



Parks and Recreation Commission Meeting Minutes

Inger Hiller, Chair
Sarah Grider, Vice Chair
Rebecca Dunn
Nathan Jones
Shawn L'Esperance
Madeline Self
Michael Smith

Wednesday, September 21, 2022

5:00 PM

**Central Service Center
1400 Caprice Drive
Castle Rock, CO 80109**

NOTE: THIS MEETING IS OPEN TO THE PUBLIC. THREE OR MORE COUNCIL MEMBERS MAY ALSO ATTEND THIS MEETING, DURING WHICH THE ITEMS LISTED HEREIN WILL BE DISCUSSED.

TIMES SHOWN ARE APPROXIMATE AND MAY BE ADJUSTED DUE TO CHANGES TO THE AGENDA.

CALL TO ORDER

ADDITIONS/DELETIONS/MODIFICATIONS TO THE AGENDA

Parks and Recreation Commission Chair Inger Hiller called the meeting to order at 5 p.m. Council Liaison Caryn Johnson attended virtually, and Town staff including Jeff Brauer, Mike Kilman, Brian Peterson, Jennifer Martin and Maia Aman were present. Member of the public Dennis Pottinger was present during the public comment portion of the meeting.

Present 6 - Chair Inger Hiller, Commissioner Rebecca Dunn, Vice Chair Sarah Grider, Commissioner Michael Smith, Commissioner Madeline Self, and Commissioner Shawn L'Esperance

Not Present 1 - Commissioner Nathan Jones

PUBLIC COMMENT

DURING THIS TIME, MEMBERS OF THE PUBLIC ARE INVITED TO ADDRESS THE COMMISSION AND STAFF ON ITEMS THAT ARE NOT ON THE AGENDA. COMMENTS SHOULD BE LIMITED TO NO MORE THAN FOUR (4) MINUTES.

Dennis Pottinger has been a lifelong resident of Douglas County and has lived in the Plum Creek area for 12 years. While he commended the Town for purchasing the future park site in Plum Creek from the golf course, he expressed concerns over the park's master plan, specifically noting that it only features two pickleball courts. Dennis asked if the park could feature four instead of two, especially given the high demand for play in Castle Rock. Park Planning and Construction Manager Brian Peterson noted that adding two additional courts may not be feasible at this site due to ADA accessibility needs, stormwater requirements, easements in place and the project's budget, which is already set to balance maintenance needs with adding new park amenities. Brian offered to meet with Dennis and said he would be happy to answer any additional questions.

MINUTES OF THE REGULAR MEETING

[PRC 2022-016](#) Approval of the Minutes

It was motioned by Shawn L'Esperance and seconded by Madeline Self to approve the minutes of the August 17, 2022 Parks and Recreation Commission meeting.

"I move to approve the minutes of the August 17, 2022 Parks and Recreation Commission meeting."

Yes: 5 - Chair Hiller, Commissioner Dunn, Vice Chair Grider, Commissioner Self, and Commissioner L'Esperance

Not Present: 2 - Commissioner Smith, and Commissioner Jones

AGENDA TOPICS

[PRC 2022-017](#) **Endorsement Awarding Designscares Colorado, Inc., the Construction Contract for the Mitchell Gulch Park Renovation Project**

Park Planning and Construction Manager Brian Peterson provided Parks and Recreation Commission Members and staff with an overview of the Mitchell Gulch Park Renovation Project. The project will replace existing playground elements, as well as feature the addition of tennis courts, walkways, enhanced security lighting, a pavilion, dedicated concrete parking areas, a bike pump track and an all-season restroom. The irrigation system will be upgraded to improve watering efficiency and native landscaping planted to reduce water consumption. The park will be improved to meet current ADA accessibility standards and improved for stormwater retention.

Staff issued an Invitation for Bids (IFB) via the Rocky Mountain E-Purchasing System for the Mitchell Gulch Park Renovation project. Two responses were received, and Designscares Colorado was the low responsive bidder for an amount of \$3,533,162.05, including a Town-managed contingency. Staff has also elected to use additional contractors for select services to lower project costs, including Renner Sports for the construction of concrete tennis courts and Landscape Structures to purchase playground equipment. The total anticipated project cost is \$5.18 million.

Michael Smith confirmed that the new courts will be for tennis and not pickleball, and asked if the courts could be converted for pickleball use. Brian confirmed that the new courts will be for tennis and while they can be converted, staff plan to leave these courts available for tennis play only at this time.

Chair Inger Hiller asked if Designscares Colorado was the contractor used at Cobblestone Ranch Park. Brian said that they were not and noted that Designscares Colorado has successfully completed other Town projects such as Wrangler Park. Inger also asked if the main and only access will continue to be off of Cherry Street, and Brian confirmed that Inger was correct.

Vice Chair Sarah Grider asked if Brian had any concerns, especially since only two bids were received. Brian said he felt confident in the experience and qualifications of Designscares Colorado.

Inger Hiller motioned and Sarah Grider seconded to endorse awarding Designscares Colorado, Inc., the construction contract for the Mitchell Gulch Park Renovation and approve the additional project costs as outlined.

"I move to endorse awarding Designscares Colorado, Inc., the construction contract for the Mitchell Gulch Park Renovation and additional project costs as outlined."

Yes: 6 -

Chair Hiller, Commissioner Dunn, Vice Chair Grider, Commissioner Smith, Commissioner Self, and Commissioner L'Esperance

Not Present: 1 - Commissioner Jones

[PRC 2022-018](#) **Endorsement Awarding Native Sun Construction, Inc., the Contract to Construct the Colorado Front Range Trail through Castle Rock**

Park Planning and Construction Manager Brian Peterson requested an endorsement to award a construction contract to Native Sun Construction, Inc., (NSC) for the Colorado Front Range Trail at Castle Rock for an amount of \$6,432,852.97, plus a 10% Town-managed contingency in the amount of \$643,285.00, for a total project cost of \$7,076,137.97.

With the support of many stakeholders, Colorado State Parks initiated the Colorado Front Range Trail (CFRT) project in 2003 to set the vision of a multi-purpose trail connecting the Front Range from New Mexico to Wyoming. Castle Rock will serve as the network's southern crossroads, eventually linking Douglas County with Denver via the East Plum Creek, Hangman's Gulch, Woodlands and McMurdo Gulch trails to the Cherry Creek Regional Trail.

Construction will commence fall 2022 and include approximately 5 miles of trail located in three separate areas of Town including the Cobblestone Ranch, Terrain and Montane neighborhoods. The scope of work generally includes site grading, concrete flatwork, stormwater culverts, box culvert creek crossings, pedestrian bridge crossings, retaining walls and general erosion control measures. Construction is anticipated to be complete by fall 2023.

The Town issued a Request for Bids via Rocky Mountain BidNet and two responses were received. The low bid was provided by Native Sun Construction. In 2019, the Town received a \$2 million grant award from Great Outdoors Colorado for trail construction. The remaining portion of the project will be funded through the Annual Trails Improvement Account.

Rebecca Dunn asked about the differences between the two received bids. Brian explained that there is always a delta, that the price of concrete is in significant flux and that grading can be self-performed by NSC, which helps reduce their overhead costs. Due to this project coming in over budget, several future projects will be delayed to complete this high priority trail.

Sarah Grider asked what additional trail projects are planned for the future, and Parks and Recreation Director Jeff Brauer explained that the Town was recently awarded a grant to complete the Industrial Tributary Trail, which will eventually connect the Miller Activity Complex to Downtown Castle Rock through Prairie Hawk Drive. Additional future projects also include soft-surface trail construction at Macanta Open Space in partnership with the County, as well as a mountain biking trail segment at Ridgeline Open Space.

Chair Inger Hiller motioned and Shawn L'Esperance seconded an endorsement to award Native Sun Construction, Inc., the contract to construct the Colorado Front Range Trail through Castle Rock.

"I move to endorse awarding Native Sun Construction, Inc., the contract to construct the Colorado Front Range Trail through Castle Rock."

Yes: 6 - Chair Hiller, Commissioner Dunn, Vice Chair Grider, Commissioner Smith, Commissioner Self, and Commissioner L'Esperance

Not Present: 1 - Commissioner Jones

[PRC 2022-019](#)

Memorandum of Understanding with Confluence Companies, LLC, to Develop the Town of Castle Rock Sports Development Center

Director of Parks and Recreation Jeff Brauer notified Commission members that Town staff would soon seek Town Council's approval of a non-binding memorandum of understanding with Confluence Companies, LLC, to lay the groundwork for the proposed Sports

Development Center. The agreement would define the relationship between the two entities and outline the terms of an agreement to begin site planning and to work toward a formal lease agreement.

If the MOU is approved by Town Council, staff will also present a schematic design contract between the Town and project architect Barker Rinker Seacat (BRS). BRS would then fully define programming and phasing for the facility with more refined cost estimates.

This schematic design process would run concurrently with the rezoning of the Acme Brick property for the Brickyard project. If approved, staff would eventually present a formal lease agreement with Confluence that would finalize the agreement between the parties and initiate the funding mechanisms required to move to final design development and the preparation of construction documents after the rezoning of the property is approved.

Benefits of the agreement could potentially include private financing options and an ability to maximize the project within the available budget due to the proposed Urban Redevelopment Authority and reduced costs from the joint effort through construction assistance and simultaneous development.

Chair Inger Hiller asked for clarification regarding the requirements to obtain funding from the URA. Jeff explained that because the site is blighted and that cleanup is beyond what is normally expected, the project would likely qualify for the funding mechanism.

Michael Smith asked regarding the possibility of completing future phasing sooner, and Jeff noted that the existing budget is relatively limited but also explained that the entire process will need to be assessed by Town Council for final direction.

Councilmember Caryn Johnson expressed concern regarding lack of traffic infrastructure at Plum Creek Parkway and I-25 and suggested considering the timing of an expansion of the interchange and the timing of the addition of the facility to help with traffic flow patterns for the development. Jeff explained that the developers and town staff will continue to assess these options going forward as plans eventually begin to solidify.

[PRC 2022-020](#)

Third Amendment to the Service Agreement for the Recreation Center Feasibility Study with Barker Rinker Seacat Architecture, P.C., for Schematic Design Development

Following the update on the proposed memorandum of understanding with Confluence Companies to construct a sports development center, Director of Parks and Recreation Jeff Brauer explained that if the town enters into the non-binding MOU, we will also need to continue planning efforts for the facility. The next phase would include expanding the scope of work with architect Barker Rinker Seacat to complete schematic design, which would provide pre-construction drawings and the necessary documentation to proceed with the next steps of facility construction. Staff plan to seek Town Council's approval of this amended contract with BRS to keep the project on schedule following the approval of the MOU.

PARKS AND RECREATION DEPARTMENT COMMENTS

No staff updates were provided to Commission members at this time.

COMMISSION COMMENTS

Shawn L'Esperance asked about the progress of the sculpture commissioned to be installed

at Town Hall. Administrative Supervisor Maia Aman explained that the artist is behind schedule, and it will likely be installed early next year.

Rebecca Dunn asked if there was an update on the Castle Rock Parks and Trails Foundation's efforts at fundraising for the Possibilities Playground. Parks and Recreation Director Jeff Brauer announced that they had just secured a \$17k donation from the Rotary Club and are near \$1 million in total efforts.

Michael Smith noted that when his family used the soccer fields at Founders Park, it was a fairly long run to the portable restroom since the permanent facilities are closed for the season. Staff noted that they would mention this issue to Bob to assess the situation and provide help.

Inger Hiller asked how the Metzler Family VIP event went, and Jeff said it was absolutely fabulous and that it sold out in minutes.

ADJOURN

The meeting adjourned at approximately 6:17 pm.