



RECORD OF PROCEEDINGS

EVERGREEN PARK & RECREATION DISTRICT REGULAR MEETING January 27, 2026

1. CALL TO ORDER / ROLL CALL

Director McGhee called the regular meeting of the Board of Directors (Board) of the Evergreen Park & Recreation District (EPRD/District) to order at 5:01pm. Present from the Board were President Mary McGhee, Vice President Don Rosenthal, Second Vice President Betsy Hays, Treasurer Peter Eggers, and Secretary Ally Hilgefert. Youth Advisory Board Members Paul Howe & Xavier Gomez were also present.

Present from staff were Executive Director (ED) Cory Vander Veen, Director of Operations (DO) Brian Tucker, Financial Controller (FC) Paul Tosetti, Director of Development and Community Engagement (DCM) Nancy Judge, Grants & Strategy Manager (GSM) Liz Cohen, Executive Manager (EM) Maddy Evans, Lake House Manager (LHM) Krista Emrich, Park Operations Manager (PO) Jarred Lilyhorn, Assistant Financial Controller (AFC) Matt Anderson, Special Projects Coordinator (SPC) Anne Morrison, and Lake House Coordinator (LHC) Klaire Funderburgh.

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

The Board agreed to remove consent agenda item 4.6 (Financial Update) from the consent agenda for discussion.

Director Rosenthal announced that as of the end of today's Board Meeting, he will be officially resigning from the EPRD Board of Directors, as he is moving to Boulder. The Board and staff expressed appreciation and gratitude for Director Rosenthal's service on the Board.

PO Lilyhorn announced three new members of the Park Operations Team – Jonathan Florence, Brian Zoran, and Michael Pirau. Each of these team members introduced themselves to the Board and shared their background.

3. GENERAL PUBLIC COMMENT

District Resident Karyn Pedersen spoke in support of Monty Estis being appointed to the EPRD Board of Directors.

District Resident Cheryl Harris spoke in support of Monty Estis being appointed to the EPRD Board of Directors.

District Resident Brad Strong spoke in regard to interest in opening an ice rink in the Evergreen area.

District Resident Erin Graham spoke to express interest in filling the vacancy on the EPRD Board of Directors.

District Resident Rebecca Davis spoke to express interest in filling the vacancy on the EPRD Board of Directors.

District Resident Lauren Gardiner spoke in support of Monty Estis being appointed to the EPRD Board of Directors.

District Resident Monty Estis spoke to express interest in filling the vacancy on the EPRD Board of Directors.

District Resident Kathy Fasold spoke in support of Monty Estis being appointed to the EPRD Board of Directors.

4. CONSENT AGENDA

4.1 - December 2025 Board Meeting Minutes

4.2 - Capital Project Public Communications Update

4.3 - Resolution Designating Official Posting Locations

4.4 - Resolution for Waiving the Colorado Labor Requirement for Skatepark

4.5 - 2025 Participant & Pass Usage Update

4.6 - 2025 Financial Update (Removed from consent agenda for discussion)

MOTION

Director Eggers moved to approve items 4.1-4.5 on the consent agenda. Director Hays seconded and the motion passed unanimously.

5. DISCUSSION ITEMS FROM CONSENT AGENDA

4.6 - 2025 Financial Update

FC Tosetti presented the 2025 financial profit & loss. A solid surplus was reported, driven by strong facility rentals, particularly at the lake house, while program revenue saw a slight decline. The importance of deferring revenue recognition for programs scheduled in early 2026 was emphasized. The discussion also covered the overall financial health, with it being mentioned that accounts receivable and deferred revenue were in good shape.

MOTION



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Director Hays moved to approve consent agenda item 4.6 (Financial Update) as presented. Director Eggers seconded and the motion passed unanimously.

6. AQUATICS EXPANSION UPDATE

SPC Morrison discussed progress updates with the Aquatics Expansion at Buchanan Park Recreation Center. She noted significant progress in construction and the involvement of various contractors. The Board Subcommittee (Directors Eggers and Hays) have been actively involved in the planning discussions. SPC Morrison presented design features including a new competitive pool and a potential outdoor gathering area with a splash pad. The construction timeline was outlined, aiming for completion by late February 2027, and the importance of using advanced materials like the Myrtha pool to enhance durability was noted. The team is actively working with contractors and addressing challenges to stay on schedule. The design is approaching completion, and the team is preparing to finalize construction drawings. The Board recognized Cory, Anne and the EPRD staff for their collaboration with Pinkard and EV Studio to achieve cost reductions through value engineering, and their outstanding leadership in managing the project. Staff requested Board approval to proceed with the CMGC contract with Pinkard as discussed.

MOTION

Director McGhee moved that the EPRD Board authorize Amendment No. 1 to the CMGC contract with Pinkard Construction in the amount of \$852,496 for on-site preconstruction services and early procurement of long-lead items, including the pool dehumidification unit, for the Buchanan Park Recreation Center Pool Expansion project; authorize EPRD to sole source and directly procure the pre-fabricated Myrtha pool system in the amount of \$740,000 per the attached quote; and authorize staff to proceed with finalizing a Guaranteed Maximum Price (GMP) contract with Pinkard Construction in an amount not to exceed \$9,500,000 upon completion of 100% Construction Documents. Director Eggers seconded and the motion passed unanimously.

7. PAVILION PHASE 2 – EVENT SPACE/GREEN ROOM DISCUSSION

ED Vander Veen provided an update on the progress of the pavilion project and outlined the benefit of constructing the Phase 2 foundational footings concurrently with Phase 1. The estimated cost for the Phase 2 foundation work, including associated design and engineering fees, is between \$30,000 and \$40,000.

The staff recommended proceeding with this work now to avoid future remobilization and increased construction costs down the road. Once completed, the Phase 2 preparatory work will be covered and concealed until Phase 2 construction begins.

****BREAK 6:37PM-6:48PM****

8. BOARD COMMUNICATIONS PROPOSAL

Director Hilgefert presented a Board Communication proposal, developed with Director Rosenthal, to establish standards for EPRD Board communications. The proposal aims to improve public engagement through a shared Board email address and ensure transparency, accuracy, and trust. Key elements include a shared inbox accessible to all Board Members with response-time guideline, and clear distinction between personal opinions and official Board positions when communicating publicly.

Director McGhee expressed concerns about using certain words out of context in public discussions, noting they could mislead the public and harm the Board's reputation. An example she gave is that a project should not be referred to as "cheap" when a COP is used to fund it, plus interest being paid on said COP; or using the term "underserved" when describing a user group that already has a tax-payer funded, free-to-access amenity available to them. She suggested requiring Board Members to submit public speeches for Board approval. The majority opposed this requirement, citing challenges to open communication. Director McGhee felt it should be incorporated into the policy. Several Board Members viewed this as a separate issue and recommended focusing on the proposed policy.

Director Hilgefert noted that the need for this policy comes from an incident where the public received misinformation that failed to establish the Board's official stance regarding prior approved decisions. Board Members agreed that focusing on factual information and clarifying personal opinions will help maintain community trust, and



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that following these foundational principles would help support community faith in our partnership of EPRD staff and activities.

Minor edits were made to the standards proposal, including allowing staff to handle certain requests and respond to emails when appropriate, and permitting any Board Member—not just the President—to respond within the proposed 48-hour window, especially when relevant expertise applies.

Rather than adopting a permanent policy, the Board agreed to implement the standards as a 90-day trial and assess after the trial period.

MOTION

Director Hilgefert moved to trial the EPRD Board Communications standards for the next 90 days, as amended, effective immediately. Director Rosenthal seconded and the motion passed unanimously.

9. OLD BUSINESS & UPDATES

ED Vander Veen discussed the upcoming February 5th Quarterly Community Update meeting, highlighting the focus on community updates and the importance of Board member participation in presenting information. The meeting format will be virtual, allowing for easier recording and access to information for the community.

10. GENERAL PUBLIC COMMENT

There were no public comments.

11. EXECUTIVE SESSION

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, at 7:52pm. Director Eggers seconded and the motion passed unanimously.

Re-entered regular session at 8:45pm.

12. BOARD VACANCY DISCUSSION

Director Rosenthal dismissed himself prior to this discussion, representing his official resignation from the Board. Director Hays proposed virtual interviews for Board candidates through public work sessions, with each interview being 30 minutes long. The Board emphasized the value of fairness in this process. They collaborated to draft a list of interview questions which will be sent to each candidate. Each candidate will also be required to submit a letter of intent with an introduction to who they are and why they are interested in the position. The Board also agreed that Director Hays will become First Vice President and the newly appointed Board member will be Second Vice President. The Board will vote on the appointment at the February 2026 Board of Directors meeting.

13. INITIAL DRAFT OF THE FEBRUARY 2026 BOARD MEETING AGENDA

Consent Agenda (January Meeting Minutes; Capital Project Public Communications Update), Vacant Board Position Appointment, Appointed Board Member Oath of Office, Seating of Appointed Board Member, Aquatics Expansion Update, Pavilion Update

14. ADJOURNMENT

MOTION

Director Eggers moved to adjourn the January 27, 2026 Board of Directors Meeting. Director Hays seconded, and the motion passed unanimously. The meeting was adjourned at 9:21pm.

Respectfully Submitted,
Madalyn Evans
Executive Manager