



RECORD OF PROCEEDINGS

EVERGREEN PARK & RECREATION DISTRICT REGULAR MEETING February 25, 2025

1. CALL TO ORDER / ROLL CALL

Director Hays called the regular meeting of the Board of Directors (Board) of the Evergreen Park & Recreation District (EPRD/District) to order at 5:07pm. Present from the Board were President Betsy Hays, Vice President Mary McGhee, Second Vice President Don Rosenthal, Treasurer Peter Eggers, and Secretary Nina Armah. Youth Advisory Board Member Tyler Guyton was also present.

Present from staff were Executive Director (ED) Cory Vander Veen, Director of Operations (DO) Brian Tucker, Grants & Strategy Manager (GSM) Liz Cohen, Park Operations Manager (POM) Jarred Lilyhorn, Guest Experience Manager (GEM) Logan Bashford, Project Manager (PM) Bob Schmitz, IT Analyst (IT) Michael Coons, and Executive Assistant (EA) Maddy Evans.

2. ANNOUNCEMENTS & CHANGES TO THE AGENDA & CONFLICT OF INTEREST DISCLOSURE

POM Jarred Lilyhorn introduced a new Park Operations staff member, Jack Hays, to the EPRD Team. Jack introduced himself and shared about his experience in park operations and his educational background in Parks and Recreation Management.

3. JANUARY 28, 2025 REGULAR MEETING MINUTES MOTION

Director McGhee moved to approve the January 28, 2025 meeting minutes as amended. Director Eggers seconded and the motion passed unanimously.

4. GENERAL PUBLIC COMMENT

District Resident Ally Hilgefert commented regarding communications about play school hours and services.

District Resident Julie Ann Courim commented regarding the Evergreen Pickleball Club's fundraising efforts for dedicated pickleball courts in the future Buchanan Field House.

District Resident Victoria Hutchin commented on EPRD's communications on getting the word out about District projects/meetings.

District Resident Linda Jacobsen commented on EPRD's progress on the senior center.

5. CONSENT AGENDA

There were no items on the consent agenda.

6. DISCUSSION ITEMS FROM CONSENT AGENDA

There were no discussion items from the consent agenda.

7. YOUTH TOWN HALL REPORT

YAB Member Tyler Guyton shared insights from the youth town hall meeting that took place on February 2nd, 2025 with support from Resilience 1220 and their Youth Advisory Committee. The forum engaged about 30 high school students in discussions about things Evergreen does well for youth, and challenges/community needs, revealing themes such as a need for free places for students to hangout, diversity, and free parking. At the meeting, they also shared ideas about how EPRD could help, including more teen-focused activities, offering student discounts, and improved gym equipment.

8. COP UPDATE

ED Vander Veen thanked Director Rosenthal for his help in the cash flow review process. ED Vander Veen introduced Dean, Courtney and Todd from Butler Snow and RBC, who will serve as bond counsel. Their team has a strong history of experience in similar projects, and they will provide support with disclosures and statements for the bond. The team highlighted the necessity of analyzing cash flow projections to assess the impact of various bond durations and potential revenue losses due to unforeseen events, such as natural disasters. The Board raised a question regarding the flexibility of the \$16 million bond amount, which led to a discussion about the urgency of providing direction for financial planning. Todd reported a positive shift in financing rates and highlighted the importance of timing for selling the Certificates of Participation (COPs). Director Rosenthal discussed the long-term financial implications of the district's capital improvement projects, including the new pool and field house, funded by a \$16 million certificate of participation. He discussed the financial outlook for the District, indicating that while there may be negative cash flow in the initial years due to debt payments, the district would maintain a healthy reserve. He also addressed concerns about expenses



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potentially outpacing inflation and the implications for long-term financial stability, suggesting that the likelihood of severe negative outcomes is low. The analysis suggests that the district will be financially stable if it keeps debt payments manageable. As the Board discusses the projects that this COP will be funding, they will consider whether at \$16M, \$17M, or \$18M COP should be taken out.

9. BUCHANAN PARK AQUATICS EXPANSION

Brian Welch with EVStudio led the discussion. He outlined the objectives for the new aquatics facility, focusing on creating a multi-purpose pool that serves diverse community needs. The Board discussed the importance of prioritizing design features, including the balance between lap swimming and recreational use. Matt Svodoba with EV Studio and Connor Riley with Councilman Hunsaker contributed to the conversation, emphasizing the need for flexibility in the pool's design to accommodate various programming options. Brian outlined the contrasting designs of competitive and recreational swimming pools, focusing on the effects of natural light and amenities. He pointed out that while all designs can support competitive swimming, the emphasis varies from leisure-oriented features to more traditional competitive setups. The discussion included considerations for water depth and the types of activities each design would support. The Board emphasized the value in creating an indoor-outdoor feel. They pointed out the necessity of accommodating a wider range of users, including therapy and recreational swimmers, rather than solely focusing on competitive lap swimming. The conversation also touched on budget considerations and the importance of maximizing views and functionality. The team evaluated East and West design options for the pool facilities. They discussed the importance of effective access and the potential for additional programming. The Board and staff discussed potential loss of square footage in the workout facility with the west design, and the need to maintain cardio space. The team considered the cost differences between the west and east options, with the west design appearing cheaper due to the reuse of existing facilities. Concerns about parking and drainage were also raised, indicating the need for careful planning in both designs. They also discussed the implications for lifeguard staffing in both scenarios. The Board overall preferred to move forward with the East design option.

10. BUCHANAN PARK FIELD HOUSE

The team, including Brian Welch from EVStudio, the Board, and staff, reviewed schematic drawings for a new multipurpose field house facility, focusing on the integration of a walking track, multi-use courts, and pickleball courts. They highlighted the challenges posed by the existing Miller House, which may need to be demolished to facilitate the new construction. The discussion also covered the importance of maintaining simple roof lines to keep costs manageable. The team explored multiple design options and building orientations for the facility. They also explored having dedicated pickleball courts attached to the main field house, or separated from the main field house in another area of the park. They discussed the benefits of utilizing existing infrastructure to reduce costs and the challenges of site layout, including drainage and roof design. They also discussed benefits and challenges of having the pickleball courts as a separate facility. Some Board members expressed a preference for a consolidated approach, while others raised concerns about operational efficiency and community preferences. The Board highlighted the need to clarify the design of the proposed multi-purpose facility, and discussed the potential cost implications of relocating mechanical equipment. The Board is curious about the project's affordability and the necessity of community fundraising to cover additional features. The discussion also focused on ensuring that the project aligns with the community's strategic plan and addresses the needs of various sports teams. As a next step the Board proposed that they be presented with cost estimates for constructing the field house in each proposed location, and the cost estimates of the proposed locations for the pickleball courts.

BREAK 7:35pm-7:42pm

11. BUCHANAN PARK IMPROVEMENTS UPDATE



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The Board agree to move the Buchanan Park Improvements Update agenda item to take place after the Executive Session. GSM Cohen shared a project planning update. We are currently in phase 2 (planning & design with fundraising in progress). She discussed the budget for the park improvements, which has not changed since the Board's discussion at the November Board Meeting. Staff has developed a fundraising strategy to provide a guideline for project readiness for full development and implementation. Staff is recommending that 60% of total project funding is needed to trigger full project development, and 100% funding is needed to trigger implementation the following year. The playground, skatepark, and pavilion are the project elements that are closest to these thresholds, and the interest groups supporting each of these projects are continuing to fundraise in order to move the projects forward. A collaborative fundraising event is being planned for May 9th at the Evergreen Lake House.

12. EXECUTIVE SESSION

The Board agreed to move the Executive Session up to take place prior to the Buchanan Park Improvements Discussion.

MOTION

Director McGhee moved to enter into Executive Session pursuant to C.R.S. Section 24-6-402(4)(f), for discussion of a personnel matter regarding the annual performance review of the Executive Director. Director Eggers seconded and the motion passed unanimously. The Board entered Executive Session at 8:34pm.

MOTION

Director Eggers moved to exit Executive Session at 9:22pm. Director McGhee seconded and the motion passed unanimously.

13. OLD BUSINESS & UPDATES

There were no updates discussed.

14. INITIAL DRAFT OF THE MARCH 2025 BOARD MEETING AGENDA

ADJOURNMENT

Director Eggers moved to adjourn the February 25, 2025 Board of Directors Meeting. Director McGhee seconded, and the motion passed unanimously. The meeting was adjourned at 10:00pm.

Respectfully Submitted,
Madalyn Evans
Executive Assistant