



PARKS ADVISORY BOARD MEETING  
June 9, 2021  
6:00 PM  
Regular Meeting Agenda  
When: Leeper Center Community Room  
Meeting Minutes

A. CALL TO ORDER

a. Roll Call

- i. Christine Present*
- ii. Robert Present*
- iii. Lorilyn Present*
- iv. John Evans Present*
- v. John Jerome Present*
- vi. Erin Present*

- *Lorilyn asked about the vacant seat.*
- *Dean mentioned he spoke with Crystal and the position would be open soon.*
- *Lorilyn mentioned she might like it open for a month so enough people can apply.*
- *Dean mentioned he can give that feedback to Crystal (Town Clerk).*

B. PUBLIC COMMENT ON NON-AGENDA ITEMS (time limit 3 minutes per person)

- i. Public comment about the dog park stating that there is a drain there that needs some weeds taken care of. This community member also mentioned there are gaps that were already fixed so dogs can't get out, but there were still some on the south end that need to be remedied. Citizen also mentioned a rate that has stuff in it that needs to be cleaned, and they would like to see more benches inside the pond area and some more in the rest of the dog park.*

C. CONSIDERATION OF MINUTES

a. May 12, 2021 Minutes

- i. John Evans moved to approve May minutes and John Jerome seconded. All board members in favor, no opposed.*

D. BOARD REVIEW AND DISCUSSION ITEMS

a. Comprehensive Plan Review (Dean)

- i. *Dean said he added the requested information from Christine including Page 7 2.4 and 2.5 and goal number 3, and page 9. He set it up for everyone to share their thoughts.*
- ii. *Christine asked what 2.4 meant.*
- iii. *Cody Bird (Planning Director) clarified that this means providing space for bicycles and pedestrians, motorists, or attached walks (concrete, curb, and gutter all in one pour) are pretty narrow and so bicycles trying to pass on this does not give a lot of space. Cody mentioned this does not allow a lot of space, and so this is intended to add more space on sidewalks for pedestrians. One option is to make them bigger; another is to de-tach them by creating a space between the gutter/curb and sidewalk.*
- iv. *John Jerome asked if there was a reason the Town decided to go with the attached rather than the detached. John believes this makes it impossible to plow snow.*
- v. *Cody clarified that he does not have a reason for Wellington going to that standard. He stated that he went through this with his last town and one reason is that developers do not like it because the sidewalk breaks when they are building the new home when they drive over it because they pour sidewalks at the same time as roads. So, when they drive over it, because it stands by itself, they would break the sidewalks as a result. This caused them to repour it at the end. The other challenge expressed was that with a single pour, a machine goes along and pours everything with one smooth process, makes it faster and easier for them. The other way they have to form the sidewalk with 2 x 4s, and it takes longer whereas the other process is faster.*
- vi. *Erin asked if there was a way to make it longer or if it was only one length.*
- vii. *Cody responded the length could be adjusted.*
- viii. *Erin said she would be in favor of a wider sidewalk.*
- ix. *John Evans commented that in his previous experience, there were ownership issues because the streets and gutters were owned by the city, then the scape between was owned by property, then sidewalk owned by city which made it an issues when there were breaks in lines or other problems.*
- x. *John Jerome asked if sidewalks were typically owned by the city or home owners.*
- xi. *Cody responded that this is an important distinction to make. In Colorado the right of way line is where ownership starts, so usually that starts somewhere in the sidewalk. In Colorado the homeowner is also responsible for sidewalk maintenance including the ADA access or cracking, etc. Cody also indicated the maintenance of the green strip is on the homeowner as well.*
- xii. *Christine asked if we widen the sidewalks, it would make the road narrower?*
- xiii. *A few responded the yards would be smaller.*
- xiv. *Christine was worried about space being taken from those who already had yards.*
- xv. *Cody clarified this would only be for new developments and homes going forward. He mentioned that would involve the towns typical town standards so that anything new going in would have to comply with the town standard.*

- xvi. *John Jerome said the neighborhood streets shouldn't have buffers or anything because the speed limit is only 25 mph and so maybe the busier or higher traffic streets, the buffer may be better, but a typical neighborhood does not need that. It would be overkill.*
- xvii. *John Evans indicated that many of those streets like that now are typically that way. Some of our busier ones like McClellan or Buffalo Creek Parkway, Washington, or anything that we will typically plow.*
- xviii. *Cody commented that streets typically require detached sidewalks for many of the reasons everyone has said. Cody confirmed that he has heard that detached or bigger sidewalks would be better. The group confirmed. Cody also asked if it made sense to have commercial corridors, do we need different considerations for a commercial setting.*
- xix. *John Jerome replied that it might be helpful if it attached to a neighborhood. Bringing up the Box Elder business area and how that doesn't seem to need much pedestrian access. John mentioned having connectivity if it makes sense in a commercial area would be good, but only if it connects to something else where pedestrians may want to travel through that area.*
- xx. *Cody confirmed having less on the street adjacency but more focusing on the connectivity between spaces that may need it. Cody mentioned that many of those concepts are outlined in the land use code and that they are looking to beef that up so the feedback is super helpful.*
- xxi. *Lorilyn asked the board if they wanted to move on to the next section 2.5.*
- xxii. *Erin mentioned a trail that was planned to kind of go everywhere through town, and so where this mentions it.*
- xxiii. *Lorilyn mentioned trails are difficult and there are a lot of roadblocks and that it takes a lot of money and time. Lorilyn mentioned that there is an attempt to make the existing soft trails into concrete.*
- xxiv. *John Jerome talked about the master Trail plan to get all the trails connected together that started near Buffalo Creek, along Box Elder, down across Cleveland, and then along the railroad tracks, and dump in over at Ronald Reagan and Harvest Village. What happened was resident who had horses had some serious concerns about traffic and then further down the line, having to deal with the railroad was difficult. The process is time consuming and extensive and there are so many problems with it so it was kind of left.*
- xxv. *Public mentioned they appreciated the info and asked if The Town was having problems with the railroad.*
- xxvi. *Jon commented that it wasn't just the railroad, but also the landowners who slowed down the process. The board divided not to do tiny pieces, but rather come back and visit it if the gentleman there ever sells and we can work with the new owners to get the project going.*
- xxvii. *Robert asked if the plan was to keep the bike path off the streets, and if there was any way to reroute it to the streets.*

- xxviii. *Jon J mentioned they had talking about it in the past and it could be revisited now, but that it didn't seem like a viable plan.*
- xxix. *Public commented that her house backed up the irrigation ditch behind the trail, and that there is now a lot of traffic at the ditch that isn't public access. She wondered if there were signs that could be put up about it not being public access because there is a lot of traffic, they disrupt her dogs, and that her kids used to get in trouble for riding bikes back there but that people shouldn't use the irrigation road behind them. She also mentioned the ditch is dangerous, so it is not safe.*
- xxx. *Lorilyn brought up the goals where it talks about adding additional signage and that would be key for this issue. Things like safety signage.*
- xxxi. *Cody asked if there is value in directional signage, like here is where you cross, here is a connecting trail/road, here is the route to get to Wellington Community Park, directional signage like that.*
- xxxii. *Erin mentioned that the roads can be a little confusing trying to get somewhere because the roads don't always connect.*
- xxxiii. *Lorilyn added that for history another reason we didn't want to put the trail on the roads was there was a dream that it could be considered a regional trail that could connect south to Fort Collins and that it could allow bikers to have Wellington as a destination.*
- xxxiv. *Erin mentioned that when they worked at the grill, the bikers would complain about not having a trail to get there.*
- xxxv. *Cody commented that Goal 3.1 was updating and the parks and trail master plan and that a lot of that would be this group in conjunction with the planning commission, but that one thing Cody thought about for the trail that didn't turn out was that it's not that the trail isn't possible, it just might be a timing consideration. The master plan documents will survive a lot of us, and so it may just be a timing thing and so as long as it's identified on the plan, it can happen for us one day. If it's identified as a goal later, what is something else that makes it possible to have that connectivity for the time being while we wait on the trail. When there is a change in ownership there is a chance this can get done, but the staff can't pursue some of this if it isn't in the plan.*
- xxxvi. *Lorilyn directed the group to section 3.*
- xxxvii. *Christine said she liked 3.5 involving the community, she loved it. 3.6 she thought we talked about in the past we want to build a recreation facility, but we don't want to talk about a feasibility study until we are ready to build a recreation facility, which we aren't ready to do right now because of the water treatment stuff.*
- xxxviii. *Cody asked that perhaps there are some timing considerations that need to be evaluated on that one.*
- xxxix. *Christine mentioned there is also a grass thing that talks about a certain population to have a recreation center. According to this 25,000 is the number for a recreation center.*

- xl. Dean mentioned that he would completely support that just because going through these water issues and building the parks and recreation foundation, then once The Town is ready to go, be ready for this to come to fruition.*
- xli. Lorilyn asked Cody about 3.3, consideration for regional parks. She can't remember what is required for a regional park.*
- xl.ii. Cody could not remember, but something else to look at is what the threshold for a regional park is and is that something that should be adjusted and something this group would have guidance on.*
- xl.iii. Robert asked for the clarification between regional and community parks.*
- xl.ii. Cody mentioned there are several things we look and several classifications for parks. When a new development comes in and proposes the development, they look at how many parks are needed to serve that population. The smaller version is a pocket park, which could just be a green space with a gazebo and benches, but just a place for the immediate residence to go and use that space. Pocket parks are required per every 220 units. Neighborhood parks are bigger, meant for the who community, provides more amenities like play structures, maybe a ball field. This board has an opportunity to help inform those decisions. The board can ask the developers to include something that we may not have enough of in the town based on the boards number study. Community parks are bigger and intended to service the community. Cody mentioned that even Wellington Community Park is feeling pretty constrained so a regional park might be a complex of ball fields to host a community or events from outside agencies. They also include a lot of open space and flood plains are often identified as great spaces for that.*
- xl.ii. Lorilyn mentioned that when they develop north of Wellington Community Park she believed its purpose was to also be parks space, so she asked if it would be considered a regional park when it is developed.*
- xl.ii. Cody indicated perhaps, and said it depends on how it's developed. Much of it would be pretty narrow and may not be very usable developed space so it would provide trail connectivity and serve as storm water use, but may not have a lot of open space for active recreation. May have space for play equipment, but to Cody it does not rise to the occasion of a regional park. In the comprehensive plan the future land use map indicated a potential space north of Count Road 66 and would provide a great opportunity for regional park. It identifies that somewhere in that vicinity, it is identified and town decision makers at that time can know that there is that possibility there. Cody said he was open to feedback about that idea though.*
- xl.ii. Lorilyn said she likes the idea. Lorilyn moved on to 3.7 and mentioned she was confused about it a little. She asked for clarification about the natural areas east of town.*
- xl.ii. Cody mentioned that was the intent. Another opportunity was Smith Lake, Schwere Wildlife area is another, but mentioned there are several reserved wetlands that have a parking lot and opportunities for activities, but they are pretty raw and there are no designated trails. Looking at adding soft trails or ADA access to these areas. There are opportunities with the state that are already designated spaces that aren't*

*well known and so the broad statement is intended to be broad so it allows wide exploration of those spaces for an overall plan.*

- xlix. John Evans mentioned there was previous talk with North Poudre about Lake 4 which is currently closed. Mentioned there was a dream to have a park around Lake 4. When it was leased, it was ruined and the dam had to be rebuilt, so maybe an area the town looks into because we could have direct access to that if the space between is developed.*
- l. Christine mentioned that some people from Grand Junction were mentioning that everything is free up there, such as parking for park amenities, where down here they have to pay for everything. She mentioned she was worried about things costing money if we partner with Colorado. She mentioned it was a complaint now that people wanted more free things.*
- li. John Evans mentioned that it boils down to use and cost and because so many people use areas around here, they take more maintenance and more staff so it costs.*
- lii. Lorilyn asked about Goal 1.5 Plan for improvement and development of parks and greenspace to increase social gathering spaces. 1.6 Explore the development of Centennial Park as a sort of civic center park giving the town a central meeting place for community wide events and activities.*
- liii. John Jerome said he thinks Centennial Park is kind of hitting that mark already. He said it has been talked about in the past to have the building now being utilized by the town removed but at the same time we are expanding the town office space so the potential may be coming sooner rather than later. John believes it should stay the focal point of the town and if it were able to be expanded, that would be great. He mentioned the events should remain there and it is a great place they can utilize for events.*
- liv. Lorilyn asked how everyone feels about the language of calling it a civic center park and that she doesn't necessarily love it.*
- lv. Cody replied that the same question and comment came up at the Planning Commission Meeting. We were trying to sum it up and are open to ideas and what was trying to be captured was exactly what Trustee Jerome said. Cody heard that people thought it would become municipal complex and is not what the goal was.*
- lvi. Christine and Robert suggested Event Park.*
- lvii. Cody clarified the idea too was not to try and change the name, just define the purpose or give a type to the park. Cody said the other thing that came up was that the park is as much a part of the town and downtown as any business or building and so it is a gem that everyone identifies with it is an important piece of the overall downtown picture and so what is the theme that will capture what it is. He said he was open for suggestions on how to phrase it.*
- lviii. Lorilyn mentioned staying clear of civic center and staying focused on events with a slight change of language.*
- lix. Cody asked if the central meeting place for community wide events still resonates.*
- lx. All board members said yes.*

- Ixi. John Jerome said that Civic Center says it looks like a name change but also looks like it means buildings, so where town hall is and so it looks like it will just turn into buildings.*
- Ixii. Cody suggested striking the whole second line to read “explore the redevelopment of Centennial Park as a central meeting place for community wide events and activities”. Cody also asked if there were a certain type of amenities that would help strengthen that idea.*
- Ixiii. Erin mentioned she would like to see the pavilion be a little bigger. It’s used a lot now and to see it be bigger would be great.*
- Ixiv. Jon Jerome mentioned having a stage and using that space as a stage for the events.*
- Ixv. Erin mentioned it is currently the only space for electrical, so perhaps adding electrical would be a good idea.*
- Ixvi. Cody suggested some structure with power and perhaps permanent speakers.*
- Ixvii. Erin mentioned that power is requested frequently so having some more power would be good.*
- Ixviii. Cody suggested in addition to power for stage or whatever it is, but also power available for vendors perhaps.*
- Ixix. Jon mentioned there is no utilities running under that park and so adding those might be a great idea.*
- Ixx. Robert suggested restroom facilities.*
- Ixxi. Erin mentioned that Centennial Park is the heart of Wellington and if it isn’t doing well, the rest of the parks won’t be doing well either. Erin said we are looking towards the future with new parks, but she thinks it’s important to make sure we set that good foundation here at this park before we look to some of the bigger projects.*
- Ixxii. Public talked about extra shade, and how having more shade would be great, especially if there will be a stage area.*
- Ixxiii. Christine brought up how she heard something about mature trees and wanted to know more.*
- Ixxiv. Cody said someone made the comment that it’s the only park with mature trees and that it was followed up with how long will they last? Cody mentioned getting started on replacing trees now because it’s hard to replace these huge trees with small ones that won’t provide shade. A tree replacement program may be helpful. Cody also asked about active recreation at the park.*
- Ixxv. Lorilyn feels very strongly about there being some type of play structure at the park to be utilized while families go to the event parks. She mentioned that the Parks Advisory Board has talked about Nature Scapes and potentially adding those.*
- Ixxvi. Robert mentioned that moving the skate park and basketball court could be wise to relocate in order to make that space at the park.*
- Ixxvii. Robert mentioned how Arvada has a 30,000 square foot skate park and then small skate parks around so everyone doesn’t have to commute to the one, and obviously that is not feasible here, but Robert wants to be sure we just have a skatepark of a good size that makes sense for the town and those who use it.*

- lxxviii. John Jerome mentioned that something else to consider that fell to the side was that the town owns the greenhouse on the corner, then there is the pizza palace, and then the 2 rental homes. The town could look at buying the 2 rental properties and work with Pizza Palace to see if we can expand the footprint of the park.*
- lxxix. The public mentioned they thought the Pizza Palace was kind of a part of the park.*
- lxxx. John Jerome mentioned that point was considered, but it could be something to look at in the future. John's other thought are looking at expanding town office space and consolidating where the town staff is to make some sort of trade with Pizza Palace so they could use the old Town Hall and the town could take the rest of the space at Centennial Park.*
- lxxx. Cody mentioned he had heard similar things about the Pizza palace being a part of the park but that another angle that has been brought up several times is the opportunity to expand adjacent to the park along Cleveland.*
- lxxxii. Erin would like to see the park expanded because the vendors have already outgrown it and so our events are getting larger than the park.*
- lxxxiii. John Evans brought up that the park is kind of hidden by everything along Cleveland and the fact that you can't even sit at the park and watch the parade at the moment.*
- lxxxiv. Erin mentioned that the playground is important for the little kids because the events are catered towards adults, and if the other two amenities move (skate park and basketball courts) the older kids wouldn't have anything to do.*
- lxxxv. Cody asked about functional art at the park.*
- lxxxvi. Erin compared that to Old Town and that they have similar place like that in Old Town.*
- lxxxvii. Cody wanted to ask who the other groups are that might have interest in what happens with Centennial Park?*
- lxxxviii. John Jerome mentioned that Mainstreet's is a big one, and one we want to include because they have access to a lot of money to help get some of these things done. Right now they just got a big grant to replace benches and other stuff and they want to include Centennial in that.*
- lxxxix. Cody asked about the Chamber or Downtown businesses.*
- xc. Lorilyn said the Chamber Board doesn't really use the park for things, but that if there were a meeting to pull all the groups in the town together, the chamber might be interested, however they don't use it for any events or anything.*
- xc. Cody mentioned in terms of downtown businesses, he has been told that the park helps bring them business and the park helps support the downtown so he thinks the businesses are a pretty big stake holder, as are the downtown residents.*
- xcii. Christine said yes, and that as a downtown residents, 99% of the time there is no event, and at that time the kids want something to play on or play with.*
- xciii. Cody mentioned possible civic groups who might have a say are the schools, Boys and Grils Club perhaps, not involved in the process maybe, but for sure involved in the input. So perhaps we have to reach out to the civic organizations and what level of input they may want to have. This would just be helpful to plan a steering*

*committee of some sort. This would make sure that everyone gets to be a part of the process.*

- xciv. Christine mentioned that the natural scapes would be cool, and if that's the only park with it, that could be a bigger draw for the park.*
- xcv. Christine mentioned she liked the design Lorilyn sent out earlier and that we should go off that.*
- xcvi. Lorilyn was told that by hiring a company, they would do studies for where to put bathrooms or other amenities to make the most sense for the space available. This company would also be able to give a build schedule so the park could be done in sections as we might be able to take stuff over.*
- xcvii. Christine's concern is making sure that the things we are going to take down, we build them first. So if we take down more of the playground, we build the natural scapes first so there is something to be played on while the work is being done.*
- xcviii. Robert suggested at least in a timely manner, so if it will be gone we have a plan for when it is done so we don't have too much overlap.*
- xcix. The public asked about structures being built in the dog park so the dogs and owners could use them.
  - c. Lorilyn said it was talked about but she wasn't sure where that discussion has been left off.*
  - ci. Lorilyn asked how everyone wanted to proceed because some of the other items have already been discussed like D and H.*
  - cii. Christine asked if we were voting on moving money tonight?*
  - ciii. Dean said he totally missed it wasn't on there and that we could try to call for an emergency meeting to vote on that.*
  - civ. Lorilyn clarified that during the work session the prior week everyone was pretty set on moving money from the batting cages and actually removing them. She wants to get it moving because she knows it takes time and so she wants to get that moving.*
  - cv. Dean asked what night might work for everyone to get that vote taken, several board members provided input about when.*
  - cvi. John Jerome started to wonder how we can actually move forward with that and doesn't think we actually have to vote, just that we have to ask the board to vote on it, so next steps would be for Dean to get that to the Board that we would like to move that money.*
  - cvii. Dean was asked how much money there was to which he said \$39,000. \$19,000 to a new net and the other \$20,000 to mechanical upgrades.*
  - cviii. John said the other thing about them is we would need a solution of what to do with the space. He provided background about how the machines came to the park, that they were used when they were put in because they were donated, and so they are outdated and the parts are hard to find, no one on staff can fix them, and then they don't pay for themselves and so it drains money that can better be spent elsewhere.*
  - cix. Dean provided some expenditure numbers being that there is \$10,000 allocated to it each year, and it only brings in about \$3,000, plus there is staffing issues of safety with people getting harassed and so with all the issues it is challenging.**

- cx. The public asked if they would be opening at all.*
- cxix. Dean told them yes we will be bringing them up, just being strategic with the hours and really monitoring the utilities and what not. There was a contractor out there to get everything up and running but the question is how long will they be up and if something big breaks that costs a lot of money, there may be a point where we can't make the repair. Dean wanted to add that he has already spoken with the Kelly about it but would address it with her again.*
- cxii. Robert asked how specific we had to be, as in do we have to say where we would like to see the money going in terms of do we need to see it go here or go there, this much to this amenity and this much to the other. Do we need to specify we want to see the skatepark and basketball courts moved and just wanted to know how that worked.*
- cxiii. John Jerome mentioned he is guessing that would be part of the contract for someone to evaluate the space, letting them know we want to move this so where could we put it, how do we do that. So tell them we want to do something at Centennial and we want to move these, where could we do that.*
- cxiv. Cody suggested having them evaluate the existing amenities so as part of a siting with the new facility, they can also have these amenities, like parking is a problem, that way the board knows what is needed to make that happen.*
- cxv. Lorilyn wanted to follow up on the conversation about Centennial Park, there was something at the bottom about talking about new locations for the skatepark and wanted Cody's opinion.*
- cxvi. Cody said he is not versed in skate parks or wheel parks but that the wheel parks are foreign to him in terms of use and needs for that type of park. He offered that this group would be a great group to help advise what is needed for an amenity like this. But ultimately he does not know.*
- cxvii. Lorilyn mentioned that in the past they had talked about using the area that is North of the Knolls Linear Park.*
- cxviii. Cody said he believes the HOA owns that.*
- cxix. Lorilyn mentioned she saw some places where it was allocated to us.*
- cxx. Cody said he wasn't entirely sure and there are several other factors that may also go into that space.*
- cxxi. Lorilyn asked about the property across from the middle school.*
- cxxii. Cody said the Town owns a portion of that, and that the other 2 owners are Wellington Community Church and the Boy's and Girls Club. So they have a co-owned space which would take some collaboration.*
- cxxiii. Christine mentioned that on the land use map they want that to be commercial, not a park.*
- cxxiv. Erin likes the idea of putting it where the batting cages are and it might be good with the new skate park there.*
- cxxv. Robert mentioned that the space would have to be completely redone anyway, so it wouldn't work in that sense. Another issue might be balls coming over the fence*

*when people are playing, so it would not be ideal. The best place would be the North end of Wellington Community Park.*

- cxxvi. John Jerome replied that is the flood plane and so building things there is not wise because it would be washed away in a flood.*
- cxxvii. Robert asked Cody who might be able to help him find places for a possible location for skate parks. He just wants to see what Town owned spots might be available for that.*
- cxxviii. Cody believes that this group is the best place to solve these questions, in terms of addressing what we have that might be re-purposed, and if there are none, the next option would be finding what is needed so there is a way to inform what might be needed when looking at doing that. He thinks a grasp study might help a lot to find a place where an amenity might be a benefit.*
- cxxix. Robert asked about viewpont, but thought it looked like another flood area.*
- cxxx. Cody said that a portion of that park is storm water detention for the community, but that there are some other considerations that mean everyone wants to look at some other considerations to make an informed decision.*
- cxxxi. Robert said he understands that the idea makes sense and there are a lot of factors and so he may look at re-working any angles.*
- cxxxii. Cody said he was happy to come back to these meetings a resource to help anywhere he can, there just needs to be some more research about where to move the facility.*
- cxxxiii. Lorilyn asked about the Box Elder Creek Trail and what the actual name is of the park. She knows the pocket park just got put there. She said it used to be acreage for a park, and was once a consideration for a rec center, and then Harvest Village moved in and she wasn't sure what happened around then.*
- cxxxiv. Cody said the town still hasn't accepted the parks dedication and they have some cleaning up to do before we accept it and we would be able to decide what goes there once it is ready to be taken on by the town. He also helped direct the team on where on the map it is located and where the space would be that can be developed for a town park.*
- cxxxv. Lorilyn said that it seemed like a good space.*
- cxxxvi. Robert agreed because it is by a path and could be a nice space because it is easy to access.*

b. Parks Naming Policy (Lorilyn)

c. Thoughts on Impact fees – Parks and Trials (Lorilyn)

d. Future of Centennial Park (Cody)

e. Development Agreements in relation adding Parks, Basketball courts, etc. (Cody)

*i. Lorilyn asked how we do this.*

*ii. Cody said it is already a requirement, so it is written in the contract. They have to dedicate some park land, what makes sense for the Parks Advisory Board,*

*community, other subdivisions, and other property already developing. One of the things that would be good for the group to think about is what are the needs of the various areas of town and what deficiencies are for that area. If you know that area needs something, the next development that comes in, they are told that the PAB has mentioned this piece is needed, it becomes a part of their plan, and if everyone agrees, they adopt that plan and it becomes a part of the agreement.*

- iii. Lorilyn asked Dean how he saw that going, would we have a work session for the things we need, or non negotiables, etc. How do you see us putting together this document?*
- iv. Dean said that from the work session already happened, we have a great starting point. As we move forward with development agreements, really looking at the details of them, expressing what we need for that area, and having that process provides the opportunity to provide that feedback to Cody to work through the developer to get that added to their plan. The wish list created is a great starting point and continuing to identify the needs of a specific area and being realistic of what we can actually do and being realistic between wishes and what can actually be accomplished.*
- v. Robert asked if there is something formal needed so that new developments need to talk to the Parks Advisory Board about it.*
- vi. Cody clarified that is already a part of how it works. The plan is brought to the PAB so they can advise what is needed in that area so Cody can then take that back to the developers to let them know what is really needed and they can work it into the plan. Another option is to take the cash for the area that would be dedicated to for parks, which was done with Sage Meadows to improve Park Meadows Park.*
- vii. John Jerome was worried about that because it is hard to put a dollar amount on that because we have to consider what is taken away and how much we need for that land. So the amenities would influence how much that space would be worth, and so a plan should still be put together for what we would like to see, and then we could ask for a value that is appropriate.*
- viii. Cody mentioned that the hard part is the cash value of that space is based off the price of the land which is fixed, it is not based off the wants or desires of what should be put there. So the specific example the board was looking to use it at Viewpointe because that would be the park used but that area, and so putting the money there makes the most sense.*
- ix. Lorilyn mentioned that the previous board felt strongly that the money needed to be put towards upgrading Viewpointe Park with those funds.*
- x. John Jerome said that makes sense because that is the park for that neighborhood so the money should be used for that.*
- xi. Erin agreed stating there are so many parks in the town that need a facelift and she would hate to keep building new and so she likes the idea of taking those funds to uplift some of those parks.*
- xii. Dean stated another consideration in terms of operation budget and what it currently costs for staff to maintain those parks. As of right now we are barely*

- keeping up with mowing so as these discussions are happening, looking at if we can sustain the growth for that park and if we can, does it make sense financially.*
- xiii. *John mentioned that if we add amenities, that takes away mowing so it could actually help balance that out.*
- xiv. *Cody mentioned that the town does take over ownership and maintenance of the town and community parks, and traditionally the town has also taken ownership of the pocket parks, but that is not an obligation or requirement so that can be negotiated with the developer but we can make those HOA owned and maintained. That is an option that the town hasn't utilized, but something that can be looked at moving forward. Cody said the old town he worked with started doing that.*
- xv. *Erin asked if we took ownership of a park on the corner of McClellan.*
- xvi. *Cody said we did, and that it would have been a great option to opt for taking the cash.*
- xvii. *Christine asked for clarification as to what was wrong with that park.*
- xviii. *Cody said they dedicated a trail that is along the frontage road, and the park dedication was the storm water drainage, trail connection, and then a tiny little corner with a dinky little corner with a playset surrounded by sand. He believed that was a miss by the Town.*
- xix. *Lorilyn mentioned that park needed a name still and put up signage.*
- xx. *Christine mentioned the impact fees.*
- xxi. *Lorilyn asked if we can hope for an increase in impact fees.*
- xxii. *Cody said that any time we change fees it has to be approved by the board and go through a public hearing, and developers don't like fees being changed. But the challenge we might run into if we just change year over year, the developers could come back and ask what those fees are based off of. The town has done something similar with some of the water fees and did a very comprehensive plan, and what percentage of that is paid. This same thing hasn't been done for the park fee. And no study was done for why it was determined to be that price. So the risk could be that we don't have a study to support the fees.*
- xxiii. *Lorilyn mentioned some other municipalities and their fees. Wellington is at \$1,400, Timnath is at \$3,600, Windsor is \$5,500, Berthoud \$3,200, so just to show where we are at compared to other municipalities, and we are significantly lower, and so how can we do a study to justify an increase.*
- xxiv. *Cody mentioned a several month analysis they did in order to do this for the water, and so the same thing would need to be done in terms of what the expenses are for things like trails, splash pads, other amenities and look at what all of the costs are, what does it take to pay for those, how do we cover those expenses, look at revenue streams, then figure out what is left, how much is passed on to new development at time of permit.*
- xxv. *Lorilyn asked how we can get Town Staff to do that.*
- xxvi. *Dean said it will take some time and that it is something we can put on the list as a priority going forward.*
- xxvii. *Robert asked where the impact fees come from.*

- xxviii. *Cody said the impact fees are a one time charge that is collected at the time a new permit is pulled for development. Cody believes there is a larger study needed to justify an increase, but an interim increase is reasonable based on inflation, staff needs, increase costs, and that simple explanation would be a great step to increase the costs while we could do a full analysis. Cody doesn't think anyone would bock at \$1,000 for an increase.*
- xxix. *Christine asked if we could do something like \$100 for inflation.*
- xxx. *Cody said he would talk to Judy about that, but usually there is some more meat behind something like that for a reason as to why, and there are some other things that come into it, so his recommendation is a little more analysis as to why those increases roll out.*
- xxxi. *Lorilyn asked if everyone wanted to adjourn.*
- f. Dog Park and Basketball Court on the East side (Christine)
- g. Centennial Park turning into a Civic Center Park (Christine)
- i. Skate Park Priority – Options for new location (Christine/Lorilyn)

#### E. ANNOUNCEMENTS

- a. Town Board of Trustee
- b. Town Staff (Dean)
- *Dean wanted to give an update about where parks is staffing wise and mentioned that with our current staff we are barely keeping up, and so a season hire was just made to help keep up with the mowing which is great, but based on some calculations, what would be ideal is at least 4 seasonal staff and 2 full time techs. For some reason it has been hard to get seasonal staff, and short staffed in Recreation, things are tight right now.*
  - *Working with community to get some stuff ironed out and moving in the right direction and hopefully getting fully staffed soon.*
  - *Lorilyn said she thinks she had a bid for the pour and plays that she can send over.*
  - Binders
- c. PAB Board Members
- *Robert said he spoke with Jenny Jones about grant writing for a way to get funds for a skate park and that he is keeping on top of that. Robert also talked about if we needed another work session because it feels like it was a good thing to do so we could do it again. He felt like it was helpful so he would like to do one again.*
  - *Dean will be working with Cody in terms of what we do and what HOA's do, and so he suggests that after the next meeting they can look at doing another one. He said the more info we have from a parks standpoint would help*

*tremendously, and so he would like to do that so everyone has some of that information.*

B. ADJOURNMENT