



CROWN MOUNTAIN
PARK & RECREATION DISTRICT

**“Creating community legacy through parks and recreation”
September 11, 2019**

Board Members Present: Tim Power Smith, Robert Hubble, Kirk Schneider, Jenn Riffle, Bonnie Scott

Staff Present: Becky Wagner, Nate Grinzinger

Commissioners Present: Jeanne McQueeney, Matt Scherr, Kathy Chandler-Henry.

Public Present: Ted Bristol, Jeff Schroll, Ben Gerdes.

Call to Order:

Meeting called to order at 6:01

Public Comment:

Dianna Elliot wrote an email for public comment on 9/11/19. Her comments are below

“Good evening Crown Mountain Board members and Crown Mountain Staff,
My name is Diana Cordova Elliott and I reside at 81 Lewis Lane, Basalt, CO. I am the BHS head tennis coach. I am unable to attend tonight meeting as I have a mandatory Coach’s Booster Club meeting tonight at Basalt High School.

Our teams use the CM courts for our matches and sometimes our practices, mostly in the Spring for the girls practices. I would like to suggest the following to winterize the brand new tennis courts. Which we are very appreciative of and they look and play great.

1. Please remove the screens on the back fences of both courts for the winter. Leaving the back screens on these two back walls, prevents the sun from melting the snow on the courts and we have had to shovel this off to get the courts ready for spring play.

Although we are able and willing to shovel the courts, I would rather not do too much of this, since the courts were just redone and I don’t want to damage or scrape them in any way.

2. When it comes time to replace the wind screens I would like to suggest you use half screens. We use these at the Basalt Middle School courts and they have worked fine. This allows the sun to get to the courts and melt the snow faster and it allows spectators to watch their kids play tennis.

3. On a side note, I would still like to explore the possibility of a set tennis season usage fee for both practice and match play. We are a non-profit organization and we are self funded as a team. We do not get any funds for court fees and our kids’s parents are CM tax payers. I am open to coming in and discussing this with CM staff.

Motion to approve 07-2019 payables

Jenn asked what the USA BMX payables are associated with. Becky commented that riders pay an annual fee to USA BMX insurance. Crown pays the amount up front to USA BMX and riders pay Crown back.

Jenn also asked about the \$110 in the payables from the post office. Becky replied, that cost is for stamps. Robert motions to approve the payables. Kirk seconds. All in favor.

Approval of July 2019 Regular Board Meeting Minutes

Tim motions to approve. Robert seconds. Jenn abstains as she was not present.

E. Valley Road Intersections

Ben Gerdes, County Engineer, is in attendance. Becky asked him about the E Valley Rd intersection and if there are any updates. Ben said that CDOT requires that intersection improvements need to operate effectively for 20 years. In 2014 there was a public process to identify an alternative. That alternative was estimated at \$4 million to move the roundabout 500 feet.

The side road is currently backing up behind an existing signal. The last group to push this issue was the Fields Development. They were interested in paying for an interim phase that would potentially be approved for 20 years at a lower cost. Eagle County currently collects road impact fees that could potentially help fund the intersection. There is also an avenue for federal funding. This project was added to a list associated to accessing federal money. Ben said overall, not a lot of progress to date.

Jeanne commented that road impact fees are slow to generate overall.

Jeff Schroll: I received a call from a new project manager from the Fields project. He mentioned that about a year ago there was a group of potential partners who could come to the table to help pay for an intersection. He is hoping to get a group of players to pool money to improve the intersection. Jeff has been a part of major road construction and he feels you need to get the right group of players in the room for success. He will certainly look to us for logical partners and conquer this thing once and for all.

Jen: What can be built at Crown currently? There were development rights for a building at Crown of up to 100,000 sq. ft. The expiration date for those rights were 2018 as far as I know.

Becky: The current PUD says that Eagle County would have to take action in order for it to expire.

Kathy: Maybe you want to put in a request to extinguish? That is up to you.

Jeff: I met with Rebecca and Nate and I would like to make the PUD process easier. As you continue to improve the park, I'd like to let you know that Eagle County is out of your way so you can do what do best.

Forest Service Parcels

Kathy: The Farm bill now allows the forest service to lease the land. Maybe we can put in a combination of amenities that the community desires.

Jeanne: The Forest service sees this land as 2 parcels, one that should stay as open space and one that could be developed or leased. We have a good history of working with Pitkin County Open Space and they are interested in preserving some of the land. They want to be at the table on this land.

Kathy: The next step is a coalition of entities to get together and talk. If there are uses that the community would want, we can find out.

Becky: The upper parcel lots directly adjacent to Crown are key to the park's goals. We have gotten a lot of feedback about that land. The community seems to agree the 2 square lots are fitting for Crown to own and manage.

Robert: Just to be clear, we are talking about the lots the fire department used for staging during the fires? We would be interested in those upper parcels for potential recreation amenities and events.

Nate: we are knocking on the door of a safety issue in our future. On weekday nights, people are parking on both sides of the road outside of designated parking areas. With 67,000 athlete visits a year and kids running all over the park, this is a concern.

Strategic Plan:

Goals:

1. Maintain existing park assets.
2. Bridge communities & partnerships
3. Stimulate economic impact
4. Build indoor facilities for year-round recreation

Becky: We have used the park to stimulate the local economy, but we want to take our impact to the next level. Our Bike Park will: drive traffic from all over the state, create programming for all ages, and significantly support local business.

We would love some support with the Neighborhood Partnership grant from Eagle County.

At the beginning of the year, Crown ran a needs assessment on sports recreation amenities in the valley.

The findings showed a significant lack of facilities for hockey, gymnastics, and indoor turf.

The Crawford family is aware of the need and is willing to consider a facility on their private land.

Crown recently reached out to Green Play to complete a feasibility study on an indoor facility in the mid valley. The results of the Feasibility Study are in. The next step would be for Crown to contract an architecture firm to create conceptual drawings of a facility.

Kathy: I think it would be a great fit and great location for such a facility.

Kathy: You recently passed the mill levy. How has that been for stabilizing the park.

Becky: We have made a variety of improvements for the park. We have updated the bathrooms, made significant improvements to the very popular pond and purchased equipment to manage our grass. The grass is currently in the best shape it has ever been. We have asphalted the BMX racetrack turns, increasing rider safety.

Jeanne: If you were to build the facility would that be fee based?

Becky: The fee structure would be similar to the Edwards Fieldhouse.

Jeanne: There has been a change to the Neighborhood Partnership Grant. It is now looking to fund entities that do not have a revenue stream. They are intended to leverage the neighborhood coming together for community development.

John: Minturn's Park is looking for \$30,000 for their build. They started a Go Fund Me for financial support. They are also asking GOCO for \$250K.

Jen: How can we be great neighbors?

Jeanne: We might be able to clear out the abandoned building and take a dive into improving it.

Jeff: We can find a way to get some storage space for Crown. On the flip side of that we can try to figure out the intersection for you guys as well.

Jeanne: I know you want to apply for a special use permit so you can be a mass gathering place.

Becky: We will apply in January for the mass gathering. One important topic that is related is the Forest service considering seeding the lot that we use for parking. If they seed next year, we won't be able to park in those lots for our large events. This seeding plan could cancel our events.

Jen: Can we take a few steps back? The strategic plan is a fantastic start. I don't recall the origins of this plan. Where did this come from?

Tim: The board completed the plans in December and February.

Jen: I would like to revisit the strategic plan in the future.

Green Play, Feasibility Study

Bonnie: On page 2. For the Turf Sports fields, who all would use the turf.

Becky: Soccer, LAX, football, baseball, softball, yoga, fitness, kids' camps, events, etc.

Kirk: What facilities were used as comparable?

Becky: Edwards Fieldhouse, Carbondale Recreation Center, Glenwood Recreation Center.

Tim: Where is the closest turf facility to us now?

Becky: Edwards Fieldhouse.

Jenn: What is the funding mechanism for this facility?

Becky: We need to first look at what is going to be in the facility, and get the concepts rock solid, capacities, membership projections, etc. Then we can move onto those bigger questions.

Jen: This is my classic line. When I go into Sure Thing Burger, I need to know what kind of cash I have in my pocket. We need to be looking at our options for funding mechanisms moving forward.

Tim: I see your question. Its kind of a cart and the horse thing. We first need to look at what income streams are projected at.

Becky: Moving forward we reach out to the community and produce conceptual on architecture.

Tim: First of all, an amenity like this in our community would be fantastic. Looking at revenues, we might be a little high. Maybe we push back on those for year 1 a touch. I know consultants have looked at this. Your cost items are looking good. Your year 1 volume seems high.

Nate: This question is for the commissioners. What impact has the fieldhouse and rec center had on your community?

Jeanne: It is one of the top things people love about their community. Now facilities and popularity is growing. The idea is, how do you get it funded?

We hear nothing but good things about Crown Mountain Park. Its impressive what you are able to do. I did take note of the seeding issue for the park. Please feel free to reach out so we can help you.

Jeff: I had 18 months of sleepless nights trying to pay for the \$13 million rec center. I'd be happy to help in any way I can. I worked with Green Play and architects. Let me know how I can help.

Jenn: Tim, what percentage do you think you would push back on for revenues?

Tim: I don't think it is too far off. I'd have to run through the numbers more in depth.

Becky: Currently Carbondale has 840 members. That number is consistent with a building of only 14,000 sq ft.

Tim: There is a demand and it would be a great amenity at these membership price points.

Bonnie: These numbers are based on before Ace Lane and the ski co housing coming in.

Tim: That is a good point. Those populations should help significantly.

Jen: Do we feel confident about our staffing?

Becky: We based our staffing on Edwards and Carbondale's model. We would come in above their current staffing costs.

Jen: is there any thought about existing staff that is currently at Crown Mtn Park?

Becky: There will be some overlap.

Jen: How are you looking at structuring staffing.

Becky: There would be two separate accounts in one budget.

Jen: there is no snow removal and limited building maintenance in the budget.

Becky: Currently our Crown Mtn Park staff is very slow in the winter and would love to have work in the winter at the facility.

We have bids from Barker Rinker Seacat and Poss Architecture.

Becky: Does the board want to move forward on conceptual?

Tim: Absolutely. I love where we are going with the concepts and we should focus on conservative projections.

Jenn: Are we all on board with current programming? It would be worth us spending an hour or more on what we want this building to function as. Let's get down to the nitty gritty on details of exterior and materials and programming and what's in the building.

Becky: That's what is written into the proposal to do a community feedback forum.

Jenn: But have we looked at square footages of the facility for each amenity?

Tim: When I was in the industry, we always let the professionals establish those details. Why would we consider ourselves the experts?

Jen: Before we approve the community feedback forum, I would like to see details on what is offered from Barker Rinker Seacat at that price.

Kirk: Agreed.

Jenn: Did the audit report get emailed to us? Will you please make sure it is posted to the website?

Can John add a percentage column to see if we are over or under on our monthly budgeting?

Can we make Crown Mtn Park renewable? Check out holycross.com/pure

On our agendas, can you have what items we are working on for the next meeting listed?

Board moves to adjust the board meeting to October 2nd.

Motion to adjourn by Bonnie. Tim seconds. All in favor.

Chairman Signature_____