



“Creating a Community Legacy through Parks and Recreation”

December 13, 2023

Board Members Present: Leroy Duroux, Ted Bristol, Shelley Lundh Freeman, Trevor Lalonde, Heather Lewin

Excused: N/A

Staff Present: Becky Wagner, Nate Grinzinger

Public Present: Amy Nolan. Andrew Mann. Joey Klein. Allison Sewell.

6:00 **Agenda:** Board Motions to move the payables to next meeting. Trevor motions. Heather seconds. All in favor.

6:02 **Public Comment:**
Amy Nolan is new to the Carbondale Community. She is the founder of a mountain bike program that came out of Crested Butte. She is interested in the fee structure for the bike park and feels the previous fees are too high. She believes the sport is already inherently expensive and she thinks high fees just pass cost onto local families, making mountain biking even tougher to get into.

Andrew Mann is here representing YEWFLOW. He was a previous employee of the district that helped build the bike park. His company paid \$3093 for the previous season. He wants to make sure the fees are fair across the board and feels they are too high. Andrew mentioned that when he pays for the bike park, he is sharing use with other entities where as soccer pays for a field and get the field to themselves. Andrew sometimes sees entities using the park who are not paying for it. He really wants to use the park more but could not justify it with last years pricing structure.

Joey Kline has been involved with shared use trail planning going on 25 years in 15 countries and almost every state. This bike park phenomenon is very new. He worked for IMBA and helped with Valmont Bike Park in Denver. He has spent most of the year working on Navajo Nation where the bicycle is the tool to getting kids more involved. He stated that we have this Ferrari of a bike park and you can't just hand those keys to teenagers. They need a coach and an organization to foster that growth and programming. He complimented Andrew and said it is rare a guy can ride at such a high level and still coach beginners and intermediates.

6:05 **Approval of November Minutes**
Ted motions. Heather seconds. All in favor.

Forest Service Building

Becky feels we need to think critically about revenue generating options for the abandoned building as the cost will be high and the subsidy will also likely be high to run the facility. The highest revenue generators in the industry are turf sports, fitness and gymnastics. We currently don't have indoor turf in the Valley and we also have a huge user base of Latino's who would use the building heavily. This building

can not be the “something for everybody” option. Becky & Nate believe the building needs to be very focused on fitness and turf sports with little to no staff other than cleaning crew. Becky thinks we can pull 200 members based off of similar facilities in the area. This would serve a different population of people in the Mid-valley that are not currently using indoor recreational facilities regularly. Shelley feels 200 members is very high. Becky is concerned about location in the back of the park. Ted is not concerned about the location. Becky commented that we envision contracted programming and personal training. Becky and Nate do not believe we should staff this building. This building would be run by AI similar to Minturn recreational facility and we would hire subcontractors to clean the facility.

Ted believes it would be a terrible decision to walk away from this building.

Shelley disagrees and feels it may be a good decision to walk away from the building.

Heather asked what staff needs from the board. Permission to move forward with a conceptual plan for the building that includes turf and fitness. Heather is concerned we may spend too much money on ideas that never come to fruition. Leroy clarified that staff is concerned about recovering cost on operations. Becky confirmed that is our concern. Becky wants approval from the board to move forward on getting a conceptual budget to renovate the building with turf and fitness. Leroy does not feel it is time to spend a lot of money on the building until we have the concept of operations complete.

Trevor asked if the county has any record of the building quality. The board would like to start with a structural engineer assessment of the building.

Becky will have a structural engineer give an assessment of the building, followed up with quotes for a conceptual budget to renovate the building.

6:50 **Procurement Policy Resolution & Employee handbook**

Becky is recommending we take on the new recommended SDA procurement policy of \$120,000.

Trevor motions to approve. Ted seconds. All in favor.

Becky has made changes to the employee handbook regarding sick time maximums and employee policies. She feels the changes will help guide staff in the future on expectations.

Ted motions to approve the handbook and resolution as amended. Trevor seconds. All in favor.

7:15 **2023 Cost Recovery Analysis & Recommended Rates**

Becky summarized CMP’s service categories and the cost recovery continuum. This was a project with 110% consultation to analyze all costs park wide. Becky and Nate added in all indirect and direct costs for all uses of the park to have cost recovery percentages of everything we do at the park. This lays out the cost recovery percentage goals for programming, special events, and rentals we have at the park, in turn guiding us on our fee structures at the park. Overall, the district is meeting cost recovery goals after 3 years of work. Due to inflation, we feel small increases in athletic field and shelter rentals will allow us to continue to meet our goals at the park for 2024.

Shelley and Heather feel that the baseball field rates seem very low.

Becky and Nate commented that the staff has spent years developing the cost recovery continuum so we don’t get into subjective feelings on cost that inherently brings in bias for users. So rather than change based on feelings we look to adjust cost recovery goals which in turn would change rates.

As far as the bike park contractor rates. Nate has rewritten the pricing structure for 2024 with a few goals in mind:

- Increase use from outside organizations while documenting and managing future use.
- Form a pricing structure that is based on cost recovery goals yet increases use.
- Simplify the admin involved to manage the variety of users at the bike park.

- Incentivize and welcome private lessons at the park for community benefit.
- Find a balance between the complexity of uses with free public use & programmed use

Nate recommends we start with Private Lessons and have interested instructors go to the parks website to gain certification for private lessons. This will include attaching insurance electronically, signing the contract agreement and paying a one-time \$250 per instructor, for the season. The park will take no other revenue, other than this fee but any individual teaching will have to pay the fee whether working for an organization or for themselves. Nate is considering adding all instructors and their info on the website once approved for teaching.

Regarding camps and clinics, including BMX, Nate recommends a \$100 fee for a full day of use. A full day is 4-7 hrs. Half days will be charged \$50 from 1-3 hrs.

This includes a 20-person, daily rider cap for organizations. If available, an organization can purchase another full day pass if they intend to surpass 20 riders. The park is considering a cap of 3 organizations on any given day.

Shelley said she loves the new fee structure. Heather said she is not ready to vote on it until she runs it by Bike Park Organizations. Becky commented that we can't base our fees off the opinions of all of our users but rather on our cost recovery goals.

Shelley motions to approve. Trevor seconds. Ted and Leory agree. Heather has a negative vote as she does not have enough information at this time.

Motion to Adjourn 7:45