

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

**BOARD MEETING MINUTES  
February 11, 2025**

**CALL TO ORDER** The Canon City Area Metropolitan Recreation and Park District Board meeting was called to order at 7:01 p.m. by Board President, Nick Sartori, in the board meeting room located at 575 Ash Street.

**ROLL CALL**

Board Members:

Present: Nick Sartori  
Joel Dudley  
Andrew Palmasano  
Melissa Smeins  
Cooper Trahern

Staff: Kyle Horne Executive Director  
Dawn Green Finance Director

Attorney: Dan Slater

Guests: Luke Javernick  
Travis Payne  
Josh Ary

**ACCEPTANCE OF CONSENT AGENDA**

Board member Cooper Trahern made a motion, seconded by board member Andrew Palmasano to accept the consent agenda as written for the February 11, 2025 regular meeting agenda. Motion carried unanimously, all present voting aye.

**CALL TO THE PUBLIC**

None

**ORAL AND WRITTEN COMMUNICATIONS**

Board member Andrew Palmasano heard from residents on the bluff who were happy that the District is cleaning up brush in the area. Board member Nick Sartori has received compliments regarding the work being done at the dog park.

## **DISTRICT ADMINISTRATION REPORTS**

Executive Director – Kyle Horne reported:

At the dog park, the walking track has been expanded. The fence for the small dog park is in and crusher fines have been placed. Holcim has donated boulders for dogs to climb on. Work on the gates is needed. The agility equipment is expected to be installed during the week of February 24<sup>th</sup>. New signage has been ordered. The Rotary Club is interested in donating funds for benches and tables.

According to the CPRA legislative committee a senate bill has been introduced to regulate childcare fees, which could impact the District. Also, a copy of the letter requesting support for increasing the lottery's spending authority was shared with the Board. It would be the first increase in 15 years and a deficit is projected for next year. Letters of support are due on February 14<sup>th</sup>. If a board member has any input, please let Kyle know.

Kyle Logan wrapped up his in-person work on the annual audit which he will present at the March 11<sup>th</sup> meeting.

Nomination forms are available for the District Board. Melissa Smeins and Kristina Post have submitted forms, two others are out. If the District receives four or more forms, an election will be held.

The Royal Gorge Alliance banquet is a week from Friday.

Board member Nick Sartori asked about the Ropes Course area. Kyle responded that a bike park is still being looked at. Mr. Payne stated that a request for pricing on eight features has been sent.

Attorney - Dan Slater:

No report.

## **UNFINISHED BUSINESS**

### **Update on Potential JGRP Project- Luke Javernick and Travis Payne presenting**

Mr. Javernick gave a presentation on the proposed reservoir project. Over the next two days this same presentation will be given to the Arkansas Basin Roundtable and the Upper Arkansas Water Conservancy District to provide information about the project. To recap, he stated that the idea started in 2020 with a study which identified the old channels in the park. Reactivating these would increase aquatic habitat. The question then became can water from the Phelps Ditch be used for this purpose, but it has a small flow of water. Canon City has water stored in Pueblo Reservoir but are looking at ways to increase their water resiliency, possibly through a separate reservoir.

The next step needed would be a proper, comprehensive feasibility study. There is a water plan grant available through CWCB that could fund 75% of the study with a 25% match requirement. A Phase One and Phase Two environmental site assessment is also needed. The funds for Fremont County from WRDA were discussed. The Fremont Sanitation District is on board with the project. A reservoir

has the potential to increase recreation in the area through fishing, non-motorized water sports and the potential to create gold medal waters in Canon City.

After the presentation, the board was asked for their input. Mr. Javernick stated that he has had three meetings with the Army Corps of Engineers regarding the proposed project. The grant application for the feasibility study is due July 1<sup>st</sup>.

### **Discussion on Swimming Pool Project**

Kyle had a discussion with Todd Snidow regarding how a mill levy increase will affect the project. Mr. Snidow spoke with a representative from Standard and Poor. A full evaluation from the company on the District's bond rating would take six to eight weeks with an approximate cost of \$55,000. Todd relayed to Kyle that in this preliminary discussion, if the District did get a two mill increase the bond rating would probably be either an A or an A+ with an interest rate between 4 to 4.5% (a 5.5% interest rate was presented to the voters.) Without the increase in mills, the best-case scenario would be a BBB rating, but it could go unrated, with an interest rate of 6 to 6.5%. If that is the case, Kyle stated that the District could not do the project as presented. He commented that the District only gets to go to sale once. He said that this information on the operational mills impact on construction will be made public. Work is being done on the website to update the pool information. The District is also looking at an owner's rep to move the project forward.

The Abbey did sell and was purchased by the Ary family. Kyle and representatives from the City met with the Arys about a potential project on the site. Mr. Josh Ary spoke to the board about an idea to move the pool from its current location to the Abbey, which would allow for room to expand and the potential for a recreation center. He also spoke about how to get the pool funded, as he does not want to see what the family proposes to jeopardize the project. The family is working on a master plan for the property. There have been discussions regarding a possible private/public partnership regarding recreational opportunities on the site. Mr. Ary requested that the board allow the family more time to do some leg work on the feasibility of a recreation center before completing the IGA with the City of Canon City. The estimated cost of constructing a field house is \$350-\$400 per square foot for a total of \$10-\$12 million. A discussion followed. Board member Melissa Smeins pointed out that the Abbey site was not the winning location from the community survey. Board member Cooper Trahern would like to pursue asking for four mills. The mill levy ask was discussed further and some audience members shared their comments. Kyle Horne stated that the City of Canon City and the School District are partners in this project. He said that this is an opportunity that has presented itself and can we look at options?

### **Discussion about the Intergovernmental Agreement with the City of Canon City**

The City of Canon City is waiting on the Recreation District to make a decision on the IGA. Board member Cooper Trahern is interested in asking for four mills. Board member Melissa Smeins is very concerned about going for more than two mills as there is a lot riding on passing this question. There was further discussion on the

mill levy ask. It was determined that staff should go back to the City with the direction to not limit the mill levy ask in the IGA or to have the mill cap language removed from the agreement. Board members Cooper Trahern and Melissa Smeins volunteered to go with Kyle to meet with Canon City representatives. There was further discussion about not limiting the mill levy ask as it relates to the opportunity presented by the Ary family for a field house on the Abbey property. Kyle Horne stated that when the Board is looking at and speaking about potential increased recreational opportunities at the Abbey, it should be about a field house, not a recreation center.

### **Selection of an Owner’s Representative for the Swimming Pool Project**

District staff met with representatives from the two companies which presented proposals- Wember Inc. and Anser. Both have worked in our community before. Wember is currently working on the School District projects at the high school and Lincoln and McKinley elementary schools. Anser, formerly known as RLH, worked on the CCMS and Washington school projects. A synopsis of the interviews staff members Kyle Horne, Devin Everhart and Dawn Green had with these firms was included in the board packets. Kyle stated that the cost of the Anser proposal was higher. The company has a lot of experience, but their work with pools is older. In checking references, they come highly recommended. The team from Wember has a lot of recent pool experience, including the one at Carbondale. The company is also highly recommended by Adam Hartman and a representative from Apex Recreation. Staff recommend working with Wember. A board discussion followed.

### **RESOLUTION NO. 2025-4**

### **A RESOLUTION AUTHORIZING ENTRY INTO AN AGREEMENT APPOINTING WEMBER INC. AS THE DISTRICT’S OWNER’S REPRESENTATIVE FOR A PROPOSED AQUATIC FACILITY**

Board member Nick Sartori made a motion, seconded by board member Cooper Trahern to adopt Resolution 2025-4. The resolution was adopted with all members present voting aye.

### **Discussion on Tree Cutting in John Griffin Regional Park from 2024**

Attorney Dan Slater has sent letters to the homeowners on the bluff regarding the District’s easement. One of the property owners did not have authorization to cut trees but did so. Kyle Horne is working on an invoice to reimburse the District for time spent. It includes the attorney’s time, filing fees, survey fees, Kyle’s time and, based on John Grieve’s recommendation, the planting of 4ft. pinion or junipers to stabilize the bluff. Mr. Grieve suggested planting 12 trees. A discussion followed and there was board consensus to purchase and plant 6 trees and cap the invoice at \$3,000.

**NEW BUSINESS**

**Kids Klub Rate Change**

During the budget process the afternoon rate for Kids Klub was increased. Staff are now proposing rate increases for the summer by \$2 and the drop-in rate by \$3. Kyle stated that costs to staff the program are going up. More of the Director’s salary has been moved to the general fund and staff are being paid \$16 to \$16.40 an hour. He commented that the state’s requirements for the staff are high, even more than those required for a para in the school district. The board discussed the rate change.

Board member Cooper Trahern made a motion, seconded by board member Andy Palmasano to approve the Kids Klub rate change. The motion passed with all members present voting aye.

**ADJOURNMENT**

There being no further business to conduct, Board Chairman, Nick Sartori adjourned the meeting at 9:03 p.m.

Submitted by:

Approved as written or amended:

*/s/ Dawn Green*

*/s/ Nick Sartori*

Dawn Green, Finance Director

Nick Sartori, Meeting Chair