



Minutes
Carbondale Parks & Recreation Commission
Regular Meeting
December 13, 2023

Hollis Sutherland called the meeting of the Carbondale Parks & Recreation Commission to order at 7:01 p.m. at Town Hall.

The following members were present for Roll Call:

Members:

Hollis Sutherland	Chair
Rose Rossello	Vice-Chair
Ashley Hejtmanek	Member
John Williams	Member
Leslie Keery	Member
Susan Rhea	Member
Eli Cohen	Member
	Youth Member

Town Staff Present:

Eric Brendlinger	Parks & Recreation Director
Margaret Donnelly	Recreation Center Director
Erica Sparhawk	Board of Trustees Liaison
Kae McDonald	Boards and Commissions Clerk

1. Roll Call

2. Consent Agenda

2.1 Approval of the November 8, 2023, Meeting Minutes

Motion to approve the November 8, 2023, meeting minutes.

Moved by: Leslie Keery

3. Items from Citizens Present Not on the Agenda

There was no one present, not on the agenda, to address the Commission.

4. Action Items

4.1 Memorandum of Understanding Review

Trevor Cannon, President of Roaring Fork Pickleball Association, was in attendance to discuss the updated Memorandum of Understanding between the Town of Carbondale and the Roaring Fork Pickleball Association.

Eric explained that an updated MOU will apply to all nine courts, but the existing MOU will apply until the new courts are completed. He added that the MOU will be in effect for five years, but amendments can be added on an annual basis as needed. Eric noted that the document includes some of the requests commission members made at the April 12th meeting including:

- The agreement only applies to the pickleball courts (not the tennis courts) at North Face Park.
- The RFPA will be granted dedicated play time, but in return, the public needs to be granted access to play. The RFPA is willing to always have one court available for public play.

Eric pointed out that the commission had also requested adding bathroom amenities given the increased use generated by additional courts, but explained this topic is a separate issue and is not addressed in the MOU.

Rose noted that adding lights had been discussed previously. She also wondered about the noise.

Eric reminded the commission members that the decibel problem was discussed previously and given the proximity of the courts to the new residential development on the southwest side, sound mitigation is being considered along the southwest side. He noted that the commission previously discussed including a maintenance endowment as part of the RFPA fundraising but explained that because it is the burden of the Town to maintain the courts, that language was also not included. He added that the RFPA had one request to have the rental fees forgiven for the two tournaments they are proposing.

Trevor commented that original RFPA members were upset to discover they were required to pay rent for past tournaments. He acknowledged that RFPA is granted a lot of time in exchange for their fundraising and one goal they have is to use non-RFPA time to organize events for nonmembers. He added that they hope to provide a better interface with the public on their website.

Eric asked about the participation numbers for RFPA's 2023 events.

Trevor replied that they had 190 participants for the September event and 160+ in the member tournament that took place in the spring. He added that 40% of the participants for the three-day event in September were from out of town.

Trevor acknowledged that they need clarification on the sign size, explaining that they are selling naming rights for the three new courts (one has already been purchased) and Valley View and Alpine Bank are committing a substantial amount of money to cover the cost of construction and will be co-named for the entire court system; they would like as large a sign as possible.

Ashley asked if that was consistent with the Town's naming process.

Eric reminded the commission members of the park amenity naming process and reassured them that the signs would have to abide by current rules and regulations.

Hollis asked if the MOU needs to state that the signs require Town approval.

Ashley thought it should state that it is specific to the three new courts and to be sure to maintain an avenue for raising funds for maintenance.

Eric clarified that the name would apply to all nine courts.

Trevor replied that the original name was for five years but suspected that Alpine Bank and Valley View may ask for more than the five years normally granted because of the funding they are provided.

John asked if the "Young Calaway Alpine Bank" name would be replaced.

Trevor replied in the affirmative, noting that they contacted both foundations and they were supportive of it.

Erica asked if they would be called the Valley View Alpine Bank Pickleball Courts" or would it be more like grant signed that specify "these courts are funded by...". She pointed out that there is a distinction between those two things, and it might be easier than the naming protocol.

Eric reminded the commission members that naming rights are in perpetuity until there is a new petition.

Susan reiterated that noise is a concern and asked for confirmation that the sound would only be buffered for the new residential development.

Trevor replied in the affirmative, noting that studies have shown that the noise projects primarily from the ends. He pointed out one drawback will be that the mitigation process will block the sightline into the courts. He added that the ball and paddle technologies are also changing to address sound mitigation.

Susan followed up with a question about the length of play times.

Trevor replied that the courts would be open from 7 a.m. to dusk, noting that most players don't show up before 8 a.m.

Rose asked what the minimum decibel requirement was. She added that she was glad RFPA was part of the community and appreciated their willingness to partner with the Town. She spoke in favor of not charging RFPA a rental fee for tournaments. Rose also suggested partnering with local volunteer groups for decorating the sound walls.

Trevor replied that they are considering custom graphics because he isn't sure the walls can be painted.

Hollis asked about the discrepancy described in the hours of use.

Trevor replied that the 20 hours related to RFPA's court time on Monday, Wednesday and Friday and the 28 hours relates to an additional eight hours for Tuesday and Thursday evenings.

Hollis asked that additional clarity be added relating to the tennis court usage described on page 9. She also asked that text be added related to approval of the sign by the Town.

Motion to approve the MOU language with Roaring Fork Pickleball Association with suggested edits.

Moved by: Rose Rossello

Seconded by: Ashley Hejtmanek

Carried

4.2 Chacos Park Master Plan P & R Commission Stakeholder Questions and Input

Nicholas DiFrank (RE: Land) and Yancy Nichols (Sopris Engineering) were in attendance to update the Commission on the Chacos Park Master Plan. He highlighted aspects of the site inventory and analysis as presented in the meeting packet. Items of note included:

- There is reserved parking along the southern edge in perpetuity.
- Measuring 80 feet by 100 feet, the park isn't currently a complex location.
- By Town ordinance, the power line is required to be placed underground when there is the opportunity to do so.
- The mature Siberian Elm trees onsite are on the wrong side of the park to provide active shade. The Town arborist was consulted, and he related that if they are maintained there isn't any immediate danger from falling branches.

Nicholas explained that the project's public outreach kickoff was during December's First Friday; they will continue to accept comments via the phone booth, posing one question for each of the next five weeks. He noted the most popular amenity requested was a permanent stage, followed by seating and tables and trees.

Leslie asked if there would be more bike parking closer to the park.

Nicholas thought that was a good idea and noted that it hadn't come up in the initial public comment.

Susan asked about the size of the ice rink, noting there might not be a lot of useable room while it is there.

Eric replied that it is customizable, but currently measures 40 feet by 70 feet.

Nicholas thought there might be ways to integrate the ice rink in a cleaner fashion.

Rose asked how businesses might be affected when the powerline was placed underground, or if there were plans for coordinating additional lengths of powerlines.

Yancy replied that there is a process in place, so businesses won't be adversely affected.

Hollis expressed concern about the footprint of a permanent stage.

Nicholas replied that the stage size would be scaled to the park and could double as table and chairs or a shade structure, explaining that it would have a clear programming purpose as well as passive value.

Hollis pointed out that a smaller stage would limit the number of musicians.

Susan commented that she thought locating the stage in the southeast corner of the park would be ideal and could also act as a shade structure.

Nicholas agreed that both points were valid and explained that he is reviewing comparatives. He noted that the next step was to consider programming alternatives and visual precedents. Eli commented that from his perspective, Chacos Park should be versatile and sustainable. He noted that since there was a substantial stage already located in Sopris Park, a “plaza-like” structure would be a better option.

Rose asked if there were any storage facilities planned for the park.

John suggested that since Chacos Park was in the heart of the historic downtown area, it be designed to look like an “old-time” band stage.

Susan disagreed, suggesting it be designed to follow the Town’s art theme.

Nicholas asked that, in addition to the community engagement question responses assigned as “homework,” that the commission members consider the relationship of Chacos Park to 4th Street and whether there is value in the separation between pedestrians and vehicular traffic.

Ashley pointed out that that was considered in the Commissions most recent Master Plan.

Susan asked if there was money budgeted in 2024 for Chacos Park. She was concerned that there might be a lot of construction along Main Street occurring at the same time.

Erica assured Susan that the timelines for Chacos Park and the Town Center project would not coincide.

Eric replied that money for infrastructure improvements is included in the 2024 budget, but not for design elements.

4.3 Aquatics Facility Design and Construction Update

Eric related that the team presented information at Tuesday’s Board of Trustees meeting was a recommendation for Option 1 of the design and to move on to schematic design. He noted that they have set the body of water refinement – set the footprint and square footage of each pool -- which is a key detail. He noted that the conceptual design pricing is as good as they can get without going to schematic design. He pointed out Option 1 (labeled as Option 5 in the meeting packet) is the recommended design at a total cost of 11.6 million which includes \$1.6 million from the General Fund and a \$1.6 million fundraising burden. Eric explained that the current design includes:

- A 25-yard, six-lane lap pool grading from 3.6 feet to 12 feet to accommodate a diving board and play element.
- A recreation pool with a depth that begins at one foot – because the drop to accommodate the diving board in the recreation pool would require a much larger pool area, the decision was made to move the diving board to the lap pool, thereby reducing the cost of the recreation pool by \$500,000.00. The recreation pool will still accommodate multiple use programming space.
- The spa footprint was reduced in size.

Ashley noted that the building is factored as lump sum with no plans accompanying it and asked what that was based on.

Eric replied that 3,000 sq feet is what they have been basing the building cost on. He explained that the potential transition from an all gas to all electric facility system with the heat pumps located outside the building will be defined in schematic phase.

Susan asked why there was a ramp, staircase and ADA entry included in the recreation pool.

Eric replied that the final design is unlikely to include all three. He added that the height of the climbing wall would be dependent upon the depth of the water.

Eric introduced Cynthia Colebrook, noting that she will be leading the capital campaign.

Cynthia explained that she has been involved in the field of philanthropy for 40 years and she defines it as both financial contributions and volunteerism. She acknowledged that while \$1.6 million is the goal, they may or may not raise that sum, and the volunteers can be the biggest variability. She related that the fundraising effort begins with the largest gifts and should be considered an “inside out and top down” effort. She noted that more people are needed to contribute to the volunteer cabinet and the first meeting will be January 8th; tasks to be undertaken include:

- Mining such lists as pool or recreation center memberships
- Create focus groups to identify questions
- Convene a town hall meeting to engage community members and increase awareness

Susan asked if she needed someone to gather donor lists from local projects.

Cynthia replied that the campaign cabinet was the critical connector for that, but they do need a broader list than what they currently have. She added that major gifts typically require a personal connection.

Hollis encouraged any commission members that are interested to attend the January 8th meeting.

Ashley asked if there was a way to share thoughts without being part of the campaign cabinet and to stay informed.

Hollis thought this would be a good meeting to gain that perspective.

Cynthia thought she could submit an update for the commission meeting, as well.

5. Information Only Items

5.1 Special Event Task Force Information

5.2 30/60/90 project update

Eric encouraged commission members to review the information only documents included in the meeting packet.

Margaret thanked all the volunteers for a successful Turkey Trot, noting there were 792 registrants and 742 participants.

Eric added that it was a successful event that raised money for Shop with a Cop.

6. Adjournment

The December 13, 2023, meeting of the Carbondale Parks & Recreation Commission adjourned at 9:14 p.m. The upcoming regular meeting is scheduled for January 10, 2024, at 7:00 p.m. in Room 1 at Town Hall.

Respectfully submitted,

Kae McDonald

Boards & Commissions Clerk, Town of Carbondale