

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

**BOARD MEETING MINUTES
September 8, 2026**

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 Vice-President, Melissa Smeins, in the board meeting room located at 575 Ash Street.

ROLL CALL

Board Members:

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

Staff: Kyle Horne Executive Director
Dawn Green Finance Director

Attorney: Dan Slater

Guests: Dan Francis Alexis Henslow
Mike Banker Diana Clouthier
Julie McCullar Erica Haverkamp
Ryan Massey (*virtually*)

ACCEPTANCE OF CONSENT AGENDA

Board member Andy Palmasano made a motion, seconded by board member Sean Rodgers to accept the consent agenda as written for the September 8, 2026 regular meeting. 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 scoreboard on Field B at Rouse Park needs to be replaced. The company no longer manufactures or supports the current board. District staff are requesting a quote for a board like the one on Field A for next year's budget. After the softball season ends, Field A's scoreboard will be checked for any needed replacement parts.

The net at the batting cage will be replaced with one that is UV dipped to better withstand the Colorado weather.

The District was awarded a \$25,000 Black Hills grant for the Mini-Pitch project at Harrison Park. The old basketball court will be removed and replaced with a new, lighted multi-court. The project is basically funded by grants and donations, including those from Canon City Noon Lions, U.S. Soccer, Black Hills, Darren Biggerstaff and United Companies.

The GOCO planning grant the County was looking at has been pulled by County leadership for a later cycle. They felt the project was too rushed.

The Recreation District did submit a GOCO grant for continued Russian Olive removal along the Riverwalk in conjunction with another trail project proposed by the local BLM office.

Worksheets for the 2027 budget were due today. A full draft will be presented to the Board on October 13th. Kyle and Dawn Green will meet with board members Andy Palmasano and Sean Rodgers to review the salary schedule. The District received its preliminary assessed value and property tax revenue will decrease approximately \$40,000. In a meeting with CEBT, the District's health insurance will increase by 16% and the dental insurance 5%.

There will be a track chair open house in November with the Bighorn Round Table, Envision, Canon City, the BLM, RG Rio and The Recreation District providing support. An Outdoor Equity grant was applied for but not awarded. The grants are getting competitive.

The Recreation District is working with the City's DICE team on homeless issues. The District has removed the water spigots on the Ash St. building and shut off the power at the Harrison Park pavilions (unless they are reserved). These actions have reduced issues at these locations.

Dan Slater:

Mr. Slater stated that he sent a letter to the insurance company regarding the car wreck last month which caused damage on the Riverwalk.

The Recreation District then received the full amount requested to cover the damages.

Kyle let the board know that the boardwalk is fixed. The parks staff plan to replace other sections later, but it is open.

UNFINISHED BUSINESS

Discussion on Pool Project

Kyle provided the Board with an update on the project. The pool is on the ballot as citizens approached the City Council and Recreation District board with a proposal to roll construction and operations into one question. The updated concept is an outdoor facility with two bodies of water. Kyle discussed the project with the pool partners from Wember, GH Phipps, BRS and Councilman-Hunsaker - asking the following questions: can it fit on the one site; can it be done with a budget of \$16 to \$18 million (the bond is capped at \$18 million); would the school have parking on their side of 12th Street; and can we make 2028 work?

Kyle showed a diagram of the fit test done by BRS which shows that the facility can fit, but the final design is not determined.

Kyle suggested talking to St. Michael's church about possibly using their lot on College Ave. for additional parking spaces.

When looking at the fit test, BRS determined a rough cost of \$23 million. Representatives from GH Phipps were asked to review the cost. They are currently constructing an indoor pool in Fort Morgan. Making some assumptions and with a small building, the cost estimate for the Canon project is \$18.5 million. Wember believes we are within target. Board member Sean Rodgers stated the contingency number is high, and it will take more work to dial in the costs. Kyle said with this estimate the contingency is 15% at \$1.85 million. Inflation was also factored in over 18 months at .4% per month. Board member Melissa Smeins stressed the District can only bond \$18 million and we need to make it work. Kyle said the D. W. Biggerstaff Foundation has still agreed to give \$1 million for construction if the ballot question passes. Other possible funding assistance could come from a GOCO grant, other community donations or local businesses donating in-kind work or providing discounts.

Ryan Massey showed the fit test design to Adam Hartman at the School District. If parking were to move to the west side of the street, it would lessen the impact on the school project.

Kyle said this work done by the partners was done pro bono.

Regarding the timeline for the project, the partners are hesitant to commit to Memorial Day 2028. The District is hoping that it might open sometime that summer.

A high-level review of operational costs was compiled. A pro forma is usually done during schematic design which is based on the budget. It is a living document which changes with design changes. It is also impacted by weather and staffing needs. District staff benchmarked with the Ballard*King and BRS feasibility study. The estimated revenue is \$245,000 which matches other seasonal facilities in Rifle and Eagle, each operating with two bodies of water. The admission fees utilized were from the BRS 2025 pro forma. The estimated expenses are \$467,000 (a 53% cost recovery). This includes \$100,000 for capital repair and replacement.

Kyle stated that commercial public pools are a service. He then asked – what do you do when the tax sunsets? The Recreation District is dealing with public

dollars. The funding, slated to end December 2050, needs to pay off the bonds. Using Florence as an example, the money they were able to save in capital reserves was later used for operations. Kyle suggested that after ten to fifteen years of real operational numbers, the District would have an idea of what might be needed for future years and could then go back to the voters at that point.

Kyle also addressed incorrect information that is circulating about the bonds. He spoke to the District's bond underwriter who estimates that the bonds will be rated either AA or low AA. The rate will be set after the election and will be determined by either Standard & Poor's or Moody's. The bond underwriter assumed a rate of 4.5 to 5%. The language in question 6B has the ad valorem section in it. General obligation (G.O.) bonds are backed by property tax per state statute, even though our question used sales tax for the bond. It is most likely that the full bond repayment (principal and interest) will be under \$30 million. The IGA (intergovernmental agreement) between the Recreation District and the City states that the sales tax will first be used to pay off the bond, then for operations. For the sales tax collections to not be enough for the estimated bond payment, they would have to decrease by 20%. Attorney Dan Slater stated the need to levy a property tax to cover the bond payment would be a last resort, he doesn't see it happening.

Kyle would like to continue working with our pool team. The District is the one that changed the scope. The contract would need to be updated with Wember and then with BRS and GH Phipps. A board discussion followed. Board member Melissa Smeins stated they are already deep in the process. The three firms were the lowest bidders. The work will continue with this team, Dan Slater and Kyle Horne will work with Wember on the contract.

A public comment session followed.

It was asked what would happen if the sales tax collection were up? Kyle responded that any extra funds would be going into reserves. The money cannot touch any other fund but the pool.

Dan Francis presented the board with a list of questions he has as a voter. He asked about a few of them. The first regarding the revenue. Kyle responded that revenue would come from admissions, rentals, concessions etc. Dan Francis stated that he doesn't like the location of the facility and wondered if there have been discussions on any way to generate revenue with the other 200 days a year the pool would not open. The bond repayment was also discussed, as was the completion of the geotechnical report. Some of Mr. Francis' questions are answered in the IGA.

Alexis Henslow's questions revolved around what she sees as her role to educate and correct misinformation. She did some research on our website and sought clarification on the pro forma. Kyle responded that it runs in tandem with design and would be completed after ballot approval. She asked if something, such as a draft, could be put online. She also asked about the \$250,000 subsidy. Kyle reiterated that public pools do not make money, they are a service. She would like clarification on the subsidy to be available as well. A discussion on social media followed.

Mike Banker prefers to do things the old-fashioned way- face to face. He is the registered agent for the pro vote on the ballot. He has set up an education forum next Wednesday at the High School.

Diana Clouthier spoke about questions she is hearing from members of the public, such as can the old pool be fixed. Kyle responded that it cannot be repaired as it would not meet code requirements.

Julie McCullar stated that she is an election judge. Ballots are going out on October 9th. She said the truth needs to get out there, so people are not voting on bad information.

NEW BUSINESS

Discussion on District Marketing and Branding-DARE Print & Sign Co.

Erica Haferkamp of Dare Print & Sign wants to earn the business of the Recreation District. She presented the board with copies of a proposal. She said the District has a logo, but not a brand system. She is willing to record a presentation on her proposal and have it sent to the board members.

Kyle spoke about signage on the Riverwalk that needs replacement. The Whitney family had set up a memorial donation fund at the District, and the money that was donated could be used for this purpose.

Her branding proposal could create a cohesive message to utilize for a unified front.

Discussion on Ulrich Property

The Recreation District was approached by the Ulrich family wanting to sell a 170-acre land parcel south of Ecology Park and adjacent to BLM land. They would like it to be open to the public. This parcel could be used to connect trails in South Canon.

Kyle Horne stated that the Recreation District's funding has not changed. Although this is a unique opportunity, the District is working on other issues such as the pool. FAR (Fremont Adventure Recreation) may be able to acquire it, thanks to a potential donor and perhaps the District can help them in some way. The BLM, City, County and FAR are all aware of this property and another entity may find a way to acquire it.

Board member Melissa Smeins said it is a great opportunity for the community, but it is beyond the Recreation District. The board discussed this. The property is within the District's boundaries and there may be a potential to ask for an easement.

ADJOURNMENT

There being no further business to conduct, Board Vice-President, Melissa Smeins adjourned the meeting at 9:01 p.m.

Submitted by:

Approved as written or amended:

/s/ Dawn Green

/s/ Cooper Trahern

Dawn Green, Finance Director

Cooper Trahern, Meeting Chair