

**SOUTH SUBURBAN PARK AND RECREATION DISTRICT  
REGULAR MEETING NO. 866  
MINUTES**

**Call to order**

A regular meeting of the Board of Directors of South Suburban Park and Recreation District was called to order at 5:48 pm on **Wednesday, April 27, 2016** at the Goodson Recreation Center, 6315 South University Boulevard, Centennial, Colorado. Chair John Ostermiller presided.

**Present:** John K. Ostermiller  
Susan M. Rosser  
Pamela M. Eller  
Michael T. Anderson  
Scott A. LaBrash

**Management Staff:** Rob Hanna, Executive Director  
Deanna R. Heyn, Deputy Executive Director  
Brett Collins, Director of Planning & Development  
Teresa Cope, Director of Communications  
Jay Dikeman, Director of Hospitality Services  
JoAnn Gould, Director of Recreation & Community Services  
Andy Jennings, Parks and Open Space Director  
Mike MacLennan, Director of IT  
Eileen Matheson, Recreation Services Director  
Bill Ramsey, Director of Golf  
Steve Shipley, Director of Finance

**Study Session**

After the call to order, Mr. Ostermiller immediately convened the Study Session, and the group discussed the items on the posted agenda. The Hospitality update report and discussion was scheduled to continue into the Study Session on May 11.

The Board moved to the public meeting room at 7:02 pm.

**Citizen comments**

No public came forward to speak at this time.

**Executive Director's report**

**New employees introductions**

Mr. Hanna introduced Parker Coombs, a Large Tree Care crewmember in the Forestry Division.

**NEW BUSINESS**

**South Suburban Golf Course, updated final master plan approval**

Mr. Ramsey introduced Kevin Atkinson with Phelps/Atkinson, golf course consultant. They explained the goal of the project has been to prepare a future plan for capital improvements. The District hired Phelps/Atkinson and evaluated the course, hole by hole. Several public input meetings, including meetings with men's and women's golf clubs, were held and were well attended; and Mr. Atkinson incorporated all comments into the plan where appropriate. A second public meeting last week was held for public input and review. Staff and consultants are ready tonight to ask the Board for approval.

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The emphasis of the plan is on shot-making, creating a variety of opportunities for the 18 holes, and overall improving the players' experience and making the course more playable—more varied experiences, as well as providing more accommodation to players' skill levels.

The plans are for an overall renovation of the course and practice areas. Some changes will be in concert with the planned improvements for the clubhouse. Some changes also are being made to accommodate residents living near hole # 5, who deal with golf balls in their yards.

Messrs. Atkinson and Ramsey shared a hole-by-hole presentation of proposed changes, with aerials and conceptual graphics.

To Mr. Anderson's questions, about citizens' concerns with removing trees from the course, Mr. Ramsey explained where the trees would be removed; he added, more trees would be added than subtracted. To Mr. LaBrash's question, the presenters reported that the pond (water storage) by # 18 would increase about 15% after renovation. To members' questions, Mr. Ramsey reviewed the priorities for improvements, noting that they plan to start with the chipping and putting greens; and some improvements can be accomplished as part of regular maintenance activities, already underway.

The total cost of improvements is \$2.4 million in 2016 dollars, with an implementation schedule of perhaps 15 years, depending on any funding the Board of Directors can allocate each year. No funds are identified in the current-year budget to begin the implementation beyond the annual maintenance budget. For the benefit of the public present, Mr. Ramsey explained a typical budget process for the District Golf Department. To Mr. Ostermiller's question, Mr. Ramsey reported the work on # 1 will cost approximately \$430K, and he reviewed the scope of work. To Mrs. Eller's question, he reported that the slope ratings are likely to stay the same.

Mr. Anderson suggested that the District should look at this project as a master plan for a park for the public playing golf. Because the residents live in a drought-prone area and over 15 years, and there will be varied rains and drought, the public will want to know about water conservation: Was this addressed? Mr. Atkinson reported, his draft master plan actually reduces sod and increases areas planted with (low-water) native and berm grasses.

Mrs. Rosser asked, Why was this planned with a 15-year timetable?, and Isn't it likely that, when the plan is finished, it would be time to start another master plan? Mr. Ramsey agreed the latter could be the case. Staff estimates it will take 15 years to get this much work done; however, with more money, it could be done in a shorter time. Mr. Hanna noted trends in the golf industry. He added, equipment and design will change again in 15 years; this plan will allow the course to be playable and to keep up with the market.

Mr. Anderson added, how often a course is disturbed, impacts a player's experience; this has to be considered. The group agreed. Mr. Anderson also noted that the plan doesn't include the golf course parking lot and the wells, and these will impact future budgets; and Mr. Hanna agreed.

Mrs. Rosser asked about the costs for connectivity improvements to the nearby playground area, mainly for the benefit of neighbors; previously, there was a discussion about a bridge installation. Mr. Hanna suggested the District can make those changes with the Clubhouse improvements project (budget), depending on the results of the Guaranteed Maximum Plan approval (estimated approval: August 2016). Mr. Ramsey reported that some cart path improvements by the clubhouse area are in the budget and will help improve the path to the nearby park and playground. The presented master plan actually includes some items which are being included in the Clubhouse renovations. A small length of trail remains to be improved. The gully that is part of the path to the playground, stays dry and will be paved.

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Mrs. Eller asked what kind(s) of master plan scheduling is anticipated for the other District courses. Mr. Ramsey stated, there's a need. Lone Tree was done in 1995 as part of the agreement for purchase with the homeowners, and that plan is getting closer to the end in life expectancy. The Family Sports Golf Course was built in 2000. The Littleton Golf Course was done around 2000 and is getting close to the end of the master plan's life expectancy.

Mr. Ostermiller opened the public hearing; no public had signed up to speak tonight. He opened up the hearing to the public present.

**Kevin Sullivan** is a Centennial resident and lives across the street from the Course. Typically he plays once a week with a group of 50 men. Everybody loves the course and has committed to it, but they are getting tired of the current course and are thrilled about anything happening, especially, the proposed variety as shown in the plan. They hope the improvements will be made as soon as possible.

**Chuck Wiland, 7015 South Dahlia Street** plays with the senior men's group. They currently have 139 members. They are excited about what's happening. The question came up, how much would be more difficult and how much, easier? This group thinks this is what has been needed for a long time. The variety has spurred excitement. He plays an average of 140 times a year. He thinks that the work on #s 4 and 14 should be first on the list. Some of the players have suggested that in 12 to 15 years, they may not be here to play; but he plans to be here.

Mr. Ostermiller closed the hearing and asked the Boardmembers for questions and comments.

Mr. Ostermiller asked staff if the District is still collecting the expansion fund fee (as part of a players' fees). Mr. Shipley reported it is included, but staff is not tracking it as a separate item, and the fund gets used up every couple years. It generates approximately \$82K-83K a year. Mr. Hanna agreed that the fund isn't accounted for separately and it doesn't make sense to track it differently; he doesn't believe the District will spend any less in the future. Mr. Ramsey added, it is added to the green fees account.

**MRS. ROSSER MOVED TO APPROVE THE UPDATED MASTER PLAN FOR THE SOUTH SUBURBAN GOLF COURSE AS PRESENTED. Mr. LaBrash seconded the motion. There was no further discussion, and the motion was approved unanimously (5-0).** Mr. Ostermiller hopes, if possible, the area near the renovated clubhouse will be a high priority. Mr. LaBrash agreed the clubhouse area is a high priority. The Board asked staff to prioritize creation of revenue and speeding up the pace of play. Staff will make recommendations as first priority for the golf course.

Mr. Hanna congratulated staff and Mr. Atkinson for a great public process, a textbook process which included appropriate citizens and users, and which generated a lot of enthusiasm. Sessions were highly attended and there were lots of comments from the public. Concerns were handled professionally. Mr. Ostermiller also hopes to see this project finished while he's still playing golf!

### **2015 Annual Report, concept and draft presentation**

Ms. Cope presented the draft and asked the Board if the staff is on track. Of the two annual reports produced by the District annually (including the budget document), this is the public relations piece and is mailed to community leadership. This piece includes a theme, big graphics, and an effort to reflect the District's brand. It showcases the District to the community, including the value of parks and recreation to the community. She asked the Boardmembers what they would like to discuss.

Members praised the features in the draft.

Mr. Anderson noted on page 26 and the discussion about "trail gating," the empty bicycle is a little flat; he suggested a more active photo. On page 29, the conversation doesn't really relate to "franchise players." On page 30, the tax dollars graphic (pie chart) was missing an opportunity to talk

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about total dollars versus tax dollars; members discussed it at length. On page 31, Mr. Anderson noted a narrative which probably can be turned into a chart.

Mrs. Rosser noted some spelling and grammar corrections to address, and she agreed with Mr. Anderson's comment on page 26.

Mr. Hanna noted that the Vic Lombardi trophy (Super Bowl, Broncos 2016!) was displayed at the South Suburban Ice Arena the previous week; he wondered if staff could include a snapshot of the trophy and Mrs. Bowlen in the document. To Mr. Ostermiller's question, Ms. Cope believes that since there's no money gained from using a photo, and there's no disparagement of the Lombardi award, she feels confident that the District could use a photo.

### Board of Directors items

Boardmembers had some discussion regarding whether Mrs. Rosser could retain the iPad purchased by the District for her use as a Boardmember after she retired from the Board of Directors. Mr. MacLennan explained the District policy. Mr. Ostermiller stated that the Board would take it under consideration.

Mrs. Rosser stated there's a need to discuss the policy for the Cook Creek Pool parking. She heard again from a member of the public about busses and crowding. Mr. Hanna reported he plans to respond with a prepared email on Thursday and to carbon Boardmembers; District staff has received some emails.

To some questions, Mrs. Rosser explained the makeup and history of the CENCON group. In April, CENCON hosted a Board candidates forum and three candidates attended. To Mr. Ostermiller's questions, Mr. Hanna reported that staff could develop a list of events/committees that the Board is currently attending; while CENCON hasn't had a Board representative in the past, it could be. Mrs. Rosser reported on CENCON's typical functions and on other items covered during the recent meeting.

Mr. LaBrash has attended several meetings in the last couple weeks, notably the South Suburban Golf Course master plan presentation, and people seemed pretty excited. Some public is looking for all changes to be done now.

Mr. LaBrash reported on a Highlands Ranch Metro District meeting, including a discussion about ice in their study session. About 40-50 public, showing a sign of force, attended for this topic and several spoke in favor of a rink. The topic will be addressed in the Metro District's study session, in June, for budget consideration. Mr. Hanna reported on recent contacts with Terry Nolan, General Manager; he reported the Metro District is refinancing some bonds, resulting in some cost savings, and they plan to use the funds for some priority projects. The Metro District has a budget retreat/work session on June 25 for the use of those funds. Mr. Hanna anticipates bringing the topic to the District Board as well, in June, for a public discussion. There is a potential for a regional partnership, and they are talking about possible locations for a new facility. Mr. LaBrash anticipates the Metro District will want more information and communication from South Suburban prior to the meeting, and Mr. Hanna agreed; South Suburban staff is just starting the master planning process.

Mr. LaBrash also attended "Showtime on Ice." He praised the event and commended staff, particularly Gerry Lane, District Figure Skating Director for handling an amazing number of people inside the facility. He encouraged other Boardmembers to attend the event next year.

Mrs. Eller reported on the High Line Canal Working Group meeting, April 20. She reported on the national consultant working with the High Line Conservancy to create a master plan and action plan. Members noted several potential dates for public participation, with the goal of making sure the public know what is going on; Mrs. Eller and staff will try to forward a final schedule. Denver Water is also very involved and is enthusiastic.

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Denver Water also reported on the Waterton Canyon diversion structure repairs, hopefully to be completed and the Canyon available to the public for recreation in summer 2016. The Canal tree inventory project is going forward; groups have honored their pledges; Davey Tree is preparing the inventory. The plan will include specifics for future plantings along the Canal.

Mr. Anderson noted a presentation at the recent NRPA annual conference regarding the reauthorization of the (Federal) Land & Water Conservation Fund. The District should monitor the reauthorization and be aware of potential opportunities for future funding.

Mr. Ostermiller noted the Littleton City Council co-session last evening (See April 27 minutes. /ds). Following the recreation master plan presentation, the City Council discussed the urban renewal reauthorization; the attorney stated that the intergovernmental agreements with the City and other agencies are in effect, and some small accrued funds are due to the District and other agencies this year.

Mr. Ostermiller also shared an update on the Jamison property proposed redevelopment. The applicant didn't show up for the rescheduled Littleton Planning Commission hearing last Monday; discussion was tabled again until May 9. Members discussed the District's current sale contract with the applicant; Mr. Hanna will review the contract; he believes there is no pending deadline. The District is receiving billings from District legal counsel, to be paid when the sale goes through, so it's in the District's and buyer's interest to get this property sale done. Mr. Ostermiller added, the final plat has been completed as well, and Mr. Hanna agreed.

Mrs. Rosser reported on a newsletter article and some efforts this spring at the State level, to divert some Great Outdoors Colorado funds to education, about \$35 million. Mr. Hanna explained the terms, adding, the proposal died in legislative committee again. The group discussed which Colorado school districts would benefit.

### Announcements and emergency items

- Quorum event: Centennial State of Our City event, April 28, 11:30 am, at the Embassy Suites Denver Tech Center, 10250 East Costilla Avenue, Centennial.
- Quorum event: Evening of May 3, 2016, to hear the preliminary results of the District's Regular Election, after the polls close at 7 PM. At the Administration Building, 6631 South University Boulevard, Centennial. The public is welcome to attend.
- Quorum event: A retirement party for Lone Tree Mayor Jim Gunning, May 10, 2016, 4:30 pm start time, at the Lone Tree Arts Center, 10075 Commons Street, Lone Tree. It was noted that four members plan to attend Mr. Gunning's retirement party.
- Day on the Land at Creekside Experience Park, S. Santa Fe Drive on Sat., May 21, 9:30 am. Mr. Hanna asked if one of the Boardmembers would be able to represent the District.

### Executive Session called

At 8:51 pm, **MRS. ELLER MOVED TO ENTER INTO EXECUTIVE SESSION PURSUANT TO, OR, AS AUTHORIZED BY... C.R.S. SECTION 24-6-402(4), #**

**(F) FOR DISCUSSION OF A PERSONNEL MATTER**

**Mr. LaBrash seconded the motion, which was approved unanimously (5-0).** The Board continued into Executive Session 9:06 pm and returned to the public meeting at 9:30 pm.

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### **Adjournment**

There being no further business to come before the Board, the group adjourned for the evening at 9:30 pm.

Donna Shephard  
Executive Assistant

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