

JEFFERSON COUNTY PARK DIRECTORS MEETING

February 19, 2015

8:30am – 10:30am

Jefferson County Open Space Reverter – Deeds to Local Governments

Presented by Joy Lucisano and Steve Snyder (8:40am)

- A reverter is an agreement between Jeffco Open Space and a Local Government that states that land leased to the city or district must be used for public open space, park, or recreational purposes.
- If the property is not used for the above uses then the entire property is reverted back to Jefferson County.
- Ken Morfit asked if concessions will trigger the reverter. Steve Snyder answered that as long as they contribute to the Open Space park use then concessions are okay. Utilities would have to be analyzed to see if they would trigger the reverter.
- For example, Xcel was going to run a line through Bear Creek Lake Park but it was to run electricity to a building used for recreational use so that would not trigger the reverter.
- Joy commented that many cities have their own water and utility district. In this case, even though the city may be the jurisdiction that provides water and sewer, the utility must benefit the property that the utility run under.
- When reverter kicks in, there is no additional action or deed needed; the property automatically reverts back to Jefferson County.
- Even if non-open space use is on a small part of the property, the entire property reverts.

How to accommodate a non public open space, park or recreational use.

- Reverter is terminated.
- Jeffco Open Space Fund needs to be compensated for no less than fair market value.
- If we only own part of the property then we only seek enough value to reimburse our ownership.
- We prefer to release a reverter on one property and put it on another property rather than get cash value for the property.
- Dave Ponto asked why would someone want to release a reverter. Steve Snyder responded that in the Wheat Ridge Discovery Park example, they needed to run utilities under the property.
- Linda Martin asked if the new property receiving the reverter needs to be of similar or identical acreage. Steve Snyder replied that it does not as not all properties have the same value.

- Arvada Pattridge/Reverter Exchange – City of Arvada proposed to Jeffco Open Space to remove reverter on one property for the construction of the Jefferson Parkway and place the reverter on another property. This is a common example when road widening occurs adjacent to a park.
- A review of Jeffco Open Space values was conducted and the Open Space Advisory Committee agreed to the reverter exchange.

Subordination of the Open Space Reverter

- A typical example is an underground utility easement that does not affect the open space use of the property.
- We still must ensure that the Open Space Fund is compensated at fair market value.
- Ken Morfit added that we have also used a Subordination for cell phone towers.
- Lakewood William Frederick Hayden Park Consolidated Mutual Water Company example – a Subordination was used to allow access for installation and maintenance of a water tank.
- Wheat Ridge Greenbelt example – Subordination was used to allow for subsurface storm water improvements.

Required Process

- Joy Lucisano reviewed the process that Local Governments must follow when seeking a release or subordination of a reverter.
- Process includes an initial submission, processing, evaluation, due diligence, Open Space Advisory Committee processing, Board of County Commissioners processing, transaction is completed, and proposal closeout.
- Process could take from 3 to 6 months.
- Local governments or companies may not be aware of the timing of this process.
- Tom Hoby stated that this process is important for the integrity of the sales tax that funds us; the public expects us to purchase properties in perpetuity.

Local Parks & Recreation Grants Recap

Presented by Don Klima (9:30am)

- \$1.73 million in grants approved for 2015 including \$1.28M from the Open Space Sales Tax and \$450,000 in Conservation Trust Funds.
- A 2015 grants award list was distributed outlining approved grant awards by agency. All grants were approved by the Board of County Commissioners on February 17, 2015.

- Grant award letter notifications from the Board of County Commissioners will be forthcoming in the next 7-10 days.
- Hugh Wilson, Business Manager will be taking over the Local Parks & Recreation Grants program commencing this year.
- Tom Hoby noted that the grants program typically has a \$400,000 cap for a single project. However, we are flexible and worked with Foothills to fund the renovation of Clement Park. Foothills will take 3 years off from applying for grants in order to offset the large grant award for the Clement Park irrigation project.
- Tom Hoby also expressed the high quality of the projects being submitted.

Get Outdoors Jeffco - Education Partnerships and GOCO Initiative

Presented by Tom Hoby (9:40am)

- GOCO announced a recent initiative to advocate for getting families outdoors.
- Tom Hoby met with a new network called Get Outdoors Jeffco to brainstorm ideas to get children and families outdoors. They also discussed creating an education network to share information and ideas.
- 18 people attended the first meeting last month
- Key is to create places for recreation close to home.
- Next meeting is Monday, February 23, 2015 11:30am – 1:30pm at Jefferson County Open Space.
- Tom Hoby encouraged the participation of recreation districts.
- Ellen O'Connor asked what will be the outcome of this network. Tom Hoby responded that eventually there will be a catalog of educational programs that will be shared among the network.
- Kit Newland asked how the community is defined. Tom replied that we need to define our local community.
- John Litz explained the bussing program offered by the Jeffco Outdoors Foundation designed to offset transportation costs. This is offered to schools that are challenged to get their students to Jeffco parks and education facilities and partake of the many programs offered.

Jeffco Regional Map Series

Presented by Thea Rock (9:55am)

- Jeffco Outdoors Foundation has provided us with funding assistance to create regional maps.
- The Bear Creek Regional Map is the first map to be produced.
- Jefferson County Open Space and Foundation have agreed to publish all 8 regional maps in 2015.

- a Contractor has been hired to seek out marketing support and a graphic design.
- Tom Hoby stated that he will seek help of regional park directors to ensure that the maps include the correct and targeted information.
- Thea Rock stated that the Nature/Health connection is one of the goals of our Master Plan. She proposed having physicians distribute maps to encourage the nature/health connection.
- Tom Hoby added that there is room on the maps for advertising. There are a variety of sizes available for purchase. The Foundation would like to charge \$1/map or \$5/packet of 8. Companies can also package the maps as their own giveaways.

Roundtable (10:00am)

Tom Hoby – We have been in negotiations with Active Net. What do you all use?

Chad Meinert, City of Golden – Have been using Vermont Systems for 15 years.

Rod Tarullo, City of Golden – Replacing skateboard park, structural repairs to Aster House, 44th Ave trail, opening a connection between eastern and western part of Golden.

Linda Martin– Coal Creek Canyon Park and Recreation District. Reported that they are District of Volunteers only with no mill levy. They are learning that passion and enthusiasm aren't enough. A grant from Jefferson County Open Space to build a picnic pavilion proved to be unsuccessful due to lack of commitment and leadership. Will be giving grant back to Jefferson County Open Space. They are currently evaluating a possible land acquisition for a community park.

Hugh Wilson, OS Business Manager – A new Open Space employee and previously employed 16 years with State Attorney General Office as Director of Administrative Services. Loves fishing, hunting, being outdoors.

Dave Ponto – Beaver Ranch Community Park. The organization has previously functioned fairly autonomously in the past and has strengthened its partnership with Jefferson County Open Space over the last few years. They received a grant to develop a master plan. Beaver Ranch has a lodge, disc golf, zip line, 400 acres in Conifer. Beaver Ranch is now in the black after having been in the red for many years.

Ron Hopp – Foothills Park & Recreation District. Ron thanked Jefferson County Open Space for the grant. Mill levy failed last year. Will be looking to propose it again in 2016. Irrigation is a major project. Will be applying to GOCO for a grant to build a splash park. Also looking to build a bicycle BMX park. They recently closed on a property at Coal Mine and Wadsworth to create match for grant. This District is

assessing some other reservation systems after finding that Active Net was too expensive of a system for their purposes.

Mike Hanson – Prospect Park & Recreation District. The District had a custom reservation software program designed and is looking to go live soon. They are looking to decrease telephone time, as their time is spent making reservations for shelters versus recreation programs. A Jefferson County Open Space grant to construct two tennis courts at Maple Grove Park has been canceled due to soil analysis that determined extensive remediation would be required.

Darrell Windes – Ken-Caryl Ranch Metro District. Voters approved a bond issue for almost \$8 million. The District will be renovating a number of facilities, replacing many playgrounds and irrigation replacement. Have used Active for program registration since 2000 and it works well for them. The customer service is good.

Melissa Daruna – Ken-Caryl Ranch Metro District. Active is used for program reservations. Do not use Active for shelter reservations and still make shelter reservations over the phone.

Ellen O'Connor – Evergreen Park & Recreation District. Have used Active since 2011 for facility and event registration. They are very happy with the software and the customer service. Thanked everyone for support with the tragedy on the lake. Looking for 2016 mill levy increase for renovations for the Buchanan Recreation Center. They are looking to do renovations for Kittridge Park and Evergreen Trail Loop. Will be building another community garden.

Patrick Martinez – City of Edgewater. They are currently using RecOne. They looked at Active but decided not to go with it. The city is working on getting more use and cleaning up of Walker Branch Park which is shared with Lakewood. They will also be developing a dog park in this park.

Kit Newland – City of Lakewood. Thanked Jeffco Open Space for the Carmody Park redevelopment grant. The City will have a new mayor and 5 new council members this year. Have used RecTrack since 2004 for facility and activity reservations.

Tom Hoby – Jeffco Open Space. Reported that a working group tried to find a feasible location in Jefferson County for a shooting range. The most likely site is near Pattridge Park in Arvada. It will require moving trails and a model airplane field. The goal is to work through the process by mid-summer. County funding may be available to assist the entity that will run the facility. It will be a staffed, fee-based facility with an emphasis on gun safety.

Don Klima will send a meeting notice out today for the Get Outdoors Jeffco meeting on Monday February 23, 2015.

Next Meeting - The next Park Directors Meeting will be hosted by the City of Lakewood. An August, 2015 date and location will be determined with details to follow.

Meeting Adjourned at 10:45 am.