



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

A Special meeting of the Board of Directors of the Cherry Creek Vista Park & Recreation District was held at 5:30 pm on Thursday, July 20, 2023, at the Orchard Park Community Room. The meeting was open to the public.

Attendance:

Directors:

Debra Botton, President
Dave Mohrhaus, Vice-President
Doug Mohr, Treasurer
Jane Rieck, Assistant Secretary/Treasurer
Quanwei Lu, Assistant Secretary/Treasurer

Other Attendees:

Alicia Corley, Icenogle, Seaver, Pogue
Joanna Waldenmyer, Root Partnership
Dawn Schilling, Schilling and Company
Peter Kline, Circuit Rider of Colorado
Sarah Shepherd, Circuit Rider of Colorado

Public Attendees:

Eli Sandon
Nadia Sandon
Bernie Gehris
Aaron Spencer
Rich Arnett
Peter Mark
Mike Douglas
Jacob Hancock
Gregory Foster

- A. Call to Order/Agenda/Declaration:** Director Botton called the meeting to order at 5:32pm and declared a quorum with all 5 Directors present. The agenda was approved by acclamation acknowledging that items may be taken out of order.

Notice of Conflict- No new conflicts were noted. Update - Upon further research and advice, Director Mohrhaus stated he has no conflict of interest with Cell Tower agenda item and will participate in upcoming discussions.

- B. Citizens' Items:** Meeting was opened to Public Comment:
No citizens' comments were made at this time regarding items not on the agenda.

Eli Sandon, Life Scout, Troop 345, presented a potential Eagle Scout project for

Board consideration. Eli presented an outline for a Little Free Community Library to be installed at Sunrise Vista Park. Eli is seeking a preliminary approval before completing design and installation. Discussion followed. Motion made by Director Botton, seconded by Director Mohr, to recommend Eli Sandon move forward with design and to return to Board with more detailed plan.

Roll call vote:
Director Mohrhaus – Approve
Director Rieck – Approve
Director Botton – Approve
Director Mohr – Approve
Director Lu – Approve

C. Administrative Items:

a. Review/ Approval of June 14, 2023 Minutes

Review of the Minutes as included in the Board Packet. Director Botton noted corrections sent to Sarah Shepherd. Those corrections had been made and presented.

Director Rieck made a motion to approve the Minutes as amended, seconded by Director Botton.

Roll Call Vote:
Director Mohrhaus – Approve
Director Rieck – Approve
Director Botton – Approve
Director Mohr – Approve
Director Lu – Approve

Director Botton requested that management ensure that minutes are posted. Sarah Shepherd will have the minutes posted and legal counsel will forward the approved minutes to Crown Castle, as requested by their representatives.

Cottonwood Creek Bridge Cleanup Proposal Review

Board reviewed proposals presented by Brightview and DesignScapes. JBK declined to bid. Discussion followed. Due to large price difference, clarification of scope was presented. Brightview’s proposal included a separate section for removing accumulated silt that DesignScapes did not address. Discussion followed. Director Botton made a motion to accept the DesignScapes proposal, seconded by Director Rieck.

Roll Call Vote:
Director Mohrhaus – Approve
Director Rieck – Approve
Director Botton – Approve
Director Mohr – Approve
Director Lu – Approve

D. Operations and Maintenance

Prairie Vista Park Holistic Park Management

Sarah Shepherd provided a summary of the park project from the beginning, including the community planning process that resulted in the holistic management maintenance and monitoring program, developed with expert consultant and leadership by the Savory Institute, Plains Conservation Center, Denizen Consulting, Denver Water, Arapahoe County Extension Office, and community members. The planning and project grant processes, partners and design and long-term goals were discussed, with monitoring reports and progress provided in the board packet.

Joanna Waldenmyer also presented on the benefits of the park, use of goats, water management, water retention, improved drainage and vegetation improvement. Ms. Waldenmyer addressed questions regarding the seed mix, weed issue on neighboring property in the Cottonwood Creek drainage, and long-term goals.

Ms. Shepherd also addressed questions regarding water usage and the decrease in water usage in the park and District wide following irrigation improvements made in recent years, large and small wildlife balance and improvements, and purpose of the goats. Native landscaping in a frequented park requires more maintenance than in a dedicated open space to meet the aesthetic and activity goals of this type of park. She also gave an overview of future repairs and planned improvements to the park, including: a potential trail head at the park in collaboration with the owner of the warehouse facility to the South and City of Centennial to complete the Centennial Link Trail, boundary fencing with raptor perches and bat-houses, additional shade on the West side of the park and wood staking to the irrigation system for safety, visual appeal and efficacy when it was needed.

Ms. Shepherd detailed the District's maintenance obligations under its Intergovernmental Agreement with Arapahoe County due to the Open Space Grant terms. Further discussion followed.

Director Mohr made a motion to discontinue future use of goats pending a comparison of pricing from vendors to provide the same solutions that the goat mowing currently provides, including possible options for mowing, weeding, fertilization, aeration, seeding, etc. The motion was seconded by Director Mohrhaus.

Roll Call Vote:

Director Mohrhaus – Approve

Director Rieck – Approve

Director Botton – Approve

Director Mohr – Approve

Director Lu – Approve

Other Items

SEMSWA Update – Ms. Shepherd has confirmed that the gate at Sunrise Park will be installed by SEMSWA, contingent the middle post be included.

Director Botton noted that the community board at Cottonwood Creek Elementary has not been updated by MPM. Management will ask about the status of these notices.

E. Financial Reports:

Dawn Schilling provided financial package for period ending May 30, 2023. Director Mohrhaus provided a document on pool revenue and Director Mohr provided a number of documents pertaining to budget and financial matters.

Discussion followed regarding pool revenue, Community Room rentals, the potential to use pool while only paying of community room access, field rentals, rental times and pricing.

Following the discussion, Director Mohrhaus moved for the District to change the following items:

- Lakeview and Peakview Parks – an increase to \$65.00/hr for full field rental rate
- Orchard Park – “Soccer” only rentals be changed from “Full field” with no price change.
- Sunset Park –minimize overall rental usage and ask management to communicate requests for minimizing auto traffic and community impacts as much as possible.
- All Parks may be rented for new rentals and moving forward– 8am-2pm only on Saturday with no field rentals on Sundays

Approved by acclamation.

Discussion regarding upcoming Budget preparations. Due to late hour, further discussion of financials tabled until the Regular Meeting in August.

F. Legal

a. Lakeview Park Cell Tower Extension Project Review and Updates

Alicia Corley indicated that there had been a conversation with Crown Castle following the June meeting. The participants were Ms. Corley, Director Mohr and Sarah Shepherd and the call took place June 21st. Board Discussion followed, review of a letter to the County, the lack of a submitted Site Plan, Small Cell technology and location options.

G. Executive Session

At 7:46 pm., Director Mohrhaus made a motion to enter into the Executive Session, pursuant to §24-6-402(4)(e), C.R.S. to receive legal advice, develop negotiating positions, strategy, or instruct negotiators, pursuant to §24-6-402(4)(b), C.R.S., to consult attorney on specific legal questions, pursuant to §24-6-402(4)(a), C.R.S, for the purposes of discussing the purchase, sale, acquisition, lease, transfer or sale of real, personal or other property related to the Lakeview Park Cell Tower. Director Lu seconded the motion.

Roll Call Vote:

Director Mohrhaus – Approve

Director Rieck – Approve

Director Botton – Approve

Director Mohr – Approve

Director Lu – Approve

Exit Executive Session Director Mohr made a motion to end the Executive session at 8:35 p.m. Director Botton seconded.

Roll Call Vote:
Director Mohrhaus – Approve
Director Rieck – Approve
Director Botton – Approve
Director Mohr – Approve
Director Lu – Approve

Director Mohr made a motion to authorize the District to search for and engage an attorney/litigator experienced with contract issues to represent and advise the District on the Crown Castle Contract. Director Botton seconded the motion. Discussion followed.

Roll Call Vote:
Director Mohrhaus – No
Director Rieck – No
Director Botton – Approve
Director Mohr – Approve
Director Lu – Abstain
The motion failed.

Director Mohrhaus made a motion to authorize a new letter to Arapahoe County revoking the prior retraction of the letter of authorization, allowing Crown Castle to move forward with site improvement. Director Rieck seconded the motion.

Roll Call Vote:
Director Mohrhaus – Yes
Director Rieck – Yes
Director Botton – No
Director Mohr – No
Director Lu – Abstain
The motion failed.

Public comment was taken at this time –comments were requested by members who had not attended the prior meeting where public comment was taken.

Residents who expressed opposition: None provided.

Residents who expressed support: 6 residents as marked on the sign-in expressed support related to life safety issue, decrease in property values, poor cell call success; and adherence to the contractual obligations of the District.

H. Additional Board Member Items: Discussion followed.

Director Lu submitted a document listing three items for consideration.

Discussion followed regarding the upcoming planned tennis facility and program presentation at the August meeting, following the community Tennis Committee that met through the Spring of 2023.

Discussion followed regarding the scope and services of professional contractors for the District in performing operations.

Discussion followed regarding current and possible future recreation programs that the District could offer to residents. A motion was made by Dir Lu to set up a committee to explore community recreational opportunities in the District. The motion was seconded by Director Mohr.

Roll Call Vote:

Director Mohrhaus – Approve

Director Rieck – Approve

Director Botton – Approve

Director Mohr – Approve

Director Lu – Approve

Director Mohrhaus made a motion to discontinue the practice of the District providing meals at meetings. Director Rieck seconded the motion.

Roll Call Vote:

Director Mohrhaus – Approve

Director Rieck – Approve

Director Botton – Approve

Director Mohr – Approve

Director Lu – No

Motion carries 4-1

I. Adjournment:

The Board approved by acclamation to adjourn the meeting at 10:22 pm.

The next regular Board meeting is a Regular Meeting and is scheduled for August 17, 2023, at 5:30pm at the Orchard Park Community Room.



Sarah Shepherd, District Manager

Secretary for meeting