

**SOUTH SUBURBAN PARK AND RECREATION DISTRICT  
REGULAR MEETING NO. 856  
MINUTES**

**Call to order**

A regular meeting of the Board of Directors of South Suburban Park and Recreation District was called to order at 5:41 pm, Wednesday, October 28, 2015 at the Goodson Recreation Center, 6315 South University Boulevard, Centennial, Colorado. Chair John Ostermiller presided.

(Note to the file: It was planned for the Board to continue a regular meeting at 7 pm tonight, to address several items. Special posting had been accomplished. /ds)

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

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

**Management** Rob Hanna, Executive Director  
**Staff:** 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  
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  
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 several items on the posted agenda. (See continuation during public meeting, below. /ds)

The Board of Directors continued into public meeting at 7:01 pm.

**Citizens' comments**

No public came forward to speak at this time.

**NEW BUSINESS**

**PUBLIC HEARING: Petitions for inclusion of real property into the District, currently within the City of Lone Tree**

Mr. Ostermiller introduced the discussion. Four property owners have petitioned for inclusion of 38 parcels, a total of 782.8 acres (more or less) into the District. All the parcels are on the west side of I-25 and in the City of Lone Tree. The petitioners tonight are the City, Rampart Range Metro District 1, RidgeGate Investments Inc., and SpringGate LLC.

## MINUTES

Mr. Collins reported, proper publication in the local newspapers has been made regarding a public hearing tonight. Petitions were acquired from the four owners. He advised the Board of Directors that it would be appropriate to open the public hearing, take comments, close the hearing, and continue the Board discussion.

Mr. Ostermiller opened the public hearing. None of the public present wished to speak at this time; Mr. Ostermiller closed the public hearing and turned over the presentation to staff.

Deanna Heyn and Brett Collins presented. Currently the region is almost all empty ranch property. The parcels to be included will comprise two new, mostly residential subdivisions (currently referred to as the SouthRidge Preserve and the Mesa Tops), some natural open space and trailway, and formal parkland attached to the residential developments. The City annexed these parcels in 2000 and 2004, and at those times it wasn't contemplated to include those parcels into the District. Now the regional development is beginning, and one tract probably will be presented to the City by the end of the year. The primary purpose of these inclusions into the District (from the City's point of view) is to develop a service area congruent with the other areas, and to take care of all the City's residents' parks & recreation needs equally. Mrs. Heyn reviewed the six steps for inclusion.

1. The Petition for Inclusion, signed by 100% of the property owners of the subject property, must be filed with Board of Directors of South Suburban Park and Recreation District. The South Suburban Board of Directors will set a public hearing to consider the Petition. (completed)
2. A notice of the public hearing must be published one time in a newspaper with circulation within the District. (completed)
3. During the public hearing, the Board of Directors would issue an Order for Inclusion.
4. South Suburban will file the petitions with District Court, together with a proposed Order of Inclusion, requesting that the Clerk of the Court certify a copy of the Order once it has been issued.
5. South Suburban will record the certified copy of the Order of Inclusion with the County Clerk and Recorder.
6. South Suburban will file a copy of the recorded certified Order of Inclusion with the Division of Local Government and the Douglas County Assessor.

Not all owners have petitioned for inclusion as of tonight. Mrs. Rosser noted that there are some homeowners and asked about the status of their interest; Mrs. Heyn responded the homeowners are located in the southwest corner of the region, and they have not petitioned the District. The homeowners will be approached at a later date. In addition, there are several commercial parcels in the northeast corner of the potential inclusion region: the Cabela's store, and two other parcels, which are slated for development into a hotel and possibly a restaurant. The current and future owners of commercial parcels have not shown any interest in inclusion. In addition, Parker Water & Sanitation District owns several small parcels in the region, and the District hopes to be able to include these parcels in the near future.

Within the natural open space, there is a developed pedestrian trail, owned by Rampart Range Metro District 1 and maintained by Douglas County crews. Brett Collins added, the natural open space areas really aren't suitable for development because of the elevations; the trailway follows the top of the ridge line. There are some plans in development to connect the natural open space and trail to the RidgeGate subdivision and the main part of Lone Tree.

The developer proposes to build 460 residential units as well as to designate some formal parks in the residential areas. To Boardmembers' questions, staff reported they are not sure yet whether the new park areas will be for private use only or for public use, and therefore whether the District might be requested to program and maintain them. Mr. Hanna reported on a recent meeting with the local representative of Coventry Development Corporation,

## MINUTES

Keith Simon, who is representing the Metro District, Rampart Range, and SpringGate in these discussions: Currently, their service plan allows for Rampart Range to maintain recreation properties; however, the park properties will be built to South Suburban standards and so options are open. The District's current mill levy will apply to the new properties, regardless of who maintains those recreation properties.

Staff reported some preliminary discussions regarding the existing east–west trail on the open space, and whether maintenance responsibilities might be passed from Douglas County to either Rampart Range or the District at some point. To Mr. LaBrash's question, Mr. Hanna stated, if responsibility is passed to the District, then an appropriate intergovernmental agreement with Douglas County would be negotiated. Mr. LaBrash suggested that maintenance might be expensive. Mr. Hanna suggested that when residents move in and the tax payable is adequate, that may be the time for the District to pursue the matter. Mr. Anderson responded, the existing trailway is not far from either the Lone Tree Recreation Center or Prairie Sky Park, which the District already maintains. Mrs. Heyn added, the City's intent is for the new residents to use the Lone Tree Recreation Center (at District rates). Mr. Anderson stated, he wants to minimize potential for conflict with the new residents, and there is no reason for the District not to accept these new parcels. Mr. Ostermiller added, this is an opportunity to avoid a situation like that which has sprung up with the TrailMark subdivision.

Mrs. Rosser asked for a confirmation that most of the new region of the City is not built out at this time; and that the only homeowners to date in the region are on the southwest corner, and the District would approach them again at a later date. Mr. Hanna confirmed these facts and added, if for instance the existing homeowners would apply to the City to "lot out" their property, it may be a condition of their application that the property be included in the District.

Mrs. Rosser asked if other regional service providers are undergoing this process of inclusion. Staff reported that Parker Water & Sanitation is one provider, and staff was not aware that there are several inclusion processes going on at this time.

Mr. Ostermiller closed the public hearing and asked for a motion. **MRS. ELLER MOVED TO APPROVE TO APPROVE AND EXECUTE THE ORDER BY THE BOARD OF DIRECTORS, FOR THE INCLUSION OF 38 PARCELS WITHIN THE CITY OF LONE TREE COMPRISING A TOTAL OF 782.8 ACRES MORE OR LESS, WITHIN THE DISTRICT; AND TO DIRECT LEGAL COUNSEL AND STAFF TO SUBMIT THE BOARD ORDER TO THE ARAPAHOE COUNTY DISTRICT COURT, IN ORDER TO OBTAIN A COURT ORDER OF INCLUSION. Mr. Anderson seconded the motion.** Mr. Ostermiller added, it's great that the District is working with the City to create contiguous boundaries; he complimented Mrs. Heyn and staff and legal counsel for their work and noted how smoothly the process has been over the several months. **The motion was approved unanimously (5-0).** (A copy of the Board of Directors' Order of Inclusion—plus addenda describing the properties and notice filings—have been attached hereto and made part of the permanent record.) **NOTE: SEE SEPARATE PDF FILE.**

### **PUBLIC HEARING: Fort Logan Elementary property, City of Sheridan. Habitat for Humanity referral, regarding a proposed 0.18-acre park**

For the benefit of the public present, Mr. Ostermiller explained that the Board of Directors and the District have been asked as a referral agency to give comments on a proposed plan, for a 0.18-acre public park, to be developed adjacent a new Habitat for Humanity residential community on the old Fort Logan school property. The proposed park would be owned by the City of Sheridan and maintained by South Suburban. The Board is looking at the plan for the 0.18-acre park only tonight; the District is not involved with the City's property zoning process or housing development plan approval.

## MINUTES

Brett Collins presented. He displayed the key map for the area, noting several recreation developments in the immediate vicinity of the property, including the Sheridan Community Park. The proposed Habitat for Humanity development, also known as "Sheridan Square," is entirely on the old Fort Logan Elementary property and includes the 0.18-acre (8,000 square-foot) proposed park on one edge of the site. All facilities on the site have been demolished, including the old school playground and multi-purpose field. Prior to the demolition, the District had a joint use agreement with the School District to program and maintain the multipurpose field.

The developer is proposing 65 multi-family units to be built on the site, with garages in the alleyways as well as some on-street parking areas. The developer has also made some suggestions for the park buildout, including a playground, shelter and picnic table; however, park planning is not complete and District staff does not have a full cost estimate. The 0.18-acre park is proposed for about the same location as the former school playground.

The residential area plans were submitted to the City zoning process in October. Previous to that, the developer met with the neighborhood and took input. The developer and City are working on plans to fund the park.

It is anticipated that the Habitat for Humanity neighborhood will be built out in phases over a multi-year period, and it's likely that the park would be part of Phase 1.

During the recent City hearing, some public present requested that the entire Fort Logan school property be turned into a public park. The City is talking about potential for the alternative use, based on the citizens' inquiry. District staff was not ready to address this alternative use tonight. Staff supports the idea of working with the developer and city to provide a small park on the residential site. The City's plan doesn't call for more large parks in this region of the City; Wildcat and Bobcat parks are nearby; and Sheridan Community Park nearby provides a wide range of recreational facilities.

On behalf of the staff, Brett Collins recommending moving forward on discussions with the developer and City about the smaller park. Staff was not asking for a formal approval of a park plan tonight: If the residential project comes through the City's development process, staff would return to the Board of Directors for approval of a park master plan at a later date.

Mrs. Rosser asked if the small park site is large enough for two separated playgrounds, for 2-5 year-olds and 5-12 year-olds. Brett confirmed that it is, and the playground area is similar in size to the recently developed Willow Creek playground. In addition, there is space for some landscaping surrounding the playground.

Mr. Ostermiller opened the public hearing.

***Devin Granbery, Sheridan City Manager, 4101 South Federal Boulevard*** supported District staff's recommendation this evening for the plans as presented.

- He affirmed that the Fort Logan property is being considered for rezoning now, and the next hearing will be on December 2 or 3.
- The City recently completed an updated comprehensive land use plan, representing over a year of work. The planning process included multiple opportunities for the public to give input. The plan calls for the Fort Logan property to be redeveloped for housing; the overall City plan calls for a wider diversity of housing opportunities in the City. The density on the Fort Logan property will be addressed later.
- The intention of the Habitat for Humanity project is to build attached residential units, to be owned and occupied by private individuals. The goal is to increase home ownership in the City (and create the benefits to the City that go with private ownership), as currently over 50% of the City residents are renters.
- Mr. Granbery offered to answer questions; Boardmembers had no questions at this time.

## MINUTES

Mr. Ostermiller offered the public present an opportunity speak; none came forward at this time. He asked Boardmembers for their comments; Boardmembers had none, at this time.

As no formal motion was requested by staff tonight, Mr. Ostermiller concluded, the consensus of the Board was that District staff should move forward with the referral and to keep the Board informed of the process. He added, while the Habitat for Humanity project to slated begin construction in 2016–17, it may be delayed by the City zoning process.

Mrs. Rosser asked about the slope on the property. Staff agreed there is a slope, and there has been in the past.

### **Bowles Grove, easement request**

Melissa Reese-Thacker, Senior Park Planner presented. The District was contacted by Xcel Energy. The City proposes to put in a signalized crosswalk the corner of West Berry Avenue and South Federal Boulevard.

Xcel requested an “as-built easement.” Staff proposed that, following survey and construction, the exhibit with the actual alignment of the easement would be drawn and attached to the easement text, included in tonight’s Board packet; and Mr. Hanna would execute the final easement. The proposed easement area is approximately 45 feet long and 5 feet wide; and one end is by the existing transformer box in Bowles Grove Park.

Mrs. Reese-Thacker also asked the Board to waive fees normally associated with an easement. The City of Littleton typically waives fees for the District; and Xcel would pass on any costs to the City. Mr. Ostermiller reported, with the upcoming November election, City residents are considering a ballot measure to start charging utilities permit fees—possibly the City will be assessed some costs. Boardmembers had no other questions at this time.

**MRS. ROSSER MOVED TO AUTHORIZE GRANTING A 5-FOOT-WIDE BY APPROXIMATELY 45-FOOT-LONG, NON-EXCLUSIVE UTILITY EASEMENT IN BOWLES GROVE PARK, TO XCEL ENERGY; AND ACCEPT THE PROPOSED EASEMENT LANGUAGE; AND FURTHER, TO AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE THE FINAL EASEMENT DOCUMENT WITH AN EXHIBIT BASED ON AS-BUILT CONDITIONS. Mr. LaBrash seconded the motion. There was no further discussion, and the motion was approved unanimously (5-0).**

### **South Suburban Ice Arena and South Suburban Clubhouse, proposed improvements. Continuation of discussion from Study Session tonight**

Following on previous discussion, Mr. Ostermiller asked the group if a public hearing should be scheduled. After staff input and members’ discussion, Boardmembers agreed there is no imminent need to schedule a public hearing(s) at this time. Probably the earliest any construction could begin is Fall 2016. Staff will continue to develop information, recommendations, and costs for future consideration by the Board of Directors.

### **Lorenz Regional Park athletic fields repurposing. Discussion held over from Study Session agenda.**

Brett Collins and Melissa Reese-Thacker presented. Brett noted the recent presentation to the Board on October 14, 2015 regarding a potential renewal of the lease on the old landfill property with Arapahoe County, now the western side of Lorenz Regional Park, which now has six built playfields and other amenities. Staff was returning to the Board tonight to review issues having to do with the sinking playfields and retention of precipitation water on the fields from rain and snow, and particularly the ballfield.

## MINUTES

Brett reported that remediation had been done in 2002, on the ballfield and some surrounding areas including parking lot, at a cost of \$430K. The ballfield has sunk again, and it cannot be used as a ballfield at this time; and per the lease with the County, the District has an obligation to make drainage repairs and eliminate standing water on the landfill cap. In addition, multipurpose fields 3 and 4 are draining slowly. To Mr. Anderson's question, Brett and Mrs. Reese-Thacker reported that in 2002, development of the field complex really had just started. The Phase 2 fields started settling right away after construction completion; and field 3 was repaired in 2002 as well.

Brett asked the Board of Directors if the District wants to continue to fix and use the fields, given the ongoing problems with sinkholes.

Staff was presenting two repair options for the ballfield tonight. They worked with Academy Sports Turf to price the options. At the Board's request, staff reviewed the process of repairing sinkholes, which includes new curb, a new liner, and repairs to the drainage system.

Mrs. Rosser asked how much settling has occurred on fields 3 and 4. Staff didn't have a definitive number at this time; Brett estimated 10-12 inches. Staff was not recommending repairs to fields 3 and 4 tonight.

To repair/repurpose Ballfield # 1, staff presented two options.

- Option 1 (at a cost of up to \$400K) is more complete and more expensive. The left field would be closed off, the infield would be converted into formal parking spaces, and some of remaining artificial turf on right field would be striped for a smaller multipurpose field (for flag football, e.g.).
- Option 2 (at a cost of up to \$100K) would be to close off left field and then create the small multipurpose field on the right field.

For either option, the artificial turf on the left field would be "rolled back" and fill dirt would be introduced to fill the current sinkhole. To Mr. Ostermiller's question, staff reported that under Option 2, the infield would be drug periodically for maintenance and control the weeds. For both options, some ballfield fencing would remain in place in appropriate locations to inhibit any non-approved vehicle access. In future, District crews would repair sinkholes in left field with fill dirt.

Staff reported on next steps. With the Board's direction, to complete project planning, staff will engage a professional survey of the property to estimate the fill dirt needed, and then attempt to find inexpensive (or free) fill dirt. They will return to the Board with a formal request for additional funds.

Neither option would increase annual District maintenance costs for Lorenz Regional Park significantly, estimated to be a total of \$118,000 for 2015. The District anticipates earning \$656K from Park programming and rentals in 2015.

To Boardmembers' questions, staff reported the following.

- Mr. Anderson asked about the regulatory requirements for a soil cap over a landfill. Staff reported that the cap was 18 inches over the field areas when construction began, and since then the District has added 3 to 7 feet of soil over the ballfield cap.
- Repair plans would be reviewed by Arapahoe County and Waste Management, and for an engineer's stamp. Submittal of the proposed project to the County and WM probably would take just a few weeks.
- There hasn't been any pressure from the County or Waste Management to fix the ballfield sinkhole immediately, but he believes there could be at some point. Mr. Hanna added, the District needs to be in compliance with the lease, in order to negotiate the lease renewal next year with Arapahoe County

## MINUTES

Boardmembers expressed surprise and pleasure at the revenue currently produced by Lorenz Regional Park.

Mr. Anderson noted the weeks of rain last spring, and overall it was a wet year in 2015. He concluded the District should eliminate the ponding as soon as practical; Mr. LaBrash agreed. Mrs. Rosser asked about the process of repurposing right field into a smaller multipurpose field; staff affirmed, lines need to be painted on the turf (only).

Mrs. Eller asked if the unused artificial turf could be salvaged. Mr. Brueggeman reported that some turf has been used already to repair field 2; and District crews could salvage more, for ongoing repairs on fields 2 and 5.

Mr. Ostermiller for a motion. **MR. ANDERSON MOVED TO MOVE FORWARD WITH OPTION 2 AND REPAIR THE LORENZ REGIONAL PARK BALLFIELD WITH THE SINKHOLE. Mr. LaBrash seconded the motion.** There was no further discussion, and **the motion was approved unanimously (5-0).**

Mrs. Rosser asked how the former artificial turf areas would be maintained. Crews will re-seed the soil cap with natural grasses and bring in fill dirt to fill sinkholes from time to time. Mr. LaBrash asked if the ballfield infield could be used for parking space without developing it into a formal parking lot: Staff noted they would need to shorten the ballfield fence and create an entryway. Mr. Brueggeman added, there is some risk in using it this way.

Mrs. Rosser noted recent media reports, from time to time, about rubber pellets fill (usually made of recycled car tires) used under artificial field surfaces and potential health issues. She asked if the public has been calling the District. Mr. Hanna reported he hasn't seen any contacts from the public to date. He agreed, there are reports in the media from time to time, but the professional reports are conflicting; most agencies are adopting a "wait and see" approach. There is another fill material made of coconut holes, but it costs 12 times as much as ground-up tires. He needs more data before discussing the matter with the community. Mrs. Rosser noted a recent news report that many young goalies are getting sick. Mr. Brueggeman responded, contacts from the public are cyclical and usually occur after media reports; and District staff has taken a neutral stance on the matter. Mr. Ostermiller added, college and pro football communities are not reporting an issue. Mrs. Eller added, an artificial turf facility in Grand Junction, one of the first ever built, is not reporting an issue.

## Board of Directors items

- Mr. Anderson reported on a presentation to staff about retirement benefits, held last Monday. He attended as a member of the Board of Trustees. He expressed confidence that the District has placed a proper communication mechanism, and staff is receiving good information on retirement investments and Social Security benefits.
- Mrs. Eller reported on the most recent High Line Canal Working Group meeting last week.

Harriet LaMair, chair of the High Line Partners Conservancy reported on a Request for Quotation process, to develop a plan to encompass the entire length of the High Line Canal. She anticipates that nine consultants will be interviewed for services. Mr. Hanna believes the Working Group will receive an update in January that he can share with the District Board.

The City of Cherry Hills Village is applying for a grant to connect the Canal trail with the new underpasses by the Wellshire Golf Course (Hampden Avenue and Colorado Boulevard). The Working Group finalized a letter of support.

Hilleary Merritt from the Trust for Public Land reported on the proposed conservation easement on the Sumac Hill Farm (Smedley property) by deKoevend Park. The process of acquiring the conservation easement is moving forward. The Working Group is highly supportive of the idea. The Smedley family also wants the conservation easement. To Mrs. Rosser's question, the group reported that the Arapahoe County representatives

## MINUTES

will be contacted again in the next step. Mr. Hanna is setting up meetings with Centennial representatives, and then the Arapahoe County Open Spaces and Trails Advisory Board, and then the County Commissioners, and will request funding allocations. The goal is a three-way agreement. The estimated fee simple purchase price for the Smedley property is \$3.5 million; and the estimated cost of a conservation easement is \$1.1 million. Possibly there will be some public access on the Smedley property, in the form of an overlook and picnic table, and horseback riding lessons offered to the public by the owner.

The City of Denver is proposing a tree inventory database for the entire length of the Canal. During the Working Group meeting, Denver representatives obtained project pledges amounting to \$62K of the \$65K needed to initiate the database project. Mrs. Eller wondered, will this database be sustainable and valuable?

- Mrs. Eller asked for a discussion regarding political materials available in District facilities. (See the discussion and approval of a new District “free speech” policy, October 14 minutes. /ds) Mrs. Eller asked if the District could take non-election materials off the table. Discussion ensued. At the conclusion, Mr. Hanna asked the Board to hold this conversation until a later meeting when legal counsel is present. For now, the Board of Directors’ consensus is to leave the table through the election day as usual.
- Mr. LaBrash asked Brett Collins if Denver Parks & Recreation has contacted the District about its upcoming 11-mile revitalization project along the Platte. Brett reported that the City Director of Planning & Construction is setting up a walk with District staff, to view the District’s recent Platte rechannelization improvements. Mr. LaBrash reported a new park is going in by I-25 and Santa Fe Drive. The City has been able to raise the \$25 million needed already; and Urban Drainage and Flood Control District is contributing \$3 million. Brett will provide an update after the walk.
- Mrs. Rosser reported hearing that the Rock & Roll marathon in north Denver had issues. Participants reported the route was very smelly. Neighbors reported the streetways were cordoned off too long. Probably, the marathon won’t be held in the same location next year.
- Mr. Ostermiller asked the Directors to respond to Mrs. Heyn’s recent email regarding an interview time with a consultant, as part of the City of Littleton’s park & recreation master planning process. He reported on input provided by City residents to date—turnout has been somewhat disappointing—but he and Mr. LaBrash agreed, perhaps the turnout is indicative that the District is doing a good job for Littleton citizens, and there is little to complain about. About 60 residents in the TrailMark subdivision are campaigning for and against a pool, recreation, and meeting room facility on the edge of their subdivision. On the other hand, the majority of the subdivision voted against approval of the District’s 2-mill ballot question in 2014.

## Announcements and emergency items

Mr. Ostermiller again announced the Board of Directors have cancelled the November 25 and December 23, 2015 regular sessions.

There was no need to call an Executive Session this evening.

## Adjournment

There being no further business to come before the Board, the group adjourned for the evening at 8:31 pm.

Donna Shephard  
Executive Assistant

/ds