

**Canon City Area Metropolitan Recreation and Park District  
575 Ash Street  
Canon City, CO 81212  
(719) 275-1578**

**BOARD MEETING MINUTES  
August 12, 2025**

**CALL TO ORDER** The Canon City Area Metropolitan Recreation and Park District Board meeting was called to order at 7:00 p.m. by Board President, Cooper Trahern, in the board meeting room located at 575 Ash Street.

**ROLL CALL**

Board Members:

Present: Cooper Trahern  
Melissa Smeins  
Andrew Palmasano (*virtually*)  
Kristina Post  
Sean Rodgers

Staff: Kyle Horne Executive Director  
Dawn Green Finance Director

Attorney: Dan Slater

Guests: Ryan Massey  
Dustin Black (*virtually*)  
Kendall Dietzius (*virtually*)  
Sandy Montague Pat Grette

**ACCEPTANCE OF CONSENT AGENDA**

Board member Melissa Smeins made a motion, seconded by board member Sean Rodgers to accept the consent agenda as written on the August 12, 2025 regular meeting agenda. Motion carried unanimously, all present voting aye.

**CALL TO THE PUBLIC**

None

**ORAL AND WRITTEN COMMUNICATIONS**

None

**DISTRICT ADMINISTRATION REPORTS:**

Executive Director – Kyle Horne reported:

The District is now in budget season. The Board will receive the first draft in October, and the budget workshop is in November.

Kyle asked for two board members to review with District staff the salary schedule for 2026. Board members Cooper Trahern and Andy Palmasano volunteered.

The report to the board on the Urban Renewal Authority has been pushed back.

District staff are working on a bonfire event to celebrate the District’s 60<sup>th</sup> anniversary.

The project to convert the handball court to a storage area should be completed before Labor Day.

The District purchased a Kubota mini excavator with implements at a local auction to use for irrigation work. The price was \$7,700.

Construction of the bike park in John Griffin Regional Park is ongoing. Once complete there will be a ribbon cutting with FAR.

Work on the connector trail will resume in September.

The District has a new receptionist, Hannah Howard. Jade Leibel left to start nursing school.

Four people from the District will be attending the upcoming Colorado Special Districts Association conference- Kyle Horne, Dawn Green, Dan Slater and Sean Rodgers.

The Kids Klub program had a wonderful summer. Several camps sold out. Adult sand volleyball sold out in six minutes.

Attorney - Dan Slater:

No report.

**UNFINISHED BUSINESS**

**Contract with GH Phipps as the CM@R for the Community Pool Project- RESOLUTION #2025-13**

For the construction manager at risk, the committee interviewed three firms- GH Phipps, Nunn and Saunders. Kyle stated that two of the firms had significant pool experience. GH Phipps was rated the highest by the interview committee. Also, they were the lowest bidder. The firm has worked with Wember and BRS. GH Phipps representatives have had design meetings with BRS and marketing meetings to help move the project forward.

**RESOLUTION NO. 2025-13**  
**A RESOLUTION AWARDING A CONTRACT FOR CONSTRUCTION MANAGEMENT**  
**SERVICES TO GH PHIPPS CONSTRUCTION COMPANIES**

Board member Kristina Post made a motion, seconded by board member Melissa Smeins to adopt Resolution 2025-13. The resolution was adopted with all members present voting aye.

**Update on Community Pool Project**

The topic for the earlier work session was the proforma for the pool.

The second schematic design (SD) workshop was held last week. Sean Rodgers, Kristina Post, Kyle Horne, Dawn Green and Devin Everhart attended for the District. Representatives from the school district and the city also attended.

The site plan is being developed and the negotiations with the School District are going well.

The site design includes a parking lot separated into two sections, an indoor pool and an outdoor pool. A second body of water, a program pool, was added indoors. The indoor components include a 6-lane lap pool (78-82 degrees) with a diving board and potentially a climbing wall and inflatables, depending on the budget, to create more recreation. Indoors, the 45-person program pool (84-90 degrees) will be 3.5 to 4.5 feet deep and meet the needs of seniors. This was added through public feedback. The outdoor leisure pool (82-84 degrees) will be open three to four months a year with a slide and lessons outdoors.

Representatives from Wember discussed the budget which at this point through the third-party estimator from BRS is 6.122% over budget. GH Phipps will also look at the estimates. Dustin Black stated that right now it is okay to move forward with the project. Project partners will be looking for added value through SD and DD (Design Development) by bringing building contractors into the room.

There was further discussion on the project. It included how the project is based on public input and that impact on schematic design; the development of a list of priorities with potential add-ons (Kyle emailed information on ninja cross elements to the board); and the competitive pricing process GH Phipps has for contractors, while encouraging local vendor involvement. Ryan Massey stated that GH Phipps representatives were at the design meeting. He also said one option would be to put the infrastructure for the indoor slide and the ninja cross into the current building for those elements to be added later.

There will be a site plan meeting tomorrow at 4:00 p.m. It is a work session to finalize the site plan, to show the boards (of the public entities involved) for approval. The site plan is not ready for public consumption yet, but work is being done to meet the needs of the entities involved while maintaining what the public wants.

On August 18<sup>th</sup>, the City of Canon City council will vote on the excise tax. Kyle has not yet received the ballot language.

Kyle is working on contacting local companies to discuss value added options for the project.

## **NEW BUSINESS**

### **Discussion about a Potential Tax Question**

After looking at other taxes to fund operations, the City of Canon City is looking to ask an excise tax question, which they can do being a home rule city. It would be an excise tax on entertainment/amusements which would mostly be paid for by tourists. The tax can't be exclusionary. The City will have to define what is entertainment/amusement.

The City believes that this tax will generate approximately \$600,000 to cover operations for the pool, what is leftover would go to the City to improve the quality of life for the community.

City representatives have talked to the train owner. Kyle and a city representative met with the owner of Raft Masters and Kyle has a meeting set up with the owner of Lost Paddle this week.

If the City Council says no to asking the tax question at their meeting on the 18<sup>th</sup>, the Recreation District will be back to asking for a property tax increase.

Board member Cooper Trahern stated excise taxes are not unique in Colorado. Only the people within the City limits can vote on the question.

In discussing the issue, board member Sean Rodgers believes that natural resources like the gorge attract tourists, and local citizens benefit from businesses that take advantage of these resources.

The property tax question would be the backup plan. The board would work with Dan Slater and Tom Peltz to develop the question. Kyle referred to a property tax chart distributed to the board. The revenue numbers are based on the current 6.7% assessed value for residential property. According to the County Assessor, this percentage may decrease to 6.05% or 6.15% next year. The commercial assessment rate is being reduced from 29% to 25%. Kyle spoke about the need for reserves. A 2 mill increase would generate approximately \$587,000. A 1.5 mill increase is too low. If a property tax question is asked the board will need to determine a number. A board discussion on what was needed for reserves followed. Capital expenses will most likely happen ten to fifteen years down the road. Board member Cooper Trahern asked about the end of life for various pool components and if a potential capital replacement schedule could be developed. Attorney Dan Slater suggested having a work session next week after the City meeting and then a follow-up meeting on the 21<sup>st</sup> if needed.

Pat Grette shared a pay-it-backwards idea for fundraising which would incorporate small donors.

## **EXECUTIVE SESSION**

Board member Sean Rodgers made a motion, seconded by board member Melissa Smeins to go into executive session for negotiations under C.R.S. Section 24-6-402(4)(e) to discuss the intergovernmental agreement with the City of Canon City, and for negotiations under C.R.S. Section 24-6-402(4)(e) to discuss the pool site plan with Canon City Schools. Motion carried unanimously, all present voting aye.

The board went into executive session at 8:09 p.m. After a brief break, the executive session started at 8:14 p.m. The executive session ended at 10:02 p.m. and the board returned to the regular meeting.

**ADJOURNMENT**

There being no further business to conduct, Board President, Cooper Trahern adjourned the meeting at 10:03 p.m.

Submitted by:

Approved as written or amended:

*/s/ Dawn Green*

*/s/ Cooper Trahern*

Dawn Green, Finance Director

Cooper Trahern, Meeting Chair

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**EXECUTIVE SESSION MINUTES  
August 12, 2025**

Executive session was called at 8:14 p.m.

The substance of discussion during the executive session was negotiations under C.R.S. Section 24-6-402(4)(e) regarding the pool site plan with Canon City Schools and the intergovernmental agreement with the City of Canon City.

The executive session adjourned at 10:02 p.m.

Submitted by:

*/s/ Dawn Green*  
Dawn Green, Finance Director

Approved as written or amended:

*/s/ Cooper Trahern*  
Cooper Trahern, Meeting Chair