



RECORD OF PROCEEDINGS

EVERGREEN PARK & RECREATION DISTRICT SPECIAL MEETING

May 10, 2021

1 **1. CALL TO ORDER / ROLL CALL**

2 President Peter Lindquist called the special meeting of the Board of Directors (Board) of the Evergreen
3 Park & Recreation District (EPRD/District) to order at 5:01 p.m. The meeting was conducted remotely via
4 Zoom. Present for the Board were President Peter Lindquist, First Vice President Monty Estis, Second Vice
5 President Peg Linn, Treasurer Don Rosenthal, and Secretary John Ellis. A quorum was present. Staff in
6 attendance included Executive Director (ED) Ellen O'Connor, Recreation Manager (RM) Brian Tucker, Facility
7 Operations Manager (FO) Bob Schmitz, Park Operations Manager (PO) Heart Cameron, Financial Controller
8 (FC) Karen Pawlak, MarCom Supervisor Kelly Green, and Grants Coordinator Liz Cohen was present. Public in
9 attendance was Deb Probst, Charlotte Wetzel, Scott Wetzel, and Joe Nicholson. Prior notice of the meeting
10 was given.

11 **2. CONTRACT FOR HOT WATER TANK PURCHASE**

12 FO Schmitz addressed the board regarding an unbudgeted CIP for a hot water tank at WRC. FO
13 Schmitz explained there are two hot water tanks at WRC and one of them went out in March 2021. Both were
14 purchased in 2006 and have gone past their life span. They were originally in the 2021 CIP, but pushed back
15 to 2022 during budget season. Therefore, he recommended replacing both as the other one will likely go out
16 soon. EPRD received three quotes. It was determined commercial tankless water heaters are actually less
17 expensive than commercial tanks and they use less gas; hence it will also save on some utility costs. Staff
18 recommended going with Colorado Mountain Mechanical due to price and staff felt this company did a better
19 job of explaining the options. The price is \$34,701.76 and includes a recirc pump which helps eliminate people
20 waiting for the water to get hot. There is a 5-year warranty on the tankless system and 1-year warranty on
21 labor.

22 The board agreed the tankless hot water system was needed and agreed with the staff's
23 recommendation. A motion was not needed as staff only wanted to notify the board since it was an
24 unbudgeted CIP expense.

25 **3. WETZEL TURF FIELD PROPOSAL**

26 PO Cameron discussed the cost analysis of implementing a multi-use turf field at Stagecoach Park. He
27 met with Academy and Shaw Turf and measured 80,000 sq ft which would have the same quality turf as
28 Marshdale. For the fill, EPRD could use rubber, rubber/sand mix, or a coconut fiber. He also discussed a few
29 issues that still needed to be addressed such as water quality. PO Cameron is working with EV Studio to make
30 sure EPRD would not have the same issues as the Wetzels had encountered at Wilmot Elementary. Since the
31 turf would remain on the field and not going anywhere else, the county feels this is fairly easy, but could take
32 some time for the grading and water quality permit. PO Cameron mentioned the fields were closed the day of
33 the special meeting due to weather, but the turf field was open, so changing to a turf field at Stagecoach
34 would help keep more fields open during certain weather.

35 Mr. John Nicholson from Colorado Park and Wildlife (CPW) addressed the board regarding concerns
36 about elk. Mr. Nicholson said turf field does not attract elk and felt the turf was a good thing from a wildlife
37 perspective. He also mentioned there would be no permitting required from CPW.

38 ED O'Connor mentioned there has been a ton of community support and this was a win-win especially
39 for youth sports. It was brought up to possibly do a public forum, but it is not required as EPRD would simply
40 be replacing one field for another rather than changing parking or logistics which is when EPRD engages with
41 the public more for comments.

42 Permitting is still an issue where EPRD will need to see if the county can push this through in the
43 timeframe needed. Mr. Wetzel mentioned JeffCo was willing to waive the performance bond when the field
44 was originally scheduled at Wilmot.

45 There was a discrepancy between staff and a board member regarding replacement costs. Director
46 Rosenthal talked with Academy and was told at today's prices, it would be 65-75% of installation costs which
47 equates to over \$400K. However, PO Cameron explained Shaw is the manufacturer of the turf and
48 subcontracts out to an installation company like Academy. Academy is a middleman and likely their cost
49 includes an upcharge buying the turf from Shaw. Shaw had told EPRD in today's prices, it would be \$3-\$4
50 square foot, so closer to \$280K to replace the turf.

