RECORD OF PROCEEDINGS

EVERGREEN PARK & RECREATION DISTRICT
REGULAR MEETING
October 26, 2026

1. CALL TO ORDER / ROLL CALL

Director Eggers called the regular meeting of the Board of Directors (Board) of the Evergreen Park & Recreation District (EPRD/District) to order at 5:00pm. Present from the Board were President Peter Eggers, Vice President Mary McGhee, Second Vice President Ally Hilgefort, Treasurer Betsy Hays, and Secretary Rebecca Davis. Youth Advisory Board Member Paul Howe was also present.

Present from staff were Executive Director (ED) Cory Vander Veen, Director of Operations (DO) Brian Tucker, Director of Development and Community Engagement (DDC) Nancy Judge, Executive Manager (EM) Maddy Evans, HR Manager (HR) Jillian Heisler, Financial Controller (FC) Krista Emrich, Guest Experience Manager (GEM) Logan Bashford, Special Projects Coordinator (SPC) Anne Morrison, Parks Operations Foreman (POF) Bob Renz, and Lake House Concierge (LHC) Rachel Holterman.

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

ED Vander Veen introduced Stuart Collins from Evergreen Mountain Area Historical Society (EMAHS), who presented the recognition of the Buffalo Park School, now located in Marshdale Park, being inducted as a Jefferson County Historical Landmark. Stuart thanked EPRD for their collaboration and efforts in making this possible.

ED Vander Veen introduced Rachel Holterman, EPRD's new Lake House Concierge. Rachel introduced herself and her background to the Board.

The Board added a bank authorization resolution as Consent Agenda item 4.4.

3. GENERAL PUBLIC COMMENT

There were no public comments made.

4. CONSENT AGENDA

4.1 - September 2026 Board Meeting Minutes

4.2 - Q3 2026 Facility & Pass Usage Update

4.3 - Projects Webpage Updates

4.4 - Res. 2026-009 A Resolution Authorizing Opening and Maintaining Bank Accounts

MOTION

Director McGhee moved to approve all items on the consent agenda. Director Davis seconded and the motion passed unanimously.

5. DISCUSSION ITEMS FROM CONSENT AGENDA

There were no items pulled off the consent agenda for discussion.

6. AQUATICS EXPANSION UPDATE

SPC Morrison reported that concrete pours have been completed for the Aquatics Expansion project. Other updates included upcoming vertical construction, site backfilling, and the finalized sewer tap. The Board discussed outstanding sewer and water tap transfer fees, potential tap purchases, and ongoing efforts to clarify agency requirements through meetings and legal consultation. Interior finish selections, replacement windows, and possible plumbing upgrades in existing bathrooms were reviewed. The contractor transition and contract enforcement were also discussed, with conversations about lightning protection in progress with contractors.

7. Q3 2026 FINANCIAL UPDATE

The team reviewed the 2026 financial update, noting declines in core recreation program revenue that were partially offset by reduced subscription costs. The discussion covered factors affecting operations, including weather, staffing levels, facility usage, and boating-season performance. Capital improvement projects (CIP) progress was also reviewed. The team also reviewed interest revenue sources, in-district purchasing, gymnastics revenue, and concessions and merchandise sales. Additional discussion clarified distinctions between district property taxes, out-of-district program fees, and buy-in rates, noting that out-of-district fees are 25% higher and that the Board has discretion to adjust the buy-in fee.

8. 2027 BUDGET PROPOSAL

The team conducted a comprehensive review of the proposed 2027 operating and capital budgets, discussing revenue and expense assumptions across recreation programs, aquatics, facilities, events, and administrative functions. Conversation focused on aligning services, staffing, and programming with community demand while maintaining long-term financial sustainability.

Board and staff reviewed potential changes to program offerings, facility utilization, membership structures, user fees, and event operations. The group discussed opportunities to improve customer experience, increase operational efficiency, and balance affordability with the costs of maintaining and operating District facilities. Election-related costs and voting accessibility options were also considered, with additional information requested before final decisions are made in November.

They examined capital improvement priorities, including facility maintenance, infrastructure investments, safety enhancements, equipment replacement, energy-efficiency initiatives, and technology improvements. Discussion also included the role of grants, donations, reserve funds, and other funding sources in supporting capital projects and reducing reliance on operating revenues.
Opportunities for strategic growth were reviewed through community partnerships, potential property and facility enhancements, sponsorships, fundraising efforts, and expanded programming. Throughout the discussion, there was an emphasis on preserving existing assets, addressing long-term maintenance needs, and making investments that support future recreation services while maintaining fiscal responsibility. Several operational, pricing, and capital-planning items were identified for additional evaluation before adoption of the final 2027 budget.

*** BREAK ** 7:29pm-7:39pm*

9. 29250 US-40 PROPERTY DISCUSSION

The group reviewed the opportunity to acquire a 0.462-acre parcel through RTD's disposition process, including the appraised value and purchase timeline. Discussion focused on the property's potential to support event operations, parking, shuttle access, recreation, and other community-serving uses, while noting that some site details and boundaries remain under review. Participants also considered how the parcel could help address existing parking and accessibility challenges and support future facility and event needs.

MOTION

Director Hays moved to approve offering $100,000 (25% match funds from Open Space) from COP funds to purchase this land to help alleviate the stress on the local community from our future events. Director Hilgefort seconded. Directors Hays, Hilgefort, Eggers, and Davis voted in favor. Director McGhee abstained from voting. The motion passed with a 4-0 vote.

10. 2027 BOD MEETING CALENDAR

The Board discussed and confirmed the 2027 Board Meeting schedule.

11. OLD BUSINESS & UPDATES

There was no discussion during old business & updates.

12. GENERAL PUBLIC COMMENT

There were no public comments made.

13. EXECUTIVE SESSION

MOTION

Director Hays moved to enter Executive Session pursuant to C.R.S 24-6-402(4)(a), concerning the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest, to explore real estate located at 2975 Bergen Peak Drive in Evergreen. Director Davis seconded and the motion passed unanimously. Executive Session was entered into at 8:26pm.

Director McGhee moved to close the Executive Session at 8:56pm. Director Eggers seconded and the motion passed unanimously. Regular session was re-entered at 8:57pm.

The Board revisited prior discussions regarding the property and considered next steps for acquisition negotiations. Members discussed moving forward with an offer/negotiations contingent upon securing both parcels involved in the project: the 5.2-acre property with an existing house and an adjacent parcel that is Jefferson County Open Space (JCOS) property. Approximately $1.2 million would be funded through a pledge from JCOS.

The Board discussed the potential to develop the property as a dog park along with other compatible recreational amenities, creating a cohesive recreational destination. The project would require staff resources and outside expertise to prepare a comprehensive development plan that incorporates both parcels. Board members noted that the property aligns strongly with EPRD's established dog park criteria, citing its favorable terrain, scenic views, shade, connectivity to open space, central location, and positive feedback from neighboring residents. The Board reiterated the seven evaluation criteria and agreed that the property effectively meets all of them.

Discussion also highlighted the site's operational advantages, including its relatively straightforward maintenance requirements. The concept under consideration is a fenced, membership-based dog park that would provide sufficient space for off-leash use while allowing owners to maintain visibility of their pets. Potential challenges were also identified, including the need to clearly distinguish the dog park from surrounding open space areas and to carefully manage trail access and wayfinding to mitigate user confusion.

Board members emphasized that one of the property's greatest strengths is its flexibility. Unlike other potential dog park sites, this property could accommodate a variety of recreational and community uses beyond a dog park. The existing building was identified as a valuable asset that could provide opportunities for community meetings, gatherings, and other public uses.

MOTION

Director Eggers moved to authorize staff to pursue purchase of both parcels and to subcontract up to $5000 for landscape design with Valerian, and devote staff labor to formulation of contract proposal. Director Hilgefort seconded and the motion passed unanimously.

14. INITIAL DRAFT OF THE NOVEMBER 2026 BOARD MEETING AGENDA

Consent Agenda (October Meeting Minutes; Projects Webpage Updates; Public Art Proposal – Skatepark); Aquatics Expansion Update; Public Hearing for the 2027 Budget; 2027 Budget Approval; Adventure Playground Discussion; Park Signage Discussion; Executive Session

15. ADJOURNMENT

MOTION

Director Davis moved to adjourn the October 26, 2026 Board of Directors Meeting as of 9:13pm. Director Hays seconded, and the motion passed unanimously. The meeting was adjourned.

Respectfully Submitted,
Madalyn Evans
Executive Manager

EVERGREEN PARK & RECREATION DISTRICT
BOARD OF DIRECTORS
October 26, 2026

Resolution Number: #2026-009

A RESOLUTION AUTHORIZING OPENING AND MAINTAINING BANK ACCOUNTS

WHEREAS, Evergreen Park & Recreation District (EPRD) is a Special District in the county of Jefferson in the state of Colorado, originally formed in 1969;

WHEREAS, the Board of Directors of the Evergreen Park & Recreation District recognizes the need to establish and maintain appropriate banking relationships to ensure the efficient management, security, and oversight of District funds;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE BOARD OF DIRECTORS OF THE EVERGREEN PARK & RECREATION DISTRICT THAT:

Section 1: Evergreen Park & Recreation District is authorized to open and maintain one or more deposit accounts, including checking, savings, money market, certificate of deposit, and other banking accounts, with PNC Bank.

Section 2: The individuals listed below are authorized, on behalf of the District, to open, maintain, access, and transact such accounts, and also may execute account agreements and other banking documents, deposit and withdraw funds, sign checks, initiate or approve electronic transactions, establish online banking services, and otherwise conduct banking activities on behalf of the District, subject to the terms and conditions established by the bank.

- **Cory Vander Veen** | Executive Director
- **Krista Emrich** | Financial Controller
- **Brian Tucker** | Director of Operations
- **Betsy Hays** | Board of Director, Treasurer

Section 3: PNC Bank is authorized to rely upon this resolution until written notice of its amendment or revocation has been received and accepted by the bank.

Section 4: This resolution to be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 26th day of October, 2026.

APPROVED BY: _____, Pres.

Peter Eggers, President of the Board of Directors