

**MINUTES OF THE BOARD OF DIRECTORS MEETING
PARACHUTE/BATTLEMENT MESA PARK AND RECREATION DISTRICT
Tuesday, August 20, 2019 6:00 p.m.**

Grand Valley Recreation Center, 398 Arroyo Drive
Battlement Mesa, CO 81635

ATTENDEES

Directors present: Adam L. Ford, Secretary
Chuck Hall, Vice President
Jerry Mohrlang, President
Ken Seidel, Treasurer

Others present: Judy Bertrand, MDM (PBMPRD District Manager)

Employees present: Doug Choate, Director Golf Superintendent & Parks Mgr.
Chuck Curtis, Director Golf Course
Samantha Smith, Director Rec Center& Programs

Public present: Dennis Brodsack
David Hallford
Stuart McArthur
Sara McCreedy
Amber Palcer

**ADMINISTRATIVE
MATTERS**

Attendance and Agenda: The meeting was called to order by President Mohrlang at 6:00 p.m. and a quorum was noted.

VP Hall made a Motion to accept the Agenda; with Treasurer Seidel seconding. The Agenda was unanimously approved.

(During the meeting it was decided to move the Executive Session to the end of the Agenda as there were so many members of the public in attendance and they did not want to force them to leave the meeting. Motion was made by Secretary Ford, seconded by Treasurer Seidel and unanimously approved.)

Public Comments:

David Hallford and Amber Palcer stated they were in attendance regarding their Letters of Interest in the vacancy on the Board of Directors.

Dennis Brodsack asked the Board to investigate methods of alleviating the number of balls being driven onto his property. He acknowledged that the golf course was not liable but mentioned having 2 broken windshields and a broken window at his house. He asked about extending a row of trees at the tee box to help direct balls away from his home. Mr. Brodsack stated he does not want to install a net.

Director Curtis stated he has seen trees next to tee boxes, but the cost is expensive, and it couldn't be done on every tee box. Director Curtis stated that trading off tee boxes would

interfere with existing aesthetics and it would not be as attractive for the other players. He also mentioned that he was not sure it would even stop the line of flight. Mr. Brodsack said he did bring a player over to his property to show the damage he had done, and the man bought him a new windshield. Director Choate stated that trees would not solve the problem.

Treasurer Seidel stated that when the residences were being built, he met with homeowners many times to warn them to move the houses further back on the property. He also said it was unfortunate, but the golf course was not liable or responsible for these damages. Treasurer Seidel said that the first year they opened they offered to plant trees, but the community did not want them planted.

Directors Curtis and Choate will look at options, but both commented that it would be expensive and probably not effective.

The Manager apologized to Mr. Brodsack but stated her concern with this is setting a precedent for other homeowners to request additional work and or mitigation that does not benefit the entire District.

Minutes: The Manager provided the Minutes from the June 25, 2019 Special Meeting and the July 9, 2019 Minutes from the Regular Board Meeting. VP Hall made a Motion to approve with minor changes, with Secretary Ford seconding said Motion. The Minutes were unanimously approved.

Town Manager regarding Land Exchange, Cottonwood playground grant application, and RRR IGA: Mr. McArthur stated he wanted to discuss three issues with the Board:

1. **Land Exchange:** Mr. McArthur stated the Town Council was amenable to a trade. He stated that since the Town had spent so much on Cottonwood that they wanted input on modifications to Callahan Ballfield if the transfer goes through. The Manager stated it would continue to be a ballfield and President Mohrlang said that he hoped to improve the property.
2. **RRR IGA:** Mr. McArthur said he wanted more flexibility than the IGA allowed and mentioned having to get PBMPRD Board approval for issues. The District Manager had provided the Board with the updated IGA, which allows for Ms. Bertrand to make decisions up to the \$15,000 referenced.
3. **FMLD Grant for Cottonwood Park playground equipment:** Mr. McArthur stated he had approached the School District and PBMPRD regarding applying for a joint grant for adults and older youth. Mr. McArthur did not have examples of what type of equipment would be needed. Ms. Bertrand mentioned that he had previously discussed a zip line. Mr. McArthur hoped to obtain \$15,000 from the School District and another \$15,000 from PBMPRD in order to obtain a grant for \$100,000. However, the grant application deadline was only 8 days away.

Disclosure of Conflicts of Interest: The Board had previously been informed of the Colorado Revised Statutes to disclose potential conflicts of interest to the Board of Directors and Secretary of State. No Board member stated they had a conflict of interest in any discussion.

Vacancy on Board: President Mohrlang stated that the Board had received 4 Letters of Interest for the vacancy. President Mohrlang said that as the mother of two young children, who used the programs and rec center, that Ms. Palcer could better represent those patrons and members of the community. He also mentioned the Board needing to diversify. President Mohrlang stated he had received letters of support and calls in support of Ms. Palcer.

President Mohrlang made a Motion to appoint Ms. Palcer; with VP Hall seconding. Treasurer Seidel and Secretary Ford voted no.

Secretary Ford made a Motion to appoint Mr. Hallford; with Treasurer Seidel seconding. President Mohrlang and VP Hall voted no.

David Hallford stated he would like to withdraw his Letter of Interest in the opening. He stated that if two board members believed Amber was a better candidate than an 'older guy' that he would step down. VP Hall thanked Mr. Hallford for this and said Ms. Palcer brings a new perspective to the Board. President Mohrlang again mentioned the need to diversify the Board.

VP Hall made a Motion to appoint Amber Palcer to the Board; with Treasurer Seidel seconding. Ms. Palcer was unanimously appointed to fill the vacancy left by Lynn Shore.

The Manager confirmed with Ms. Palcer that she was able to attend the board meetings on the third Monday of each month.

Fiber Optics: Secretary Ford and Director Smith discussed the progress at the Rec Center. On Tuesday, August 27th the rec center will be wired internally, and training of staff will be performed on Wednesday, August 28th. The reason the Rec Center fiber was installed before the BMGC was that the Rec Center tapped into Alpine Bank's line.

Secretary Ford explained that the fiber optics for the golf course required boring under Battlement Parkway. There is no firm date on when the golf course fiber project will begin.

The Board asked Director Smith if the Cedar Network gas line break caused the issues with the HVAC and SCADA. Director Smith stated they were not connected, but she believed that a lightning strike may have caused the problems. The Board recommended that Director Smith reach out to NOAA or Grand Junction National Weather Service to confirm if lightning in the area may have caused the damage.

FINANCIAL MATTERS

Claims/Accounts Payable: The District Manager presented the claims paid outside of the Board meeting and noted that \$395,000 were internal transfers, with \$300,000 from Alpine General Fund to ColoTrust General Fund for a better rate of return. Ms. Bertrand also presented the Check Detail for checks to be signed at the meeting. Secretary Ford made a Motion to approve the payments; with Treasurer Seidel seconding said Motion. The payments were unanimously approved.

Financial Reports: The District Manager presented the Statement of Revenue, Expenditures & Net and Statement of Net Position. Treasurer Seidel made a Motion to accept the financials; with VP Hall seconding. The Financial Reports were unanimously accepted.

The District Manager had the bank statements and reconciliations for the bank accounts available for review.

OPERATIONS- DIRECTORS REPORTS

Golf Course and Parks: Director Curtis stated that the Men's League was finished, and Chuck Hall took second flight and Ken Seidel also won some money. He stated that the next tournament was for 100 players and they would be having dinner at Tee'd Off. The 2,378 rounds played in July exceeded last year at this time.

Director Choate stated that four solar lights for the Community Park have been ordered and should be installed by the end of September. The Manager stated that Eric Schmela had approved them; as required by the lease agreement.

Pond Feasibility Study: Will be addressed by the Manager.

Golf Course Cart Paths: The Manager signed the agreement with Salgado Concrete on 7/19/19 for \$39,859; the Board had approved \$50,000. The Manager noted that the cart path agreement states the project must be completed by October 31st. The two areas to be replaced are along the #5 Tee and #7 Green.

Director Choate stated he had ordered the Tee mowers that had been approved by the Board at the July 9, 2019 meeting.

Director Choate mentioned that the flow meters had been installed for Daisy Ditch; and that both Looney and Daisy Ditch are now being metered.

The Manager said that Director Choate had discussed with her the issue of removing muck and debris from the ponds. Director Choate said that cleaning out moss, weeds, algae, and material from both ponds would be cheaper than mucking one pond at a time. He mentioned that they could use the debris for topsoil. Hole #8 contains debris and Pond #5 is 1/3 full of silt. The Manager stated Director Choate had obtained a bid for \$40,000 from Aquavac. Secretary Ford made a Motion to spend up to \$40,000 to clean the ponds of debris. Treasurer Seidel seconded said Motion and it was unanimously approved. There was further discussion that this was due to the flooding off the County Road. The Manager will contact the Board of County Commissioners regarding receiving compensation for the flooding damage from county roads. Treasurer Seidel asked about a culvert under the road and Director Choate stated it would still end up in the pond.

Rec Center & Programs: Director Smith stated she has started putting flyers regarding programs and activities in the school's Tuesday folders. President Mohrlang asked about flag football. Director Smith stated that there are three age levels and they will be joining with Rife and New Castle for games. Director Smith mentioned that the Rec Center had not had a deep

clean in the past and for this reason the Rec Center will be closed for cleaning from September 19-25th. She noted that staff will be assisting with the cleaning. The Manager noted that this was a slow time for the Rec Center, and she anticipated a loss of revenue of approximately \$3,000 to \$5,000.

MANAGER'S REPORT

RRR: Ms. Bertrand provided an updated IGA with the Town and noted the changes to the original changes Mr. McArthur had requested. The main change being that the District Manager would be responsible for working with Mr. McArthur on decisions regarding the RRR event. Treasurer Seidel made a Motion to authorize the District Manager to be the contact with the Town, sign the IGA with the Town and approve expenses up to \$15,000; with VP Hall seconding said Motion. It was unanimously approved, and the Manager stated she would email the Board with potential decisions associated with the event.

Ropes Course Grand Opening: The Manager stated that the School District was holding the grand opening of the Ropes Course on September 17th between 1:00 and 3:00. Ms. Bertrand stated that she would be there; along with Director Smith and asked if the Board would like to attend. Treasurer Seidel, VP Hall and Board of Director Palcer will attend.

Community Park one-year lease with Community Holdings: The Manager provided the Amendment to the Community Park Lease with BMLI signed by Eric Schmela. This revision takes the place of the 1-year lease and makes it the same as the 25-year lease BMLI has with the School District. VP Hall made a Motion to approve this lease amendment, with Treasurer Seidel seconding. It was unanimously approved, signed and notarized. The Manager will record it with Garfield County.

Rec Center HVAC and SCADA System: The Manager noted the temperature in the room was at 86 degrees as the HVAC cooling system was not working. Ms. Bertrand stated that Director Smith and Bob Reed, Building Superintendent, were obtaining bids to replace the HVAC and SCADA system. She stated that she believed a grant could be obtained for this; however, due to the HVAC system not providing sufficient cooling for patrons, and needing to be manually controlled, that they could not wait months for a potential grant. Ms. Bertrand noted that FMLD would not allow work on a project to be started until the grant was approved. For this reason, she requested that the Board approve spending up to \$200,000 for a new HVAC and SCADA system now. It will take up to 6 weeks to get the new system installed and work should begin immediately, if possible. Director Smith mentioned that with a new system electrical and gas costs should also decrease. Secretary Ford stated that the chillers on the roof were replaced in 1999. Secretary Ford made a Motion to spend up to \$200,000 to replace the HVAC and SCADA system; with VP Hall seconding. It was unanimously approved.

Property Tax Assessed Value received from Assessor: The Manager stated she had received the assessed value from Garfield County and that property taxes would be around \$173,000 less than last year. There was discussion about requesting an increase in the mill levy and/or raising fees for the Rec Center and programs. The Manager stated she will have an analysis prepared for the Open House in January 2020.

Pond Feasibility Study: The Manager provided the feasibility study and cost estimates prepared by Chris Manera of Colorado River Engineering. The Manager stated that this cost estimate included numerous upgrades to the delivery systems and pipelines (Huntley, Dobey and Studt Gulch) that were not included in the previous engineer's cost estimates; when the pond was being considered on property owned by BMLI. The Manager noted that \$266,550 of the cost estimate was based on these upgrades. Ms. Bertrand asked that the Board focus on the 2.5M gallon Pond Construction cost of \$565,670 and approximately \$102,000 for engineering for all the projects. The Manager said these upgrades are needed in order to set up for the golf irrigation replacement in 3-5 years. Chris Manera stated he had overestimated costs by around 20% on the Feasibility Cost Estimate. The Manager noted that the possibility of obtaining grants was better with the pond being constructed on existing PBMPRD property.

The Manager stated that Ryan Jarvis, Water Attorney was working to verify that the pond location at the rec center would allow for construction and that we had appropriate easements with BMLI for the lines.

The Manager requested that the Board approve moving ahead with the plans and construction documents for the pond project. VP Hall made a Motion to authorize spending up to \$102,000 for engineering if the pond location was approved by the County; with Treasurer Seidel seconding. The Motion was unanimously approved, and the Manager will inform Chris Manera and Ryan Jarvis.

Lower level parking lot at Rec Center: The Manager stated the cost to extend the parking lot would be around \$35,000. Ms. Bertrand asked if it was acceptable instead to change around 8-10 of the parking spaces from Handicapped to 1-hour parking. The Board agreed.

"Your Director Hat": The Manager handed out the books to the Board.

Executive Session CRS 24-6-402 (4)(e): Determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators.

Secretary Ford made a Motion to move into Executive Session at 8:25 p.m.; with VP Hall seconding. The Board unanimously approved moving into Executive Session.

Treasurer Seidel made a Motion to adjourn the Executive Session at 8:56 and re-open the public meeting; with VP Hall seconding. It was unanimously approved.

Town Land Exchange: Secretary Ford made a Motion to authorize the District Manager to discuss the exchange of 3 parcels of land owned by PBMPRD for the 6.02 acres of ballfield with the Town. (These included 1.04 acres, 1.67 acres and 1.62 acres.) Treasurer Seidel seconded said Motion and it was unanimously approved.

Contribution to Town for Cottonwood Park playground equipment: The Town had previously asked the School District and PBMPRD to apply for a joint grant for playground equipment for Cottonwood Park that would accommodate older youth and adults. The Town requested that each District contribute \$15,000; with cash of \$45,000 toward applying for a GCFMLD grant. The Town Manager did not have details regarding the equipment or what would be installed. President Mohrlang made a Motion to contribute \$10,000 if the Town received a grant from

GCFMLD, but not apply for a joint grant and not be responsible for maintenance of the equipment. Secretary Ford seconded said Motion. It was unanimously approved as a gesture of 'goodwill'.

NEW BUSINESS

KSUN Membership increase: The Manager provided a flyer from KSUN showing an increase in the membership fee. She had previously emailed Adam Ford and Marylee Mohrlang regarding lowering the monthly rent for the room at the Rec Center from \$250 to \$125 instead of paying the membership dues. VP Hall made a Motion to revise the Lease Agreement to \$125 per month to offset membership fees; with President Mohrlang seconding. It was unanimously approved, and the Manager will amend the contract.

GVPA Property: The Manager stated that Ryan Jarvis is requesting a transfer of some of our water rights to the GVPA for irrigating the area near the restrooms. This transfer will in no way transfer our rights to GVPA; only allow for using District water rights on their property. The Board asked the Manager to contact GVPA; however, Adam Ford offered to contact Dusty Richards to see if they had any interest in selling that property, or a portion of it.

ADJOURNMENT

There being no further business to come before the Board at this time, President Mohrlang adjourned the meeting at 9:05 p.m.

The next Regular Meeting is scheduled for **Monday, September 16, 2019 at 6:00 p.m. at the Grand Valley Recreation Center, 398 Arroyo, Battlement Mesa, CO.**

Respectfully submitted,
Judy Bertrand, District Oversight Manager

THESE MINUTES APPROVED AS THE OFFICIAL AUGUST 20, 2019 MINUTES OF PARACHUTE BATTLEMENT MESA PARK AND RECREATION DISTRICT BY THE BOARD OF DIRECTORS.

(Signed copy in possession of the District Oversight Manager)

Adam L. Ford, Secretary

Chuck Hall, Vice President

Jerry Mohrlang, President

Amber Palcer, Director

Ken Seidel, Treasurer