



Parks Recreation & Culture Regular Meeting

February 4, 2025 - 6:00 PM
Community Recreation Center
250 N. 11th Street, Windsor, CO 80550

MINUTES

A. CALL TO ORDER

MS. BOUCHARD CALLED THE MEETING TO ORDER AT 6:02 PM

1. Roll Call

Present: Vanessa Bouchard/Chair
Jean Labus
Patrick Lightfoot
Nick Mask
Michael Nagl (Absent)

Mark Leach – School Board Liaison
Ken Symsack – Town Board Liaison

Also Present: Tara Fotsch – Director PRC
Kendra Martin – Operations & Facilities Manager
Wade Willis – Open Space & Trails Manager
Craig Ellingson – Parks Operations Manager
Kristy Zulkoski – Administrative Specialist

2. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration

MS. LABUS MOVED TO APPROVE THE AGENDA AS PRESENTED. MR. MASK SECONDED THE MOTION. ALL MEMBERS PRESENT VOTED AYE. MOTION CARRIED.

3. Liaison Reports

- Town Board Liaison/Ken Symsack
 - Approved the Master Plan for Kodak Open Space
 - Approved purchase easement for Poudre Trail and Western Industrial Park on the east side of Town
 - Open Space acquisition – Mr. Willis will present more information
 - Special election for marijuana and Town Charter, ballots due by 7:00 pm on February 18th
 - Board was approached last week by Synergy Sports and Espinoza Foundation about a public/private partnership to develop ballfields, Board will keep an open mind, but still weighing options
 - Ms. Fotsch - feasibility study being done, has made it clear that any proposals will need to come to PReCAB, before any decision is made, oversight and final approval depends on where the funding will come from

- Weld RE-4 School District/Mark Leach
 - Construction starting on district office, staff has been relocated to other facilities
 - Aims Community College presented at work session last night about their CTE programming which include the Diesel Mechanic Program, which will be offered next year at the new CTE Center at Severance High School, but will be available to Severance and Windsor High School students who are Junior/Seniors, own transportation for Windsor students, start with forty students and add additional forty, qualified for job opportunities after completing program with certifications
 - Reviewing Board policies – district is lowest funded in the state based on numbers and make up of student body, need to make some serious concessions, unlike many other districts, Weld RE-4 currently still gives bonuses of 25% of salary at retirement, grace period will be put in place before ending
 - Wellness Program partnership with the rec center, offering 40% off memberships to Weld RE-4 employees

4. Public Invited to be Heard

- No Report

B. CONSENT CALENDAR

1. Minutes from December 3, 2024

MR. MASK MOVED TO APPROVE THE DECEMBER 3, 2024, MINUTES AS RESENTED. MR. LIGHTFOOT SECONDED THE MOTION. ALL MEMBERS PRESENT VOTED AYE. MOTION CARRIED.

C. BOARD REVIEW/DISCUSSION

1. Aquatics Feasibility Study

- Process Overview
- Needs assessment on current facility
- Community and staff focus groups
- Community survey
- Market demographics
- Explore future options for repairs or growth
 - Renovation
 - Renovation + Addition
 - New
- Chimney Park Pool
 - The main pool has a deep end (max depth of 12ft) with a climbing wall, a basketball hoop in about 3.5ft of water, six diving blocks in the 5ft and a deck sprayer in the shallow area
- Main Pool
 - Pool surface area: 5,500 SF
 - Pool gallons: 201,000 gallons
 - Pool turnover rate (in hours): 6 hours
- Slide Pool
 - Pool surface area: 450 SF

- Pool gallons: 10,200 gallons
- Pool turnover rate (in hours): 2.5 hours
- Children's Pool (not ADA compliant)
 - Pool surface area: 900 SF
 - Pool gallons: 8,400 gallons
 - Pool turnover rate (in hours): 2 hours



- Repair History
 - 2009 – New Diamond Brite
 - 2010 – Sand filters replaced and stacked
 - 2014 – Shelter roof and facility roof replaced, ADA lifts installed, new concrete deck, installed separate pool mechanical systems
 - 2015 – Replacement of top 4" of Diamond Brite
 - 2018 – Sand in main pool filters replaced, new piping put in for slide and baby pool, cabinets and countertop replaced, hot water heaters for the showers replaced
 - 2022 – Facility lobby, bathrooms and guard area flooring recoated
 - 2023 – Main pool heater replaced, slide was patched in, main pool climbing wall installed
 - 2024 – Replacing existing chlorinators
 - Maintenance and repairs have kept the pool in really good condition for it's age (1988)

Lap Pool



Figure 1 Outdoor Swimming Pool



Figure 2 Plaster patches on pool surface

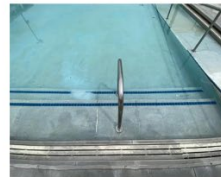


Figure 3 Delamination and cracking on pool entry stairs



Figure 4 Surface cracking on entry ramp



Figure 5 Pool surface staining, etching



Figure 6 Area of plaster repair, patches

Waterslide



Figure 13 Waterslide



Figure 14 Corrosion on supply grate



Figure 15 Underside of waterslide tower



Figure 16 Waterslide plunge pool



Figure 17 Waterslide mechanical



Figure 18 Waterslide support beam corrosion



Pool Mechanical



Figure 19 Pool filtration



Figure 20 Chemical automation



Figure 21 Pool pump and strainer



Figure 22 Pool balance tank



Figure 23 Leaking pool filtration



Figure 24 Chemical storage



Children's Pool



Figure 25 Children's pool



Figure 26 Surface staining and discoloration

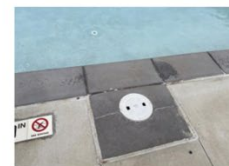


Figure 27 Cracking through skimmer basket



Figure 28 Corrosion around skimmer



Figure 29 Children's pool mechanical system



Figure 30 Children's pool chemical automation



Repair History

Support Spaces



Figure 33 Front of entry building



Figure 32 Men's locker room



Figure 33 Concessions



Figure 34 Staff office



Figure 35 Front entry area



Figure 36 Women's locker room

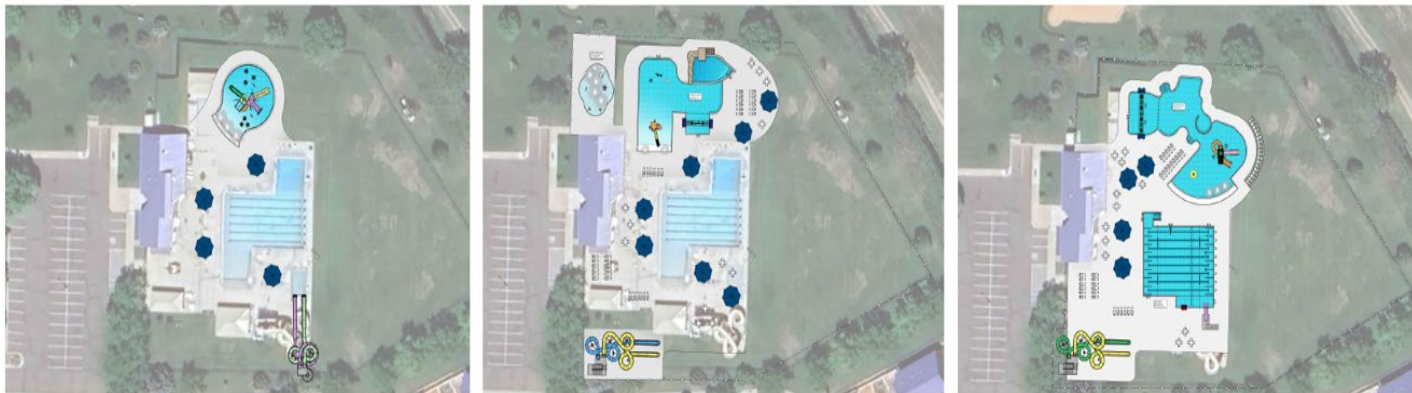


- Feedback
 - The pool's design from 37 years ago could be updated for modern functionality and amenities
 - Adding a spray pad or interactive water feature was a suggestion to replace the small pool
 - Residents discuss overcrowding and lack of space at the existing pool
 - Upgrading facilities could attract more visitors and meet the growing community demand
 - Focus Groups – more shaded areas, splashpad/new children's area, climbing wall, deep water and maintain trail connections to the amenity
 - Meets basic needs, lacks features for families (ages 2-6)
 - 414 max capacity (reached regularly)
 - Daily schedule caters to various user groups
 - Good location, good sightlines, simple layout
 - Built in 1988, limited updates (climbing wall and slide)
- Community Needs
 - More activities and options for families with young children, additional features – lazy river, water slide, splash pad
 - Shade structures are a high priority, rentable cabanas and designated family changing areas
 - Maintain lap lanes for fitness classes and lap swimming
 - Affordable swim lessons and memberships
 - Increased capacity to handle projected growth
 - Deep end isn't quite big enough, depth by the diving blocks is a concern for new swimmers
- Project Feedback
 - Pool needs improvement
 - Residents feel the current pool is outdated and in need of renovations, they'd like to see more features and amenities to make it more appealing
 - Improve Capacity
 - The pool reached maximum capacity on a regular basis, expanding the pool would allow for more swimmers and reduce crowding
- Target different age groups

- The pool should cater to a wider range of ages by offering features for toddlers, children, teenagers and adults
- Keep existing features
 - While residents want new additions, they also want to keep the lap lanes and areas for swim lessons
- Expand the pool
 - Comments suggest adding fast rivers, water slides and splash pads to create a more exciting aquatic experience
- New amenities
 - Ideas for new features include rentable cabanas, shaded areas and a climbing wall
- Safety concerns
 - Some comments mention shallow ended depth being a safety hazard during competitive swimming events

Future Options

Project Summary				
Cost	Renovation Addition 1	Renovation Addition 2	All New	New + River
Site Construction Cost	\$727,025.00	\$748,975.00	\$1,577,070.00	\$1,836,145
Construction Cost	\$5,118,825.00	\$7,199,740.00	\$12,995,349.68	\$14,719,629
Project Cost	\$6,621,712.02	\$9,313,583.66	\$16,810,784.35	\$19,041,312



- Staff Recommendation
 - 2025 - \$300,000 dedicated for new surfacing and gutter repairs
 - 2026 - \$920,000 water slide replacement and bath house renovations/upgrades
 - Future options – children's pool, splash pad
- Ms. Bouchard
 - Inquired if a lazy river is possible for all options
 - Yes, at the cost of additional \$2,000,000
 - Inquired if any of the costs include additions to the parking lot if capacity is increased
 - Possibly extend current parking lot to the north and/or readjust the path from the baseball field parking
 - Option #2 does meet a lot of the community's needs – excessive more shade, movement of slides, utilizes area around splashpad,

maximizes the timeframe for use

- Mr. Leach
 - Inquired what does each option do for the overall capacity
 - Takes it from 400 to about 600 people
 - Adding a lazy river will create additional capacity
 - Inquired the maintenance and longevity of each option, does it make sense to go big and brand new
 - Staff has done a dynamic job with taking care of the entire pool area, Town Board has always been willing to approve any repairs if needed and new technologies have been introduced to increase life, if a hybrid type model is done, truly gives us additional 10-15 years of the main pool
- Ms. Labus
 - Inquired if there is a separate cost for splashpad
 - Not sure of the exact cost, but each piece/area was priced separately
- Mr. Mask
 - Commented on demographics shift and the need/utilization for a splashpad vs. other amenities – own kids were only interested in splashpad for maybe three years at the most, does it target our demographics or does the focus need to be on a different amenity
 - Possibility of splash pad in another location for example, North Campus Community Park
- Mr. Willis
 - Have to consider full closures/timing for each option for construction
- Ms. Fotsch
 - With this being the first stages of the process, take all comments into consideration before making a final decision, the consultant can build out a proforma that will include changes while including capacity, programming and admission costs in order to meet cost recovery
 - Recommendation to move forward with bathroom updates, slide replacement and shade structures - \$928,000
 - Spread out cost and look at doing additional amenities/features over the next few years
 - \$20,000,000 project would have to go to the voters for tax initiative, citizen-driven/volunteer committee

2. Open Space Acquisition

- Open Space Tax Implementation
 - Open Space & Trails Strategic Plan
 - Adopted April 2022
 - Recommends 1290 acres
 - Ded Fund Source
 - Open Space Tax adopted fall 2022
 - Purchase and maintain open space from willing landowners that achieves the following
 - Ensuring acquired open space land will remain undeveloped and **lessen the impact** of residential housing growth, thereby reducing community impacts such as **traffic**, the **cost of maintaining roads, sewer, stormwater and acquiring and treating water**
 - Enable the town to develop and maintain open space that will

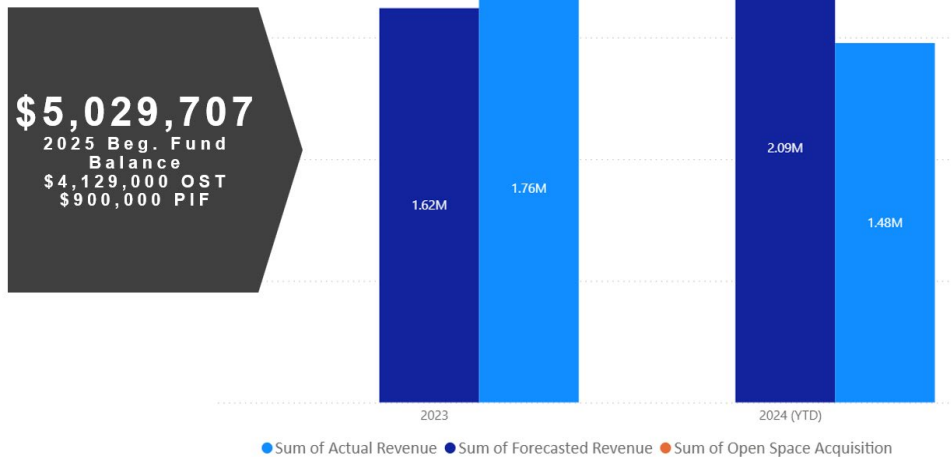
increase **public recreation opportunities**

- Obtain, manage and **preserve working farms** and **community separators** that will keep Windsor unique from neighboring cities and towns
- Promote and perpetuate open space that **conserves valuable wildlife habitats, protects the environment** and **creates green spaces and waterfront access to lakes, streams and the Cache la Poudre River**

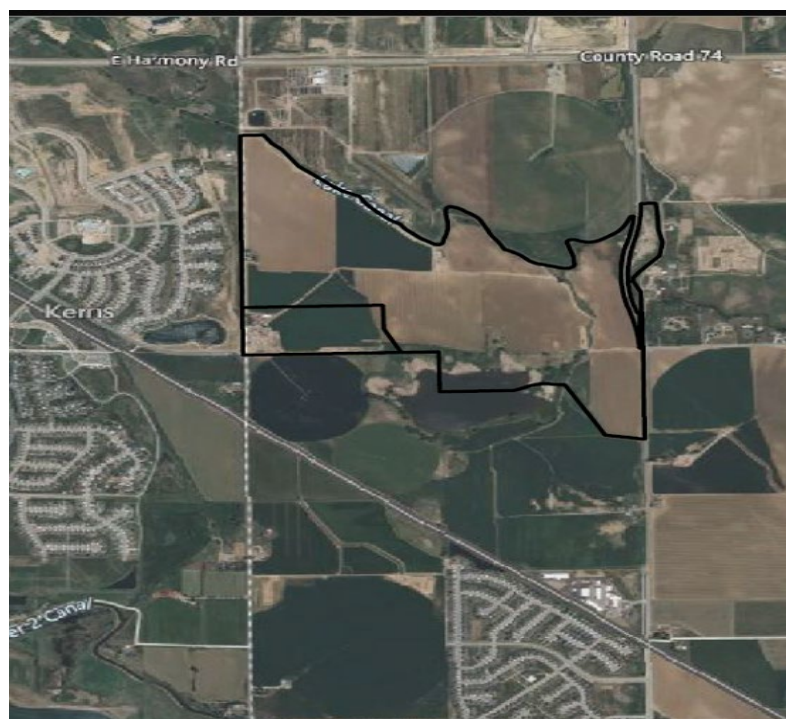


OPEN SPACE FUND - TAX COLLECTIONS AND OPEN SPACE ACQUISITIONS

Current as of August 31, 2024



- Mayflower Acquisitions
 - Immediately north of Public Services Campus
 - ~ 300 acres
 - Water rights – 83 CBT, 8 lake canals, 8 lake res.





- Property
 - Wildlife corridor
 - Wetland and riparian habitat
 - Scenic view corridor
 - Working farm with water
 - Reduction in obligated demand
 - Community Separator
 - Immense development pressure “Legacy Property”
- Obligated demand impact
 - Single family units removed – 490
 - Cost of sewer PIF - \$2,326,030
 - Cost of water PIF - \$3,752,910
 - Raw water per unit - \$12,617,500
 - Road impact fee - \$4,040,050
 - Total - \$22,736,490
- Purchase and sale agreement
 - Includes
 - \$12,471,000 land
 - 300 acres
 - Water
 - \$640,000 lake canal res. – 8 shares
 - \$2,560,000 lake canal – 8 shares
 - \$5,229,000 CBT – 83 shares
 - Total land and water - \$20,900,000

Funding

TOWN OF WINDSOR OPEN SPACE

ACCT. NO.	ACCOUNT NAME	2025 BEGINNING FUND BALANCE	FUNDING STRATEGY
	OS TAX FUND BALANCE	5,029,707	(5,029,707)
	PARK AND TRAIL FUND BALANCE LOAN	20,601,539	(7,441,293)
	WATER FUND BALANCE	36,961,939	(8,429,000)
			(20,900,000)

- Town Board Strategic Plan
 - Focus Area – Strategic Growth
 - Goal 1.2 – Acquire 1,290 acres of open space o ensure Windsor maintains its identity and quality of life
 - Action Step 1.2.5 – Acquire 325 acres over the next five years
- Purchase and sale agreement is currently April 15th, working towards a closing sooner
 - Title work
 - Final Alta survey
 - Appraisal

3. Main Park East Playground Replacement Presentation

- Basic structure is about twenty years old, poured-in-place is about ten years old, currently caters to 5-12 year olds, would like to transition to focus on 2-5 year olds



- Submitted proposals – six total companies, narrowed down to top four
 - A to Z Recreation / Burke – Littleton
 - Would be new to our park system



A to Z Recreation Option 1*

- \$300,000
 - With Demo
- \$285,775
 - No Demo
- Changes full footprint
- New Vendor to TOW





A to Z Recreation Option 2

- \$300,000
 - With Demo
- \$285,000
 - No Demo
- Changes full footprint
- More but smaller elements



- Altitude Recreation / GameTime – Erie
 - Have many playgrounds in our system – Boardwalk, Covenant, Chimney Park, CRC, Eastman Park Wetlands, Harmony Ridge, Village East (part of), Windsor Village



Altitude Recreation Option 1*

- \$300,000
 - With Demo
- \$287,820
 - No Demo
- Footprint remains the same



Altitude Recreation Option 2

- \$300,000
 - With Demo
- \$287,820
 - No Demo
- Footprint remains the same

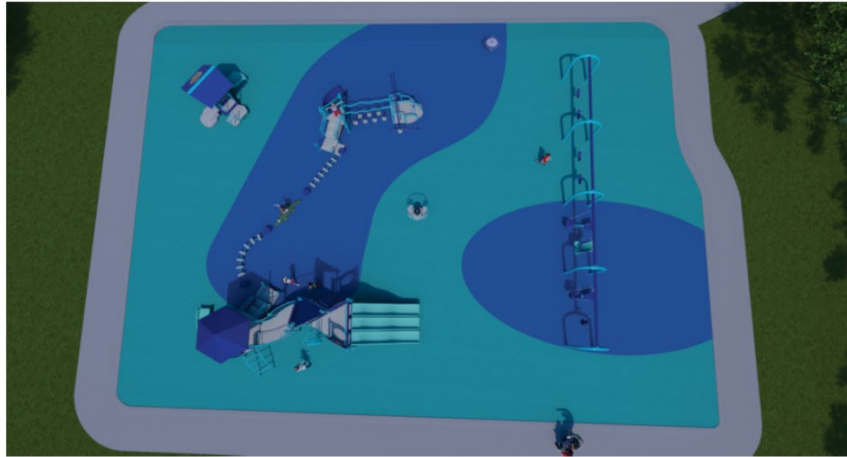


- Play Well / PlayCraft – Littleton
 - One playground in our system – Founders (new)



PlayWell Option 1*

- \$292,949
 - No Demo
- Changes full footprint
- Most swing options from all proposals



- Recreation Plus / Little Tykes – Denver
 - One playground in our system – Windsor Highlands



Recreation Plus Option 1

- \$292,281
 - With Demo
- \$248,811
 - No Demo
- Footprint remains the same



Recreation Plus Option 2*

- \$292,574
 - With Demo
- \$249,104
 - No Demo
- Footprint remains the same
- More elements
- Swing direction change



- Remaining two submissions
 - Churchich Recreation / Miracle – Niwot
 - Had many in our system, but most have been replaced – Eastman, Founders (recently replaced), Main Park East (current)
 - Star Playground / PlayWorld – Littleton
 - One playground in our system, parts in others – Eastman Park Wetlands (part of), Harmony Ridge (part of), Main Park West
- Ms. Fotsch – design/colors and amenities can be adjusted based on overall need and budget
- Top four concepts will be placed in lobby of CRC for community voting, online survey will be available as well
- Board Members discussed pros and cons for all options and placed a sticky dot on their top four

- Ms. Bouchard
 - Inquired about going with a new vendor rather than one that has been used and worked with before, any concerns
 - Same thoughts when going with a different vendor, have to learn new people and processes, contacted references and received rave reviews for all, a lot of manufacturing is all similar, really depends on customer service received

D. COMMUNICATIONS

1. Staff

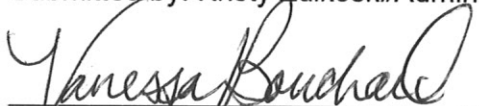
- Ms. Martin
 - Hiring for Supervisor for Facilities Services, Hybrid Tech, Facility Specialists, two full-time Head Lifeguards and Operations Supervisor
- Mr. Ellingson
 - Artificial turf at Aaron Cook Field, work will start at end of month, beginning of March, completed by end of April/early May
- Mr. Willis
 - Poudre Trail wayfinding project should be moving forward soon, approved one easement, still waiting on one more, part of \$540,000 federal grant, received a letter stating that a few things are in flux, will see how that impacts the project
- Ms. Fotsch
 - Project mode
 - Posted feasibility study, will go out tomorrow – will then have focus groups and community input meetings
 - Landscape plan RFP for cemetery design
 - Halfway Homestead barn will be repainted after wrong color was applied – pink, it is upright, sealing done today, will start installing interior walls
 - Eaton House and Dickey Farmhouse will hopefully be done in next 6-8 weeks, running into a few structural issues
 - Posted for North Campus Community Park

- Ms. Bouchard
 - Inquired about hiring and how that is looking for summer
 - Applicant pool is much enhanced and full-time hiring looking good, Job Fair catered to teens on March 13th from 4:00-7:00 pm, promotion coming soon
- Mr. Mask
 - Inquired if the town pays any utilities at Future Legends, particularly the lights that are on all night
 - No, still under Future Legends which is in receivership, there is a group currently in court fighting for it, have until March or April to present proof of money
 - Noticed in last month's minutes that the Town's participant rate for youth sports is a lot different than other states and nationally, soccer his higher than baseball or basketball,
 - Per Ms. Fotsch – looking at growth and buildout capacity while studying five year lookback on registrations, not all sports are under our registration numbers, will have more access due to addition of new schools and more fields with lights, are seeing trends of plateauing in some areas

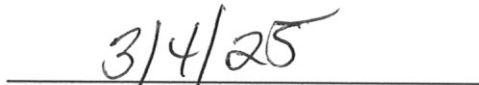
E. ADJOURN

**MR. LEACH MOVED TO ADJOURN. MR. MASK SECONDED THE MOTION.
MEETING WAS ADJOURNED AT 8:05 PM**

Submitted by: Kristy Zulkoski/Administrative Specialist



Name/Board Chair



Date