



Regular Meeting Minutes
July 19, 2017

1. Call to Order

The Carbon Valley Parks and Recreation District (CVPRD) Board of Directors meeting was held on Wednesday, July 19, 2017 at the Carbon Valley Recreation Center Administrative Building. President Crites called the meeting to order at 6:30 PM.

2. Pledge of Allegiance

The Pledge of Allegiance led by President Crites.

3. Roll Call

Directors: Tracie Crites – President
Todd Schoenleber – Vice President
Sean Lacefield – Secretary
Cody Childers – Treasurer
Madelyn Tippin
Roger Wingerberg

Excused: Lita Reser

Also Present: Ross Blackmer, Executive Director
Abigail Hebert, Executive Administrative Assistant
Jacquelyn Tramper, Finance Manager
Heather Hammarstrom, Marketing and Communications

4. Approval of Agenda

President Crites asked the Board of Directors if there were any additions/deletions or changes to the Agenda. The Board members collectively agreed there were no additions/deletions or changes to the agenda.

5. Consent of Agenda

a. Review of June 2017 Financials – Ross Blackmer asked if the Board members had any questions in reviewing the June 2017 financials. He is pleased to announce that our Financial Manager, Jacquelyn Tramper had put the June financials together. She did a really good job.

Ross Blackmer commented as the Board members will see, Year-to-Date we are at \$3,464,025 dollars. We have collected about 83.83% of the budgeted revenue. Expenditures were \$1,553,967 and we are at 42.88%. Those two (2) target percentages are on point for this time of the year. He has been tracking these two (2) for the last three (3) years and we are right on point with that. Right now, we are at \$2,890,632 dollars. He has reached out to a bank to see if we could take some of that and put in, temporarily, a 90 day and make some money on that. He should have some results back for the Board members next month. He would like to do that so that we can get a little out of there and to see if we can make money in a quick turnaround. Financially, staff is doing a remarkable job. As you can see, Operating revenues are right at that 80%, Programs were at 61%, and Recreation revenue is a little behind but we still have



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five (5) to six (6) months to go. We look at Debt Service. As you know, we have two (2) there that we are looking at. We have the bonds on the Recreation Center and then we have the mortgage payment on the Senior/Gymnastics Center. That is \$1,351,000 dollars and we have collected 95% of that. Part of the expenditures are a little over there, but we are still in good shape.

Director Tippin asked if she could make a comment. Ross Blackmer commented yes. Director Tippin commented that we have \$2,890,632 dollars in the bank and if the bank fails, we are only covered to receive up to \$250,000 dollars and we lose the rest. Ross Blackmer commented that is why he is considering a bank or somewhere that we can make money.

Director Tippin commented it does not matter if it is a big bank or a little bank as long as they are covered by the FDIC. You are talking about a CD for interest, correct? Ross Blackmer commented yes. Director Tippin commented you have a lot in there that you might want to diversify. That would be her suggestion.

Director Wingerberg commented he remembers that a few months ago that we were at \$1.2 million in the bank. Why do we have \$2.8 million now? Ross Blackmer commented that we have gotten property tax payments from Weld County, one that was half-a-million dollars. Director Wingerberg commented that is a \$1.6 million-dollar jump. We make that kind of money? Ross Blackmer commented we are holding onto the money. Our revenues come in about April-May, then we spend a lot in June, July and August because the programs are on-going and we have a lot of expenditures during these months. We generally spend anywhere between \$50,000 to \$100,000 in the last week of August on the closure. Director Wingerberg commented that we are not going to see a lot of growth then? Ross Blackmer commented no. Director Wingerberg commented that is what he wanted to know, is that normal and what Ross Blackmer is telling him is that it is seasonal. Ross Blackmer commented correct.

Ross Blackmer commented Conservation Trust Fund, again, our revenues are good. We do not have many expenditures there and there is a good balance there as well. Those funds are very limited as to where we can spend. It cannot be spent on Operations, you can buy land and you can make improvements. They are very restricted funds there.

Ross Blackmer informed the Board of Directors that Jacquelyn Tramper is at the Board meeting tonight if the Board members had any questions for her. Jacquelyn Tramper has done a remarkable job and has included the check register and detail to give the Board members an idea of exactly where the money went. If the Board members see a name on the check register, it means that those are generally refunds to our patrons for various reasons. i.e., my son broke his leg and cannot do Gymnastics anymore, the program did not run, etc.



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Vice President Schoenleber thanked Jacquelyn Tramper. Director Tippin commented she thought it was very good.

Vice President Schoenleber commented he had a question for Jacquelyn Tramper. He wants to understand the expenditures that are Administrative and she provided the definition of what that all includes, but with it being \$538,254 variance; why is it over by so much? Jacquelyn Tramper commented it has all the personnel expenditures. In our system, it is not very easily drawn out. She does not think that CLA has ever done that when they are reporting. She was mimicking what they were doing to recreate it. One of the projects that she is going to work on is breaking that all out and keeping track of it so that she can put it in the right places, however, this time she ran out of time. Vice President Schoenleber commented okay, thank you.

Director Wingerberg commented CLA, are we almost done with them. Ross Blackmer commented yes. Director Wingerberg commented the \$35,000 dollars should reduce with different services? Ross Blackmer commented significantly.

President Crites commented she is wondering if Jacquelyn Tramper wouldn't mind adding an additional piece for our packet monthly. She is wondering if Jacquelyn Tramper could provide information on the outstanding bills that we have so that the Board members can see what that looks like? For instance, what bills need to go out so that we can project expenses. Jacquelyn Tramper commented okay. President Crites commented a couple of months ago, the Board members talked about having or starting a reserve fund. She knows, at that time, the Board members were working on a 3% reserve or something of that nature. Ross Blackmer commented no, we have no reserves. That is another reason why he wants to try and shift some of these funds out.

President Crites commented we were also talking of the Gallagher Amendment and that maybe needing to set money aside to prepare for that, so can we get a strategy in place to start being able to start putting that money aside in a specific account for that or a reserve fund? Ross Blackmer commented the Gallagher Amendment will not affect us that way in that when Weld County tabulates that amount, however it has changed. The amount was going to go from 7.96% to 6.56%, which would be to the tune of \$180,000 dollars to us. The State of Colorado has gone back and has decided that is too much of a hit, particularly for the rural, so now it will be going to 7.2%. That reduces our loss to about +/- \$50,000 to \$60,000 dollars. President Crites commented that would be the money that we would not receive, rather than us having to pay. Ross Blackmer commented that is correct. We will not have to pay that amount. If Weld County was going to send us, let's ballpark it, \$2,000,000 next year, it would be taken out of that. However, that is another reason that he would like to take some of that money that we have now in Operating and put it aside. He would like to see if we can reduce our potential losses and start making a little bit of money on what we have.

Director Wingerberg commented how far are we off the Gallagher Amendment? Commercial versus residential? Ross Blackmer commented based on his projections in

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2018, we would lose about +/- \$50,000 to \$60,000 dollars from what today's assessed values are. Director Wingerberg commented but you don't know the ratio of the area? Ross Blackmer commented no. We will get that from the State of Colorado at the end of August. Director Wingerberg commented okay. He checked with Weld County, we have a bunch of commercial builds in the last two (2) months around here. It might not be effected if they get all that built. Ross Blackmer commented we would not see that ratchet down to us or come back to us until 2019.

Treasurer Childers commented he is wondering about Craig Castleberry and the Administrative Building Appraisal. Ross Blackmer commented we should have that this week. Treasurer Childers commented what about the Membership Fees for May, June and July 2017 from Les Mills. If he recalls correctly, we were not going to go over \$100 per instructor for certifications. Ross Blackmer commented he thinks that this refers more to the licensing and training of BodyPump instructors. It was part of the package when we got into that program. Treasurer Childers commented okay. He commented the Empire Portable Restroom at the BMX, is that an ongoing bill for the port-o-lets? Ross Blackmer commented yes. Treasurer Childers asked if the track hurdles were for our track? Ross Blackmer commented it is for our CARA Track, yes. Treasurer Childers asked if those were ours and where would we be putting them? Ross Blackmer commented yes and we will be putting them in our maintenance storage. Treasurer Childers asked what the Board Meeting expense for Parrots was for. Ross Blackmer commented that is when we bought dinner for the Board Study Session.

Director Wingerberg asked if we are anywhere close on a software system for Finance. Jacquelyn Tramper commented she has made a call to get a quote from two (2) different companies. She is still waiting to hear back from them. She also just submitted an email to another company that our auditor suggested. Director Wingerberg asked if she could struggle through with what she has. Jacquelyn Tramper commented yes.

Vice President Schoenleber commented he appreciates the summary that Jacquelyn Tramper has provided in the financial report. By no means do you should do this and by no means is there a time table, but if you can find a minute to expand this section slowly, that would be great for those of us who don't always know the break down. He knows that it gets asked often and then it is always there. If you want to add one (1) or two (2) every month even, if you find time to do it without overloading it, anything that is not self-explanatory to where we need a short list of what is going on; it would be helpful. However, he will leave that to Jacquelyn Tramper's discretion and it would be good if she could and if needed. Jacquelyn Tramper commented what is provided is what she believes to be in our budget book that CLA put in there. She recreated it so that it could be in there, but she can expand on it and do more of an analysis of what is going on. Vice President Schoenleber commented as he said, at her discretion.

President Crites asked Jacquelyn Tramper if everything was going ok, feeling comfortable and have everything that she needs? Jacquelyn Tramper commented for the most part, yes. President Crites commented let us know if you need anything.

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Director Tippin asked Ross Blackmer how did the trip go with the Seniors? Ross Blackmer commented that it went very, very well. It was all positive. Executive Administrative Assistant, Abigail Hebert's mother was a chaperone on the trip and consistently sent pictures. He believes that Marketing and Communications, Heather Hammarstrom has ample supply of every stop and destination they were at. The Board members collectively agreed that sounded good.

b. Approval of June 21, 2017 Regular Meeting Minutes – President Crites asked the Board members if anyone had any changes, additions or deletions to the June 21, 2017 Regular Meeting Minutes. A motion was made to approve the June 21, 2017 Regular Meeting Minutes by Treasurer Childers; seconded by Secretary Lacefield. A vote was taken:

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

6. Discussion

a. Cleaning Week

i. August 27 – September 4

Ross Blackmer commented he would like to give the Board members a reminder that we have cleaning week scheduled for August 27 through September 4. We are getting bids now for some of the work including the replacement of the valves in the Men's showers in the locker room and those types of things. We have allocated about \$15,000 dollars to replace the diving board. It was examined and the foundation is crumbling, so that will be replaced. We had to get on that right away because of getting parts. This will be lined up for cleaning week. This was just to give you a reminder in case you are questioned. He had staff confirm with Ft. Lupton Recreation Center and we have an agreement where our members and residents can go there with our fees and take our members memberships. Staff is working hard to get everything organized and finalized to get everyone lined up to go during that week.

Director Tippin asked if we totally shut the buildings down. Ross Blackmer commented yes.

Vice President Schoenleber commented if he remembers correctly, last year didn't we do something for or with the staff and are we going to do that again this year. Ross Blackmer commented yes, we will provide lunch on Wednesday and the motivation is, if they are done cleaning by Friday, we buy them lunch and let them have the rest of the day paid. There is a chance of a potential four (4) day weekend if they are motivated enough to Thursday. However, that is with all the I's dotted and T's crossed.

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Vice President Schoenleber commented besides the diving board, is there anything else that is exceptional? Ross Blackmer commented they will be tearing the walls down in the showers in the men's locker room to change the valves that will not shut off. When they don't shut off, it causes leaking water and running water. This will help us reduce our utility bills. Other than that, normal routine things. Refinishing the racquetball court floor and fitness room floors. Those are annual things that we do. We try not to sand those down by doing it annually. You can sand those floors for any number of years, but then you are looking at replacing the floor after so much sanding. We also do painting, rent lifts to get the dust on top of the air ducts, replace filters, cleaning high windows, cleaning carpets and power washing all the tile in the locker rooms. That does not even cover the pool side of things.

Vice President Schoenleber asked if we drain the pools during cleaning week. Ross Blackmer commented yes. Vice President Schoenleber asked if that was a once a year thing? Ross Blackmer commented yes. Vice President Schoenleber asked if that was common to do that once a year. Ross Blackmer commented yes. Vice President Schoenleber commented okay, he was not sure if it was twice a year or something of that nature.

b. Approval of the Revision of Guiding Principles document – Abigail Hebert informed the Board of Directors in the last meeting on June 21, 2017 the Board members asked for revisions on the Guiding Principles document and not to provide them with a copy.

c. Audit Filed

i. July 31, 2017 Deadline – State Statute

Ross Blackmer informed the Board of Directors the auditor has finished his review. Our Legal Counsel has read it and has submitted it. The auditor has provided a letter and it will be filed with State of Colorado on Friday. We will meet and exceed that deadline. Once we receive that copy, he will provide it to the Board members in their packets next month.

Ross Blackmer commented last year, we had to file an extension simply because, to his knowledge and understanding, the Federal government changed the reporting to include PERA reporting in the audit and it caused all the CPA's to be behind; including ours. You cannot file an extension for two (2) consecutive years. Last year is the first year that we filed for an extension, we made the deadline for the extension and we filed within those guidelines. This year, we will file early. It was not anything that the District did, the CPA's got caught up in this change from the Federal government on PERA reporting, which had not been required to be submitted prior to last year. He just wanted to clarify that to the Board members.

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President Crites asked if there was a file extension fee that would incur this time around? Ross Blackmer commented no, from what he has been told from several accountants that he knows, we were in the majority for filing an extension last year.

d. Ross Vacation

i. July 25 – July 30

Ross Blackmer informed the Board of Directors that he hopes to be on vacation. Initially he was going to be gone until July 31, but he will be back on July 30. He will have his phone and he will answer it. This is a chance for him to be with his family. He would like the Board members to know that he will have his phone and he will be available.

The Board of Directors wished Ross Blackmer a happy vacation.

7. Reports

a. Executive Director Monthly Report Q & A (report contained in packet) – Ross Blackmer asked the Board of Directors if they had any questions or comments on the Executive Director Monthly Report.

Ross Blackmer commented staff is doing a remarkable job. He has some dates for the Board members to remember. The Carbon Valley Chamber of Commerce was supposed to host a Luncheon at the Administrative Building, but it has been cancelled. There was not enough people signed up, so they cancelled it.

Ross Blackmer commented he will be attending the I Have A Dream Foundation dinner on July 20, 2017. Vice President Schoenleber asked where was that being held. Ross Blackmer commented it will be at Saddleback. He was invited. For the Board of Directors knowledge, we have a young man that works for I Have A Dream Foundation out of Boulder Valley and works for Thunder Valley using one of our cubbies as a free office space. He also works with the kids and volunteers. It has been a reciprocal type of agreement.

President Crites commented she likes the calendar that was provided by Ross Blackmer. She was hoping to see the events that not only they can participate in, but how we can participate on behalf of the District. So, where the District might have a booth planned or you need volunteers, we can look at our own schedules when we need to take time to be able to come. Ross Blackmer commented upon the Board members request, Abbigail Hebert has started on that. She has provided you with events that are coming up in August. Abbigail Hebert has worked diligently on this and we are trying to make sure that we have every event on the calendar. She has reached out to the Towns/City, reached out to the Chamber of Commerce and we will grow and increase that monthly for the Board members. We tried to look further out for the Board



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members, but it got a little shady the further down the road. If the Board members approve, there might be one (1) or two (2) months in advanced.

Abigail Hebert informed the Board of Directors the next event that we are doing is Carbon Valley Chamber Golf Tournament. She also informed the Board members that she did not do a July calendar of events. Heather Hammarstrom commented she thought that Miner's Day might be in August. President Crites commented that is in September. Abigail Hebert commented the next one that we will probably be needing help with would be the Carbon Valley Chamber of Commerce Golf Tournament. Heather Hammarstrom also commented she would be needing help at the Dacono Music and Spirits Festival on August 5.

Heather Hammarstrom commented she has a sign-up sheet that the Board members can use to sign up for the upcoming events. President Crites commented the calendar is very nice, thank you.

Vice President Schoenleber asked Ross Blackmer if he could clarify what happened to the patrons' car in the recreation center parking lot and/or at least how much that was to repair. Ross Blackmer commented what happened there is some of the parking barriers that we have, they have rebar that is sticking up out of the concrete and she drove over it. She tried to back out and ripped her bumper out. He believes that it was about +/- \$350 dollars. Vice President Schoenleber commented she should have stopped when she heard the grinding, but none the less. Abigail Hebert commented she has done that before. Director Tippin commented she has done it to her vehicle as well. Sometimes you go over and you can't see and can't tell.

Vice President Schoenleber asked if we checked the rest of the parking barriers to make sure this wouldn't happen again because she is going to come back. Ross Blackmer commented he made sure that staff took care of the rest of them. He also mentioned to the Board members that she just inquired at first and he did it more as a customer service type of thing because she has an annual membership. Vice President Schoenleber commented he understands, he just thought that he would ask.

Vice President Schoenleber asked what a FroYo machine was. Ross Blackmer commented it is frozen yogurt machines. Vice President Schoenleber commented we are going to get a FroYo machine? Ross Blackmer commented yes, eventually. Vice President Schoenleber asked if Ross Blackmer could elaborate for him, would this just be for staff or for the customers. Ross Blackmer commented no, this would be for the customers in the lobby area and we would get a percentage. Vice President Schoenleber asked if we are worried about getting FroYo on the carpet? Ross Blackmer commented no.

Treasurer Childers asked about the back flow at Frederick Softball Field and needing to replace the back flow. Didn't we just replace it last year? Ross Blackmer commented yes, we did. However, now there is a new government regulation at Frederick that we

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must achieve, so it is being looked at. The field might be expensive because we will have to dig down for that. Town of Frederick is working well with us because there is a deadline.

b. Monthly Employee Newsletter – July – Ross Blackmer commented Heather Hammarstrom has done a remarkable job on the Monthly Employee Newsletter. President Crites commented it looks nice and it looks great. Vice President Schoenleber commented yes, it looks great. President Crites commented to Heather Hammarstrom thank you for doing this and you really did a nice job.

8. Public Comment

None.

9. Board Comments

a. Revisions to Guiding Principles Document – There were no revisions regarding the Guiding Principles document at this time.

Vice President Crites asked if the Board members has any Board Comments at this time.

Treasurer Childers commented we had an awesome 4th of July race. President Crites commented yes, good job to Heather Hammarstrom and other staff that were at the event. She was wondering if the staff had a debriefing meeting to go over what needed to be changed for next year? Heather Hammarstrom commented we did. We will have that information for the Board members in their next board packets. President Crites asked Heather Hammarstrom what was the general feedback from the public. Heather Hammarstrom commented good! Public comments were made that they liked the new route.

Treasurer Childers commented we need to have more port-o-lets next time. Heather Hammarstrom commented that is one of the things that we talked about in the debriefing. Treasurer Childers commented he heard from the other participants that they liked that we changed the route this year.

Vice President Schoenleber asked Ross Blackmer to answer yes or no. Was there any follow up about the incident that happened in the pool? Ross Blackmer commented no.

Ross Blackmer informed the Board of Directors that the District received thank you cards from two (2) scholarship recipients that we awarded back in May.

President Crites commented she would like to mention and not to undermine any of the processes that we have right now for training purposes, however, she will note that the last few times that she has felt that she has had interactions with the actual front desk that it seems like they have a disconnect in their knowledge on how to use the program

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to sign customers up with activities. She does not know what that process looks like, but she recalls several times and has stopped in several times and she happens to get someone new every time. She knows that it is tough training staff, but she would love to see if maybe we can get a little more extensive training done before they are thrown in because she sees other frustrated patrons that may not be as forgiving as a Board member to come back and try it again. She would like Ross Blackmer to follow up with this issue. Ross Blackmer commented he will do that.

Treasurer Childers commented he has a question. On our little retreat on August 12, 2017, can we take the van down to Two Brother's Cycles? Vice President Schoenleber asked for the purpose of? President Crites commented we could welcome them to the community as a recreation team. Treasurer Childers asked Ross Blackmer if they could do that. Ross Blackmer commented that he is looking for the Board members direction on the August 12 Board retreat on what they would like to do on that day? He suggested that maybe the Board members might want to go and look at other ice centers or recreation centers.

Vice President Schoenleber commented he would like to go and look at an ice center. President Crites commented she agrees with Vice President Schoenleber and ice center would be a top priority to at least have a tour. Treasurer Childers commented where would you like to go? President Crites commented maybe Windsor? Director Tippin commented California would be nice.

President Crites commented to Director Wingerberg that he has already probably been to the Windsor ice and would he be okay with going there again. Director Wingerberg commented he has been all over. President Crites asked Director Wingerberg if that center would be the most comparable to what they are looking to do, or where is a comparable place for us to go and envision what we would like to do. Director Wingerberg commented Windsor is privately owned and it is not very well done. It is basically a couple of boxes with a couple rinks in it. If we decided to build something like that it would be a lot cleaner, it's not like we haven't been down this road before. Vice President Schoenleber asked about Greeley's ice center. Director Wingerberg commented Greeley's not bad. Vice President Schoenleber commented he does not like Greeley's. Director Wingerberg commented he has been to Fort Collins and that one is not bad, its old but it's not bad. He does not think that we have any [ice rinks] around here that will mimic the layout of what we are looking at.

Ross Blackmer commented he thinks the one that we could mimic would be South Suburban, but that is a long way to travel. He could take the Board members to Apex because he can get them a tour there. Director Tippin asked where the Apex was. Ross Blackmer commented it is in Arvada. Director Tippin commented she doesn't think that one that is in Loveland isn't very good. President Crites commented does Loveland even have one [ice center]. Director Tippin commented yes because her grandchildren practice there.

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Secretary Lacefield commented who has not seen Apex? Director Tippin commented she has not seen the Apex Center. Secretary Lacefield commented he has not seen Apex, but it does not make sense for all of us to go if everyone else has seen it. Vice President Schoenleber commented it is in his opinion that it is not necessary for the board to take a trip for that, but if the board would like to go he will go.

Director Wingerberg asked when might we get a business case from BRS? Ross Blackmer commented he does not have a date, but he will find out. Director Wingerberg commented one thing that would be nice to talk about meeting with the Director and balance business case kind of assumptions off them because we are going to have to make some decisions around operating capital, operating costs versus revenue, that is what BRS is doing for us as a business case, we should start validating is this going to work. We know we are going to get back stopped by Brookfield, but still we need them for three (3) years until it is operational and funding itself.

President Crites asked if the business case was the same as a feasibility study? Director Wingerberg commented yes. It is wrapped up all in the same and it basically says that if you are getting the same kind of attraction that everyone else is getting, this is what you can expect and this is what it looks like. We need to go through things like open skating, rentals, etc. What the conversations we were having in the rest of that area were when it gets built or when everything gets built up there, it is going to be obvious that something is going to get built in that area. He and Ross Blackmer had a meeting with them [Brookfield] earlier today.

Treasurer Childers commented on that topic. He has made a contact with a man called Doug Stewart and he has coached, played and everything else for 25 years in hockey. He has also spearheaded the fundraising, the building, financing and everything else for the ice rink that is in Superior. He helped the YMCA get theirs going. He has done pretty much anything that you can do on ice in the State of Colorado. He is more than willing to help us with anything that we may need from him, free of charge.

Director Wingerberg commented to Treasurer Childers to hang onto that card because when things start to come in, one thing that he can help us do is validate it. All those people that built 200 ice rinks, have no idea how to tell him what really happens versus what should happen. As soon as we get all the information pouring in, it would be nice to have someone who has lived it look at it and if nothing else, just review it. That would be good because when they say what should be and what is, you never really know.

Treasurer Childers commented he already knows because he has made mistakes [in the past] and he has great respect for him. The first thing that Doug Stewart told him was 'build two (2) sheets of ice, no just one (1)'.

President Crites commented we have already chosen BRS for our feasibility study. Ross Blackmer commented correct. President Crites asked what would be the cost of that from them? Ross Blackmer commented \$20,000. However, we are not paying all

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of that. President Crites asked if that was part of the MOU that we have not gotten back yet. Ross Blackmer commented correct. President Crites commented so we are footing the bill and they are reimbursing us? Ross Blackmer commented either we foot the bill and they reimburse us or they would foot the bill and we would reimburse them. President Crites asked if BRS is someone that they [Brookfield] advised us to use? Ross Blackmer commented we had already reached out to BRS before. However, he is the one that reached out to BRS for us.

Director Wingerberg commented we reached out to FCI for their resume. They are the ones that built all the ice rinks in Colorado. President Crites commented okay, at least they came recommended. Director Wingerberg commented they already came as a matched pair when we all came together that day, so one does one thing and the other does another thing. From FCI we will get the architecture rendition and all of that. He and Ross Blackmer were talking today about running around to all the ice rinks, we don't need FCI charging us money to take us to all of them. Unless they can set us up with a Director that can sit us down and talk with us. Ross Blackmer already knows all these people. He and Ross Blackmer thought that it would be good for the Board members say, 'hey we are not going to go with that extra expense of having FCI putting us in their van and moving us around'. Now, with this news that Treasurer Childers has presented us, he does not think that we need to spend that extra expense, they just need to draw it up for us. We don't have to take their expensive proposal and now we can look at their cheaper ones. The one that the Board members saw originally is in the neighborhood. We should move forward with that since we have gone back and really configured that information the Board members has already been approved.

President Crites commented the sooner that we can get that feasibility study the better. Director Wingerberg commented that is already in the works, but he would like to get the drawings done because we need to make sure that it is based on the Brookfield design company has figured out, given our last meeting, where everything goes; and make sure that we know where everything goes. We have received another drawing today and we saw that it looks fantastic, except it had over 1,000 parking spots and told them they could lighten up on that. People could start using us as a Park and Ride. They have a nice set up and it was a great meeting. It is now the matter of getting the information and putting the final on the drawing and that will be more about the infrastructure, where we cross over and things like that. We have kind of figured that all out. The fields will be in the back now, a spot for the ice center and a spot for the potential recreation center in the front. Also, we have talked about something that we may need to buy, could we put a little park in there? Something for the children when the other family members are playing on the field. We might have to do that too or Brookfield might be thinking about that, he is not sure. However, that was brought up today in the meeting. It is coming along. He and Ross Blackmer went walking around the field in the meeting today. He did ask them when the Board members looked at the next rendition and that they should stake it off, roughly, so that we can get a better picture of what is going on. We got to see where the stadium would be and it was extraordinary. The new stadium will be very nice and he was impressed.

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Director Wingerberg asked if the Board members had any questions about the Town of Firestone meeting. He summarized the meeting briefly in an email to the Board members, but would like to take this time to see if any Board members had any questions.

Secretary Lacefield commented he and Director Reser will be meeting with the Town of Firestone on August 11, 2017. He is wondering if that could be added as an agenda item to the Study Session meeting.

Director Wingerberg commented he talked to Ross Blackmer and he had written a very nice letter. However, his take is they gave us four (4) issues, list the mitigation of the four (4) issues and let's be done. President Crites asked how did the meeting end? Director Wingerberg commented they were agreeable. Ross Blackmer commented what was sort of bothersome to him was the meeting was set up and established for the IGA and one of the Board members turned that directly into 'you have not done a dang thing in the last two (2) years, what is your plan?'. He thought that Director Wingerberg did a good job saying that we have plans and we have things in the works. He did share that we are looking at athletic fields and the moment that was mentioned, the meeting would have been almost over. One of the first words out of Bruce Nickerson's mouth was 'we only do things are for Firestone children'. That was quickly addressed by us saying, 'no, you may do that but we are addressing every child that is throughout the Carbon Valley and that is our focus'. He thought that it was handled well and thought that it ended positively because they were pleased that our Board members have a plan, we have things in motion and that our Board members are not sitting here and not doing anything. He thinks that the IGA things are just a way for them to get at us, but those were resolved as well.

Director Wingerberg commented they gave us four (4) issues about the fields, which included cleaning bathrooms or getting calls for toilet paper, etc. He mentioned to Ross Blackmer that maybe we get a sign that says, 'for problems call' and we will have someone that is on-call to come and get toilet paper for the bathrooms. The lights, they gave us 'oh we spent this much money on lights' and he commented 'well how much do you think was waisted, percentage wise?'; and Butch looks down the table and commented, 'well we really don't know'. He made the comment of 'that's what we thought'. Ross Blackmer commented they also wanted us to pay for water. Director Wingerberg commented that is a no starter. Ross Blackmer commented it is a park, you are going to water it with or without us using it. Director Wingerberg commented one thing that he suggested for tournaments is to have our tent out there with our person that is on-call and to have someone out there for the big tournaments because those are the ones that everyone starts to call. He suggests that we should have someone on call and put our tent up there so that people know that it is us. We did address if they [Firestone] were going to open up everything because the first time that a Firestone child steps in a pile of dog poop, you are going to hear about it. He made a comment that if Firestone wants to open a dog park, you can go right ahead because we will stop programming there and that was the end of that conversation. We told them that they were nondisclosed to what is going on in Barefoot and to be honest, both of their jaws

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dropped to the table when we told them what was going on and that was the end of that conversation. We moved from conversation to conversation and they were trying to bake old food and he was in no mood. He was in a bad mood because he only had two (2) hours' notice. He was not happy with Drew because he came at us like we were the superior when it comes to this. It was liberating. All in all, the letter that will be sent back to them will be how we will mitigate their specific issues and be done. If they would like to bring more issues up, we will mitigate those too. He is done with kumbaya and he thinks that we should be at least; this arrangement with us at least. We are not best friends and we all know that.

President Crites commented they do not have to like everything that we do. Director Wingerberg commented he agreed with President Crites and this is just a business arrangement. We pay you to use your fields and we take very good care of them. He does not think that there was anything else that was around the baseball fields, other than him telling them that 'if you want to try and program them and see if you can fill it up like we do, be our guest'. If they would like to see them sitting there vacant on the weekends, that would be fine.

Director Wingerberg commented he remembers how the meeting started. 'It is a privilege to use our baseball fields'. He said 'no, here's the deal, you built the fields without talking to anyone and you spent \$2,000,000 dollars and then you guys came begging to us to fill them up, so the privilege is all yours, not ours'. He thinks that stopped that conversation.

Ross Blackmer commented we have received some fancy drawings if any of the Board members would like to see them. President Crites commented of theirs? Ross Blackmer commented yes. President Crites commented she has seen these drawings for the last two (2) years! Ross Blackmer commented oh no, these are brand new. President Crites asked if they are brand new because everyone has decided that they don't want to build anything here? Director Wingerberg commented it is brand new, but old. Vice President Schoenleber asked if everything is still flowing up stream too? President Crites commented let me guess, is there a lazy river that leads into a lazy pool in a lake?

Director Wingerberg commented hey, this is on record so we should behave a lot better and he shouldn't have started anything. He's sorry. We have the same old picture and they also have an explanation sheet, but he thinks that they have not moved forward at all. He doesn't think that they will move forward with anything. In fact, he thinks that they are happy that we are moving forward because it does show that Firestone is moving forward.

President Crites commented that they are still showing a recreation center in there. Director Wingerberg commented and a High School and several fields and so on. Treasurer Childers commented preparation date 10/30/09. Director Wingerberg commented like he said, he went in there with an attitude of 'if you are going to rebake

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the same food, we need to bring this to an end. That was his thing. Bring it to an end and let's move forward. Secretary Lacefield has issues and he has got business with them that we should get going. Vice President Schoenleber asked what was the conclusion on that? Director Wingerberg commented they will probably work with Secretary Lacefield very vigorously to understand what they want to do in Central Park and that they are going to hope that we continue to update them. He told them the reason that we did say anything about Barefoot Lakes is because it was not fully banked on yet and there was no reason to tell them. However, eventually we will have to go to them and get approvals and then they will know. Bottom line was, we just wanted to be sure that it was banked before we came out and said anything to Firestone. They understood that and had no problem with that, but they were very surprised.

President Crites asked Secretary Lacefield if it would be helpful if we talked about it at our Study Session? Is the Study Session before your meeting? Secretary Lacefield commented yes. President Crites commented can we talk about what our three (3), five (5) or 10 year plan looks like so when they ask you 'what are the odds of getting a recreation center in Central Park' we can say 'if that happens, if it is a five (5) year out plan and it will cost us this'; they are going to keep asking, and rightfully so, because they want fill their properties and she does not want to bring up the conversation again of them bringing in a YMCA. Let's do what we can to make sure that our Board members have every bit of information possible.

Director Wingerberg asked if we had any idea what we would like to do up there? President Crites commented not until we know that we can pay for what we have. Director Wingerberg commented we have need for land for certain things that we don't have right now. Vice President Schoenleber commented however, we have to many moving parts first. Director Wingerberg asked Vice President Schoenleber what he meant. Vice President Schoenleber commented there is just too many moving parts. Director Wingerberg commented there is a whole Senior Living facility that is going in behind Ute Creek right now. It may be useful to give an Active Adult Center a thought up there. If nothing else, suggest land that they will give us. We should kick around some ideas to give Secretary Lacefield ammunition to say, 'what if, what if, what if' and see where they go. This should be cooperative and our Board members and Town of Firestone need to negotiate this thing through. Here are different reasons why we should do this here and if that Senior Living comes into that, then he thinks that is a good thing. If a recreation center because they have rooftops that are coming, but he can tell the Board members based on permits, there is no rooftops. The only rooftops that are coming to us right now are on the eastern side of I-25 or at Barefoot Lakes. He looks at permits all the time. He knows there is a lot of industrial going on in Raspberry Hill because he has met with the person. So, he thinks that the Board members need to give Secretary Lacefield more than one piece of ammunition when he goes to meet with Firestone.

Treasurer Childers asked if the Board members ever thought about going on the other side of I-25. Director Wingerberg commented based on rooftops, we should think that

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maybe someday we will get to there, but he thinks that Ross Blackmer is going to talk about some different things that may make us think that it's not reasonable. Ross Blackmer commented the problem with going west of I-25, suddenly you are in Erie and Longmont. His direction right now would be, we will not be successful in building anything over there because when we sent out those inclusion letters, 30 of those people that responded back, majority of those people who lived over there have an Erie address or a Longmont address. They do not see themselves as part of Frederick, even though its considered Frederick, they do not align themselves with Frederick.

Director Wingerberg commented recreation centers are based on rooftops in the proximity. That the only way that we would ever look at something at Barefoot Lakes, if they have enough rooftops, which obviously they do not have right now. He thinks that what you would normally do, build in your density centers, but he will agree with Ross Blackmer on no density center west of I-25. However, we are not sure what is going to happen within the next 10 years.

Ross Blackmer commented he thinks [conversation points to Firestone] for Secretary Lacefield and Director Reser, can we partner on an Active Adult Center and/or partner on an outdoor pool and Firestone coming to the table with some cash and land. Town of Firestone did buy water. President Crites asked if we could dig there [Central Park]? She thought that was the problem because they couldn't do that. Ross Blackmer commented there are places that you can dig. Director Wingerberg commented Butch thinks that we can because he brought it up to them. The idea of a pool, and he thinks that is where Secretary Lacefield will struggle to the ground, is financial. Is the Town of Firestone prepared to backstop us if we were to deliver a pool? Would it be a pool or would it be a water park? Ross Blackmer commented a part of that too is that Firestone would have to admit that it is the District's because the way that Drew Peterson alluded to 'if they build it in Firestone, they are not letting anyone that is Frederick or Dacono in'; however, that would eliminate the District because we don't identify with one City or Town. Director Wingerberg commented they want us to bring in money, that is what they want us to do.

Treasurer Childers commented that the growth will be north and south? Ross Blackmer commented right. Treasurer Childers commented he has a lot of people that are in his neighborhood who don't even know where the recreation center is located. Thanks to Heather Hammarstrom and Nextdoor, they have an idea that it is around here somewhere. Director Wingerberg commented he knows where the growth will be at because he pulled the plats for Dacono and all the way to WCR 6, holy cow there is a lot of land. They make Barefoot Lakes like a tiny subdivision. Abigail Hebert commented she picks up her son in Thornton and she takes Colorado Blvd to get there. On the left-hand side, there is a sign that says +/- 156 acres for sale for either commercial or residential. Director Wingerberg commented yes, and its already plotted too. Also, down on WCR 11 there are a couple of subdivisions that you wouldn't even had known that they were there and they are growing. Dacono, with the right management, will rise again and it may dwarf both Frederick and Firestone.

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Treasurer Childers commented he talked to someone from Ford and when they do decide to expand, it's going to boom. Director Tippin commented they are going to have 48 bays and they are going to have a separate lube area for oil changes. Also, they are putting a Burger King in there. President Crites commented why can't anyone get a Target put in around here. We need a Target.

Director Wingerberg commented that he talked with A.J. Euckert about Hwy 52 and CDOT has no plans on widening Hwy 52 right now. President Crites commented except for when they are going to add an acceleration lane at I-25 and Hwy 52. Director Wingerberg commented he does not even think they are going to there because he was told that CDOT does not have the budget for it. President Crites commented she thinks that Frederick is paying for it, right? Vice President Schoenleber commented no, they got a grant for that with the City of Dacono. Director Wingerberg commented it would be nice if those guys could handle and get their arms around what it is they want to do and when they are going to do it. Not a lot of developers are going in there and developing right now. So, they need round-a-bouts or they can't build at all. It would be nice if the City of Dacono could get a handle on what they are doing.

Director Tippin commented right there at Hwy 52, when she turned into her area of building, are they going to build a strip mall? Treasurer Childers commented they are still trying to sell it. Ross Blackmer commented that will be called Miner's Village and it is on the north side. Director Wingerberg commented it is on the north side, but they have also told him they have just bought the land that is just east of the Dollar Store. They bought that area and they have an RFP out now for developers to see what they would put in there. They suspect that would be a strip mall situation. He asked A.J. Euckert the same question that he asks Firestone, where is your downtown? A.J. Euckert commented right now this is our downtown right now. He commented oh, okay. However, they have growing pains. It would be nice if they can get their arms around, at least, what kind of rooftops they are going to be putting in within the next five (5) years. President Crites commented that would help us at least for projections.

Director Wingerberg commented we brought a sample of grass if the Board members would like to look at it.

President Crites asked Ross Blackmer where we were at with the MOU? Have they given that back to us? Ross Blackmer commented it is still with their attorney's. President Crites commented please forgive me for being naïve, but she is hesitant to go by plans and spend money when they haven't responded and we don't have the MOU and it is not in writing right now. Ross Blackmer commented we should get it back before August 12. President Crites commented okay, so we are not paying anyone for anything right now. Ross Blackmer commented no, not right now. President Crites commented we are not drawing up anything? Ross Blackmer commented no, we are not doing any of that right now.



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Director Wingerberg commented the MOU is about the entire site and more about the fields than the ice center. President Crites commented there was expectations that they had in there that they were referring to us.

10. Executive Session

a. Property Discussion

President Crites informed the Board of Directors they would be taking a five (5) minute break before the Executive Session.

A motion was made to go into Executive Session by Treasurer Childers; seconded by Director Wingerberg. A vote was taken:

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

President Crites advised there were no decisions made during Executive Session, only discussions.

11. Adjournment

A motion was made to adjourn the Board of Directors meeting by Treasurer Childers; seconded by Director Wingerberg at 8:35 PM.

READ AND APPROVED THIS _____ DAY OF _____, 2017

Tracie Crites, President

ATTEST:

Sean Lacefield, Secretary