



Regular Meeting Minutes
October 19, 2016

1. Call to Order

The Carbon Valley Park and Recreation District (CVPRD) Board of Directors meeting was held on Wednesday, October 19, 2016 at the Carbon Valley Recreation Center Administrative Building. President Wingerberg called the meeting to order at 6:35 PM.

2. Pledge of Allegiance

The Pledge of Allegiance led by President Wingerberg.

3. Roll Call

Directors: Roger Wingerberg – President
Todd Schoenleber – Treasurer
Cody Childers – Secretary
Sean Lacefield
Lita Reser

Excused: Tracie Crites – Vice President
Madelyn Tippin

Also Present: Ross Blackmer, Executive Director
Abigail Hebert, Executive Administrative Assistant

4. Approval of Agenda

- President Wingerberg commented that with Presentations, C. Staff Introductions will be moved to A.

a. Review of September 2016 Financials – Ross Blackmer informed the Board of Directors that there was a revised financials from CLA. Ross Blackmer informed the Board of Directors nothing has changed much from the last statement in August. Ross Blackmer informed the Board of Directors the District will be making the payment for the Senior and Gymnastics Center building in November of +/- \$77,000 dollars. This is a payment the District has to make twice (2) a year. The Board of Directors did not have any comments at this time for the financials.

Secretary Childers asked Ross Blackmer if there was any more information on the line item in the financial statement showing an increase in hourly or temporary pay. Ross Blackmer commented that he is still looking into this.

b. Approval of September 20, 2016 Regular Meeting Minutes - A motion was made to approve the September 20, 2016 Regular Meeting Minutes by Secretary Childers; seconded by Treasurer Schoenleber. A vote was taken:

Secretary Childers – yes, Vice President Crites – excused, Director Reser – yes, Treasurer Schoenleber – yes, Director Tippin – excused, President Wingerberg – yes; the motion was carried.

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5. Oath of Office

a. Notice of Appointment for Board of Director position vacancy

b. Swearing in Ceremony of Sean Lacefield

i. Firestone, 2-year seat – President Wingerberg administered the Oath of Office to the newly elected Board of Director pursuant to Colorado Revised Statutes 32-1-901.

6. Presentations

a. Staff Introductions

i. Dana Bellomy, Recreation Superintendent – Ross Blackmer introduced Dana Bellomy, Recreation Superintendent. This position was a realignment in the District as we go forward. Dana Bellomy comes to CVPRD from the City of Broomfield with over 20 years of experience in a wide variety of activities. A lot of youth programming, special events, but has a strong background in community recreation. We are really lucky to have her. For those of you who are not aware and/or if you are new, Dana Bellomy served as our Senior Coordinator for over a year. She has done a remarkable job and we have seen great progress with the seniors and in the overall recreation division.

President Wingerberg congratulated Dana Bellomy on her new position. Director Reser asked Dana Bellomy how does she feel it is going. Dana Bellomy commented that she feels that it is going good. We are having fun as a team and we see a lot of fun things moving forward.

ii. Shelly Shipley, Programs Supervisor – Ross Blackmer introduced Shelly Shipley as the new Programs Supervisor. She comes to CVPRD from the City of Thornton, again with over 20 years of experience. Lots of experience in children programming, special events, etc. which we were fortunate enough to lure her away. He believes that one of the deciding factors is that she is a Town of Frederick resident and probably happy that she does not have to commute 45 minutes in traffic both ways. She brings a lot of experience and we are excited. She has taken on sports, seniors, gymnastics, and our guest services. As you are all aware, guest services is a point of emphasis for us because that is customer service and that is most important for us. Shelly has jumped in with both feet and is ready to go.

President Wingerberg welcomed Shelly Shipley to CVPRD and commented that Ross Blackmer made a big deal on getting her. Director Reser asked Shelly Shipley how she thought the position is going so far and when did she start. Shelly Shipley commented that she is on her fifth (5) week. It has not really been a culture shock, but it is a shock. City of Thornton is 3,033 people and coming here, it is a lot smaller. Normally you would have an IT Department and that kind of depth, so that is different. Honestly, City of Thornton and being there for 20 years, there was no growth potential for me. She was kind of capped out, tapped out and in order for her to move up on the ladder, she needed to leave. She applied at different places and again, the commute went from 20

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minutes, to 25, to 30, to 45. Being a mom, she did not feel like she was getting any mom time. Therefore, when this position came up, she thought about who she knew. It is four (4) miles and actually get off work, get her kids from school, be involved in their lives, be a mom and still do this. She is learning a lot and she is trying to get a grasp of who people are.

iii. Debbie St. Michel, District Services Supervisor - Ross Blackmer informed the Board of Directors that Debbie St. Michel has been with the District for a lot of years and as far as longevity, she is at the top. Debbie St. Michel was promoted from Facility Coordinator to District Services Supervisor, which means that she oversees the building by keeping it clean, keeping it operating, and keeping an eye on the dollars that we spend on maintenance on all ends. She has several maintenance challenges because of things that we have experienced. One thing that you have to appreciate about Debbie St. Michel is that she takes so much pride in the building, she will pick up a piece of paper and goes 100 miles per hour, all day long every day. Debbie St. Michel has done a remarkable job for the District and he is extremely proud. No one that walks into our building knows that it is 15 years old because Debbie St. Michel keeps such good track of the building. Debbie St. Michel, for the first time, had taken on Cleaning Week this year. This is a huge responsibility, this means bringing contractors in and making sure that everything goes smoothly because we have seven (7) days to clean top to bottom and make sure that we are back up for the customers.

President Wingerberg congratulated Debbie St. Michel, he was very impressed with all the things that she handles. Debbie St. Michel commented that she is very excited to be working with this group and they bring a lot of knowledge to our facility. They are teaching her a lot of things that she did not know.

iv. Kathy Lind, Aquatics Supervisor – Ross Blackmer informed the Board of Directors Kathy Lind was promoted from Aquatics Coordinator to Aquatics Supervisor. Kathy Lind brings a lot of experience and has done a remarkable job. Our Swimming lessons have a lot of people who come from out of District because our lessons are so strong. To his knowledge, there has been no jumps so he thinks that Kathy Lind's strength and is very secure that her ability to train lifeguards and WSI's to teach in that water is huge for the District. As the Board is aware, the District opens at 5:30 AM and goes until 9:00 PM at night and that is seven (7) days a week. Kathy Lind has just done a remarkable job stepping into this role. She has both Aquatics and Fitness & Wellness. We now have a new coordinator there. She was promoted, which he thinks reflects her abilities.

President Wingerberg congratulated Kathy Lind. Director Reser asked Kathy Lind how she liked the new position. Kathy Lind commented she likes it. Kathy Lind commented the Fitness & Wellness has been challenging because losing a coordinator and doing aquatics and doing all the Fitness & Wellness and youth, it's tough but it's a challenge.

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That is what she wanted and that is what she had been saying 'I need a challenge'. She is excited and she is excited for her new coordinator.

Director Reser asked Kathy Lind if she has a lot of people helping her by pitching in and helping her with this. Kathy Lind commented yes. She has divided a lot of the duties in Aquatics so that they know exactly what their jobs are and what is expected of them.

Ross Blackmer commented in closing, these four (4) ladies have a lot of pride in the District and they have shown that every day. Debbie St. Michel is here every day long before the sun rises and stays until 8:00 in the evening. Each one of these ladies has stepped up and demonstrated pride in the District and want to see the District succeed/grow.

Secretary Childers commented that he sees Debbie St. Michel when he is at the recreation facility in the morning.

President Wingerberg commented that he appreciates everything that these ladies do.

b. Aaron Grant

i. Carriage Hills Apartment Project – Ross Blackmer introduced Aaron Grant to the Board of Directors. If you are not aware, the Grant family has donated the land that the Gymnastics Center sits on as well as the recreational center. They have been in and around this community for a long time, longer than Aaron Grant has been alive. Aaron Grant has a project that you all have heard about. In your packets, you should have a drawing of the conceptual, as you see up here as well as a couple other drawings. There has been a lot of questions and that is why we try to provide you this presentation.

Ross Blackmer commented he is excited that Aaron Grant is here to give us some details and he has all of the answers. Ross Blackmer also commented to the Board of Directors that Aaron Grant made a presentation today at the Senior Luncheon. This will help because they have heard it straight from the horse's mouth.

President Wingerberg welcomed Aaron Grant.

Mr. Grant informed the Board of Directors as Ross Blackmer states, they presented at the Senior Luncheon today and he got thrown to the wolves. He believes that he answered all their questions. He thought that they all walked away with a better understanding of the facts about the project. We have gone through a public process here and they did hold a public meeting, which three (3) people attended, so his assumption was that everyone was pleased with the project and we were going to move forward. However, since then, it has come to his attention that there is some confusion about what he is proposing to build. He would like to clear all that up, answer questions, and move on from there.

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Mr. Grant has brought along boards with conceptual drawings of his project. Mr. Grant showed the Board of Directors one board that has the site plans for the full three (3) acres, which they refer to as the Creative Years Subdivision because they were the first subdivision to be there. In 2008 and in 2009, he worked with the Carbon Valley Recreation Center because there was an issue with the Gymnastics center that existed inside the center and it was busting at the seams and a new facility needed to be built. He worked with Renee Witty and the Board of Directors, at that time, and the Carbon Valley Recreation Center took the middle patch side of 141,000 square feet to build the Gymnastics and Senior Center. After this was built, the site is now 2.08 acres or 11,000 square feet facility. With this 2.08 acres, he has gone through several iterations of what potential could be there. Being a land guy and a developer, he does not know what the world is going to present him in terms of what use is going to go where until there is a market for any uses. He has different iterations from retail, to office, to now his favorite which is going to be multi-family.

Mr. Grant informed the Board of Directors the project that he is proposing is 54 unit complex that elbows around the corner of Frederick Way and 5th Street. To back up just a little bit, there is a downtown rezoning that occurred a few years ago, Downtown A and Downtown B zoning, which basically did an overlay zone over downtown that allows for up to 25 units to the acre to be built. It is odd how this organically came about for him because he started with the addition to the recreational center, Gymnasium and Senior Center, and mine was going to come around the existing site and the zoning came through and basically rezoned his land. This was not necessarily based on his recommendation or request; it was just done. In the end, one of the charges that he has for his family business is to convert some long term assets, such as land. The entire Carriage Hills subdivision is something that has been in his family since the 1940's. It was basically a wedding present to my grandmother from my great grandfather. They started out in the farming business, got into agriculture and into the cattle feeding, which then it naturally progressed into real-estate as some of those agricultural pursuits subsided.

Mr. Grant informed the Board of Directors he is trying to create projects that both meet his family's financial goals but also address some community needs that he has identified as being underserved. One of those community needs that he believes that is underserved is senior housing in particular. With the baby boomer demographic coming through and have reached the age of 65, there really isn't a project in Frederick other than one that is on the drawing board, that is specifically designed for seniors for 55 and older; or 55 and better is the proper nomenclature. Having a desire to create an income producing property, having the desire to serve the underserved, and this being a project that he is planning on port folioing in their assets group forever. He will be having an office in this building and he will be there. I will be 54 units of 55 and older, half of which will be one (1) bedroom and the other half will be two (2) bedrooms. He has some particular interest in creating a quality project, something that will not need a ton of maintenance in the future. He likes the senior demographic because tenant rollover tends to be much slower, typically they are in there for two (2) years so the

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management, ideally, is less. There are all kinds of reasons why he thinks that this will be a good fit for him, for his family financially, as well as for the Town of Frederick as a whole.

Mr. Grant informed the Board of Directors he took this downtown zoning and designed this project. They went along with the Town of Frederick by designing it with Jennifer Simmons, with Dick Leffler, with Tony Carey and with Matt LeCerf, as well as with town staff to design and create, and hopefully create, the facility that everyone sees in front of them. The design is a four (4) stories high, it is elevator served because they are going for an older demographic and typically stairs do not work too well, and the emphasis is going to be focused on amenities. He has an amenity software here that basically shows the elbow of the facility is really the lobby and that lobby is designed for gatherings, a lot of these folks are going to be retired and not working so they have tried to emphasize interaction and getting together. The lobby itself will have two (2) different areas for that gathering which has a movie area where they could show Bronco's games, movies, etc. and then there is a soft leisure area, a couch served area, with a double-ended fireplace (a massive fireplace), there will be a chandelier and resemble more like a hotel lobby. They would like for people to kind of get the feel that they are walking into some sort of lodge in the mountains. Behind the main entrance and the lobby area, there will be a breakroom, coffee bar, etc. walk around, there is two (2) elevators, and walking through a corridor, which will be the primary amenity of the whole building, will be an outdoor deck. It will have a per pula overhang, there will be lights strung across it, there will be two (2) bbq areas, and there is a fire place/pit, a big one. This will be the cornerstone or the most identifiable amenity of the entire project because it will be sitting on Frederick Way and 5th Street, so the idea is to have the fireplace and the facility will have a brand/name, which has not been determined yet. Right now, they are calling it Frederick Apartments, sorry, Carriage Hills Apartments. The sign will be etched in steel and a flame in the background and it will look really nice. The amenities, the Wi-Fi, the coffee bar, movie center, there will be a joint conference room that can be used by whomever in the facility, but really when they were designing the facility, they wanted to piggyback on the existing amenities that exist in Downtown Frederick. Why this is such a symbiotic project for 5th Street and Frederick Way because he believes that the Senior Center that is right across the street, you have the Carbon Valley Parks and Recreation District across the street, that gives him the ability to not have to build a pool, a workout room, etc. This is stuff that can be used by his tenants in his facility.

Mr. Grant informed the Board of Directors that he has been speaking to Ross Blackmer about potentially pre-paying or pre-buying yearlong memberships for the people who end up leasing in our complex. As a leasing incentive, not increasing the cost, but using it as an advertising cost for him. It was always intended working together on this facility. He was hoping to get to the point where he could get a building permit and try to get going and then he would have engaged everyone because it is a 13-month construction period, which is going to start in the next two (2) to three (3) months. He is hopeful that some of the program directors that work here at Caron Valley Rec can start utilizing our facility, using our common amenities, using our lobby and bring some of those events

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over to our facility. Maybe the seniors could play pinochle in the waiting area or have a movie time. Mr. Grant commented that he already talked to Deb Stoner and Trish over at Creative Years Daycare facility and bring the kids over, he knows that the kids go over to the senior center once a month, and do something similar. Just kind of work together with the K through 8 to do some seniors volunteering with the school. He talked to people over there a little bit, but he is trying to create some sort of community, and enhancing the community which already exists here.

Mr. Grant commented to the Board of Directors that is basically the project in a nut shell. 54 units. The concerns that he has heard are 'that site is small, what type of congestion is that going to create, what kind of parking problems is that going to cause', etc. The answer to that is the parking spaces that are required from the land use code, from the Town of Frederick indicates that we have to have 102 spaces that we have to deliver to the site, which is what we will be delivering. If you look at the site plan here, as he mentioned before, they have 2.08 acres and you see any of this parking outside the Carbon Valley Rec Gymnastics Center, any of the parking outside that will be new parking that they will be adding. This will be adding 102 parking spaces on the North and South side of the Gymnastics Center. Basically, wrapping the entire site and there is one patch site left, which its use is to be determined. This is 90 percent of his land and he is not sure what is going to go there. He is hopeful of a couple of different ideas, but he does not know.

Mr. Grant informed the Board of Directors that the parking would be over parked for his facility, so he is not anticipating any parking issues. The Town of Frederick approves it, the town staff approves it, and he also has a traffic study that was required which is usual to go through a site plan process because this has been platted forever. He was happy to do so to show the town that this is going to be a great project and incorporated it into the downtown beautifully. In essence the traffic study and the internal congestion, he has heard some concerns of people dropping kids off at the Gymnastic Center from other towns, how much traffic is this going to cause, how much traffic is going to increase, how much is project is going to increase the rural congestion in the area, etc. He talked to his third party traffic engineer today and basically Frederick Way was designed and built by them in 2000. It is designed to be a capacity up to 7,000 trips per day, per peak hour. Right now, according to the traffic study which they rolled out on one of those rubber things that counter cars back and forth, it was about 2,500 cars being clocked on Frederick Way. Right now on that intersection. The capacity is 7,000, usage is 2,500. His question to the traffic engineer 'how much traffic will his project of 54 units increase that traffic along on Frederick Way'? The comment was 450 cars. So if we have 2,500 cars per day and we go up to 2,950 which is less than half or just over half of the total capacity of the street. That is including all future growth in Carriage Hills filing No. 2. He sold 178 single family lots to St. Aubin Homes and they have built 110 homes of that 178 houses. All this growth and all these calculations and these engineers are anticipating all of these things. These are the facts and these are the numbers. As he was telling the Senior Center today, it feels like there is a ton of traffic out there, it feels like there is a ton of growth, you have dumpsters and construction

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equipment all around you, and so it feels like growth is coming and nothing anyone can do about it. The fact of the matter is, the engineers – Dick Leffler and the town – there are calculations and formulas to calculate and project the type of infrastructure that is necessary to facilitate growth. Smart growth, growth is going to happen. He is a developer and that is his job and he is here in Frederick. So we are building. The key is to build and grow smart. By increasing our density and trying to keep the density to the core of Frederick and one thing that Frederick holds separate from Dacono and Firestone is that neither of those communities have a downtown, whereas Frederick has a wonderful downtown. You have the new pizza shop, you have the bbq joint, this is going to enhance those downtown businesses. Bringing in 108 people with disposable income and walking up and down 5th Street.

Mr. Grant commented that those were some of the key points that he would like to throw out and address. On October 25, he goes in front of the Board. He was forced into a variance situation with the Town Board. They have worked with the town staff since day one (1) and they have spent about a year-and-a-half designing this facility. He has spent hundreds of thousands of dollars in architectural design, traffic engineers, structural engineers, landscape engineers, you name it. All through that while, the town staff approved, everything was checking out, everything looked good, they got to submittal, and they got comments back. They re-submitted again and in the second round of comments, the town attorney noticed that there is a caveat in the Downtown A vs. B zoning which involved an asterisk in the land use code. That asterisk basically states that if you can provide a public benefit – he didn't mention but they will be building a sculpture garden along 5th Street and the town is going to consider that to be their public benefit, therefore we can get that variance from 35 feet to 45 feet and go up to that 45 feet. Because of that sculpture garden, he was told by Jennifer Simmons, Dick Leffler, and Chris Kennedy that substantiated the variance and would approve it, the variance up to 45 feet based on that premises. He went all the way to final submittal and that is when the town attorney discovered that asterisk existed in Downtown Zone A and not Downtown Zone B. It was in a spreadsheet, it was overlooked by his group, it was overlooked by town staff and therefore, we were picked out and had to apply for this variance. He has already designed a four (4) story facility. The most expensive components to building a facility like this is in excavation, foundation and framing. Therefore, adding an extra story for him gives him the revenues that he needs in order to build a facility in Downtown Frederick with the projected rents to facilitate the type of quality of building material, the elevators, the enclosed corridors, the lobby, the amenities that he thinks will be a project that we'll be proud of well into the future. None of these guys are building facilities in Northern Colorado like this. For example, the apartment complexes in Firestone that is going up is nothing like this. This is going to be an amenity for Frederick.

Mr. Grant commented to the Board of Directors he has to go on October 25 to the Board and ask for this variance. He has been told that things look good simply because he has invested all this time and money based on the premise that it was good and now he is finding out that it is not. Regardless, that meeting is not whether we build family or not, it

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is whether he can build four (4) stories or not. If he cannot build four (4) stories, this project changes dramatically. It no longer becomes 55 and older, the corridors go from internal to external, there is no more granite countertops for the units, it will just be market rate and he will have to make the numbers work. He does not want to have to do that, but he thinks that the facility is very well designed and it positioned very well at this point. There is always that chance. Part of the reason for this presentation was to explain to the board members the facts, tell them the numbers, and the impact – which his traffic engineer says ‘insignificant’ in terms of congestion – and also to ask for the board members support for his project. He thinks that it is something that is going to benefit the community, benefit those around us, benefit Carbon Valley Recreation District, and he is really excited about it. He has shut off all of his other projects to put in this one and to get this one out on the ground. Chris Archer is here and he is the General Contractor for Besler Commercial, O’Sheen who works with him and his specialty is Marketing, he had the architect at the Senior Center this afternoon – John Canyon – but he could not be here tonight, but he is also available. If anyone has any specific questions, he can always offer their services.

President Wingerberg commented that beyond questions from the board members, this is not a Q&A session for the crowd. President Wingerberg wanted to ask Aaron Grant, since he has been all over doing presentations on this, is there any other dates that he has to present this to another group? Aaron Grant commented to President Wingerberg not until October 25 when there is a presentation to the Town Board. President Wingerberg asked if that would be an open public comment discussion? Aaron Grant commented that he is not sure of the rules and regulations but he sure that they would have a public comment section where they could come and ask questions. He will be trying to distribute the information in any way that he can, he can email it to anyone, he has put his business cards up on the table, he can send anyone images, he can send anyone data, he can send studies. It depends on whether you are analytical, not analytical, or he can walk whomever through the project.

Mr. Grant commented he is trying to be as open and accessible as possible. He Didn’t even know the dialog against his project that was existing and brewing. He had anticipated that everyone was in favor and was for it. He understands that proposing a 45-foot difference vs. a 35-foot difference would exceedingly be intrusive, especially to a small town. He had a picture that was created that shows basically the Gymnastics Center next door relative to his purposed project, Carriage Hills Apartments, and you can see the 10-foot difference to scale. In his opinion, it is going to be a nominal difference and he is not sure if people will recognize the difference between a 35 feet and 45 feet. However, to him and to the project economically, it is crucial. He just wanted to make that point and that is why he is going to the Town Board. He knows that he has spoken to Vice President Crites this afternoon on the phone and she had some questions and is very supportive of the project. He met with President Wingerberg last week and he has met with Ross Blackmer twice (2). He is certainly able to meet and discuss over the phone or anything that you need.

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Secretary Schoenleber asked Mr. Grant about the studies that were done on the traffic. It is not a concern, necessarily – just a question, did they include the houses that are being built just west of Frederick Way? Mr. Grant commented to Treasurer Schoenleber they did. If he were to send the traffic study, it could be confusing because he even doesn't know how to read them very well. He had to call Matt Delus and he has been doing traffic studies down here for 40 years now, but he had to explain it to him over the phone and he would be happy to explain that to whomever else as well; basically it takes into consideration of all traffic that comes from all directions and growth. There is this other vocabulary that is in the traffic study business and it is called a Level of Service, which is a technical term of how long you will be waiting at a stop sign before you have to get through the stop sign at peak hours. Right now, at this intersection, it is 10 seconds. So his question to Matt was 'what will my project do and how will my project impact that Level of Service of 10 seconds at this intersection?' Matt said, 'maybe a 10th of a second'. So once his project is built, it will go from 10 seconds to 10.1 seconds. Again the term 'insignificant' was thrown out. He is a great guy, Matt, and he makes it simple to understand because it can be very complex.

Treasurer Schoenleber commented just for his understanding of the parking is 108 parking spots will be solely dedicated to your apartment complex, correct? What does that do to the Gymnastics Parking? Mr. Grant corrected Treasurer Schoenleber that it is 102 parking spaces. It has zero factor impact on the Gymnastics parking spaces. So the parking spaces that are here next to the facility will actually be covered and be assigned to two (2) people within the facility and the balance along here and here will be used as a first come first served basis. There should be no impact to the parking of the Gymnastics center.

President Wingerberg commented he thinks that we have an agreement, a shared parking agreement. Mr. Grant commented correct. President Wingerberg commented he thinks that this will grow the parking spaces if we counted them. Mr. Grant commented that he thinks that the parking situation is going to get better at the end of this project. You have to remember, his facility will have 54 units, half of those units (27) are one bedroom. The ages between 55 and 65 are really negligible, he has about a one (1) percent caster rate between that section of the demographic rate. The majority of those people will be 65 and up and the majority of people that are in that demographic, even if they are a couple, have one (1) car. In places, like Denver, they actually give breaks on the parking requirement because the parking usage is less. He didn't ask for any breaks, he has the land, and we built the extra parking. He knows that there have been parking issues, people parking along Frederick Way, he is not the police. He cannot police that, but what he can do is develop it and put as much parking as possible because if he is a long term player and he owns this forever, it doesn't behoove him to under park the area because then people will not lease the units. Parking has a requirement and it also has a use that he is concerned with. He does not want to lease this up and the following year people say that they can't park there because of the way that he is renting. Treasurer Schoenleber commented that he just wanted to get an understanding of what was what.

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Director Lacefield asked Mr. Grant how long would he estimate from breaking ground to people starting to move in? Mr. Grant commented 13 months. Also he is planning on breaking ground in the next two (2) to three (3) months if all works out and he hopes so and a big portion of that is financing. He is going through the throws of that right now.

Secretary Childers commented he has a few questions and they were all objective. There is just one (1) lobby in the facility or is there going to be lobbies on multiple floors? Mr. Grant commented that is an interesting question. The main lobby is on the first floor only where the amenity areas are, but on the second, third and fourth floor, there is an elevator lobby area. It is an enlarged area and a portion of it could be used as a gathering space as well. If Secretary Childers were to look at one of the conceptual drawings that was pointed out to him, you would see the columns that are there. Those are structural columns for decks above so each floor would have its own community deck. It is a covered deck outside as well as kind of a lobby space. Secretary Childers asked if those would be above the fireplace? Mr. Grant commented fire pit and the upper story decks are smaller.

Secretary Childers asked what would be the distance that his residents would have to walk to get to Downtown Frederick to spend their monies? Mr. Grant commented that it would be about three (3) blocks, he believes. Mr. Grant asked Secretary Childers if he was asking a rhetorical question. Secretary Childers commented no because his family is in the nursing facility/assisted living business as well. Mr. Grant commented that this is not an assisted living facility. Secretary Childers commented that he understands but the commented was made that it would be beneficial to the Downtown district area, that your residents will be 65 and older, roughly, he is not saying that it is too far to walk but that is a distance to walk. These are just objective questions. Mr. Grant commented that he would estimate about three (3) to four (4) blocks to the strip center with the liquor store which is about two (2) blocks. There is a pedestrian friendliness to it and it will be obviously a big selling point to the amenities to the Downtown. With budding restaurants like Jason Hepp's pizza joint and the best bbq around Georgia Boys, he thinks that restaurants like that will have more not less reasons to locate Downtown Frederick as the result of his project. The other thing to consider is the active adult 55 and older, mainly 65 and older, they are on social security, they are typically retirees, and they typically will have more disposable income than say the first time homebuyer. That is what this market has historically been, the first time homebuyer. Along with that, there is 80/20. 80 percent of first time homebuyer and 20 percent empty nester. This would be an all-inclusive, maintenance free housing option for them.

Treasurer Schoenleber asked Mr. Grant if the town is discussing any lights at that intersection at Frederick Way and 5th? Or no? Mr. Grant commented no. Treasurer Schoenleber commented he was not sure between the houses and if the numbers required it.

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Secretary Childers asked how many estimated employees will this might bring? At all, maintenance? Mr. Grant asked if Secretary Childers meant at the facility? Secretary Childers commented yes. Mr. Grant commented that they would have a couple of leasing agents and one (1) full time maintenance or two (2) part time.

Secretary Childers commented about the congestion after the project is done, but during the 13 months of construction, what would it effect? Frederick Way? 5th Street? Closing it down, etc. Mr. Grant commented that they have put together a pretty strict plan on how they are going to manage the site because we understand that parking is an issue here right now and obviously our parking isn't there until we are done. Our biggest concern is how we are going to control that. One thing that will absolutely happen is that our site will be fenced with a five-foot-tall fence. A. this will be to protect the community and B. this will set the barricade for our workers of 'this is where you are allowed to be'. We have some different strategies; one is there will only be one vehicle from each contractor on site. This area of the site will be fenced and that is where the job trailer will be and this is where we would allow one vehicle for each contractor and we would do the same here. The town has been very clear that we cannot park on Frederick Way or on 5th Street and that is one of the solutions as part of the project to be approved. The project has to add 'no parking' signs along this side of Frederick Way clear up to 9th Street. We have a pretty aggressive plan and we will strictly enforce it.

Secretary Childers asked for them to get down and have enough footing for four (4) stories, is it going to limit lane usage on Frederick Way and on 5th Street? Mr. Grant commented that it would not. At times they will have to impact traffic on the streets because obviously they will be having delivery trucks coming in and those will be well planned and traffic control. But over here, they will have to make a couple of taps into Frederick Way so we will have a Frederick Way closure permit and it will close half of the road. This will one be for one (1) day.

Secretary Childers asked about crane usage. Me. Grant commented that there would not be a stationary crane, the usage will be a mobile crane that will come in. It will be off the road including off the private drive that serves the Senior Center and the daycare.

Secretary Childers asked about the parking that would affect the Gymnastics Center. Mr. Grant commented again, there would be fencing here and here and those would be our staging areas. We are planning for very little impact on the access roads to the Gymnastics Center.

Secretary Childers commented that CVPRD is having an open forum for our possible growth on October 26, 2016 for input on future growth and that Aaron Grant is developing future growth for this community as well, if he has any input for the District he was more than welcome to email the Directors so that he does not get personally bombarded either. Mr. Grant commented that sounds great and he would like to do that.

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The Board of Directors thanked Aaron Grant for coming out and presenting tonight to the Board of Directors.

c. Stifel, Nicolas & Company

i. David Bell, Finance – Ross Blackmer informed the Board of Directors since there were a lot of questions at the study session regarding finances, they were fortunate enough to have David Bell and Andrea here tonight. They are here to talk to the board members about the possible finance for future structures. David Bell is with Stifel and they are the number one public finance business in the State of Colorado. David Bell worked with the District last year in our previous attempt and he was interested in helping us out again. He is very knowledgeable and he did invite David Bell to come tonight to talk with the board. The Board members should have a packet that David Bell is going to present and has prepared for them. Ross Blackmer commented to the Board of Directors that he is pleased to have David Bell here tonight.

Mr. Bell thanked the Board of Directors for having them here tonight. Mr. Bell informed the Board of Directors it was a pleasure working with us during the last ballot attempt. Again, his name is David Bell and he manages the office here for Stifel and Andrea is his boss and she is here to answer the hard questions. Between the both of them, they have 35 years' experience in doing this and they do almost all the park and rec districts' in the Metropolitan area. So he will be able to answer a lot of questions.

Ms. Andrea commented to the Board of Directors that she would be starting with a brief introduction of their background and David Bell would be getting into the bonds part of the presentation. Ms. Andrea informed the Board of Directors that they have been in Colorado dated back to the 1920's and they have had a Denver presence for a very long time. They also have a strong retail presence which not every investment firm does, so we are very fortunate to have that. What that means is that if you are an investor, like yourselves, and you want to buy the District bonds, you can go to the Stifel office and get those bonds. That is a nice way to keep in touch and to invest in your projects. This is how we found a lot of retail investors, like you. So far for quarter three (3), Stifel leads the pack in investments nationally. We do more transactions than any other firm. Through the first (1) quarter of 2016, they have done 593 and they usually finish as number one (1) for number of issues because they specialize in transactions, whereas the big New York firms you see only go out there if there are really big issues. They are doing a lot of smaller ones as well as bigger ones throughout the state and throughout Denver public schools, therefore we have a big spectrum of projects that they work on. One thing that the firm also does, they look for advantageous opportunities to grow and expand part of that is looking at other firms that also have a retail presence and kind of expand on that; have more retail locations to distribute bonds. As David Bell said, we do have some nice park and rec experience which he is going to elaborate more on to include Apex, Highland Hills, Foothills Recreation District, etc. The next page expands on our rate fees for 2015, that are the numbers by which the debt is issued. They did more than 800 senior live negotiated bond transactions. If you look at the chart, number two (2) did 668, so it just shows you the volume that they are in the market with and that

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they are working on every year. The next page is a free sample of what the District's profile. They know that there is only one (1) general obligation bond outstanding by 2010. That was an advanced refunding 02 bonds, to refund debt again it would have to be taxable. That probably does not work right now, but that is always something that you can plan on. Right now that does not work, but they can help monitor that when the market shifts and report with you guys on that. Just to let you guys know also, that includes building and equipment leases as well. But with that, she knows that the board members are interested in different alternatives on some projects and we thought that we would go over the different options and different types of bonds to get that done.

Mr. Bell commented that he would like the board members to go to page nine (9). To give specific examples about different kinds of projects. We have talked with Ross Blackmer the other day that we would just be generic a little bit about what you can do to finance things and if you want to ask specifically about a certain question, we can talk a little bit about that and point you in some different directions. First and most obvious that you can issue is general obligation bonds, full faith and credit of the District. Everyone that owns a piece of property pays taxes to pay off those bonds and it is subject to an election, just like we had last year. It requires voter approval and those elections can happen November's and in even numbered May's. They just finished up Apex Park and Rec, Ross Blackmer's former employer. They did an election last May and it was successful. They just did \$25,000,000 dollars to build several recreational centers and improvements to their existing facilities and they used general obligation bonds to get things financed. This is the most straight forward, the most credit, the best and highest quality credit, and get you the lowest cost per bargain.

Mr. Bell informed the Board of Directors of part two (2) is enterprise revenue bonds. TABOR, when it was adopted in 1992, allowed for folks to basically create what numbers they thought were private enterprises and turn them into a public arena. The most obvious things that you see here are public utilities, water and sewer, because there are no taxes here to sustain the enterprise. This is a user/fee basis kind of thing. Highland Hills Park and Rec just finished that project about a month ago. They have an enterprise that the Water World facility brings all of their revenues in, pays for all of their expenses and then they have some debt that they manage because of that. That is an enterprise, non-taxed based, but revenue fee driven kinds of stuff. That does not require an election, but from credit perspective, they have to make sure that they have enough revenue to pay for debt service after expenses. That is the catch to that.

Mr. Bell informed the Board of Directors of the Lease Revenue bonds is sort of the same idea, but rather than pledge a specific kind of revenue – like we would with the revenue bond project – what we can do is say 'let's put a bunch of revenues in the general fund of the District'. Then you will lease a building and on an annual basis pledge the District's ability to pay its payment(s) to the general operating fund. It does not require voter approval, however, if we need new taxes to help pay for it, you will have to have an election to for a tax increase. The Westminster Ice Arena, which is Church Ranch

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Boulevard and 104th, that was done a certification of participation/lease purchase transaction jointly with the City of Westminster.

Mr. Bell informed the Board of Directors the fourth (4) part is an offshoot of that. It is a new concept and it has been done once (1) that he is aware of with a Park and Recreation District in the State of Colorado and that is in Montrose. It was a school district from Woodland Park and we did not do the Woodland Park and Rec District but it is the same concept. The City of Woodland Park, in this case, levies a sales tax and if it is approved used entirely to go to the school district for the benefit of facilities and general operating dollars for the school district. It is a pass through if you will, the City collects it and turns around and rebates it to the school district. The benefit of all that is if you were to live in Woodland Park, there are tourist resorts in that area, the businesses and people like the idea of paying a sales tax increase as opposed to a property tax increase. It is pretty straight forward, they do not pay sales taxes unless someone goes in and buys something, but they pay property taxes no matter what. From a business perspective, the local business folks actually promoted it and they have tried multiple times to do a general obligation tax increase. It was a 40/60, very heavy republican/conservative, Colorado Springs network. This last election passed with a 60 percent approval rating.

Mr. Bell informed the Board of Directors those are the sort of choices that you get to make on a facility by facility basis. The sales tax increase does require voter approval but if you do not have the ability to issue sales taxes on your own, you have to ask City or County or somebody to be the sponsor of that. The enterprise revenue bonds, lease purchase transactions do require voter approval and to find a revenue source to pay for those; and of course, the general obligation bonds that you guys did last year.

President Wingerberg asked about the leased revenue. It states that it is leased back from a third party, can you provide me with an example of a third party. Mr. Bell commented that most likely it used to be a building corporation that would do this and they would have issues up against the corporation, it would be like a shell corporation that would do it, most trustee banks do this now on their own so they become less org and they lease with us to the bank. It is not someone that has assets or anything, it is typically a corporation under the tax holder, your payments of interest and principle belong to the certificate holder.

President Wingerberg asked about the sales tax revenue. If you have an IGA through the City would have to be three (3) IGA's? If we had to do it with all three (3) City/Towns. Mr. Bell commented if we were to do it with all three (3), we have talked about that a little bit, the good news is that all three (3) have an existing sales tax so it is not very hard to figure out how much money – let's just say a penny of a sales tax increase – might be able to generate. So if the other two (2) wanted to do it and the other didn't, there is no real requirement, but what we are looking for here is revenue that will help sustain recreational facilities. It might be sales tax, it might be user fees, it might be property taxes, it might be some combination of all of the above, but that is what they are kind of looking for; trying to figure out how to finance facilities. So we

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have some choices. He knows that we are kind of just moving along in the process and we have lots of time to think it through and maybe it's a combination of several things.

President Wingerberg asked in the case of it being a penny here and in the case of sorting it out, do you help people like us kind of sorts these things out? Mr. Bell commented certainly. They just finishing up with the Woodland Park project and as he said, it was the first of its kind in Colorado and it was fun. They have been working on it for almost two (2) years. It just took a lot of time to get the City's cooperation with a certain understanding not only to the school board but also the City council and the community on how all that all works. That is what they are here for is try to help. At the Apex Center it was the general obligation fund in 1998, the part two of it payed off and we asked to extend the tax of last May for that transaction. Highland Hills is more revenue based stuff because they have a water park. He actually did some financing for Water World for its original construction in 1985. So everyone is kind of different and everyone has different ideas on projects, but we are here to help for anything in the middle.

Director Lacefield commented he mentioned earlier that the businesses really got behind the sales tax revenue in Woodland Park had a sense of comradery which seems counter intuitive to me. Mr. Bell commented that he thought it was kind of obvious. When this first started, he was not a huge supporter of this to be honest about it. If you were to go to the community of Woodland Park and the school district also goes to outlier cities that are smaller, but everyone goes to Woodland Park. If you ate a business holder and someone comes into his business to buy something at a nine (9) percent tax instead of an eight (8) present tax, he is just passing through a penny. It never comes out of his pocket, what comes out of his pocket in. If he is not selling anything and he gets a property tax increase, he had to pay the property tax whether his business is going good or if it's going bad. So all of the business community down there look at this and say 'geese, we're only going to have to pass it through, we don't have to pay that out of our pocket'. The flaw is, is that the tax gets so high that people stop buying products. At the end of the day, it is what it is. That wad the thought of the community and it has the support of the Chamber of Commerce and all the local business folks jumped on board in a hurry.

Ross Blackmer commented that he can share with the board members that Montrose tried six (6) times to pass a ballot measure for mill levy increase and got soundly defeated every time. They finally partnered worth the City of Montrose and set 3/10ths of one cent sales tax and they, he believes, that they will be opening a \$28,000,000-dollar recreational facility this month. Mr. Bell commented that this was an identical project. He also mentioned that this works at its absolute best in areas where there is high tourist volume so they can go and tell their constituents 'you're inky going to pay \$.60 cents on the dollar' because the other \$.40 cents we ate able to get from the people that drive to have lunch and go home. There is an interesting sought concept where he had been meeting with the Superintendents of Adams County about potentially going to the county commissioners and talking about a school sales tax. So he dies not think that

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is perfect but it gives you something else to think about and talk about while you are out in the community.

Mr. Bell commented that's the thing, you get to make those decisions over the next nine (9) months or 12 months or hoaxer long it takes. They are happy to sit there and have a walk through, run some more numbers and math to kinda figure out how much this all costs. He knows that right now, we only have some rough numbers but he thinks that it is important to get our arms around the different ways of what we can do and what you can't do. Then we can sit down and have different kinds of conversations to go forward.

That Board of Directors thanked Mr. Bell for coming and presenting to them tonight.

d. CPRA Award – Ross Blackmer informed the Board of Directors be wanted to present to the board members the award that was given to the District from CPRA. Heather Hammarstrom submitted the District in several different areas where you can apply and be recognized. We were recognized for the eSport Gaming. We had 19 kids in the first class that we offered. What this is, is a sport league that plays electronic football games with a full regular season and a championship. Therefore, CPRA recognized us for outstanding youth programming and he wanted to preset to the board member the award.

Ross Blackmer commented to his knowledge, that is the first award that the District has ever wondered from CPRA. He thinks that staff has done a tremendous job of that. He also believes that Heather Hammarstrom applied for it again, and it is already gone.

Treasurer Schoenleber asked if this is something that we have to reach out to them about? Ross Blackmer commented yes, this is the first time that we have reached out to them since he has been here. You can submit for facility awards, programming awards, Starburst awards, etc. It is a highly competitive situation because again, you have every City and every special district in Colorado potentially submitting. Treasurer Schoenleber commented he was going to say that it looks like a nice trophy to bring hanging on the wall. He also saw that up a couple of weeks ago.

7. Public Hearing

A motion was made to enter into Public Hearing at 7:48 PM by Treasurer Schoenleber: seconded by Secretary Childers. A vote was taken:

Secretary Childers – yes, Vice President Crites – excused, Director Lacefield - yes, Director Reser – yes, Treasurer Schoenleber – yes, Director Tippin – excused, President Wingerberg – yes; the motion was carried.

a. Petition for Inclusion

i. Town of Firestone Ninth (9th) Annexation

ii. Resolution 2016-5 –Ross Blackmer informed the Board of Directors this was a petition for inclusion into the District. He believes that Abbigail Hebert has

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submitted them the resolution. This is pretty straight forward as developer come and those types of things they are required now, well not required, but are asked to petition for inclusion because that is revenue stream for us. Abbigail Hebert has done a phenomenal job of making sure to when she gets a petition for inclusion to get right on the phone with those planets and make sure that the papers are filed and submitted to that developer. We welcome these and Abbigail Hebert does a good job of talking them. Just an F.Y.I. for you, it is a target lengthy process. Once you approve that, we send out to our legal counsel who then submits it to the Weld County Court. Right now, he would say that we have over 250 sitting on some judge's desk waiting to be signed. The deadline really becomes for us, April 30th. If it is not signed by April 30th, we wait another year for that to be signed in before we get revenue.

Treasurer Schoenleber asked if that's is all on them to get back to us. Ross Blackmer commented it takes forever. There are times that he has asked our legal attorney to go up there and he literally sits in the hallway and when the judge comes out he will grab him by the sorry collar and say 'why have these not been signed?'

Treasurer Schoenleber asked if there was a reason why. Ross Blackmer commented that it is at the bottom of the list. Once the judge does sign the paperwork, it gets sent to Weld County Clerk and Recorder to be recorded into the system. It's just another process for us to do but, it's important to us and the District's survival.

Treasurer Schoenleber commented that this is a good thing, but does it cost us to process? Ross Blackmer commented it does cost us to process. We have to run an ad in the newspaper and they are no longer doing that for free. That's probably or only cost other than when it's the legal counsel's time to continue his paperwork.

Abbigail Hebert informed the Board of Directors of the Town of Firestone's Ninth (9th) Annexation, which was talked about a couple of meetings ago. It is the road that is up by Barefoot Lakes. It needs to be included into the District. Granted we do not get revenue off of it, however, according to our legal counsel it is based off of the District's boundaries. Therefore, if Mead at one point were to creation a recreation district, we would already have that boundary in the District's boundaries. President Wingerberg commented that it seems like it is a barrier so that nobody else can cross it. Ross Blackmer commented that it is basically establishing our boundaries.

A motion was made by Treasurer Schoenleber to approve and adopt Resolution 2016-5, Town of Firestone Ninth (9th) Annexation, into the District boundaries; seconded by Secretary Childers. A vote was taken:



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Secretary Childers – yes, Vice President Crites – excused, Director Lacefield - yes, Director Reser – yes, Treasurer Schoenleber – yes, Director Tippin – excused, President Wingerberg – yes; the motion was carried.

b. Petition for Inclusion

i. Village East Community

ii. Resolution 2016-6 – Ross Blackmer informed the Board of Directors he has instructed Abbigail Hebert to include a map of the Village East Community. There is a resolution and it requires a board motion and adoption.

A motion was made by Treasurer Schoenleber to approve and adopt Resolution 2016-6, Village East Community, into the District boundaries; seconded by Director Lacefield. A vote was taken:

Secretary Childers – yes, Vice President Crites – excused, Director Lacefield - yes, Director Reser – yes, Treasurer Schoenleber – yes, Director Tippin – excused, President Wingerberg – yes; the motion was carried.

c. Adjustment in Current Fee Structure of Certain Fees – Ross Blackmer informed the Board of Directors there were a couple of typo errors on the previous adjustment fee proposal. In their packet, there is a corrected copy of the fee structure.

Ross Blackmer commented just so that the audience is aware, the fee restructure is for non-district rates. President Wingerberg commented people that are out of district were saying that they could pay less by staying out of district and now we are fixing that. Therefore, this wouldn't be true anymore.

Ross Blackmer commented to the board members that we would need their adoption and approval.

A motion was made by Director Reser to approve and adopt the Adjustment in Current Fee Structure of Certain Fees, into the District's fee structure; seconded by Treasurer Schoenleber. A vote was taken:

Secretary Childers – yes, Vice President Crites – excused, Director Lacefield - yes, Director Reser – yes, Treasurer Schoenleber – yes, Director Tippin – excused, President Wingerberg – yes; the motion was carried.

A motion was made by Secretary Childers to return to Regular Meeting at 8:00 PM; seconded by Treasurer Schoenleber. A vote was taken:

Secretary Childers – yes, Vice President Crites – excused, Director Lacefield - yes, Director Reser – yes, Treasurer Schoenleber – yes, Director Tippin – excused, President Wingerberg – yes; the motion was carried.

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8. Discussion

a. October 26, 2016

i. Community Forum and Public Input – Ross Blackmer commented to the Board of Directors this is a week from tonight. We will have the second community forum where there will be input on that. He believes that our great Marketing and Communications person has that posted. Our moderator will be back and they are preparing him for those discussions. If you all recall the study session, he hopes to have two (2) board members at each table after the initial greetings. It is the intention to have smaller group meetings to try and encourage a little more input from the community. He will have materials ready of the board members for that. It is at the recreational center at 6:30 PM and he will assign a staff member to answer questions that will may or may not need.

President Wingerberg commented that he would like to go through the logistics of that. We start and introduce, all board member are present, one big crowd and who is going to be there from the board. Everyone? Ok so, you guys want to break up into smaller groups or what would you guys like to do?

Ross Blackmer commented that is what he is proposing to the board.

Director Reser commented shoe would like to sit next to Vice President Crites.

Director Lacefield commented he believes that makes sense to have a conversation with people in smaller groups.

President Wingerberg asked one (1) of us or two (2) of us for a smaller group? Everyone good with two (2)? Treasurer Schoenleber commented he thinks that is a good idea.

Ross Blackmer commented he thought that they could come back in a big group and kind of build consensus.

Director Lacefield commented he thinks that they should start as a group, as a whole, with some general discussions so everyone knows about the same information and then they could take that information to the smaller groups to discuss it and brainstorm would be good. President Wingerberg commented he thinks that is a good idea.

Ross Blackmer commented he think the initial would be the results that we have calculated form the first community meeting and see 'ok this is what that group said' what are your thoughts on those to help initiate some of those smaller conversations.

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Treasurer Schoenleber commented he would like to see from the moderator a better explanation of everything. He thought that at the last forum, it was lacking and the people that were very active in speaking voiced that they had no ideas of what was being talked about. He would like to make sure that he is explaining that in simple terms.

President Wingerberg commented on that note, what are we going to explain in simple terms? These sheets that Ross Blackmer has built up? How are we going to kick this off and what are we going to talk about? Heather Hammarstrom commented she thinks that is what we should go over. The possible amenities, the possible facilities, etc.

Ross Blackmer commented his intention was that they could start with the pros and cons of the facilities and the sites. Potentially, now that we have more information, on avenues to pursue for generating revenue or a way to fund those facilities. If the moderator could explain that in great detail or enough detail, hopefully that initiates conversations in the smaller groups and people are more willing to have that in a smaller group.

President Wingerberg asked if everyone would feel comfortable talking about the different funding methods. Ross Blackmer commented he believes that one sheet would be a good idea to use and we could certainly distribute that.

Director Reser asked if City of Dacono came forward with a site that they would like to propose? Ross Blackmer commented no. The City of Dacono does not own any land and he has asked twice (2) if there is a developer that is coming forward and nothing has been returned to him. President Wingerberg commented that the City does not own any land? Ross Blackmer commented no, but they do own some land that is drainage ditches. Just no physical acreages of land.

President Wingerberg commented he likes that they can go off in three (3) different directions, for instance, so that the people do not think that it is all coming out of one. He likes the different ways to explain the funding. Ross Blackmer commented it is from his perspective that we are still hearing from the community. He does not want it to be perceived as this is a done deal, here it is, etc. President Wingerberg commented he just wanted them to know that we have started a due diligence and that we are a little further along than we were last time when we said 'hey, give us money'.

Director Lacefield commented now that we have all the information on how this is going to be laid out and the discussion, he imagines that it might depend on how many people that we have at the forum; but might it be best for the discussion if we were to since we are discussing locations, financing, and these facilities, but if

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we broke those down into discussions one (1) at a time? Then we could say 'this is what we are going to cover, but first we are going to talk about location'. Then we listen to the positives and negatives and then break into a discussion to just discuss that.

Treasurer Schoenleber commented he did not like that idea because they might not have the opportunity to voice their stronger concerns and opinions about. If we break it down into each one, that may be tedious of 'I am good about x,y and z', and most of them are and if we leave it open to all six (6). Assuming that the moderator is good about explaining in the begging of these are all the options and these are some that are worth anything, then he thinks that it gives them a good chance to hone in on what they would like to talk about. That was just his thought.

Ross Blackmer commented the board members would have the pros and cons, so he thinks from the facilities to the potential sites and now that we have some better information that is fairly understandable. If we get the question of funding that comes up, there is good detail that we can distribute to the community. If it comes up.

President Wingerberg commented he thinks that we should have some kind of notion of customers served, in the case of ice, new customer. In the case of a senior center, the underserved customer. In the case of we could do this, that and the other. He would like to talk about market served, and Aaron grant made a good point of market served. We are thinking about branching out and making the rec bigger, but we are addressing customer requirements, maybe addressing the underserved customer requirements, so he thinks that they need to bring that out because to some people 'a senior center, that's nice' but to have them understand why we are thinking that way. Ice is another one. You can 50/50 and have people say 'why in the heck do we need that' and some people want it so bad that they can hardly stand it. So let's talk about customer served and it needs to be a part of that. He thinks that can be a part of the general meeting to say that we are looking at different customer demographics to make sure that we hit them all and not just to what they will allow us.

Ross Blackmer commented if you recall, the last one, we did outline the top five (5) concerns that we have currently faced: our aquatics are limited, our gymnastics is limited, our senior programming has no space, we don't have an outdoor pool, and out Fitness and Wellness.

President Wingerberg commented he just wants to make sure that market served/customer served, different financing so that they know that everything does not come out of their pocket, and then some of the pros and cons on the different amenities that we are going to offer. He thinks that those are three (3) important general sessions. Then we can break down and hopefully keep that

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30,000 foot and those are the kinds of things that they can drill down on in some of our special sessions if people have issues with customer served or location, they can bring it out in the small sessions. That way, you can kind of bracket it down to where you are not drinking down a firehose all the time and we get to talk about what it is that is important to them.

President Wingerberg asked if they wanted to break it down into specific groups? i.e., I am interested in senior, I am interested in this, I'm interested in that and have one (1) of us take those? Treasurer Schoenleber commented that they should weigh those after the discussion.

b. November Ballot Drop Off Location – Ross Blackmer commented this is just informational to the board members. The recreational center is only a drop off location, we are not a polling place for the big general election in November.

Treasurer Schoenleber asked if there was a big sign on the door that says that? Ross Blackmer commented yes. Ross Blackmer commented we had to reaffirm that because the City/Towns were informing residents that we were a polling place and referring them to us.

President Wingerberg asked if we were posting about this information. Ross Blackmer commented yes.

Director Lacefield asked if that would just be on November 7th? Ross Blackmer commented Weld County will be here on Friday, November 4, 2016, Saturday, November 5, 2016, closed on Sunday, November 6, 2016, Monday, November 7, 2016 and then here all day on Tuesday, November 8, 2016.

c. Apartment Memo

i. District Fees – Ross Blackmer commented he wanted to clarify to the board members and in speaking to the legal counsel, as apartments are built and if that apartment building is in District, then that person that rents that apartment is a resident and pays resident fees. The property owner would still have to pay us property taxes, but the renters would not property taxes but they would be resident. Only if they are in District.

Treasurer Schoenleber commented it behooves us if Grant buys all the year-long membership opposed to the residents. Ross Blackmer commented correct.

Ross Blackmer commented our legal counsel had to even go back and look at the State Statutes to answer that question. We did throw him a curve ball on that.

President Wingerberg commented bottom line, they live in the district and the apartment owner pays the tax. Ross Blackmer commented correct. President Wingerberg commented so they pay the taxes indirectly through their rent. Ross

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Blackmer commented correct, but it will affect us because they will go to our front desk and there is no way that they can check the property taxes because they are not paying property taxes.

9. Reports

a. Executive Director Monthly Report Q & A (report contained in packet) – Ross Blackmer commented if the Board of Directors have any questions or concerns, he would be happy to answer them.

Treasurer Schoenleber asked when did the Gymnastics Center pull the bleachers back out? Ross Blackmer commented he was not sure. Director Lacefield commented he believes that they are trying to possibly have the monthly parent observation come back.

b. Monthly Employee Newsletter – October – Treasurer Schoenleber commented it has now grown to two (2) pages. It is getting intense! Treasurer Schoenleber commented he did not see the second (2) community forum listed on What's Brewing. Ross Blackmer commented that was because it was made before the board members had established another community forum date.

Director Reser commented that she liked the letters that were included from the public.

10. Public Comments

None.

11. Board Comments

President Wingerberg commented he would like to propose is that when they think that they are at that point where they know the two (2) or three (3) things that we find one (1) of our board member to own that item and maybe form a little committee around them so that we can work them independently. So maybe we would have a study session with Ross Blackmer with opportunity A and B, so that we don't try to do it all at once. If we do this construction A, then someone from this board should own it. The whomever wants to help on it should develop business cases, to work with the finance people, develop plans and things like that. He just wanted to put it out there as an idea and does not expect an answer right now. There are a lot of opportunities for us to do things now.

12. Executive Session

A motion was made by Director Reser to from Regular meeting into Executive Session, Personnel Matters 24-6-402(4)(f), at 8:15 PM; this was seconded by Director Lacefield.

A motion was made by Director Reser to go from Executive Session into Regular Meeting at 9:03 PM; this was seconded by Director Lacefield.

President Wingerberg advised there were no decision made during Executive Session only discussions.



Regular Meeting Minutes
October 19, 2016

13. Adjournment

A motion was made by Director Reser; this was seconded by Treasurer Schoenleber to adjourn the meeting at 9:04 PM.

READ AND APPROVED THIS _____ DAY OF _____, 2016

Roger Wingerberg, President

ATTEST:

Cody Childers, Secretary