

**CARBONDALE PARKS & RECREATION COMMISSION
REGULAR MEETING**

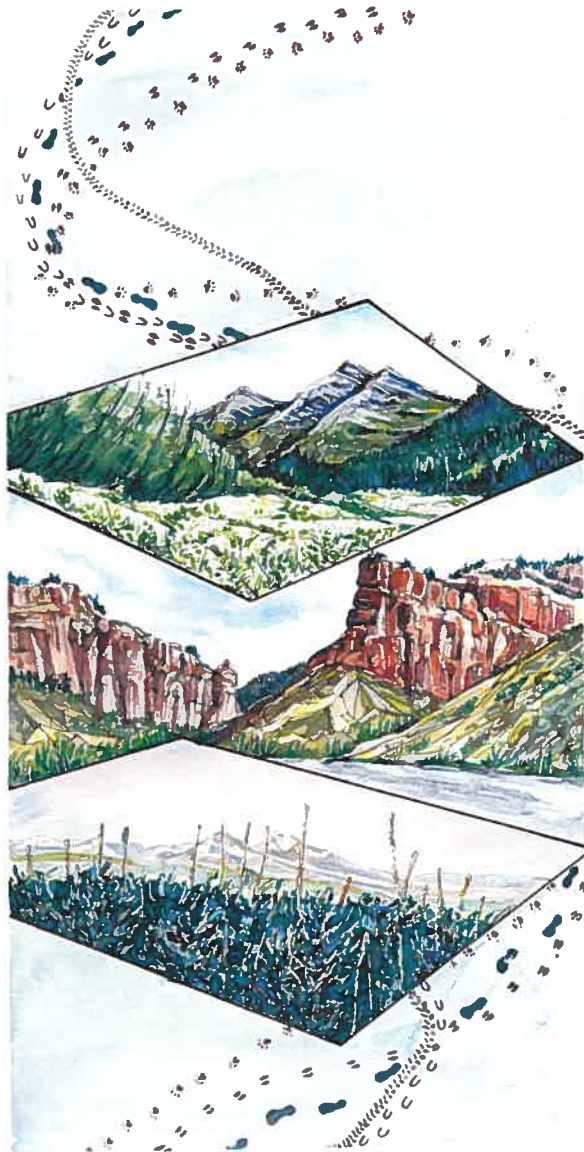
WEDNESDAY, December 8, 2021 7:00 P.M.

Carbondale Town Hall Trustee Chambers or Virtual *

*E-mail our Boards & Commission Clerk Kae McDonald to receive an e-mail link to be able to join the meeting virtually. kmcdonald@carbondaleco.net

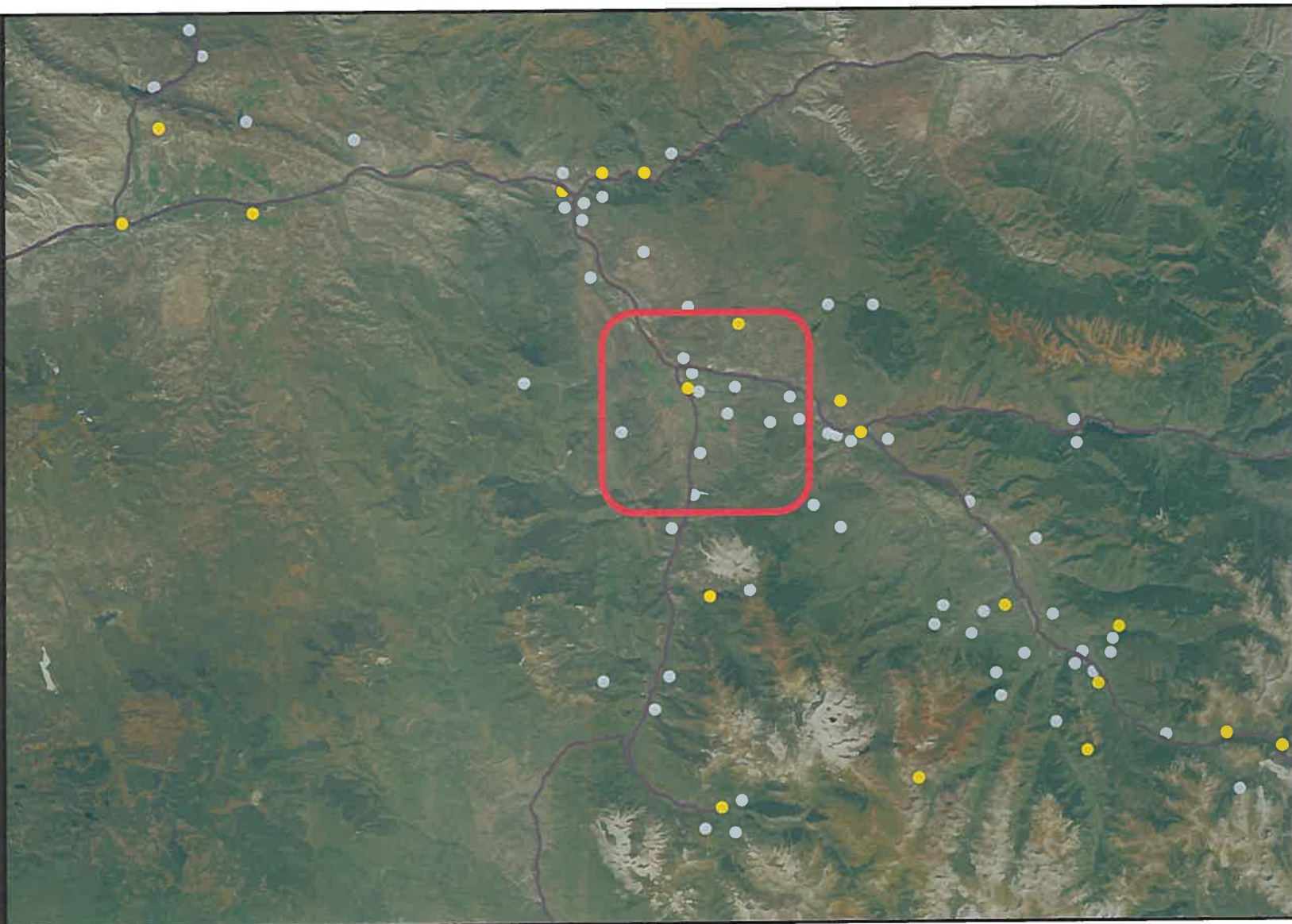
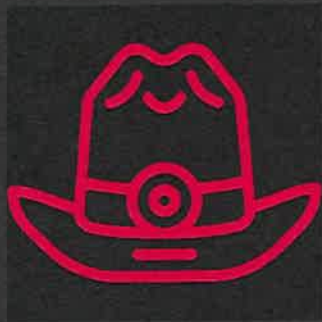
<u>TIME*</u>			<u>ITEM</u>	<u>DESIRED OUTCOME</u>
7:00		1.	Roll Call	
7:05		2.	Approval of November 10, 2021 Minutes	INFORMATIONAL
7:10		3.	Items from Citizens Present Not on the Agenda	
7:15		4.	Athletics Coordinator- Program Report- Will Tempest	INFORMATION
7:25		5.	Roaring Fork Outdoor Volunteers End of season report and 2022 Town trail building project on Red Hill	INFORMATION DISCUSSION (Attachment A)
7:35		6.	Lot 1, Carbondale Lofts Public Parkland dedication & Park Maintenance Agreement discussion	INFORMATION DISCUSSION (Attachment B)
7:55		7.	Commercial and for-profit use of public park spaces. Rules, regulations and fee structure proposal.	INFORMATION DISCUSSION DECISION (Attachment C)
8:15		8.	Aquatics Facility Master Plan –Next Steps Hilltop Securities Bonding preference worksheet Ballot promotional rules for commissioners	INFORMATION (Attachment D)
8:30		9.	Report & Updates: Staff & Commission Members <ul style="list-style-type: none"> Eric Brendlinger, Parks & Recreation Director 30/60/90 Day Outlook Master Calendar Jessi Rochel, Rec Center Manager Parks & Recreation Commissioners Luis Yllanes, Trustee Liaison 	INFORMATION (Attachment E)

9:00		10.	Adjournment*	*Times are approximate
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— ROARING FORK —
**OUTDOOR
VOLUNTEERS**

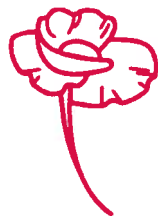
*Town of Carbondale
Parks & Recreation Commission
Meeting
Dec 8, 2021*



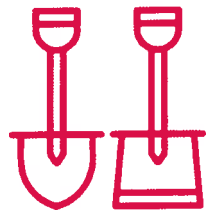
74+
miles
of trail rebuilt
and maintained



20+
acres
of degraded
landscape
restored



700+
students
inspired by our
Young Stewards
Program



6,400+
stewardship hours
completed – *that's*
double 2020!



91
federal, state,
county, municipal,
& non-profit
partners with
whom we worked



64
different project
sites we worked

Project Season 2021 Metrics



– ROARING FORK –
**OUTDOOR
VOLUNTEERS**

**Town of Carbondale-specific
metrics not-yet-available; report will
be sent to ToC staff by December
15**

Project Season 2021 Metrics



2021

Renewing Landscape & Community through Collective Action

Red Hill Trails Network

North Face Park

Crystal River & RVR Trail

Nuche Park

Sutey Ranch Trail

ArtWay Gardening

Lorax Trail

Avalanche Creek

Perham Creek Trail



Lessons: Accessibility is for everyone



Lessons: Community integration creates resiliency



Making **Trail-Users** into **Trail-Participants**

Offering opportunities, not obligations
Top-down & bottom-up simultaneously
Partnering for community leverage

2022

Making Our Shared Outdoors Into Common Ground

C-Line Trail

Red Hill Trails Network

other sites to-be-confirmed

Coffman Ranch

other sites to-be-confirmed

Our Work

Planning

Coordination

Implementation

Review

Education



Our Work *Domains*

Domains & Examples



Healthy Landscapes...restoration
mapping



Fire Adaptation...fire district
collaboration



Sustainable Recreation...trail
signage



**Community
Engagement...**community/group
projects



— ROARING FORK —

**OUTDOOR
VOLUNTEERS**

Jacob Baker

jbaker@rfov.org

www.rfov.org



**TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623**

Parks & Recreation Commission Agenda Memorandum

Item No: 6 Attachment: C

Meeting Date: December 8, 2022

TITLE: Lot 1 Carbondale Main Street Marketplace Subdivision
 Parkland Easement details for the creation of a Park Maintenance Agreement

SUBMITTING: Parks & Recreation Department

ATTACHMENTS: Revised map of additional park amenities
 Copy of the Parkland dedication requirements from the Town of Carbondale's
 Unified Development Code (UDC)

PURPOSE:

The developers of this property are proposing a land condominium of the Lot 1 property to allow financing phased construction. This change requires that 15% of the property be dedicated public open space. The developers are proposing to meet the public park dedication with a public access easement on the park vs. a park dedication or conveyance of the property to the Town. A precedent for public parklands within a subdivision has previously been set in River Valley Ranch, which has Triangle Park and Orchard Park. Both qualify as public park lands with the maintenance and amenity replacement responsibilities lying on the developers and subsequent home-owner associations. These maintenance and replacement obligations are in perpetuity.

BACKGROUND:

A legal and binding "park maintenance agreement" would need to be signed by both parties as part of the final plat which will require trustee approval. There is also concern that the storm water drainage system for all of Lot 1 is located underneath the dedicated park space so the document should also detail the maintenance responsibilities of this system. The document should also address the potential impact of future repairs of the storm water drainage system on the park amenities. The document should address the replacement and/or repairs were they to damage the finished park amenities.

DISCUSSION:

The first step would be for the Parks & Recreation Commission to decide if they recommend using an easement to satisfy the 15% parkland dedication or conveyance of the property to allow public access. If the board accepts an easement for public open space the following suggested responsibilities are part of a draft document that will be supplied to our Town Attorney to create the "park maintenance agreement". Parks & Recreation Commission members can make recommendations to add or subtract responsibilities of the developers.

RECOMMENDATION:

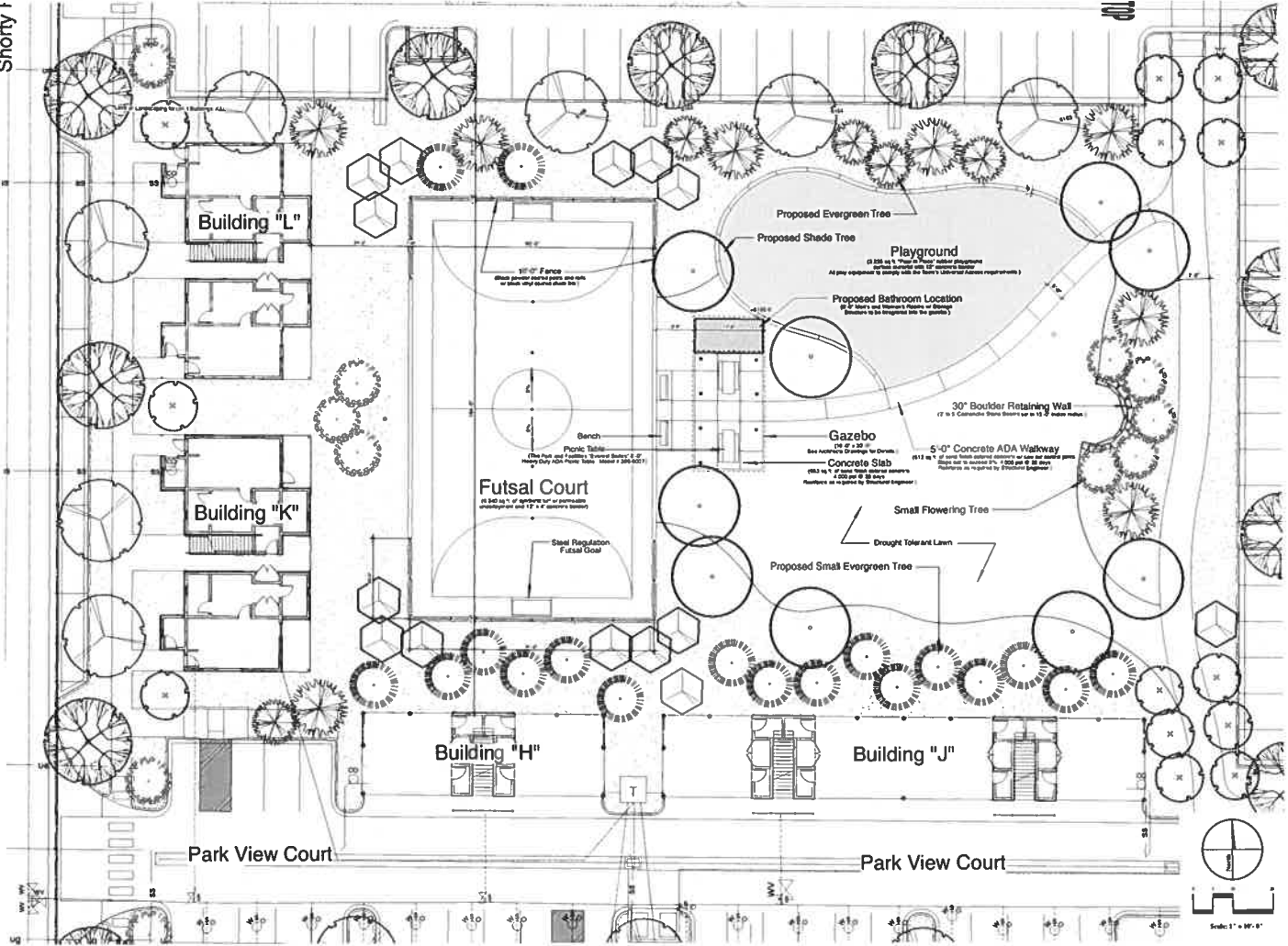
Staff recommends the following rules and regulation be a part of the "park maintenance agreement"

- Creation of a General Warranty deed that dedicates (either through an easement or parkland dedication) which provides the conveyance of the public park parcels to the Town with the provision that park improvements and facilities will be developed and constructed by the Grantor and maintained pursuant to a maintenance agreement between Grantor, Grantee (Town of Carbondale).
- The conveyance through easement or dedication to the Town the public park for the use and enjoyment of the general public. Where public parks are concerned, Owners and Occupants of the units within the Common Interest Community are merely members of the general public, and have the same and no greater or lesser rights with respect to the Public Park than any other member of the general public.
- The applicant (developer) or its successors shall maintain the park site in perpetuity. Such maintenance shall be provided for in the covenants of the development and shall include all items generally associated with park maintenance including planting, mowing, and watering of lawns, providing bear proof trash and recycling receptacles and trash and recycling removal, grounds litter removal, weed control (in accordance with the Carbondale Integrated Weed Management Plan), watering and irrigation maintenance, trimming, removal and replacement of trees and shrubs, and such other items of maintenance as shall be required by the Town.
- The maintenance obligations in perpetuity would include periodic replacement of existing facilities when necessary and upkeep and maintenance of the recreational amenities associated with the public park, including but not limited to the Futsal court, the bathrooms and storage unit, drinking fountain, the access paths to these amenities, the playground equipment and the fall attenuation material underneath the play elements in the playground.
- In addition to the declarations, we would like to see a Reserve Study performed which calculates the expected life for the common open space, bathrooms, playground and futsal field, estimates the future replacement cost, and then identifies the annual required deposit into the reserve fund in order to have sufficient reserve funds on deposit to pay for the repair or replacement of the common open space and aforementioned amenities at the end of their useful life. We would like to see the declarations begin collecting funds for the future repair or replacement once the condo plat is recorded and easement is dedicated.
- Town of Carbondale Parks & Recreation Department would like to reserve the right to schedule use of the Futsal court for organized league play or group rental opportunities in accordance with the following priority system, which exists on all town owned recreation facilities.
 1. Town of Carbondale Programs & Activities
 2. Intergovernmental Agreement or MOU use
 3. Carbondale Youth Club Sports
 4. Carbondale Residents Groups
 5. Area Youth Sports Groups
 6. Adult Groups Non-profit
- Town of Carbondale Parks & Recreation Department would like to reserve the right to rent out the picnic shade shelter for small private gatherings in accordance with our existing rules and regulation in other public parks.

- The entitlement documents should require the developer to build, and then for the developer, and /or the future homeowners association or a private contractor paid by the developer or homeowners association, to perpetually operate, maintain, repair and replace as necessary, the specific park improvements contemplated by the development approvals for the benefit of both the property residents and the public at large.

Prepared By: Eric Brendlinger, Parks & Recreation Director

Shorty F



Landscape Plan
Carbondale Marketplace Park
Carbondale Marketplace, Lot 1, Carbondale, Colorado

Date: November 18, 2021
Revised:

Sheet
L - 2.0

8. As alternatives or supplements to the standards in this section, the applicant may provide recommendations from a certified arborist to the Director for consideration.

5.2.8. PARK LAND

- A. Site disturbance or development of land located within a public park shall not be permitted.
- B. Exceptions:
 1. Buildings and site improvements shall be permitted within a park where the building and site improvements serve a park-related purpose.
 2. Park lands owned and managed by the federal or state government shall be exempt from this prohibition.
 3. Privately held property located within the established boundary of a park shall be exempt from this prohibition.

5.3 OPEN SPACE

5.3.1. PURPOSE

- A. This section addresses the character of those portions of development that are not occupied by platted lots or streets and that are reserved for formal and informal open space, parks, and greenways.
- B. Open space serves numerous purposes, including preservation and protection of natural areas and features, providing opportunities for passive and active recreation, enhancing management of stormwater runoff to protect water quality and reduce flooding, and mitigating the heat island effect of developed areas.
- C. The purpose of this section is to ensure that portions of most development sites are set aside as either publically dedicated open space or private common open space. It is not the intent of this section to require both public open space and private common open space.

5.3.2. PUBLIC OPEN SPACE DEDICATION (RESIDENTIAL)

A. Purpose

The purpose of this section is to ensure that new residential subdivisions include or contribute to the provision of public recreation areas sufficient to meet the passive and active recreation needs of residents of the subdivision, as well of the surrounding neighborhood.

B. Applicability

This section shall apply to any development that contains 10 or more residential dwelling units and is subject to preliminary plat, final plat, or condominium plat approval pursuant to Section 2.6, *Procedures and Approval Criteria: Subdivisions*.

C. Land Dedication or Payment of Fee In-lieu Required

1. As part of the submission of preliminary plat, the developer of a subdivision subject to this section shall submit a proposal that provides for one of the following options:

a. Dedication

A dedication or conveyance by the subdivider to the Town of a minimum of 15 percent of the land within the residential subdivision for public open space. "Public open space" shall mean property that is dedicated for use by the general public for recreational purposes and shall include land designated for use as a park. All parks shall be developed by the subdivider according to the standards set forth in the park master plan for the Town of Carbondale as it may be amended from time to time. If the Town elects to accept a dedication of undeveloped park land, a park development fee, in addition to the dedication of land, shall be paid by the developer at the time of final plat approval based on the number of dwelling units created by any final subdivision plat or subdivision exemption plat.

b. Payment of Fee In-Lieu

In lieu of land dedication, or if the Town determines the proposed land dedication for park land does not meet the needs of the Town, the developer shall propose a payment to the Town in cash in an amount equal to the fair market value of the land at the time of final plat plus the amount of the park development fee as established by the Board of Trustees. In the event both parties cannot agree on a fair market value, the value shall be determined by a licensed appraiser, who shall be selected by the Town and whose fee shall be charged to and paid by the developer.

c. Alternative Parcel

The developer may offer another parcel of land equal in size and owned by him that is acceptable to the Town and pay the amount of the park development fee as established by the Board of Trustees.

2. Consideration may be given to the developer for reduction of land dedication and park development fee requirements if the developer provides a commercial recreation facility for general public use within the subdivision. The decision of whether or not to accept a payment in lieu of land dedication of public open space or to accept dedication of land outside the subdivision shall be made by the Board of Trustees in its sole discretion.

D. Town Review and Consideration

1. The developer's proposal shall be submitted to the Parks and Recreation Commission for review and recommendation to the Board of Trustees. The Parks and Recreation Commission and Planning and Zoning Commission shall consider the necessity for parks and public open space uses in connection with each plat and shall make recommendations based upon:
 - a. Concurrence with the Town and parks and recreation master plans and Town mission statement;
 - b. Comments from other agencies and Town staff;
 - c. Consideration of whether the size of the development justifies the dedication and development of public open space;
 - d. Consideration of whether the proposed dedication is consistent with the needs and requirements of the citizens of the Town and the letter and intent of the Carbondale Municipal Code provisions dealing with such dedications;

- e. The location, geography, slope, usability by Town, and other factors will be considered.
2. All lands dedicated for public open space shall be free of all liens and encumbrances as evidenced by a current title insurance policy to be provided by the developer and shall be dedicated to the Town solely as public open space on the final subdivision plat.
3. The Board of Trustees shall make a determination of whether or not the proposal for dedication of public open space or a fee in lieu is acceptable. If not acceptable, the Board of Trustees may impose additional conditions or requirements in connection with the dedication of public open space lands or a fee in lieu thereof consistent with the provisions of this Code.

5.3.3. PRIVATE COMMON OPEN SPACE (RESIDENTIAL, INSTITUTIONAL, COMMERCIAL, MIXED-USE, AND PUD)

A. Purpose

The purpose of this section is to ensure that developments other than residential subdivisions include or contribute to the provision of common open space for the use and enjoyment of the development's occupants and users.

B. Applicability

1. This section shall apply to any development containing an institutional use, a commercial use, a mixed-use development, or a residential use for a development that contains 10 or more residential units and when public open space is not required. This section does not apply to development in the HCC zoning district.
2. This section shall apply to any PUD rezoning.
 - a. A PUD that devotes up to 50 percent of its gross site area to residential uses shall be required to provide 25 percent of the site development area as open space pursuant to Section 5.3.3.C below.
 - b. A PUD that devotes 50 percent or more of its gross site area to residential uses shall be required to provide 25 percent of the site development area as open space pursuant to Section 5.3.2 above; however, 15 percent of the site area shall be in the form of a public dedication meeting the requirements of Section 5.3.2, *Public Open Space Dedication (Residential)*, above, with the remaining 10 percent required to meet the private common open space standards of this section.

C. Amount of Open Space Required

1. Minimum Percentages

Any development subject to this section shall set aside a minimum amount of total land area consistent with the following table, based on the development's use classification.

Table 5.3-1:

Minimum Common Open Space Requirements

Use Classification	Minimum Common Open Space
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Eric Brendlinger – Parks & Rec Director, Jessi Rochel – Community Center and Recreation Programs Manager
Margaret Donnelly – Rec Coordinator: Aquatics and Wellness, Jamie Wall – Rec Coordinator: Facility & Special Events
Will Tempest – Rec Coordinator: Youth & Adult Athletics, Chris Gleason- Facility Maintenance Lead

CARBONDALE PARKS AND RECREATION
TOWN PARK / ATHLETIC FIELD, TENNIS OR PICKLEBALL COURT,
BIKE & SKATE PARK, AND ICE RINK RENTAL PERMIT

(For private / commercial reservations and rentals of Town park open space, athletic fields, tennis and pickleball courts,
bike park pavilion, skate park pavilion, ice rink, and equipment)

Renter's Contact Information

Name: _____ Email : _____
Address: _____ City: _____ Zip: _____
Phone (Home): _____ (work): _____ (cell): _____

Athletic Fields and/ or Equipment Requested

Facility Name: _____ # Participants: _____
Dates & Times: _____
Equipment or Other Facilities Needed: _____

Insurance (if required) naming Town of Carbondale as an "Additional Insured" on a Certificate of Insurance

Required _____ Not Required _____
Liability amount: 1,000,000 per occurrence \$2,000,000 annual aggregate & property damage amount: \$50,000
Company: _____ Policy #: _____

Permit is governed by the following conditions:

1. Permit valid for date(s), restricted to facility, and number of participants as indicated on permit.
2. Area and facility must be left clean. Any damage incurred is the responsibility of the permit holder.
3. Town of Carbondale ordinances that pertain to rules and regulations that govern the use of all parks, playgrounds, recreational areas and facilities shall be adhered to. Immediate termination of the event and removal from the premises may occur by an authorized representative of the Town if in violation of these rules and regulations.
4. Obnoxious behavior or excessive noise will not be permitted.
5. Permit holder must retain permit and make available upon request by park or police official.
6. Open containers of alcoholic beverages are prohibited in all parks, unless a permit has been issued which allows for the consumption of alcoholic beverages on the premises for which the permit has been issued. Permits are available from Carbondale Town Hall and must be posted at the facility rental site. Cost is \$ 10.00. Permits may be issued for park premises that include picnic shelters or spectator bleacher areas outside the athletic facility field of play. Open containers of alcoholic beverages are not allowed within the athletic facility field of play, including ball field dugouts, tennis or pickleball courts, bike or skate park or on the ice rinks.
7. Permit holder may be required to obtain and show proof of insurance naming Town of Carbondale as "Additional Insured."

I have read the Town of Carbondale ordinances that pertain to the use of the Parks and Recreation Facilities and the above special conditions, and agree to abide by them.

PERMITTEE specifically, by executing this Permit, agrees to indemnify the Town of Carbondale for any and all damage to any equipment, facility or public park, whichever is applicable, by any person or persons participating or attending the event or program.

PERMITTEE further agrees to assume any and all liability for damages to any person or persons for injuries, including death. As a further condition of this Permit, PERMITTEE agrees, if required, to provide liability insurance in the amount above and property damage insurance in the amount listed above, said insurance naming the Town of Carbondale as an "Additional Insured."

COVID WAIVER: I further acknowledge and accept that there are presently additional health risks associated with my participation in this program during the COVID-19 pandemic, and hereby agree to comply with all Town of Carbondale regulations, policies and rules related to the COVID-19 pandemic for so long as the ongoing local COVID-19 health emergency exists as declared by the Town of Carbondale Board of Trustees. With full awareness and appreciation of the risks involved, I also hereby forever release, waive, discharge, and covenant not to sue, the Town of Carbondale, its Parks & Recreation department, officers, employees and agents, with regard to any and all liability, claims, demands, and causes of action whatsoever, directly or indirectly arising out of or related to any loss, damage, or injury, including death, I may sustain related to COVID-19 due to my participation in this program, regardless of any negligence by the Town or its officers, employees and/or agents.

SIGNED: _____ APPROVED: _____ DATE: _____
Applicant for Permit Parks & Recreation Director or Recreation Center Manager

TOWN PARK OPEN SPACE, ATHLETIC FIELD, TENNIS OR PICKLEBALL COURT, BIKE OR SKATE PARK, AND ICE RINK RENTAL FEES

1. General Rental (Required) Non-Profit/ Local For Profit/ Non-Local

Athletic Fields, Tennis or Pickleball Courts, Bike Park & Skate Park Pavilions

Per Hour Fee \$20 \$25

Per Full Day \$150 \$175

**Season per head Fee (Club Reg.) \$5 \$10

Ice Rink (Gus Darien Ice Arena)

Half Rink Per Hour \$20 \$25

Full Rink Per Hour \$40 \$50

2. Additional Fees

Lights per hour \$10/hr \$15/hr

Staff Fees (Tents, Tables, traffic cones, etc.) \$20/ hr \$25/ hr

Field Prep Fees (Gator Drag and Line) \$25/hr \$30/hr

Equipment*: _____

(*Ice Skates-\$3/pair; Ice Hockey or Broomball Equipment \$2/item) _____

**Clubs are to provide Carbondale Parks & Recreation a full schedule of games, practice times and field usage prior to any practice commencing. Any additional games scheduled will result in rental fees.

3. Scheduled Use –Priority use is given to the following organizations:

1. Town of Carbondale Programs & Activities

4. Carbondale Residents Groups

2. Intergovernmental Agreement or MOU use

5. Area Youth Sports Groups

3. Carbondale Youth Club Sports

6. Adult Groups Non-profit / For-profit

4. **Cancellation Policy** – If the event is cancelled seven days (7) or more prior to the event, a full refund will be issued. If the event is cancelled less than seven (7) days prior to the event, 50% of the total rental fees will be charged & will be deducted by the Town to cover the cost of handling and potential revenue loss from another rental. If the event is cancelled less than 24 hours before the event, **all rental fees will be charged**. Rental refunds, if any, will be mailed within twenty (20) days after use.

5. **Field and Amenity Closure** – The Town of Carbondale reserves the right to close any field or athletic amenity due to poor conditions. Groups, organizations or individuals failing to honor any field or athletic facility closure are subject to a revoking of their Field Permit and removal from the premises. Any closures mandated by the Town will result in a full refund of your rental fee.

It is the responsibility of the field or amenity user(s) to know the status of any given field or facility. For field closure information, please call the CRCC at (970) 510-1290. Fields may be considered open for play unless otherwise indicated by the CRCC.

For Office Use Only (make check payable to Town of Carbondale)

<u>FACILITY/SERVICE REQUESTED</u>	<u>Name/Cost</u>	<u>Total</u>
Facility Rental	_____	_____
Lights	_____ hrs x \$_____ (rate) = \$_____	_____
Staff Fees (tents, tables, traffic cones, etc.)	_____ hrs x \$_____ (rate) = \$_____	_____
Field Prep Fees	_____ hrs x \$_____ (rate) = \$_____	_____
Equipment Rental	_____	_____
Other	_____	_____

Total Amount Due: _____

Paid date & method _____

**Carbondale Parks & Recreation & Department
Pricing & Fee Comparison Benchmarks
Parks, Fields, Courts 2021**

For- Profit, Commercial use of Public Town property when participant is being charged a fee
The pricing structure is applicable for corporate, for-profit or business use.

Rental Details	Carbondale (proposed)	Details
Hourly Fee	\$25	For-Profit or Commercial rates
Daily Use Fee	\$175 (up to 8 hours)	For-Profit or Commercial rates
Application Fee	n/a	
Additional Insured	required	
	Crown Mountain	Details
Hourly Fee	\$20 / \$15/ \$10	Soccer or Lax / Baseball / Tennis
Daily Use Fee	n/a	based on hourly rates
Application Fee	Required	
Additional Insured		
	Rifle	Details
Hourly Fee	\$20	Discounts for youth
Daily Use Fee	\$75 (3 hours)	Per Game or event
Application Fee	n/a	
Additional Insured	Required	
	Glenwood	Details
Hourly Fee	\$25	
Daily Use Fee	\$100 (4 hours)	76-200 people (increases with more people)
Application Fee	\$35	
Additional Insured	Required	
	Aspen	Details
Hourly Fee	n/a	
Daily Use Fee	\$197 / \$449	Under 50 people/ 50-100 people
Application Fee	n/a	
Additional Insured	Required	
	Avg	
Hourly Fee	\$21.25	
Daily Use Fee	\$137/ event or \$22 / hour	
Application Fee	only one	
Additional Insured	Required	



Board of Trustees Agenda Memorandum

Meeting Date: 11/23/21

TITLE: Aquatic's Facility Financing

SUBMITTING DEPARTMENT: Recreation & Finance

ATTACHMENTS: Financing options for new Aquatic's Facility

BACKGROUND: The Town is looking at the options to build a new aquatics facility as the current pool is failing and the facility is no longer adequate for the Town needs. There will be three meetings related to this potential ballot question:

- November 23, 2021- Discussion of bond financing options that will result in \$7M to \$8M in bond proceeds. The outcome of this discussion will inform the creation of the appropriate ballot language.
- December 14, 2021- Discussion of what amenities currently included in the Aquatics Facility Master Plan could be constructed using only proceeds from the bond initiative should it be approved by the electorate. This will be important to inform and temper expectations related to what amenities could realistically be constructed should no other funding be available for the project.
- January 11, 2022- Review and adoption of the ordinance approving the ballot language for the April election. The ballot language will be defined by the results of the November and December meetings. This is the last opportunity to decide whether or not to place the question on the ballot for the April election.

DISCUSSION: Hilltop Securities will present the Board with 5 options to finance a new 7 to 8-million-dollar aquatic's facility that has been proposed by the Parks and Rec Commission. These options range from using existing revenue sources to the potential creation of new revenue sources, with some of the options blending the two. The attached chart shows which revenue source applies, some pros and cons, potential credit rating information as well as projected debt service information for each option. To secure the financing necessary, an election will be held in April 2022, to obtain voter support for the issuance of bonds.

RECOMMENDATION: Ask any questions you may have and provide direction on which financing option should be incorporated into the potential ballot language for the April election

Prepared By: Renae Gustine & Eric Brendlinger

Credit	Option 1 Recreation Sales and Use Tax Bond	Option 2 Sales and Use Tax Bond (General Fund Bond)	Option 3 Sales and Use Tax Bond (Tax Increase)	Limited Tax General Obligation Bond	Unlimited Tax General Obligation Bond
Pledged Revenues	Existing recreation sales and use tax revenues	All sales and use tax revenues and other revenues of the Town that do not have a restricted use	All sales and use tax revenues including revenues from new/increased sales and use tax	Property tax revenues from a new, dedicated mill levy and other available Town revenues (can repay with Rec S&U taxes)	Property tax revenues from a new, dedicated mill levy
New Revenue Source?	No	No	Yes	Limited	Yes
Pros	<ul style="list-style-type: none"> - No tax increase - Directly links project to repayment source - May be most 'voter friendly' 	<ul style="list-style-type: none"> - Broader revenue pledge, allows for some flexibility in repayment sources - While pledged, other revenues may not be needed to pay debt service 	<ul style="list-style-type: none"> - Pledge of all S&U tax revenues including new sales and use tax provides flexibility for the Town's budgeting - Allows Town to absorb increased operating costs in recreation fund (new tax offsets debt service increase) 	<ul style="list-style-type: none"> - Creates a new, limited revenue stream of property tax revenues to pay the bonds - Allows for flexibility in repayment; property tax revenues would only be used to pay debt service above what the Town wants to contribute from Rec S&U tax 	<ul style="list-style-type: none"> - Creates a dedicated revenue stream for repayment from property tax revenues - Does not impact use of existing Town revenues
Cons	<ul style="list-style-type: none"> - Limited revenue stream - Revenues pledged to debt service currently support operations of Recreation Fund - Ability to support Recreation operations and pay debt service? 	<ul style="list-style-type: none"> - Community may not support the larger revenue pledge - General S&U tax and/or other revenues are used for operations of the Town 	<ul style="list-style-type: none"> - Community will need to support the debt issuance and a sales tax increase 	<ul style="list-style-type: none"> - Property tax increase (although less than ULT GO) - Messaging around ballot question, tax impacts, revenues for repayment, etc. may be challenging 	<ul style="list-style-type: none"> - Property tax increase; Town is legally required to levy mill to pay debt service
Assumed Rating	A	AA	AA	AA	AA
Rating Notes	Rating based on an assumed coverage ratio of approx. 2.5x, underlying socioeconomic factors, and tax concentration	Underlying credit factors are the same as Rec S&U Tax Bonds, but rating is higher due to much stronger coverage ratio (>15x) and broader revenue pledge	Similar credit features to the S&U Tax / General Fund Bond; sales tax increase has minimal impact on coverage and likely will not influence the rating	Not material rating difference from S&U Tax Bond; would expect pricing similar to S&U Tax Bond rather than ULT GO Bond	Potentially would have a one notch upgrade from LT GO Bond but expect to see slight pricing benefit even if rating is the same
Debt Service Statistics					
Assumes 25 Year Term, Level Debt Service, and Interest Rates as of 11/11/2021 plus 150 basis points for Interest Rate Risk					
\$7 Million Project Fund					
Annual Debt Service	447,400	443,600	443,600	443,600	442,000
Total Repayment	11,131,700	11,028,700	11,028,700	11,028,700	10,985,900
Net Interest Cost	3.76%	3.69%	3.69%	3.69%	3.67%
\$8 Million Project Fund					
Annual Debt Service	509,600	504,600	504,600	504,600	503,000
Total Repayment	12,678,600	12,561,000	12,561,000	12,561,000	12,513,000
Net Interest Cost	3.76%	3.69%	3.69%	3.69%	3.67%

* This analysis only considers the bond financing for the Aquatic Facility and does not account for either the existing operations in the Recreation Sales and Use Tax Fund or additional operational costs that would be required after the facility is constructed. Those operational costs when combined with the potential debt for the facility may create additional credit and rating implications that are not addressed in this analysis.

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Permitted and Prohibited Activities Under the Colorado Fair Campaign Practices Act

General Rule

Under the Colorado Fair Campaign Practices Act (the “Act”), a district may not expend any district moneys or make any contributions to urge electors to vote in favor of or against the ballot issue. “Contributions” include in-kind contributions of anything of value and contributions of time for which the contributor is compensated.

The Act provides for a number of specific activities in which the district, the board or district employees may engage without running afoul of this general prohibition. These activities, as well as corresponding prohibited activities, are listed below. The activities listed are those expressly contemplated by the Act.

Permitted Activities

1. A board member or employee may respond to questions about the ballot issue so long as the question was not solicited by the person answering or by another board member or employee.
2. A board member or employee who has policymaking responsibilities may expend no more than \$50 of district moneys for the purpose of sending letters, making telephone calls or incurring other expenses incidental to expressing his or her opinion on the ballot issue.
3. The district may expend public moneys or make contributions to dispense a factual summary. The summary must include arguments both for and against the ballot issue and may not contain a conclusion or opinion in favor of or against the ballot issue.
4. A board member may express a *personal* opinion on the ballot issue.
5. The board may take a position of advocacy, and may adopt a resolution expressing such position, on the ballot issue. The district may report the passage of such a resolution through established, customary means, *other than paid advertising*, by which information about other proceedings of the board is regularly provided to the public.
6. A board member or employee may expend *personal* funds, may make contributions of *personal* moneys and may use *personal* time to urge electors to vote in favor of or against the ballot issue.

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Prohibited Activities

1. A board member or employee may not solicit questions regarding the ballot issue from the public. For instance, board member X may not supply voter Y with a list of questions for Y to ask X at a board meeting (or at any other time).
2. A board member or employee who has policymaking responsibilities may not expend more than \$50 of district moneys to send letters, make telephone calls or incur other expenses incidental to expressing his or her opinion on the ballot issue. Moneys paid to a subordinate for work time spent in preparing such letters, telephone calls or other activities count toward the \$50 limit.
3. An employee who has no policymaking responsibilities may not expend any district moneys to express his or her opinion on the ballot issue.
4. The district may not expend district moneys or make a contribution to dispense an opinion or conclusion on the ballot issue (only the unbiased factual summary discussed in paragraph 3 under the Permitted Activities, above, may be distributed).
5. The board may not use paid advertising to communicate its position on the ballot issue.

In Progress	Carbondale P & R Outstanding Projects			Completed	30 days	60 days	90 days
Need to check on status	12/8/2021						
2021-22 New projects							
*delayed final design/ permit	Red Hill Signage for completed kiosk		Trailhead amenities built	Kiosk sign design work	RFP and Bidding for sign production	Kiosk signage completed and installed	
	GOCO Resilient Communities AVLTL Red Hill Shade Shelter & landscaping		\$55,000	GOCO Contract & Resoution	Town fiscal agent of grant	RFP and bidding	Contracting and construction
	Red Hill B-Line Trail Improvements and C-line alternate bike trail.		AVLTL Trail Maintenance Endov	RFP to RFOV for 2022 work	BLM Written Plan, map new trail , site visi	RFP and Bidding	Contracting and construction
	Crystal River Restoration and Weaver Ditch Efficiency Project		100 % conceptually designed	Final permitting Army Corps	Grant writing for construction	Phase 1 Bidding	
	GOCO Resilient Communities AVLTL ADA Access/ classroom		\$55,000	GOCO Contract &Resoution	Town fiscal agent for grant	Phase 1 bidding	
	Fishing is Fun Grant Crystal River Project. CPW 2020 ADA access/classroom		\$30,000	processed	submitting ACOE requested information	permitting	start construction
	Fishing is Fun Grant Crystal River Project. CPW 2021 In-channel improvemer		\$50,000	processed	submitting ACOE requested information	permitting	on hold due to whitefish
	CIWMP- Approval for 2022 weed mitigation strategies		BOT Plan presentation Feb	Test Plots Data collected	Report of efficacy of test products	start work on 2022 plan	Present Plan to E-board and Trustees
	Playground & Park equipment repairs Cirsa audit		RVR& Orchard spinner floors		Hendricks, Sopris and Gianinetti	vinyl coating on exposed metal	spring project
	Electric Work at RV Park		Phase 3 complete	Contract Lassiter for phase 4	Budget for sites 15-19 for 2022	contract with Lassiter for work in 2022	
*no staff training	High Speed Radio WiFi Internet at Gateway RV Park		new proposal	budget acceptance & Contract	purchasing infratructure for wi-fi radios	Install tower on concrete base	March/ April install and on-line by May
	Mobile Stage 3 trained Rental contract created		Legal review of rental contract	used 8x		purchase side walls and banners	
	Aquatics Facility Bond Process Hilltop Securities		RFP for bond finance	Hire a Financial Advisor	Financial survey and analysis	Select Bond council and method	submit bond language
	Bear Proof Trash and Recycling Cans		4 arrived and placed	2 in triangle, 2 in Thompson	Budget for 4 more in 2022	Order 4	2 at Rodeo/ice rink, 2 at Hillcrest
	Nature Park-loop pathway improvements assess trail maintenance techniques			Test sections wood chips	Test Pea gravel on muddy sections	report	
	Hillcrest Cemetery			Fence Completed	contract for survey and plotting		
	RVR Park Weed Management - can/will they adopt Town weed plan		Orchard & Triangle Park	Town Staff request to GM	homeowners approaching RVR board	Present CIWMP to RVR Board	
	Hendricks Playground Replacement Potential grant from Burke 50%		available in 2022	Bid received for \$82,604	playground design options	public outreach	Write Grant budget match
	Sopris Park Water Fountain replacements		ordered	1 arrived need a second	order second need new concrete pads po	spring project	
				budgeted	subcontract graphic artist	produce	
*delayed production/ delivery	Dogs in park story map				Build Pump house	Hire electricrial to hook up pump	Hook up in spring
	Miners Park Irrigation Retrofit to ditch water		VFD Pump on hand		System designed with parts list vfd pump	Hire electricrial to hook up pump	Hook up in spring
	Highway 133 South Irrigation replacement project			budgeted	equipment research and demos	Out to bid and rfp for installation	Spring Project
	Electrification of mow equipment			budgeted		equipment research and demos	purchase
	Youth Art Park Rio Gande with Carbondale Arts		GOCO Grant Extension	March extension			Spring Project
	North Face Bike Park Jup line capping			budgeted		Schedule and contract the work	spring project
	Replace Rec Center Skylights			budgeted	research providers	out to bid with rfp	spring project
	Replace Pool Chemtrol distribution unit			budgeted	ordering	Schedule and contract the work	spring project
	Replace pool water heater at Pool			budgeted	installation		test in spring when water back on
* affected by covid-19							
Completed 2021							https://www.carbondalerec.com/rec-misc/master-plans/
* timing pushed back * change scope public outreach	Updated Highlighted Chart of Master Plan		Completed on Website				
	Orchard Park Playground Replacement Project		Construction completed	Completion Winter 2021			
	Aquatics Facility Master Plan		completed	GOCO Grant closeout			
	Nuche Park - Parking & Signage		Fence Permit and approval	fence completion			
	Miners Park Volleyball Border Project		net sleeves, lines, grass seed	Completed			
	Triangle Park Tennis Courts crack repair		completed with final fix	open			
	Batting Cage at Bill Hanks		construction complete	Inspected install signage	shut down store for winter in shed		
	Fence at White Hill (Hillcrest) Cemetery received bid Taylor Fencing		Old Fence Removed & contrac	Construction and completed			
	Nuche Park Parking Lot improvements Grade and Road base		Street Crew		Timing TBD but before Bald Eagle Closure	Construction	Bald Eagle Closure Dec 1
	Bonnie Fisher Park signage and enforcement		Demeters Garden/Access roac	public outreach /sign producti	Signs Installed send letters to homeowner	Enforcement	Enforcement
Grants not awarded 2021	FMLD Gianinetti Park Playground phase 2			submitted	Not awarded		
	GOCO Gianinetti Park ADA enhancements Resilient Communities Grant			did not qualify			
	GOCO/ NFWF Restore Grant for Crystal Ri	\$249,947	submitted	Award notification March 2021	Not awarded		

Carbondale Park & Recreation Commission Master Calendar

January

- Special Events Task Force Calendar Approval
- Update Highlighted Chart of Master Plan
- Review Integrated Weed Management Plan for Coming Growing Season

February

- Parks & Recreation Department Quarterly Report Oct. Nov, Dec. (Previous year)
- Check in with RFOV for Spring , Summer, Fall program collaboration
- Present Integrated Weed Management Plan to E-Board and Trustees for approval.

March

- RVR's check in prior to growing season Triangle Park, Orchard Park, Nuche Park, Riverfront Park Maintenance Review
- Check in with Roaring Fork Pickleball Association MOU (staff)
- Check in with Roaring Fork Soccer Club and contract field use

April

- Annual check in with Board of Trustees at a work session
- Check in with Hendricks and Demeter's Community Garden Groups
- Check in with Bike Pedestrian Trails Commission
- Check in with Red Hill Council and AVLTT in regards to Red Hill Trails

May

- Parks & Recreation Department Quarterly Report Jan, Feb, March
- Check in with Tree Board
- Check in with CAFCI

June

- Parks Tour – looking at current projects, future projects & budget priorities
- Advertise for any open P & R Commission positions

July

- Parks Tour Review for Budget Priorities
- Commission Officer Nominations
- Advertise and interviews for any open P & R Commission positions

August

- Parks & Recreation Department Quarterly Report April, May, June
- Commission Officer Elections Vote
- Interview then vote on candidates for open commission positions
- Draft Department Budget Goals for the Coming Year

Carbondale Park & Recreation Commission Master Calendar

September

- New Commission Officer and new member welcome
- Update Commission Contact List & Note Commissioner's Terms Set to Expire in the Year
- Check in with Roaring Fork Food Alliance in regards to the MOU for the Permaculture Gardens at the Thompson Heritage Park (Staff)

October

- Integrated Weed Management Plan – Assess Current Conditions & Create Management Plan for Next Season
- Check in with Roaring Fork Pickleball Association in accordance with the MOU (staff)
- Budget Goals & Objectives as submitted to TOC Trustees

November

- Parks & Recreation Department Quarterly Report July, August, Sept.
- Budgeted Cost Recovery & Recreation Sales & Use Tax Update
- Budgeted Capital Improvement Plans and 5 year projection CIP
-
-
-
-
- Review and Approval of Current Town Recreation Fees

December

- Final Annual Budget as Approved by TOC Trustees

Carbondale Park & Recreation Commission Master Calendar

Other Town Advisory Commissions and P & R Point of Contact:

E-Board	P & R Commission Point of Contact	_____
Bike, Pedestrian & Trails Commission	P & R Commission Point of Contact	_____
Tree Board	P & R Commission Point of Contact	_____
Public Arts Commission	P & R Commission Point of Contact	_____

Relationships through Memorandum of Understanding:

Thompson Heritage Park Permaculture Gardens Roaring Fork Food Alliance
Roaring Fork Pickleball Association

Relationships through Intergovernmental Agreements:

Roaring Fork School District

Relationships through amenity use, partnerships or association:

Carbondale Chamber & the First Friday Committee
Demeter's Community Garden
Hendrick's Community Garden
Roaring Fork Valley Soccer Club
Carbondale Wild West Rodeo Association
Three Rivers Little League
Roaring Fork Outdoor Volunteers
Roaring Fork Mt. Bike Association
Roaring Fork Transportation Authority
Friends of the Nature Park
Special Event Task Force
Carbondale Age Friendly Community Initiative (CAFCI)
Red Hill Council
Aspen Valley Land Trust
Colorado Parks & Wildlife (Bob Terrell State Wildlife Area)

Miscellaneous Links

Bond Information and Status Links
Master Plan Update Links to Executive Summaries