



“Creating a Community Legacy through Parks and Recreation”  
Eagle County Building  
March 9, 2022

**Board Members Present:** Leroy Duroux, Ted Bristol, Tim Powersmith, Bonnie Scott (via phone)

**Excused:** Kirk Schneider

**Staff Present:** Becky Wagner, Nate Grinzinger (via phone)  
Jon Erickson- Marchetti & Weaver (via phone)

**Public Present:** Hutch Hutchinson, Jenn Mueller, Mark P, John Blatz (AVSC), Bill Reynolds (Mid-Valley metro)

6:00 **Public Comment:** Jon Blatz (AVSC board member) is exploring options for a mid-valley community facility. AVSC is interested in the forest service building for their facility and would like a long-term lease with Crown Mountain Park. They would pay for the building and cover all operations of the facility.

Hutch Hutchinson is here as a parent. Rider his son is on the Crown Mtn Bike Team. He is here in support of AVSC putting a trampoline park at Crown Mountain Park.

6:05 **Approval of Agenda**  
Ted motions to approve. Tim seconds. All in favor.

6:08 **Approval of March Minutes**  
Ted motions to approve. Tim seconds. All in favor.

6:15 **Approval of December Accounts Payables**  
Tim motions to approve. Ted seconds. All in favor.

6:25 **Recreation Update**  
**Forest Service Lots:** Jenn and Mark are here to learn more about the forest service lots. They wanted to know if the Crown Mountain Park board is interested in acquiring any of the property. The district has been part of all the conversations regarding the forest service lot's and would like to acquire 7-9 acres of the land for additional recreational amenities in the future. Becky mentioned that Eagle County and Pitkin County will have a variety of public meeting for the community to give feedback on the property.

Crown's biggest needs for the forest service lot is pedestrian access to the park, emergency vehicle access, and parking. We would reach out to the community to understand additional amenities desired for the land. Many pieces of the puzzle are still missing, once we understand the amount of land we can acquire from Eagle County and what Sheldon's plans are across the street we will have a better idea on what the needs are for the forest service land.

### Abandoned Building Updates:

Biggest needs of the district right now is employee housing and equipment storage in the future. The abandoned building is currently sitting in the middle of park maintenance operations. The district could consider using the building for additional storage, dormitory employee housing and lease space. AVSC would like to renovate the building for trampolines, fitness, classroom studios, camp meeting spaces and office space in the future. Leroy mentioned the biggest hurdle is the intersection. Becky mentioned that during her last meeting with Brook Stott from the fire department she said the building would need another entrance and exist to become a community building. With the size of the building there would need be another 54 parking spaces added to park, the only location for those spaces would be on top of our park office. Without the forest service land in the picture it will be hard for the building to be used for anything community oriented. Ted mentioned that it will be tore down this year, if Crown can't come up with a plan for it.

Employee Housing: Bill Reynolds is here from Mid-Valley Metro and is proposing to the board an employee housing opportunity on his land close to the park. He would like Crown Mountain Park and Colorado Extreme to partner with him on 9 affordable housing units. He would donate the land and run all the utilities. Mid-Valley Metro would like to put in RCI homes that are single family homes for the middle to upper management staff. He has also thought of a couple condo units above an office building. Leroy wanted to know more details on how this would be setup. Bill said this is just conceptual at this point, but will begin to work on more details on how this would work. Becky feels housing is becoming an issue for all entities and if we could figure out a way where employees can buy the units and build equity that would be fantastic. More research on how this can work needs to happen first, but we should consider this great opportunity.

### Financials:

Jon Erickson is on the phone with Marchetti and Weaver to look at Crown's financial projections for the next 10 years. In Jon's financial model he used a conservative 25% increase in assessed values to determine the tax revenues. Jon is expecting a 30-40% increase in assessed values in 2024. This model doesn't include new houses or commercial real estate that has not been built yet. Jon mentioned that our fund balance in 2022 goes from 1 million dollars to 5 million dollars in 2033. Tim asked why the capital projects jump in 2025 and 2026, Jon mentioned during those years the district has large capital projects such as a new playground and an asphalt overlay. The capital projects in the projections are assumptions on when things will need to be replaced. Jon doesn't feel economic slow-down is going to happen in Mountain Towns. Becky mentioned that with debt service going away next year home owners will see the amount of taxes coming to the park drop roughly 400k, in 2024 Crown will get most of that money back with the change in assessed values. That being said going to the tax payers to renew the debt service is not needed; unless the district has a direct ask for the tax payers. The board agrees renewing the bond is something Crown shouldn't consider moving forward with at this time.

7:45 **Motion to Adjourn**