales tax revenue. Kyle pointed out that the District does not receive any sales tax. She cited the number of swimming deaths in Colorado and having the pool provides a service to the community.

The board discussed the proposed budget amounts for the pool if it were to open. Kyle Horne pointed out that as budgeted, 26-30% of general fund reserves will be used to fund the pool. Board member Jim Johnson stated he would like for the District to have a pool, but he questioned how much money can we keep putting into the current pool year over year as the repairs are getting more expensive. The cost of building a new one is increasing over time as well. He stated that the community may be without a pool for a year or two as a more sustainable facility is built. Jurhee Hill disagreed, believing that a repaired pool could be maintained as a new facility is built.

The discussion turned to the slide and whether installing a new one would bring in additional revenue. Board member Mike Sallie stated that the board is cautious about spending money on a slide for a facility that has other issues. A climbing wall was installed this year.

- Mike Banker asked a “fundamental” question- if someone wrote a check for \$141,000 would you open the pool? Board member Kalem Lenard stated that it would be an interesting discussion- using donated rather than District funds to do the repairs. A short discussion of this hypothetical followed.

The discussion continued with Kyle Horne pointing out that spending the money on mechanical room repairs would only give us a chance to open. There is no guarantee that the liner won't fail. The repairs address the mechanical room, not the pool itself.

- Chris Hill stated that the \$141,000 price tag includes hiring everyone out. Could local contractors be asked to provide volunteer labor. He suggested installing a boiler that could be moved to a new facility. He spoke of the swim team's use of the pool.
- Marc Sindler complimented Kyle for the homework he has done since the last meeting. He stated that step one should be finding the source of the leak. He then asked why the District couldn't go to the secondary market to buy the equipment needed to fix the pool. He weighed the cost of repairs to the cost of a new pool or rec center. He stated that the impetus to build the pool was to prevent drownings in the river. He talked about the importance of swim lessons and the pool for the children in the community.
- Melissa Acosta described herself as a community mom and employee of the Recreation District. She compared the ongoing repairs undertaken to keep the pool operational to plugging holes in a dam. She said the mechanical room is not safe for employees or the children. The \$141,000 repair bill is a patch that is not affordable. Our community is growing, but the pool is not a representation of where we want to be. Although the District has worked to keep it open, based on the state of the equipment at some point it may have to close, and we would have to build a new facility.

The board discussed the pool. Board member Scott Johnson asked what is the goal of this discussion? Is it to say if the pool will open or close next year? Options were presented at this meeting and at the last meeting. He stated that the source of the leak is unknown and asked if there is money in this year's budget to determine if the leak is pool or irrigation system related. He asked can we budget

for the pool as we investigate funding options, including a possible mill levy question, as we plan for the future?

Mr. Sindler pointed out that Florence had this issue and they closed the pool and then passed a tax question to fund the repairs.

Scott Johnson suggested including money in the budget to fix it with a plan to replace it. Board member Michael Sallie summarized the discussion to say let's keep the pool open and not bankrupt the District. He is concerned with being responsible with the District's money, safety issues and the costs to band-aid fix the pool.

The discussion turned to the pool's operation costs and finding the source of the leak.

Board member Scott Johnson made a motion, seconded by board member Kalem Lenard to spend \$2,500 to detect the leak at the pool. Motion carried unanimously, all aye vote.

Board member Kalem Lenard stated the District has to pass a budget. The pool issue is serious one that as a community has to be resolved. Board member Scott Johnson said we could budget for the pool repairs, giving us time before deciding whether to spend it.

- There is an existing IGA concerning the next steps on the recreation issue. In it, the County, City and Recreation District are equal partners. Now there is a difference as both the City and the District have agreed to spend \$10,000 this year and \$10,000 next year. The County has agreed to make only one \$10,000 payment. Board members received a copy of the draft of the new IGA. Attorney Dan Slater has some concerns with a party that has the same benefits but is paying less. Dan will speak with the County's attorney.

Kyle informed the board that the City has released an RFP on the next steps and proposals are due back on December 3rd. There will be a meeting on the 5th to review them.

- Based on the discussions at the budget workshop, the board was given copies of the new wage schedule and a spreadsheet showing the updated amounts for certain line items in the budget.

The board then discussed the pool as it relates to the 2020 budget. Board member Kalem Lenard stated that including the pool will help buy more time for the citizenry to help us out. He is still not comfortable spending the money on the repairs. There needs to be a ground swell of support from the community to get on the same page for the pool and how it relates to a possible future recreation center. Board member Nick Sartori pointed out that at the last two meetings only approximately 25 people showed up. Our pool is outdated and operated at one-third capacity this past year. He is not convinced that putting \$141,000 into it is a good thing not knowing what else will come up. By using the money for the pool, he asked what are we taking away from kids for other projects. Board member Scott Johnson stated that funding the repairs is not fixing the problem. The District is operating on a limited budget. The District has to ask the voters for a revenue stream that allows it to move forward. Board member Jim Johnson said

taxes aren't popular here. If we ask for a mill levy increase now to fix the pool, we may not get another opportunity to pass a question for a recreation center. After additional discussion, the consensus of the board was to include the pool operations in the 2020 budget.

The board reviewed the other proposed changes to the budget including: updating the amounts relating to the Rouse Park GOCO grant application; moving the LED light project at Rouse from the Capital Projects Fund to Programs Activity; and transferring money from Land Acquisitions-Riverwalk to JGRP Restoration to match the 2020 goals.

- The board reviewed the 2019 goals and the draft goals for 2020. Board member Kalem Lenard suggested a wording change on the weed removal in John Griffin Regional Park to be more general and not just mention Kochia weed specifically. Board member Nick Sartori would like to see a goal relating to the Riverwalk, as it is an asset in our community. The wording that was suggested is "Explore enhancement of the Riverwalk experience."

Kyle has spoken to Joshua Carpenter of the Army Corps of Engineers to look at the bank stabilization needed in Pathfinder Park. He met with Anthony Lippis regarding the damaged levee project across from the Recreation District office. It entails moving rock from the north side to the south side and will be completed in December. He will meet with Corps representatives to discuss a similar solution at Pathfinder Park.

NEW BUSINESS

- The new lease for the Pathfinder Park residence reflects an increase to \$900 per month for the rent. The closing of the pond gate is no longer included. There was discussion about the Black Hills energy bills paid by the District for the property and reimbursed by the renter. There is a repair on the bathroom ceiling that is needed, otherwise the house is in good working order.

RESOLUTION NO. 2019-8

A RESOLUTION APPROVING A RESIDENTIAL LEASE FOR THE RESIDENCE AT PATHFINDER REGIONAL PARK

Board member Jim Johnson made a motion, seconded by board member Mike Sallie to adopt resolution 2019-8. The resolution was adopted with all members present voting aye.

- Per the direction received at the budget workshop, District staff researched audit firms. Staff members spoke to the current auditor, Todd Mihelich to discuss reasons for the price he quoted. They include the amount of work principals do, the time crunch as the firm also prepares taxes and the difficulty in attracting qualified personnel. After the conversation, Mr. Mihelich did agree to lower the price to \$8,750 the first year. District staff spoke to three other auditors: Kyle Logan of Logan & Associates, Lenny Merriam and John Cutler. Mr. Logan

received a good reference from the County, he would be in the field and his second-year cost is \$7,800. Lenny Merriam used to be a DOC internal auditor and his current work is mostly with non-profits. His quoted fee is \$6,800. John Cutler would not be in the field and quoted \$8,500. Staff recommends continuing with Mr. Mihelich's firm because of his experience, experience with the Recreation District and understanding of the District's financial issues. The board discussed the options. Board member Nick Sartori stated switching firms would save money and would offer a new set of eyes. The Board's direction is to go with Kyle Logan and Associates.

Board member Jim Johnson made a motion, seconded by board member Nick Sartori to go into executive session for legal advice under C.R.S. Section 24-6-402 (4) (b) The motion passed with all members present voting aye.

The board moved into executive session at 9:23 p.m. The session ended at 10:09 p.m. and the regular meeting resumed.

ADJOURNMENT

There being no further business to conduct, Board Chairman Kalem Lenard adjourned the meeting at 10:09 p.m.

Submitted by:

Approved as written or amended:



Dawn Green, Finance Director



Meeting Chair

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EXECUTIVE SESSION MINUTES
November 20, 2019

Executive Session was called at 9:23 p.m.

The substance of discussion during executive session was for legal advice under C.R.S. section 24-6-402(4) (b).

The executive session adjourned at 10:09 p.m.

Submitted by:



Dawn Green, Finance Director

Approved as written or amended:



Chair of Executive Session