

**SOUTH SUBURBAN PARK AND RECREATION DISTRICT  
REGULAR MEETING NO. 862  
MINUTES**

**Call to order**

A regular meeting of the Board of Directors of South Suburban Park and Recreation District was called to order at 5:35 pm on Wednesday, February 10, 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

Legal Counsel: James P. Collins, Esq.

Management Staff: Rob Hanna, Executive Director  
Brett Collins, Director of Planning & Development  
Teresa Cope, Director of Communications  
Jay Dikeman, Director of Hospitality Services  
Andy Jennings, Director of Parks & Open Space  
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

**Study Session**

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

The Board paused at 6:45 pm and returned to the public meeting at 7 pm. Mr. Ostermiller welcomed guests and staff.

(Note to the file: An additional item, ratification of Bev Bradshaw to the Hudson Foundation Board of Directors, was inserted tonight to consent agenda items for consideration, below.)

**Citizen comments**

**Pete Palumbo, 6834 Lionshead Parkway, Littleton 80124** reported on his email to Mr. Hanna, regarding the condition of facilities at the Goodson Recreation Center, and specifically the men's locker room steam room and showers. He stated the District has a "break and fix mentality," and it takes a crisis mode to get any work done. He asked if the District has some type of asset management for Goodson, including for HVAC.

He stated the Board and management present would have to be embarrassed if they visited Goodson as users. In the past, the showers went to boiling water when the toilets were flushed, though apparently the facility manager has this under control now. The locker rooms are now supposed to be maintained every two hours; except for this week, he has yet to see anybody cleaning the steam room.

He heard recently that the facilities will be renovated in 2017, and there has been poor communication to the public. He visits the Center five days a week at this time of year and three times a week in the summer; he had no idea about the renovation plans. He agreed that it doesn't

## MINUTES

make sense to do a lot of things, e.g. replace the tile, if the District intends to renovate soon; but these assets are really bad.

Further, he stated he wanted an email from Mr. Hanna rather than another staffmember to his communication; it's good business.

Mr. Ostermiller assured him the District is catching up on projects after the recession, to get all the facilities back in shape. Priorities are being set. The District will keep all the citizens informed about what is happening. Mr. Palumbo stated, these maintenance issues have been going on since 2006. Mr. Ostermiller responded, the struggle to maintain the facilities with limited funds has been going on since the beginning of the recession in 2008, and the District hopes to get caught up soon.

### **New employees introductions**

Clay Shuck introduced *Affton Hooten, Aquatic Coordinator at Lone Tree Recreation Center.*

Brett Collins introduced *Jason DeHaan, Park Planner I.*

### **Legal Counsel's report**

Jim Collins reported the Board received a confidential written report in their packet. For the public, he reported that water rights matters are active: a statement of opposition was filed to a court application, filed by the Central Colorado Water Conservation District. He believes it will be helpful in the end, in protecting the District's water rights.

He anticipates the Board will review the request for an integrated project delivery approach tonight, dependent on the results of the scheduled public hearing for the South Suburban Clubhouse master plan.

The Jamison property sale is getting closer. Demolition is complete on the property. The developer returned to the City of Littleton four weeks ago with their latest application. Possibly the sale will close in second quarter 2016.

### **Minutes approval**

For the special session with the Littleton City Council in January, Board members had no corrections, additions, or changes. **Therefore, with no objections, the minutes of meeting no. 860, January 26, 2016 stood approved as presented.**

For the January 27 regular meeting, Board members had no corrections, additions, or changes. **Therefore, with no objections, the minutes of meeting no. 861, January 27, 2016 stood approved as presented.**

### **Consent Agenda items approval**

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 JANUARY 2016 IN THE AMOUNT OF \$1,799,637**
- B. APPROVE THE LANDSCAPE EASEMENT AGREEMENT WITH CHAL, LLC.**
- C. APPROVE THE STORM PIPE EASEMENT AGREEMENT WITH CHAL, LLC.**

## MINUTES

### **D. APPOINT BEVERLY J. BRADSHAW TO THE HUDSON FOUNDATION, INC. BOARD OF DIRECTORS.**

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

## **NEW BUSINESS**

### **Public hearing: South Suburban Ice Arena improvements, final master plan approval**

Melissa Reese-Thacker, Senior Park Planner presented the proposed improvements. She reviewed previous Board presentations over the past year. There were two public hearings on July 9, 2015, and thereafter the goals of the project were developed, with input from the staff and Board as well. There was another round of public meetings on February 2, 2016; and comments were made in appreciation of the process and for staff recommendations. Tonight, staff is recommending that plan be accepted, and then the Board to direct staff to take no further action until additional information has been collected.

Mrs. Reese-Thacker reviewed the plan; she reported it was essentially the same plan presented on February 2, with some updates to next steps and dates. The goals of the project are to:

- Replace the South Rink and address ADA access around the rink
- Replace the Ice Plant
- Provide ADA access to spectator seating at North and South Rinks and expand seating capacity at the North Rink
- Expand and renovate locker rooms to meet ADA requirements
- Address critical mechanical and electrical systems replacements/repairs
- Provide a new entry closer to the parking lot
- Improve the exterior character of the building
- Provide a larger multi-use meeting space
- Expand the fitness area
- Expand the concessions area and provide seating area
- Consider small additions to the building to meet the project goals
- Continue to meet energy efficiency goals already established by the District.

The proposed project would increase the square footage of the ice arena building. Mrs. Reese-Thacker enumerated the proposed improvements to the interior of the building, to include ADA improvements, repairs to aging infrastructure and equipment, a new entryway from the parking lot, as well as cosmetic improvements.

Another part of the project would be to improve aesthetics of the exterior. The architect is proposing translucent glass panels in several areas, in the theme of the existing art on the exterior of the building by artist Don Mitchell.

Barker-Rinker-Seacat Architecture developed the plans. Saunders Construction has provided the District a courtesy estimate, in the form of a base scope of work and contingency and escalation (given a proposed construction start date in 2017), for a total cost of \$9.4 million; and additional items have been estimated for a total of \$11.6 million. These are just construction costs; in addition there will be a project contingency, finishes, fixtures, and equipment, and the total estimate is now in the range of \$12-15 million.

## MINUTES

In addition, Saunders Constructions has looked at the cost of constructing a new building and has scoped it in the range of \$17-20 million.

Staff is recommending at this time that the Board postpone further action, pending attaining an appraisal of the South Suburban Ice Arena, vacant lot, and Administration office properties; evaluating the Ice Arena building for other potential recreation uses; and evaluating the possibility of participating in a regional ice facility project. Staff feels that additional information is needed. Because of the proposed investment (for improvements to the existing building, or a new building), staff wishes the Board to make an informed decision. Staff's information-gathering process will take approximately one year.

Mr. Ostermiller opened the public hearing.

**Cassy Papajohn, 7866 South Jackson Circle, Centennial 80122 and Vice President of the Denver Figure Skating Club** spoke. Referring to the last slide in Mrs. Reese-Thacker's presentation, she asked what regional options are being discussed? what does that entail? Mr. Hanna reported there is some interest in a regional facility, and staff wants to pursue this further. There may be economies of scale. At this time, staff is not ready to disclose details; they want to continue the investigation further, before making a recommendation on reinvesting in only two sheets of ice within the current Ice Arena.

Ms. Papajohn asked if the current program/ice users would be part of that discussion. Mr. Hanna assured there would be an opportunity for the public, and the District does not have a goal of getting outside of the ice business. He noted that ice is really a regional facility, unlike for instance a neighborhood park. He wants to make sure staff gathers all the regional information; they are looking at all the ice time in this region. He believes it will take about a year to work through all the information: This is a \$15 million project, so staff wants to provide the Board with all applicable information to the project before making recommendations.

Mr. LaBrash assured Ms. Papajohn that the public definitely will be involved, going forward, as with all of our projects. Mr. Ostermiller added, the next step would be to figure out how to pay for it.

**Mike Maciolek, 8160 Briar Ridge Drive, Castle Rock 80108 and President of the Colorado Skating Club**, stated he was representing a skating club at the rink. He addressed the matter of putting off the project for a year, and if there have been studies about additional costs—with some stuff going bad now and reaching the end of its useful life. What may escalate some of these costs? Mr. Hanna assured him they've included these in the cost estimates from Saunders Construction, and their cost escalations are based on the proposed construction date.

No more public came forward, and Mr. Ostermiller closed the public hearing.

**MRS. ELLER MOVED TO APPROVE THE SOUTH SUBURBAN ICE ARENA MASTER PLAN AND DIRECT STAFF TO POSTPONE FURTHER ACTION ON THE MASTER PLAN WHILE ADDITIONAL INFORMATION IS COLLECTED REGARDING THE POSSIBILITIES OF NEW CONSTRUCTION, REGIONAL OPPORTUNITIES, AND THE RENOVATION OR REUSE OF THE EXISTING FACILITY. Mrs. Rosser seconded the motion.**

Mr. Anderson stated, this is a very expensive project. The Board appreciates the support of the public, evidenced by their approval of the 2-mill ballot question (November 2014). The Board needs to move forward with a planning process in the future, evaluating opportunities for correcting some deferred maintenance items, with a plan for a number of years. It is important to get the right information and get the right decision and not jump in before we are ready.

## MINUTES

Mr. LaBrash agreed. He added, this is what happens when you don't have the money to make the renovations: The Ice Arena building is very worn and tired, and while the building is a "concrete bunker," there are issues that need to be addressed. The building needs love and attention. It's time now to step back and assess different opportunities that might be out there.

Mrs. Rosser noted the original building was built in 1969, and so it's served the District for about 45 years. Skating remains the backbone of South Suburban; and something needs to be done. But the District can't spend just a few million and even touch this. The District needs to evaluate this carefully and decide what will be the best approach for the next 10–15 years as well. The District ice program is very important to us.

Mr. Ostermiller thanked staff for not bringing something forward and then trying to convince the Board to vote one way or the other. The alternatives will take time to work out; he noted nearby facilities, and that the Lorenz Regional Park could be a site for another facility. The District doesn't have the money yet for this project, and the District has to figure out how to pay for it. He appreciates staff's getting the work together: At least now, the Board knows what they're looking at, what the costs are, and what they need to look at. The project should be put on hold until staff can return with more information, including a plan on how to work it into the District budget.

**The motion was approved unanimously (5-0).** Mr. Ostermiller added, the South Suburban Ice Arena was a priority for improvements in the Gold Medal Citizens Committee report.

### **Public hearing: South Suburban Golf Course Clubhouse improvements, final master plan approval**

Mrs. Reese-Thacker presented. The planning project was initiated by staff, after the Board of Directors gave direction in May 2015 to develop a master plan and to hire an architect. Following the October 28 Board session, staff has developed a near-complete master plan. Two input meetings were held last July 15, 2015, and afterwards project goals were established.

The draft of the master plan was presented at a public information meeting on January 25, 2016, and attendees overviewed the existing site and proposed changes. Input from the public favored a new clubhouse building over a renovation, a desire for rooftop deck, and concerns about adequate meeting space in the current facility. Input from the golfers present was directed particularly to traffic flow through the building.

Mrs. Reese-Thacker reviewed the proposed project goals:

- Improve the functional circulation within the clubhouse
- Address critical mechanical and electrical systems replacements/repairs
- Upgrade the exterior appeal
- Create a clearly defined entrance
- Reduce the perimeter cart/pedestrian circulation conflicts
- Improve the quality and size of the patio
- Connect to the neighborhood
- Generally maintain the size and functions of the existing building with a minor addition, if needed, to meet the project goals
- Continue to meet the energy efficiency goals already established by the District.

She reviewed the proposed changes, to include a location change for the main entrance, changes to the pro shop and restaurant areas, relocation of the patio to take advantage of views, new cart paths, and a staging area. Separate pedestrian walkways and cart paths are being planned. Part of the project is a proposal to replace the cart barn, in a new location, details to be determined. Also

## MINUTES

following the January 25 meeting, staff asked the architect to consider a small expansion to the current restaurant area, which currently seats 85 inside the building and 45 outside (on the patio). The proposed restaurant will be a little bit larger in the new location, a total of 300 square feet for the interior and 510 square feet for the patio and adding approximately 80 seats inside and 50 outdoors. Staff is also considering converting the patio on one side to be a permanent year-round indoor-outdoor patio, which might also be used as a meeting room.

Mr. LaBrash asked if this renovation would also require an expansion of the parking spaces. Mrs. Reese-Thacker responded, not at this time: Overall, the building square footage increase is about 800 square feet, mostly in the area of the vestibule. Also, the major operation for the facility is the golf course, and a restaurant use is secondary.

Mr. Anderson noted the poor condition of the existing parking lot surface, per the aerial photo.

To Mrs. Rosser's question, Mrs. Reese-Thacker reported that the building expansion would not double restaurant capacity inside. The group discussed the architectural features of other golf facilities and restaurants in this area.

Mrs. Reese-Thacker reviewed the changes to the exterior of the building (new finishes). She presented several views of the exterior. Staff's goals are to improve and update the character of the exterior, take advantage of the views of the course, and to provide the neighborhood with a trail link to the Clubhouse building and restaurant.

A courtesy cost estimate was prepared by Saunders Construction, based on Barker-Rinker-Seacat's drawings. The conceptual costs are estimated at \$1.955 million for clubhouse construction costs only; another \$400K in site work (cart paths, pedestrian paths, staging, access); and \$355K to replace the cart barn. Adding \$460K for architectural services and other additional costs, it is a total of \$3.9 million.

To Mr. Ostermiller's question, staff affirmed the cart barn would be able to service electric golf carts.

Saunders Construction also estimated a "scrape" and construction project for a new clubhouse building, based on an 8,000 square-foot facility, a typical (current) size and an appropriate size for such a use. They looked at adding an underground cart barn and storage area under the main building (another 8,000 square feet). The cost starts at \$5.4 million; with extras, the total cost would be in the range of \$6.5 million to \$7 million, of which \$1.1 million would be for the underground cart barn. They proposed to construct a new building in basically the same location as the current clubhouse. The overall cost to scrape & build a new facility would be about 63% more than a proposed renovation of the existing clubhouse, and therefore staff is proposing to proceed with the renovation.

Staff is not proposing to create a rooftop patio, as suggested by some public during previous meetings. To do so, the existing structure roof system would have to be reinforced; two sets of stairs would be required for a fire exit, and an elevator; and there would be food & beverage service/concessions changes needed as well.

Staff is proposing the construction would begin by October 2016 (just after the 2016 golf season ends), and the clubhouse would be open again in April 2017.

Mr. Ostermiller asked about funding. Staff anticipates returning to the Board during the second meeting in August. In the near-term, staff will conduct a process to hire a CM/GC to work with the architect and assist with pre-construction services. Then the CM/GC would provide a guaranteed maximum price for the Board's consideration, and at that time a plan for funding would need to be ready.

## MINUTES

To Mr. LaBrash's question, Mrs. Reese-Thacker reported that a rooftop deck would be an addition to Saunders' estimate. She again reviewed the issues with trying to add a rooftop deck to the current building.

Mr. Ostermiller asked if the restroom facilities are dictated by the size of the golf operations or the restaurant operations. Mrs. Reese-Thacker reported they would be geared to the restaurant operations in this case. She noted that the golf course operations are also supported by some restroom facilities on the course. The need for additional bathroom facilities in the renovated facility plan could be directed by the City of Centennial and/or Tri-County Health.

Mr. LaBrash asked if staff had prepared revenue projections for the additional seats in the restaurant operation. Mr. Hanna reported that staff has collected some estimates; they are not anticipating a significant increase over current revenue. The seats are needed for current functions held at the facility, such as the ladies' clubs.

Mrs. Rosser noted the golf course is in a residential area. She explained the history of a proposed restaurant on Yosemite; the neighborhood was adamant there was to be nothing open late at night; and they eventually built a Walgreen's onsite instead, which closes at 10 pm. She expressed doubt that this neighborhood would be pleased with late night events at the clubhouse.

Mr. Anderson wondered how Saunders' estimate compares with other major renovations of clubhouses in Colorado recently. Mr. Hanna responded, Saunders' estimate was based on a recent Saunders project; staff felt confident that the costs are in the market and typical for a renovation of this type currently.

Mrs. Eller noted a comment in a report, that the District generates \$5.87 per round of golf—is that for food & beverage operations? Mr. Hanna reported that it is, it is an average, and it is a gross number. The profit margin on food & beverages would be in the 10-15% range for facilities like this one, which are also open year-round.

Mr. Ostermiller opened the public hearing.

**Kim Spaulding, 8209 South Albion, Centennial 80122 (Fairways subdivision)** spoke. She has a background in accounting, an MBA, and 30 years of business experience. She attended public hearing in January and she was disappointed. This is a wonderful opportunity to upgrade the clubhouse, and staff is only proposing an expensive remodel. Very little square footage is being added to the building. She disagreed with a proposed resolution to traffic flows; she anticipates more conflict between golf carts and pedestrians. There are potential new uses for such a facility which are not being addressed; there is a local demographic age shift for the next 10 years, and it should be considered. The existing tower to monitor play on the course will be gone; how that will be addressed? There is opportunity for new income by creating banquet space, and that new income isn't being addressed. There are opportunities to rent the space that wouldn't require the clubhouse to be open late at night. Almost \$2 million is for the core project before the add-ons, or \$277.83 per square foot, and the cost of a new restaurant is \$153-203 per square foot in Denver at this time. Retail and commercial sales prices in Denver are averaging \$115-149 per square foot at this time. Compared to the estimated cost of a remodel, maybe we can do a little better. The Fossil Trace clubhouse cost \$2.5 million for a 10,000-square-foot facility.

The District is one of the few golf courses in the area that covers its cost with golf income. But this is looking to the future; golfers deserve an updated facility. She recommended the project be revisited and that staff think outside the box, and provide a building that will serve taxpayers for the next 40 years. She hopes that taxpayer funds will be used to provide a great clubhouse.

## MINUTES

**Blake Liberty, 5506 East Mineral Avenue, is a Heritage Greens resident.** His homeowners association has about 507 homes and borders the east side of South Suburban Golf Course. He serves on the HOA board. He agrees with many of the comments shared by Mrs. Spaulding. He appreciates the changes to the plan that Mrs. Reese-Thacker has considered since the public meeting.

From the nine stated project goals, he noted: to maintain size and function; and to connect to the neighborhood. He is strongly in favor of the latter; he doesn't see as much as he hoped. A trail is a great thought; but it should be a facility which would serve not just golfers but a family environment, and that would be a great hit. He eats there regularly, and he doesn't play much golf. While the proposed building looks nicer, there's a tremendous opportunity to move forward. He asked the District to hold off and seek more input; he suggested a meeting at their HOA clubhouse. The attendance at recent meetings was poor, and the neighborhood is getting a late start; and he took some ownership of that fact. He doesn't want to maintain the size and function of the current clubhouse; he wants a bigger facility.

**Richard Kinnie, 7437 South Harrison Way** agreed with a number of things said, and added, What would it take from the community generally to convince the District Board to build a new facility rather than fund a renovation? Mr. Ostermiller replied, the neighborhood should raise \$3-4 million, and he noted the upcoming ice arena improvements and other commitments. Mr. Kinney suggested there are revenues available to the District that the public doesn't know about specifically, that could fund the difference. Staff seems to be focused on the renovation. Mr. Ostermiller reported that the District Board directed staff to present alternatives, and they did so; and the Board will continue to discuss alternatives with staff. To Mrs. Rosser's question, Mr. Kinney reported he doesn't live in this immediate neighborhood. He hasn't addressed the matter of non-golfers using the clubhouse. He didn't have any information to share on this item.

**Jim Taylor, 2778 West Riverwalk Circle, # B, Littleton 80123** admitted he isn't a frequent golfer, and usually he plays on the west side of the District. Over the past 15 or so years, he's been a frequent attendee at these District Board meetings, and he has heard a lot of discussion about the need to update or rebuild the South Suburban Clubhouse. These plans are an exciting change. He agreed the Board needs to get all the information, before a decision is made. He asked about the location of the carts in relation to the clubhouse and possible need to climb steps while carrying clubs. Mrs. Eller explained that the carts available at check-in would be by the main entryway (no elevation change). Staff confirmed Mrs. Eller's explanation.

**Jeff Rector, 5429 East Mineral Circle, Centennial 80122 spoke as a resident of Heritage Greens and as the Heritage Green HOA President.** He echoed Blake's plan to include better access between the neighborhood and clubhouse (the trail), and he stated that would yield additional revenue to the restaurant. Residents want to support the District and put finances towards this facility. Residents nearby don't necessarily play golf, but they'd like a place to get together. He believes the neighbors wouldn't be interested in a facility that would stay open past 10 pm and stated, the Clubhouse should be a neighborhood amenity. The neighborhood could increase the food & beverage revenue to the District well beyond the \$5.77 per person discussed earlier. This improvement could be a vibrant improvement for the neighborhood, and this is a tremendous opportunity to do a renovation directly. If a scrape & rebuild is approved, then the clubhouse could be in a different location on the property; the carts could be stored properly, below the building; there could be a proper commercial kitchen with capacity to support a food & beverage operation, and more seating. This is one of the most beautiful courses in the south metro area and is in a beautiful community, so why not set a standard for the next 30-40 years? The dollars would come quickly over

## MINUTES

time. Therefore, he urged the Board of Directors to delay a decision and get more feedback, to help build a business plan to support such a facility.

**Jim DeWall, 6583 South Madison Court** asked if the District could raise taxes slightly to pay for a new Clubhouse building. Mr. Ostermiller explained it would take the vote of the entire District to approve such a tax increase, and only 35% of District residents play golf. Mrs. Rosser reported the phone survey conducted before the 2-mill ballot vote in November 2014; 400 residents were polled; they were asked if they would support renovation or improvement of the South Suburban Clubhouse, among other things. Respondents rated the Clubhouse at the bottom of the priority list. If people don't participate in an activity, they usually don't support it.

Mr. Ostermiller noted that a number of facility renovations were not on this November 2014 ballot, due to lack of support. Mrs. Rosser added, there was more support for money for recreation centers.

Mr. DeWaal asked if it is totally impossible to generate \$7 million for a new facility. He hopes it is possible. He'd like a nice facility like Lone Tree.

**John Nielsen, 5430 East Mineral Circle (Heritage Greens)** is a 29-year resident. The Clubhouse is 41 years old; and if this building was his, he'd tear it down. Dave Lorenz, retired Executive Director attended one of their HOA meetings and asked for their support for the mill levy ballot. His community supported it, and it did pass. For a premier facility, the District could charge more. In the last couple of years, he paid for two weddings; if the Clubhouse had been a classy facility, it would have been considered. He suggested the District raise the cost of beer sold. He would vote for a scrape & rebuild; he's not in a hurry. He urged the Board to wait a few years and save up a few more dollars. He asked the Board to consider other options.

**Charles Wiland, 7015 South Dahlia Street** has played at South Suburban Golf Course since 1986, and to him it's a golf course. He plays 20 to 30 times a year. People are asking for a country club with a nice restaurant; and the District has one of those in Lone Tree. To the suggestion that the District charge more, he reported that he plays at South Suburban because it is a great golf course for less cost. Staff has put together a very good plan: Do we want a golf course or a very nice facility? He stated he was speaking on behalf of about 50 of the 140 men in the men's clubs, and he concluded: The facility won't bring in any more money after a \$4-7 million investment. Let's update it and let it run, and do the best with what we have.

**Rickie Kelly, Heritage Greens neighborhood** moved into area in the last couple years, largely because of proximity of golf course. She is a mother with young kids; they can't ride bikes from playground to the Clubhouse for dinner; and she doesn't see a lot of resolution to the problem in the plan. She suggested the District consider a public/private relationship: Find a restaurant with a great brand, and then the neighborhood will use the restaurant. In Heritage Greens and the wider community, there are volunteers who would help explore those options with the District.

**Robert Eilert, 5017 East Nichols Place, Centennial 80122 has lived behind 2<sup>nd</sup> green for the last 30 years.** He is a golfer and he loves to see traffic flow work. Could some of the traffic go to the back of the building?: Carts and people will criss-cross. He urged the Board to consider a change to the plan.

**Rick Dutton, 7723 South Birch Court, lives across the links.** He would like a scrape-off. But first, the District needs a plan of support: Maybe we're not marketing the facility, like we need to. A restaurant could be used in early morning to late afternoon, for example, by local clubs. With the number of businesses currently in the neighborhood, there's a great potential. The South Suburban Golf Course Clubhouse has a nice view, good atmosphere, and a welcome bar. He urged the Board

## MINUTES

to take a strong look at marketing what we have. He noted that a lot of people come all the way across town to play golf. He stated, there is opportunity to expand.

Mrs. Rosser stated she drives through the neighborhood to the golf course; if there was a lot more marketing, how would the neighborhood feel about the additional traffic? Mr. Dutton believes they won't like the traffic, but the neighborhood is working on speed control currently and they would have to work on a traffic control plan.

Mr. Ostermiller closed the public hearing at 9:42 pm and asked staff about the path to the park (clubhouse to neighborhood). Mrs. Reese-Thacker explained the proposed alignment, to extend the path out and around, over the drainageway and to existing trailway. Mrs. Rosser agreed with Mrs. Kelly that it's difficult to get from the playground to the clubhouse restaurant.

Mr. LaBrash asked about adding space for a meeting room etc., not currently in the plan. Mrs. Reese-Thacker explained the possible location. Mr. LaBrash suggested it may be a good thing to add a reservable room for parties and tournaments, in order to connect to that community.

Mr. Ostermiller reviewed staff's memo regarding a possible party room. The South Conference Room at Lone Tree Hotel generated \$42K in revenue in one year; therefore it would be a long payback time, with \$250-300 per square foot in construction costs.

Mr. Anderson believes that the real estate east of the proposed building could be available to build on if a larger restaurant could be supported. Mr. Hanna suggested that the District could acquire solid numbers from the CM/GC for such an addition, without having to commit to the concept in the short-term. He noted the upcoming discussion tonight, regarding contract services for the project (See below). The contractor will bid on the open market, and then will have the numbers for the Board to consider, in August 2016.

Mr. LaBrash wondered how many years it would take to pay off a party room; Mrs. Reese-Thacker didn't have that information at this time.

Mrs. Rosser noted the neighborhood's General Improvement District election, and she asked about their clubhouse rental. A member of the audience reported that the meeting room is used for gatherings and family events. There were 65 events last year. The 2016 rate is \$200/hour. The room doesn't have food capabilities. Members of the audience suggested that a rental room at the Golf Course Clubhouse would have a bigger draw.

Mrs. Eller reported she is a golfer. The primary function on the property is golf, and the Clubhouse exists to support the District golf operation. It's necessary to have a restaurant at a golf clubhouse; and the current clubhouse does that. She understands the passion for scraping the old building and constructing something new and beautiful, but the Board of Directors has a mandate from District taxpayers, of which a small percentage play golf, and even fewer who play at South Suburban Golf Course. She would be interested in discussing the points made by members of the audience. But she finds it difficult, with scope of everything else going on in the District, and District financial situation (which is not bleak, thanks to the voters in 2014), to recommend a scrape & build. The renovation will be done very nicely, and residents and users will get a lot of life out of the current facility. She understands the disappointment, but this is where she is.

Mr. LaBrash expressed his appreciation for the public input tonight. His son golfs at South Suburban Golf Course, and it is a family-oriented facility, especially by providing summer camps for youth. But when talking about raising taxes, residents outside the immediate area of the course would say no; and there is a lot of pushback when the District tries to raise fees. The South Suburban Golf Course is a very nice asset to the neighborhood, and the District wants to enhance it, but not provide a country club. The neighborhood will have Friday night concerts and enjoy the spectacular views. The

## MINUTES

money not spent on the improved clubhouse can be spent on an upcoming master plan to improve the overall golf course. He echoed Mrs. Eller's comments, and he again expressed appreciation for the public who came out to express their opinions tonight. He believes this will be an asset, and more accessible asset, to the neighborhood.

Mr. Anderson understands the public interest in dining facilities. When he came on the Board, he thought there was large room for improvement in District food & beverage operations, and an opportunity to create more use by the community. He believed the District could change its revenue substantially. Since then, the Board has made a substantial effort to look at the facilities, particularly at Lone Tree Golf Club; to bring in new Hospitality staff. The Board has watched expenses and revenue grow, but not the profit margin. It's tough to compete in the restaurant business. He loves the South Suburban Golf Course. The District's mission is to provide healthy living through parks, trails, and open space, facilities and programming for the District. He would love to scrape and replace that building; but from a fiduciary point of view and his experience, he finds it hard to justify spending the extra \$2 million, and he believes in his heart that it would not return in revenue. He loves views and believes they have value; but all those local clubhouses with the great views struggle to make money. The South Suburban Golf Course restaurant facilities are to support golf operations. We don't serve District residents well when we try to be in the restaurant business. He cannot commit more funds on behalf of 140,000 residents. He appreciated their input about connectivity (the trail), and suggested that staff can work harder on that design.

Mrs. Rosser recalled several years ago, there was a proposal to put an off-ramp from Colorado Boulevard to C-470 and to widen the boulevard. It was probably a needed improvement. But the citizens of Heritage Greens and Highlands 460, and Cherry Hills, Ridgeview Hills North and others didn't want the increased traffic and widening, they didn't want any more traffic or busy-ness. A more productive restaurant could be successful by a busy thoroughfare and could be open late nights and could charge more; but nobody needs that. We can't make it pay putting this kind of operation in a residential neighborhood, without impacting the quality of the neighborhood's life.

She added, the Board serves at large, so they have to think about all the neighborhoods. The public were clear they would not vote to support something like a new and larger clubhouse. It's a matter of conscience. Partnering dollars generally are for parks, trails and open space; and the District is not in the restaurant business to compete. She is sure the renovation will be a vast improvement, and the neighborhood trail will be a good improvement.

Mr. Ostermiller reported this plan is a culmination of years of the Board's looking at the hospitality side of business. Years ago, the District bought the Lone Tree Golf Course by paying back taxes and ended up with a hotel to run. The Board looked at what to do with that; they looked at what to do with restaurants at District facilities. The District is in the restaurant business to provide a service to customers who are there for other purposes; and golfers love to eat before and after golf. There was an 18-month search to look for a hospitality solution. He reported a discussion with Fossil Trace's restaurant vendor, and the District decided not to enter into a contract with that vendor. They studied Collindale in Ft. Collins; and the franchise-operated restaurant doesn't open till 10 am. This would hurt the golf course's primary business.

They are amenities now for golfers and users of facility. There are over 100 restaurants within 5 miles of South Suburban Golf Course, and restaurants shut down every day. It's a tough business; and the District has enough to do without trying to compete in the restaurant business. It would be great to scrape & build, but then we have to pay for it and for the overhead. The Heritage Green neighbors are starting to remodel their own homes; how many will scrape and build their houses?—It doesn't make financial sense. It doesn't make sense to scrape & rebuild the clubhouse when the District can remodel for half the cost.

## MINUTES

The District owes the golfers something. But people don't want to pay for a new clubhouse. The Gold Medal Committee also said the District has to do something about the Clubhouse. The Board had to figure out how to do that, and they couldn't go to voters for more taxes. They looked at taking funds out of operations, and this is the plan that staff came up with, to come out of current operations in 2016-17—and hopefully produce something that everybody would enjoy using and be proud of. South Suburban Golf Course is a great golf course and it plays at capacity already; the District can't increase the number of golfers: Where would all business come from? And a high Clubhouse operation would create more traffic on Colorado Boulevard and into the neighborhood, with attendant problems. The proposed renovation is the most financially feasible option, it can be paid for out of operations, and we are providing it for the golfers. Mr. Ostermiller asked for a motion.

**MR. ANDERSON MOVED TO APPROVE THE SOUTH SUBURBAN GOLF COURSE CLUBHOUSE MASTER PLAN; AND DIRECT STAFF TO PROCEED WITH DESIGN AND PRECONSTRUCTION SERVICES, AND TO PROVIDE CONSTRUCTION COSTS FOR THE BOARD'S CONSIDERATION AT A FUTURE MEETING. Mrs. Rosser seconded the motion, which was approved unanimously.** Mr. Ostermiller directed staff to proceed.

### **Public hearing: South Suburban Golf Course Clubhouse, resolution for an integrated project delivery**

Jim Collins presented an Integrated Project Development resolution, which will allow District planning staff to publish a request for qualifications, select a contractor to work with the architect ahead of time, get more value engineering on the project, and negotiate a guaranteed maximum price. He suggested, this is the best way in this particular case to approach the project. He recommended approval.

Mrs. Reese-Thacker reported several upcoming dates for the Board's information. With the Board's approval tonight, the request for proposal will go out in February and staff will gather qualifications in two weeks. Staff and Barker-Rinker-Seacat Architecture will short-list 3 or 4 firms and invite them to submit a proposal, with responses and presentations to be due about three weeks later, in March. Hopefully staff will be able to recommend a CM/GC (for preconstruction services) in April, and work will continue through the end of July. Staff anticipates bringing a guaranteed maximum price to the Board of Directors for approval on August 24.

(No public remained to speak in public hearing.)

**MRS. ROSSER MOVED TO APPROVE RESOLUTION # 2016-005, FOR INTEGRATED PRODUCT DELIVERY FOR THE SOUTH SUBURBAN GOLF COURSE CLUBHOUSE RENOVATION PROJECT. Mr. Anderson seconded the motion, and added it is absolutely necessary to get the timing on this project. This approach will do that, and it will minimize down-time on golf course. The motion was approved unanimously (5-0).** (A copy of the Resolution is attached hereto and made part of the permanent record.)

### **Goodson Recreation Center, 2016 Art on Loan Program**

Mrs. Reese-Thacker presented. The District Public Art Committee met end of January to review results of a call for proposals. They received two art proposals and found both to be what they would like to display at Goodson Recreation Center. The Public Art Committee is looking into the possibility of additional displays. If they are able to identify some additional installations, staff would return to Board for approval.

To Mr. LaBrash's question, staff reported that two art pieces that have sold during this multi-year program. The buyers were Hudson Gardens and South Suburban.

## MINUTES

Mrs. Rosser asked if one piece might create a safety danger to someone running into it. Mrs. Reese-Thacker assured her that the sculptures would be reviewed prior to installation, and the proposed location is not in a direct walking path. Probably the height of the sculpture is well over a young pedestrian. Mr. Hanna assured her, staff would make sure it passes the test.

**MRS. ELLER MOVED TO APPROVE THE SOUTH SUBURBAN PUBLIC ART COMMITTEE'S RECOMMENDATION OF CHRIS POWELL'S *SPIRITS IN THE SMOKE* AND JOELLEN C. DOMENICO'S *THE MESSENGER* FOR THE 2016 ART-ON-LOAN PROGRAM AT THE GOODSON RECREATION CENTER. Mrs. Rosser seconded the motion. The motion was approved unanimously (5-0).**

### Board of Directors comments

Mrs. Rosser attended the South Platte Working Group on January 28. Mr. Meredith presented. They also talked about South Platte Park River repairs, following flood damage to riverway improvements underway in 2015. A letter was sent to Arapahoe County Open Spaces, requesting funds for repairs. The Working Group also looked at the plan for the east side trail, signage plan, and other items. They talked about the River Run construction project.

Mrs. Rosser also visited the River Run construction site, and she reported it is an ambitious project. The group talked about a camera access via web; Mr. Hanna promised to provide Boardmembers a link to the live feed.

Mrs. Rosser also attended Tantalizing Tastes for Valentine's Day. She praised staff's efforts. There is a regular following for these events.

Mrs. Rosser and Mr. Anderson reported on the Lone Tree Subcommittee meeting today, which was a social meeting: There was no particular agenda. Both thought it is a good opportunity to keep the communication going with the City.

Mr. Anderson reported on the most recent trustees meeting. Overall, retirement funds are healthy. Mortenson, the District's consultant, proposed several changes to the plan, which the trustees passed, (addressing economy, regulation, transparency, and fees).

Mrs. Eller reported on the most recent South Suburban Park Foundation quarterly meeting.

- The tours program at Breckenridge Brewery yielded a \$7,500 donation to the Foundation. Colorado Gives Day 2015 paid the Foundation about \$3,400 of the \$7K raised; and while the Foundation still will participate in 2016, they may also encourage donors to give checks, to avoid fees.
- A group of trustees will participate in the local Chamber's first annual "shark tank," an opportunity for non-profits to present and apply for funding.
- The annual volunteer spring cleanup event will take place; and the Chamber's Big Day will be in Fall 2016. Breckenridge Brewery is interested in working with the Foundation on the spring cleanup.
- Consultant Bob Searns gave the Foundation Trustees another presentation on his metro-area loop trail concept. The Foundation is going to do business as "MetroTrail" to raise funds for this project, and they already have some interest from businesses around town for the concept, including REI. Primarily, the loop trail will be a walking trail. Mrs. Eller reported on upcoming weekend walks to look at sections of the proposed trailway. Mr. Searns estimates that 60% of the trail is already constructed. There will be some alternative routes planned, for those walkers who need less of a challenge.

## MINUTES

At Mr. Ostermiller's request, Mr. Hanna reported on the recent Centennial City Council meeting. Staff presented the Smedley property/Sumac Hill Farm conservation easement proposal. The Council gave a thumbs up to the acquisition. Next they will get in front of the Arapahoe County Commissioners (date TBD). Previously they met with the Centennial and Arapahoe County open space boards and obtained unanimous approvals for the conservation easement acquisition. Mr. Hanna encouraged Boardmembers to communicate with the Commissioners and recap project support to date. The process of education continues: We are buying \$1 million for development rights only; it's a different concept than an outright purchase of the property. As it is, the owner now has the right to build 5 houses on the property "tomorrow." The group is working to build a relationship with the County Commissioners and build support for the conservation easement acquisition.

### **Announcements and emergency items**

There were none to report tonight.

(Note to the minutes file: Following the February 10 sessions, the regular February 24 sessions were cancelled due to the lack of an agenda. Proper posting was accomplished per Statute. /ds)

There was no need for an executive session tonight.

### **Adjournment**

There being no further business to come before the Board, the group adjourned for the evening at 9:40 pm.

Donna Shephard, Executive Assistant

/ds

**South Suburban Park and Recreation District  
Resolution # 2016-005**

**A RESOLUTION AUTHORIZING INTEGRATED PROJECT  
DELIVERY FOR THE SOUTH SUBURBAN GOLF COURSE  
CLUBHOUSE RENOVATION**

WHEREAS, the South Suburban Park and Recreation District (“District”) is a quasi-municipal corporation and political subdivision of the State of Colorado and a duly organized and existing special district pursuant to Title 32, Colorado Revised Statutes; and

WHEREAS, pursuant to Part 18 of the Special District Act, the District is authorized to procure public improvements via integrated project delivery and award contracts on a “best value” rather than “lowest responsible, responsive bid” basis; and

WHEREAS, the Board of Directors (“Board”) of the District has reviewed and considered the various challenges and opportunities relevant to the delivery of the District’s South Suburban Golf Course Clubhouse Renovation project located at 7900 South Colorado Blvd., Centennial, Colorado 80122; and

WHEREAS, the Board hereby finds and determines that integrated project delivery represents a timely and cost-effective alternative for delivery of the District’s South Suburban Golf Course Clubhouse Renovation project.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the South Suburban Park and Recreation District as follows:

1. Authority to Use Integrated Project Delivery. The Board hereby finds and determines that integrated project delivery represents a timely and cost-effective alternative for the South Suburban Golf Course Clubhouse Renovation project.
2. Effective Date. This Resolution shall take effect and be enforced immediately upon its approval by the District Board.

PASSED, APPROVED, AND ADOPTED this 10th day of February, 2016,  
by the Board of Directors of the South Suburban Park and Recreation District,

by a vote of 5 for and 0 against.

South Suburban Park and Recreation District, by

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

ATTEST:

SIGNED

\_\_\_\_\_  
Pamela M. Eller, Secretary