

**SOUTH SUBURBAN PARK AND RECREATION DISTRICT  
REGULAR MEETING NO. 822  
MINUTES**

**Call to order**

A regular meeting of the Board of Directors of South Suburban Park and Recreation District was called to order at 5:36 pm, Wednesday, August 13, 2014 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:** Deanna Heyn, Deputy Executive Director  
Teresa Cope, Director of Communications  
Jay Dikeman, Director of Hospitality Services  
JoAnn Gould, Director of Recreation & Community Services  
Mike MacLennan, Director of IT  
Rich Meredith, Executive Director, Hudson Gardens  
Bill Ramsey, Director of Golf  
Melissa Reese-Thacker, Senior Planner  
Clay Shuck, Deputy Recreation Manager  
Steve Shipley, Director of Finance

**Study Session**

After the call to order, Mr. Ostermiller convened the Study Session, and the group discussed the items on the posted agenda. (See continuation of discussion regarding Riverside Downs, below. /ds)

The Board paused at 7:05 pm and returned to the public meeting at 7:11 pm.

**Introduction of new employees**

Ms. Heyn introduced

- Christine Duplan, the new Administration Building Office Specialist.

Mr. Priddy introduced

- Spencer Thomas, Trails Maintenance Technician, and
- Tanner Roup, Horticulture Maintenance Technician.

**Legal Counsel's report**

Jim Collins referred the Board to his written report in tonight's Board packet.

- The water rights discussions with Denver Water are going forward.
- Regarding the possible November 4 election, the proposed ballot language was introduced in Study Session tonight for further discussion. Another draft of the proposed ballot language and a resolution for the election will be introduced in the August 27 public meeting for possible Board approval, and final consideration regarding the potential election needs to occur at that meeting. Intergovernmental agreements with the counties will be completed before August 27, per the State deadlines, anticipating that the Board may choose to go forward with the election.

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- The Jamison property sale agreement, third addendum is on tonight's agenda for approval.

Members had no questions for Mr. Collins at this time.

### Minutes approval

Members had no questions or corrections for the minutes prepared for the July sessions. Therefore,

**WITH NO OBJECTIONS, THE MINUTES OF MEETING NO. 819, JULY 9, 2014 STOOD APPROVED AS PRESENTED.**

**WITH NO OBJECTIONS, THE MINUTES OF MEETING NO. 820, JULY 21, 2014 STOOD APPROVED AS PRESENTED.**

**WITH NO OBJECTIONS, THE MINUTES OF MEETING NO. 821, JULY 23, 2014 STOOD APPROVED AS PRESENTED.**

### Citizens' comments

*Ralph Dergance, 2454 West Park Lane, Littleton 80120* made the first of two presentations tonight. (See also budget discussion below. /ds) At this time, he reported on discussions with local citizens who have deep concern regarding the maintenance of Ridgeview Park. Many have lived in the area for many years, and they've noticed a severe dropoff this year in routine maintenance: weeds that need trimming, and so on. He prepared a document with a list of concerns and photographs, which he presented to Mrs. Heyn and Mr. Ostermiller. He stated that the residents are very proud and happy to live in this neighborhood; but the maintenance dropoff is noticeable. Neighbors provided comments to him when he walked the neighborhood with the petition (See budget discussion, below) regarding Ridgeview Park pond.

Mr. Ostermiller assured him that the Parks staff present tonight was taking notice of his testimony. He added, it's been a rough summer with all the severe weather.

Mr. LaBrash asked staff to make copies of Mr. Dergance's document for all the Boardmembers.

*Susan Traeger, 5485 South Camargo Road, Littleton 80123* reported she's been in the area for 28 years. She is a professional figure skating instructor at South Suburban Ice Arena and has given private lessons for 23 years.

She referred the Board to the District mission statement. She stated the mission statement is not being followed at the South Suburban Ice Arena regarding providing recreational services and programs for the general public. There are cuts being made to non-hockey programs: This doesn't serve the general public, and the public hasn't been told.

The latest is a reduction of public ice skating sessions on Monday and Friday, in the late afternoons. There are no after-school sessions for public skating between Monday and Friday now. The public wasn't notified of the cuts nor of impacts to the public. Ms. Traeger had to seek out the information from four different offices, to find out why the changes came about. She was told there was already a signed contract with the Littleton Hockey Association for the ice time; and there was no opportunity for input and no communication.

The public sessions at the South Suburban Ice Arena have been disappearing for many years. She stated, at one point, one gentleman tried to take away the ice shows. Some remaining ice times are so packed with classes, that it's almost unsafe to skate. She realizes it's about the big bucks; she has had children and grandchildren who skate, including those who play hockey.

She asked the Board to reconsider the District's mission statement. She believes within the next five years there will be only hockey played at the Ice Arena.

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Mr. Ostermiller asked Ms. Traeger to speak with the Recreation staff present about her concerns. He explained the difficulty of scheduling, which is based on demand.

### 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 JULY 2014 IN THE AMOUNT OF \$3,087,997.**

**MR. ANDERSON MOVED TO ACCEPT ITEM A. Mr. LaBrash seconded the motion.** There was no further discussion. **Consent agenda items were approved unanimously (5-0).**

## NEW BUSINESS

### **PUBLIC HEARING: 2015 Budget. Citizens comments**

*Ralph Dergance* returned. He stated that the neighbors by Ridgeview Park are disappointed with Nature's drying up the local ponds. Most of the problem is that the water from the High Line Canal cannot maintain water levels in the pond at this time.

- He presented three pages of signatures attached to a petition, directed to the Littleton City Council, expressing concern about the management and maintenance of the water level in the pond at Ridgeview Park, and requesting that the City and District act immediately and define and implement a permanent method or methods to preserve the pond water level.

Mr. Dergance stated he has been a resident for 33 years; until about 2-1/2 years ago, the spring on a private property upslope of Ridgeview pond was always pumping and filling the owner's pond, and then the water overflowed into Ridgeview Park pond. The spring has slowed down to the point that water is absorbed in the ground before it reaches Ridgeview pond. This happened once before, about 14 years ago.

Preserving the pond is a matter of protecting property values, recreation, and the local ecosystem. In the past, a couple of remedial things were done, and South Suburban very generously worked with the property owner (of the spring and pond) to get them to dump enough water into Ridgeview pond. South Suburban staff also removed debris from the channel between the ponds, and this worked effectively for 6 to 8 years. Now non-indigenous cattails are blocking the channel to the pond. He has suggested an approach about what should be done. He wants it to be fixed by the first quarter of next year. Mr. Dergance put this item before the Board as a possible project for the 2015 budget.

No other public came forward. Mr. Ostermiller closed the public hearing. He announced the next opportunity for citizen comments would be the September 17 special meeting (replacing the regular meeting date: September 10, which has been cancelled).

(Note to the minutes: In addition to Mr. Dergance's request, staff received a written request from Dennis Connelly to install a backstop in the southeast corner of Cherry Park. The Board was made aware of the request in tonight's meeting packet. /ds)

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### **Jamison property 101 West Jamison Avenue, Littleton. Approval of Third Addendum to sale agreement with Stoneridge Homes, LLC.**

Jim Collins presented the proposed addendum. The representative of Stoneridge, proposed buyer, proposes to take down the remaining buildings on the Jamison property and perform other cleanup, anticipating future redevelopment. They thought that permission for the demolition and cleanup should be formalized. Mr. Collins strongly urged the Board to allow the demolition and cleanup, and there will be no liability for the District and no costs incurred.

To Mr. Ostermiller's question, Jim Collins reported he could see no reason not to allow it. At this time they anticipate that the sale contract will close.

Mr. Anderson asked if Stoneridge still accepts the pre-existing conditions. Jim Collins agreed that conceivably they could encounter a situation during the cleanup and want to back out of the sale, but he doesn't think it's likely to be an issue.

Stoneridge is going before the Littleton Planning Commission on August 25 to obtain approval for the proposed rezoning, before appearing before the Littleton City Council.

The group noted that some of the neighbors don't like the proposed redevelopment plan. Mr. Collins added, the neighborhood doesn't object to the cleanup of the property, however.

**MRS. ELLER MOVED TO APPROVE THE THIRD ADDENDUM TO CONTRACT TO BUY AND SELL REAL ESTATE, FOR THE JAMISON PROPERTY, 101 WEST JAMISON AVENUE, LITTLETON; AND TO ALLOW THE EXECUTIVE DIRECTOR TO SIGN THE ADDENDUM ON BEHALF OF THE DISTRICT. Mrs. Rosser seconded the motion, there was no further discussion, and the motion was approved unanimously (5-0).**

### **Wynetka Ponds Park Improvements. Award of contract to Canyon Landscape Design, LLC**

Mrs. Reese-Thacker presented. She requested an award of contract for improvements. She reviewed the list of improvements, to include a new trail connection, and installation of a shelter and port-o-let enclosure (both were purchased by the District).

She reported that Canyon Landscape has done work previously for the District, on the Lone Tree Golf Course wedding venue project this year.

As there is an anticipated remaining balance in the project funds, staff would like to include concrete repairs by the current san-o-let building, for a cost of \$4K. She reviewed the anticipated costs. The project cost is being shared 50/50 with the City of Littleton.

Mrs. Rosser asked why the bids were so varied. Mrs. Reese Thacker noted that the two lowest bids were pretty close. She knows that Canyon Landscape is a fairly new contractor and looking to build up a reputation.

**MRS. ROSSER MOVED TO APPROVE A CONTRACT WITH CANYON LANDSCAPE DESIGN, LLC IN THE AMOUNT OF \$44,999 FOR THE WYNETKA PONDS IMPROVEMENTS; AND APPROVE A TOTAL PROJECT BUDGET NOT TO EXCEED \$79,762, INCLUDING A 15% CONSTRUCTION CONTINGENCY, ADDITIONAL CONCRETE REPLACEMENT, PROFESSIONAL SERVICES AND OTHER PROJECT RELATED EXPENSES. Mrs. Eller seconded the motion. There was no further discussion, and the motion was approved unanimously (5-0).**

Members returned to a topic remaining from the Study Session agenda.

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### **Riverside Downs by Mary Carter Greenway. Proposed redesign of recreation space. Proposed conceptual master plan sponsored by City of Littleton. Continued from Study Session**

In Study Session tonight, Mrs. Reese-Thacker began a presentation on two options (“A” and “B”) for a conceptual master plan, prepared by DHM Design (the City’s contractor). Potentially the upgrades would include formalized access to the Platte River, improved shopping center access, realignment of the dual trail, additional trail spurs with art nodes, a connection to West Belleview Avenue, shade structures, rest areas, way-finding signage, improvements to the shopping center plaza, bocce ball, additional bridges, and landscape additions.

The proposed project would redevelop some shopping center riverside property as well as some property currently maintained for recreation uses by the District. The City is talking to the shopping center about proposed improvements to its property and is asking the shopping center to take on some maintenance of the improvements. The City asked the District to review the plan and comment on proposed improvements; and the City would like the District to consider taking on a portion of the maintenance for the new river park which is being created.

Mrs. Reese-Thacker continued her presentation from Study Session with “Concept B.” While the two concepts are similar, “B” is more far more expensive. The final design may be a hybrid of “A” and “B.”

The group talked about a location and potential cost for a River bridge in that area. Members noted recent and expensive bridge developments in the Denver metropolitan area. Mr. LaBrash asked who would be responsible for the bridge maintenance, and Mrs. Reese-Thacker believes this may fall to the District, but it can be discussed. Mr. LaBrash responded, as plans take shape and prior to any District signoff on the plans, he would like to see an incremental maintenance cost. Mr. Ostermiller suggested that perhaps a reserve fund could be established, for use 20 or 30 years down the road. Considering a maintenance reserve should be part of the discussion. He added, the people promised these enhancements think there’s a strong need for the crossing over the River in the area

Mrs. Rosser suggested the bridge could be added later. Mr. Ostermiller stated, it all depends on the \$5 million from Arapahoe County, and whether funds can be dedicated to the District. At this time, it’s anticipated that Arapahoe County will fund most of the project. Members discussed the language of the voter-approved County open space tax ballot; only 20% of annual shareback funds to the cities can be used for maintenance, they believe; perhaps some negotiation is possible, if the District is performing maintenance on behalf of the cities. To members’ questions, Mrs. Reese-Thacker noted locations of other pedestrian bridges crossing the River in that area.

Mrs. Rosser reported a recent article, that the City & County of Denver is planning to spend more funds and substantial funds to develop the Platte Riverway from Confluence Park south. She concluded, that it’s like we’re moving closer together, but they have deeper pockets.

Mr. Ostermiller asked if staff has any sense of when the US Army Corps of Engineers would bless this project. Mrs. Reese-Thacker noted that for a recent project, it took about nine months to obtain approval.

There will be a meeting on August 29 with the City of Littleton and DHM Design, the City’s contractor. To Mr. Ostermiller’s question, staff assured him that District staff is involved in the design now, and a number of staff is going to the August 29 meeting.

### **Board of Directors items**

Mrs. Rosser reported on the most recent Lone Tree Subcommittee meeting. In addition to some topics previously covered, they reviewed attendance growth for the Lone Tree Recreation Center, the potential ballot

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issue for the District in the November 4 election, potential opportunities for City/District partnerships, and other items.

- Members were pleased with the growth of programs at the Lone Tree Recreation Center, including the Child Discovery Time program.
- They talked about the proposed \$4 million pedestrian bridge project over Lincoln, to connect the north and south sides of the City. The City anticipates contributions from the Douglas County and Park Meadows District; they requested that South Suburban make a contribution. The City wants to start building in 2015.
- They also talked about the proposed redesign of the Park Meadows Entertainment District. City members expressed appreciation to the District for its expertise in designing open space and flood control land. Probably there needs to be an ongoing discussion on the concept, to get to a clear vision for the project. The City wants to start building in 2016.
- The Subcommittee also talked about the bus dropoff and parking situation at Cook Creek Pool. School bus drivers are dropping off children at the entrance and then parking very nearby, sometimes along residential streets, though it's been suggested to them that they could park at outlying locations such as Eagle Ridge Elementary. Ms. Gould explained that the bus driver is often also the children's chaperone, and so they can't park far away and then try to rejoin the children quickly; and if the weather turns foul, the children need to be loaded up quickly to leave the Pool. Staff will have the upcoming winter season to talk about it and look for a better solution. Mrs. Rosser added, some residents in the area think Cook Creek is their pool and the yellow busses are some symbols of some unhappiness. The neighbors perceive over-crowding sometimes.
- The Subcommittee also talked about the dead trees on the Lone Tree Golf Course. Mrs. Rosser added, the trees in her neighborhood have been stressed as well. The dead trees are being replaced with varieties of species. Perhaps some of the dying trees can be saved. Mr. Ramsey added, during the last 3 weeks, staff reports the trees look better; they attribute the improvement to all the moisture.
- People are complaining repeatedly about the coyote issue. The City Manager is trying to explain the situation to them. Some people want the coyotes eradicated.

Mr Anderson added,

- The Lincoln pedestrian bridge is an opportunity for the District to partner with the City of Lone Tree. Perhaps the bridge will be a City 2015 budget item (but the City Manager avoided giving specific answers to the Subcommittee). They're working on land negotiations and a public input process for the design process. He believes it's likely to be a 2016 construction project; more discussions will follow; possibly the open space area will become the 2015 project.
- Mr. Anderson reported on the Kaiser Permanente grant to the City. The City will publish a plan for public comment over the next couple months, via their website, a booth at Taste of Lone Tree in September, etc.

## Announcements and emergency items

Mr. Ostermiller reported on a number of upcoming (potential) quorum events and formal meetings.

- August 15, 5 pm: The art dedication event at the Lone Tree Golf Course. It's anticipated a quorum of the Board will attend.
- August 19, 7 pm: The citizens meeting at Goodson Recreation Center. The meeting will be chaired by Jim Ryan and Dennis Reynolds, and the topic will be a possible November 4 election ballot issue. Mainly, the attendees will be Gold Medal Committee members. It's anticipated a quorum of the Board will attend.

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- August 25: The Jamison property redevelopment (Stoneridge project) will be before the Littleton Planning Commission for property rezoning.
- August 26: Hudson Gardens will make a presentation to the Littleton City Council on its master plan, and Mr. Meredith will make another request for City funding.
- August 27: There will be a District study session starting at 5:30 pm, and a continued meeting at 7 pm. The Board anticipates some formal voting that evening.
- September 10: The Board is cancelling the regular sessions.
- September 17, 5:30 pm will be the replacement date (a special meeting, with posting to be accomplished per State statute.)
- September 24: There will be the regular Board sessions, anticipated start time: 5:30 pm.
- And, October 23: the Board will conduct an all-day retreat (Study Session) at the Lone Tree Clubhouse, 9808 Sunningdale Boulevard, to continue discussions on the 2015 budget.

## Adjournment

There was no Executive Session this evening.

There being no further business to come before the Board, the group adjourned for the evening at 8:10 pm.

Donna Shephard  
Executive Assistant

/ds