

**SOUTH SUBURBAN PARK AND RECREATION DISTRICT  
REGULAR MEETING NO. 854  
MINUTES**

**Call to order**

A regular meeting of the Board of Directors of South Suburban Park and Recreation District was called to order at 5:40 p.m. on Wednesday, September 9, 2015 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

**Legal Counsel:** James P. Collins, Esq.

**Management Staff:** Rob Hanna, Executive Director  
Deanna R. Heyn, Deputy Executive Director  
Dave Brueggeman, Acting Director of Parks & Open Space  
Brett Collins, Director of Planning & Development  
Teresa Cope, Director of Communications  
JoAnn Gould, Director of Recreation & Community Services  
Kristin Kolstedt, HR Manager  
Mike MacLennan, Director of IT  
Rich Meredith, Executive Director, Hudson Gardens  
Bill Ramsey, Director of Golf  
Clay Shuck, Deputy Recreation Manager  
Steve Shipley, Director of Finance  
Meredith Qualls, Food & Beverage Supervisor, Lone Tree Golf Course & Hotel

**Study Session**

After the call to order, Mr. Ostermiller convened the Study Session, and the group discussed the items on the posted agenda.

Boardmembers agreed informally that Pam Eller would have the proxy vote at the Special District Association annual meeting, September 2015. Staff will complete the paperwork.

Following a review of future meeting dates and agenda items, Mr. Ostermiller gave staff direction to post cancellations for the regular sessions on November 25 and December 23.

The Board paused at 6:52 pm and returned to the public meeting at 7:04 pm.

**Special announcement: New employee presentation**

Shawn Wissel, Grounds, Facilities & Natural Open Space Supervisor introduced *Kyle Anderson, Trails Technician*, who started work in August.

**Legal Counsel's report**

Jim Collins referred the Board to his written report in tonight's Board packet. For the benefit of those present, he provided several verbal reports.

- The litigation surrounding the Jamison property sale (formerly the Service Center site on Jamison Avenue) could be settled as early as September 10 during the mediation session. A motion for a summary judgment was filed a few days ago and it looks promising. These steps bring the District closer to a resolution and to

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fulfill its obligations to address the main issues of the lawsuit (trespass, locations of some service lines), and to clear the property title as best the District can, for what we always knew. If the developer wishes to continue the litigation regarding location of the future water line, then it would be his responsibility and not the District's.

To Boardmembers' questions, Mr. Collins reported that he had some doubt that the matter would be resolved on September 10; and he suggested that by going to trial, then the other party, a homeowners association, might end up with nothing. The schedule for the summary judgment process would depend on the judge's schedule and whether or not the other party delays the process. Summary judgment rulings are hard to come by, but this request has a good chance: The judge has to find there are no issues of fact, and if there are only issues of law, s/he can rule on them. The processing of the lawsuit mainly has been between the District and the homeowners association to date.

- There was one water rights settlement recently, regarding the boat chutes on the Platte. The District has a new water rights matter to address initiated by the City of Englewood, and the District is working with the City of Littleton.
- The process of including some properties on the west side of the City of Lone Tree in the District is moving forward. Legal counsel expects a formal application delivered to the District yet this week, and the matter could go before the Board of Directors during a special meeting yet in September, or it can wait for the next regular meeting on October 14.
- The land lease for the Arapahoe County landfill property, which is part of Lorenz Regional Park, expires in fall 2016. Staff is opening discussions with the County. Until the expiration, the District can exercise its option to purchase the property for \$10; or thereafter, the District could purchase the property at market value.

Mr. Collins wasn't aware of a need for Executive Session this evening to address any matters in his report.

### **Minutes approval, August 2015**

Board members had no corrections, additions, or changes. **Therefore, with no objections, the minutes of meeting no. 852, August 12, 2015 stood approved as presented.**

Board members had no corrections, additions, or changes. **Therefore, with no objections, the minutes of meeting no. 853, August 26, 2015 stood approved as presented.**

### **Citizens' comments**

*Leon Hartness, 3401 South Dales Court, Sheridan 80110* reported the Sheridan tennis courts are under-utilized. If and when the Board of Directors decides to upgrade the facility, he asked them to consider improving half of the courts for tennis play and half for the pickleball users. Mr. Ostermiller reported that staff would take his suggestion under consideration while drafting the 2016 Budget.

William Owens had signed in tonight, but he didn't wish to speak.

*Raj Verma, 4133 South Xenobia Street, Denver* read an extensive prepared statement to the Board of Directors. The statement previously was forwarded as an email to Planning staff and logged for capital projects discussion, for the 2016 budget. He addressed the condition of the Sheridan Recreation Center tennis courts. He stated that upgrades are needed due to the decline in the courts' condition over the past 10–20 years. He reported the upgrades would meet three goals of the District's current strategic action plan. He reminded the Board that the City of Sheridan has a diverse ethnic makeup and is less economically affluent compared to other parts of the District. He stated, it is important maintain an equitable distribution and to serve the under-served.

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He stated the Sheridan tennis facilities are in worse shape compared to other District facilities in the area, and there's a need for long-term solutions and oversight. He enumerated the deterioration issues.

He reported there is a consistent group of tennis players over the last 10 years, about 15 to 20 individuals, who also maintain the courts. He offered to provide their names and phone numbers. One of the courts is now being used, actively by pickleball players. In addition, new elementary and middle schools have been established in the area, and it's important to address the condition of the courts for reasons of community pride, safety, and cleanliness.

He reported that the District's Sheridan facilities budget hasn't received adequate funding for a restoration of the courts in the last several years.

He proposed two initial steps: 1) At least one of the courts should be resurfaced with post-tension concrete. The short-term repairs made by District staff have *not* worked and were a waste of taxpayer and user money. Perhaps some funds could be used to establish a partnership with the U.S. Tennis Association, makes grants to under-served and disadvantaged areas. Possibly, the improved courts could be used to attract tournaments to South Suburban; the Sheridan courts could be used for overflow play from the Littleton tennis bubble, and so the tournaments could pay for these improvements. 2) He asked the Board to replace the court tools to keep the courts clean and dry. He enumerated the needed equipment, including a new roller and windscreens.

Mr. Ostermiller reported, over the last six months, staff has been completing a review of all tennis facilities and coming up with a prioritized list. The goal will be to get on a regular maintenance schedule. He anticipates that District staff will present recommendations to the Board of Directors as soon as the review is finished.

## Consent Agenda items

Mr. Ostermiller explained that Consent Agenda items are provided for study in the Board's study packets and introduced in Study Session for the Board's review. They can be adopted by a single motion. All resolutions and proposed actions must be read by title prior to a vote on the motion. Any consent agenda item may be removed at the request of a Director and either tabled or heard separately.

**A. APPROVE ACCOUNTS PAYABLE FOR AUGUST 2015 IN THE AMOUNT OF \$1,700,463**

**B. AWARD A CONSTRUCTION CONTRACT TO T2 CONSTRUCTION, INC. FOR THE HUNTER'S HILL PARK PLAYGROUND RENOVATION IN THE AMOUNT OF \$162,399 FOR THE BASE BID AND ALTERNATES 1-3; AND APPROVE A TOTAL PROJECT BUDGET NOT TO EXCEED \$374,206, INCLUDING A 10% CONSTRUCTION CONTINGENCY AND OTHER PROJECT RELATED EXPENSES.**

**MRS. ROSSER MOVED TO ACCEPT ITEMS A–B. Mr. LaBrash seconded the motion.** There was no further discussion. **Consent agenda items were approved unanimously (5-0).**

## NEW BUSINESS

### PUBLIC HEARING: 2016 Budget. Citizens Comments

This was the second of three public opportunities to give input for the 2016 Budget, announced and published.

No additional members of the public had signed up to speak at this time. Mr. Ostermiller opened the hearing to the audience still present; none wished to speak.

In the Board packet, staff had reported the following requests from the public, most of which were received by email. (See the August 12 minutes for the requests received previously. /ds)

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<b>Request from</b>	<b>Summary of comments</b>
Elizabeth Oliver	Request to acquire Southbridge Swim & Tennis facility and create a safer parking area for Southbridge Park programming, eliminating having children crossing the street unsupervised. Also believes there is too much soccer programming in the Park.
Sam McNish, for Sam & Gregor	Refresh locker room bathrooms at Family Sports Center.
Mike Stein	Refresh locker rooms at Family Sports Center. "Looking forward to other improvements" at Family Sports Center for the benefit of the hockey program.
Carol Dreiling	Fund more work on Bowles Grove Park. Drain was clogged with debris from spring/summer rains. Overall, fix the fields; wants a nice-looking park near the school and neighborhood.
Grant Miller	Manage japanese beetle infestation, in the Ketring Park area particularly.
Lynn Sinclair	Install bike rack for Acres Green neighborhood. Suggested Peacock Drive side of Altair Park; by Acres Green Elementary; or Lonesome Pine Park tennis courts.
Elaine Goodall	a) Request for more bike and pedestrian trail maps to be made available (a reprint). b) More maintenance for the trails that are "not crossable," apparently in reaction to the spring/summer rains. She noted that some are now usable.
Michael D.	a) Too much is spent on golf, not enough on tennis. b) Better locker room facilities at Littleton Tennis bubble. c) Either more off-street parking at Willow Creek or traffic-calming mitigation.

## **PUBLIC HEARING: 2015 Budget Amendment**

Steve Shipley presented the proposed amendment. Following on previous conversations regarding acquiring new cardiovascular fitness equipment for the Lone Tree Recreation Center, staff has negotiated financing and drafted the budget amendment. While a budget amendment isn't needed strictly (as the lease wouldn't change the bottom-line 2015 Budget), approval of an amendment will address the bank's requirement in the easiest, best way. Payments will not impact the 2015 Budget; lease payments will commence in 2016. Staff has been negotiating a four-year lease, rather than a three-year lease, which has been more typical. Mr. Shipley asked for approval of the motion.

Boardmembers had no questions at this time.

Mr. Collins reminded the Board that a public hearing was required; however, no public had signed up, or wished to speak from the audience, at this time.

**MR. ANDERSON MOVED TO APPROVE THE "RESOLUTION TO AMEND 2015 BUDGET," FOR THE PURPOSE OF ENTERING INTO A LEASE-PURCHASE AGREEMENT TO ACQUIRE CARDIOVASCULAR EQUIPMENT FOR THE LONE TREE RECREATION CENTER; AND DIRECT THE EXECUTIVE DIRECTOR TO EXECUTE THE LEASE-PURCHASE DOCUMENTS.**

**Mrs. Rosser seconded the motion.** There was no further discussion, and **the motion was approved unanimously (5-0).** (A copy of the Resolution is attached hereto and made part of the permanent record.)

Mr. Ostermiller asked staff to move forward with the lease.

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### **Lone Tree Golf Course tennis courts, art placement**

Melissa Reese-Thacker, Senior planner; *Nora Pearson, Chair of the Lone Tree Art Committee and liaison to the District's Public Art Committee; and Jeannene Bragg, Lone Tree Operational Director for the City's Art Center* presented. They proposed the placement of a metal sculpture, "Red Box Tree," in a location adjacent the Lone Tree tennis courts on the Lone Tree Golf Course property.

The presenters thanked the Board of Directors for their ongoing support, year over year, for public art. Local parks and facilities have been enhanced with public art, including the Golf Course. People attending the Friday night concerts on the Clubhouse patio have appreciated artist Ted Schaal's sculpture, "Open Window."

A few years ago, the City of Lone Tree received a gift of several art pieces from a resident, they were pleased and proud when one piece was recommended for a donation to the District; the City Council agreed the District was deserving. Ms. Pearson and Ms. Bragg agreed to a location by the tennis courts. The City's Art Committee voted unanimously to accept the donor's gifts, then a group of representatives walked the Golf Course property with Bill Ramsey and discussed an appropriate location.

Mr. Ramsey's suggestion for the location by the tennis courts was supported by the group, near the top of a rise and by a stand of natural trees. The sculpture will be highly visible from the parking lot and the tennis facility. The Lone Tree representatives returned to City Council and made sure the City still agreed on the terms (See motion below). The terms were approved by Council.

Originally, it was displayed in Castle Pines. Now the piece needs some refurbishment. It will be repainted in a powder coat product, in a shade of red chosen by the District (in a shade that typically holds its color longer). The installation is anticipated to happen this fall, pending some coordination between City Public Works and District staffs.

The terms of the agreement stipulate, the sculpture will remain in the location for three years; and South Suburban would be responsible for installation and maintenance. The piece has been valued at \$6,000 (as-is currently) by a curator. It is 10 feet high, 2 feet wide, and 2 feet deep.

Mrs. Rosser asked for the name of the artist. Lone Tree representatives do not have the artists' names for several of these donated pieces, though they have collected some original documentation from the donor. Mrs. Rosser suggested they could research the art on the internet.

Mr. LaBrash asked about the location and whether the sculpture eventually would be obscured by the growing trees. Mrs. Reese-Thacker believes that this won't be an issue.

To Mr. Anderson's concern, members talked about the possibility of members of the public climbing on the sculpture. It isn't likely, but, "When there's a will, there's a way."

To Mrs. Eller's question, staff reported they will be placing a plaque with the name of the sculpture and donor. They believe the District's budgeted funds will be adequate for the installation.

To Mrs. Rosser's question, staff estimated the powder-coat paint could last as long as 20 years, if the piece isn't damaged and the surface isn't chipped. Generally there's no difference in color fade between a piece placed on the north side of an incline, vs. a south side. Some powder coat colors are more susceptible to fade than others.

**MRS. ELLER MOVED APPROVE THE SOUTH SUBURBAN PUBLIC ART COMMITTEE'S RECOMMENDATION TO ACCEPT THE PROPOSED DONATION FROM THE CITY OF LONE TREE OF A SCULPTURE TITLED "RED BOX TREE," FOR PERMANENT INSTALLATION AT THE LONE TREE GOLF CLUB; and Mrs. Rosser seconded the motion. Mr. Ostermiller asked Mr. Collins if the motion should include the stipulations, and Mr. Collins suggested it should. MRS. ELLER AMENDED THE MOTION, THAT:**

- 1) THE SCULPTURE WILL REMAIN IN PLACE FOR A MINIMUM OF 3 YEARS;**

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- 2) **THE CITY OF LONE TREE WILL UNDERWRITE THE EXPENSES OF RENOVATING THE PIECE; AND**
- 3) **SOUTH SUBURBAN WILL BE UNDERWRITE THE EXPENSES OF INSTALLATION AND MAINTENANCE.**

**Mrs. Rosser agreed to the friendly amendment, there was no further discussion, and the motion was approved unanimously (5-0).**

### **Board of Directors items**

- Mrs. Eller will attend the workshop held by the City of Sheridan on Friday, topic: the “Safe Routes to Schools” grant.
- Mrs. Rosser reported on conversations during the most recent Lone Tree Subcommittee meeting. 1) The Fairways Park improvements dedication event date is still TBD. 2) Recently, the Lone Tree City Council approved a ballot question, to incorporate business properties around and including the proposed Entertainment District park into a business improvement district. It is anticipated that the business improvement district’s tax revenue will be about \$220K a year. The City is also planning to alter the traffic interchange on Park Meadows Drive by the park and movie theatre (between the two restaurants), closing it off from entering vehicles and allowing a right turn-only exit. 3) They talked about off-leash enforcement. 4) District staff reported on some research on the local smoking policies, and what is being implemented at the Lone Tree Clubhouse. The City plans to enforce the State (minimum) regulations only. 5) They talked about the library building on Yosemite. There will be opportunities to speak on futures uses, for public input on September 15 (study session) and October 6 (public meeting). Mrs. Rosser encouraged some staff to attend. Mrs. Rosser has suggested the City consider an arts center, much like the Greenwood Village Arts and Cultural Center. Hopefully, future uses would not create a traffic/parking issue during the summer for the adjacent Cook Creek Pool.

Mrs. Rosser also attended the most recent Touch-a-Truck event. She commended the program staff for their patience and kindness with the children. The most popular features were the pile of ice and snow, and the South Suburban wellness van.

- Mr. Ostermiller attended a meeting of the Littleton Business Coalition on September 9. The Coalition is loosely associated with the local Chamber, and about 40 members were in attendance. The main topic was redevelopment along the South Platte River. A Denver Water representative reported on the history of the River and touched on the High Line Canal as well, reporting that Denver Water is also considering “purging” runs in the Canal more frequently than the current two runs a year. South Suburban staff reported on planned recreation developments on the Platte, including improvements for South Platte Park and Reynolds Landing, the new Riverside Downs recreation area, and River Run Park. Littleton Councilmember Debbie Brinkman reported on the Riverside Downs development as well. There was also lots of talk about the upcoming Littleton election.

### **Announcements and emergency items**

Mr. Ostermiller announced:

- A special study session: Breakfast, Littleton City Council with District Board and key staff from agencies, at City offices (2255 West Berry Avenue), on September 10, 7:30–9:00 am.
- A quorum event: National Recreation and Parks Association annual congress and exhibit, at the Mandalay Bay in Las Vegas, September 13-17, 2015.

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- A study session to review a draft of the 2016 Budget. This is Board annual retreat at the Lone Tree Golf Course, 9808 Sunningdale Drive on October 5, 2015. The session may continue into October 6 if needed, with the start time TBD.

Mr. Ostermiller also noted

- The Riverside Downs dedication scheduled for September 24, 4:30-6:30 pm, at the new site on the Platte, south of Belleview. He asked Shephard to include it on a special notice as a quorum event.

### Executive Session

At 7:55, Mr. Ostermiller announced a request to adjourn into Executive Session, Goodson Room 7, for a personnel discussion with the Executive Director. **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. Anderson seconded the motion, which was approved unanimously (5-0).**

The Board paused briefly, continued into Executive Session at 8:08 pm in Goodson Room 7, and returned from Executive Session at 9:18 pm.

### Adjournment

There being no further business to come before the Board, the public meeting was adjourned for the evening at 9:18 pm.

Donna Shephard  
Executive Assistant

/ds

## RESOLUTION TO AMEND 2015 BUDGET

WHEREAS, the Board of Directors of South Suburban Park and Recreation District appropriated funds for the fiscal year 2015 as follows:

Golf and Recreation Facilities Enterprise Fund 25,841,860

WHEREAS, the necessity has arisen for additional expenditures requiring the expenditure of funds in excess of those appropriated for the fiscal year 2015; and

WHEREAS, the unanticipated additional expenditures are contingencies which could not have been reasonably foreseen at the time of adoption of the budget; and

WHEREAS, funds are available for such an expenditure from lease proceeds to the District,

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the South Suburban Park and Recreation District shall and hereby does amend the Budget for the fiscal year 2015 as follows:

Golf and Recreation Facilities Enterprise Fund 26,041,860

BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the proper funds for the purposes stated.

DATED this 9th day of September, 2015.

South Suburban Park and Recreation District, by

**SIGNED**

\_\_\_\_\_  
John K. Ostermiller, Chairman

ATTEST:

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Pamela M. Eller, Secretary