
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Board of Directors

Vail Park and Recreation District dba Vail Recreation District September 27, 2012

A Regular Meeting of the Board of Directors of the Vail Recreation District, Town of Vail, Eagle County, Colorado, was held on September 27, 2012, at 5 p.m., at the Vail Town Council Chambers, Town of Vail, Eagle County, Colorado, in accordance with the applicable statutes of the State of Colorado.

1. MEMBERS PRESENT
 - 1.1. Joe Hanlon, Rick Sackbauer, Bill Suarez and Ken Wilson
2. MEMBERS ABSENT AND EXCUSED
 - 2.1. Jeff Wiles
3. STAFF PRESENT
 - 3.1. Mike Ortiz, Jamie Gunion, Scott O'Connell
4. OTHERS PRESENT
 - 4.1. Art Abplanalp, Attorney representing homeowners in Vail Golf Club neighborhood.
5. CONSULTANTS PRESENT
 - 5.1. Eric Weaver, Robertson & Marchetti, P.C. and Dominic Mauriello, Mauriello Planning Group
6. CALL TO ORDER
 - 6.1. Director Hanlon called the meeting to order.
7. APPROVAL OF MINUTES
 - 7.1. By motion duly made and seconded it was unanimously RESOLVED to approve the minutes of the Sept. 13, 2012 Regular Board meeting as presented.
8. PUBLIC INPUT OF ITEMS NOT ON THE AGENDA
 - 8.1. None
9. REVIEW OF PRELIMINARY AND DRAFT OPERATIONAL PLAN FOR VAIL GOLF CLUB AND NORDIC CENTER

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- 9.1. Mr. Dominic Mauriello with Mauriello Planning Group explained that he had made changes and updated areas that were mentioned during the Sept. 13 board meeting. He explained the document is preliminary.
- 9.1.1. Director Wilson questioned the process moving forward. Mr. Mike Ortiz explained the document will be shared with Town of Vail staff and work with them on changes and suggestions. Mr. Ortiz said there may be language changes and requests for more specificity in certain areas. This could include noise, lighting, hours of operation, etc. The board will review another draft prior to the Vail Town Council review.
- 9.1.2. Director Wilson questioned if there are items within the documents that the town may not find acceptable. Mr. Ortiz said that the tent policy and areas mentioned above should be reviewed with town staff prior to Council review.
- 9.1.3. Director Wilson expressed concerns about concessions to the homeowners and hamstringing the operator of the facility. He encouraged staff to work the document so that there is a good balance of what the operator may need and take in consideration of what neighbors seek as solutions. Mr. Ortiz responded that is why the next step is to work with the town's staff on changes and suggestions.
- 9.1.4. Director Sackbauer said text changes have been made since the first version. He has worked with Mr. Mauriello on wording and said it is appropriate for town staff to review the document.
- 9.1.5. Mr. Ortiz explained staff will bring the document back to the VRD Board on Oct. 11 with a need for recommendation for Vail Town Council review at its Council's Oct. 16 meeting.
- 9.1.6. Director Wilson and Sackbauer both said it is a good process for review of the document. The board directed staff to continue working on the plan to be brought back to the Oct. 11 VRD board meeting.
- 9.2. Art Alpenalp representing several neighbors in the Vail Golf Club neighborhood questioned how the operations will occur moving forward.
- 9.2.1. Director Hanlon explained the VRD plans to continue to operate the facility, either by leasing certain aspects to an operator or having the entire facility operated by the VRD. It is not being proposed that the Town would be the operator of the facility.. Both the Town of Vail and VRD will take document suggestions from the community.

10. UPDATE ON THE 19TH HOLE PLANNING

- 10.1. Mr. Scott O'Connell and Mr. Ortiz reviewed planning for the 19th hole. Mr. Ortiz said after the VRD Board site visit, he took comments and suggestions and shared those with Mr. Rick Phelps, architect for the golf course. There is approximately 4,000 sq. ft. of turf from the chipping and test green available to be transplanted to the #19 green which will be a good size for the location. The

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- #12 tee is being redesigned to play the 19th hole and the #12 hole jointly- hitting two tee shots at the same time. Staff has reviewed safety aspects of the hole including signage and information to be shared with golfers. Staff is reviewing not knocking down the elevation of the 12th tee. Mr. Ortiz thanked the Vail Valley Foundation who has committed seven trees to be placed on the back of the tee box to protect the tee boxes from hole 11.
- 10.2. Mr. O'Connell explained the access road has an easement on it for Xcel Energy and the green is proposed to be located on the edge of the easement and also proposed in a 100 year floodplain. There are areas surrounding the 19th hole that are also designated wetlands that staff is aware as planning continues.
- 10.3. Mr. Ortiz encouraged planting of trees on the north of the fairway to shield the fairway from the frontage road.
- 10.4. Mr. Ortiz explained those who have played the whole have gave positive comments, understanding this is one of the only locations to create a 19th hole. It didn't affect place of play the day it was played by the league members.
- 10.5. Mr. O'Connell presented a proposal by golf course architect Phelps-Atkinson that includes diverting the access road, which does move through the wetlands in the area. Additionally, three additional tee complexes are being proposed and staff is reviewing challenges associated with the tee complexes. In order to stay out of the wetlands area means maintaining the road as is, and changing some of the elevations. Staff is also looking at modifying existing tee box 12 complexes so that you can have three complexes, with one that can be used multi-directionally.
- 10.6. Mr. Ortiz and Mr. O'Connell requested board feedback.
- 10.6.1. Director Wilson questioned the cost of the complex? Mr. Ortiz said costs are not quite ready yet. Director Wilson encouraged not putting a lot of money into the tee complexes to avoid being counterintuitive to adjacent holes.
- 10.6.2. Mr. Ortiz explained the blue and the gold tee boxes can either stay the same or change. If those tee boxes change, the rest will change.
- 10.6.3. Director Wilson, explained on days the 19th hole is plays, the existing 12 would become the 13th hole and the extra hole would become #12. You would hit two tee shots, first to the Par 3 and then to the Par 5, finish the Par 3 and then the Par 5.
- 10.6.4. Director Sackbauer preferred the proposal to lengthen the tee and combine the tee shots for both holes into one large complex. He also encouraged staff to stay out of the wetlands and not put money into moving the access road. Director Hanlon agreed with Director Sackbauer and having access to the back tees is important. The board encouraged staff to move the green further east away from the access road.

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- 10.6.5. Mr. Ortiz explained the budget will likely range from \$60,000 to \$70,000 but quantities and material need to be calculated to get a better idea of the costs.
- 10.6.6. Director Hanlon agreed to being sensitive on spending a lot of money on a temporary hole, it is a good idea to improve other areas when feasible. Director Sackbauer said it is also to build good forward tees as well as back tees and this proposal makes that feasible.
- 10.6.7. Mr. Ortiz said turf will be taken from the nursery and chipping green. Bent grass will be replaced on the chipping green. Looking at approximately 150 yards for the 19th hole.
- 10.6.8. Director Wilson requested Rick Phelps review the proposal of the 18th green as the project moves forward in a design phase. This is in addition to Kevin Atkinson.
- 10.6.9. Mr. O'Connell will present the concept to the Design Review Board as soon as a set of plans are available. It may not need to go through the DRB and just need town staff approval. He is moving quickly. Schedule would be mid- to -late October with turf being installed in the spring.
- 10.6.10. Staff questioned keeping one of the forward tees, the southern most. The board encouraged keeping the tee, so that there are two forward tees, one for 19 and one for 12.

11. UPDATE ON SEPT. 18 VAIL TOWN COUNCIL MEETING

- 11.1. Mr. Mike Ortiz explained that Tom Braun of Braun and Associates presented to the Vail Town Council at its Sept. 18 meeting an update of zoning, parking lot access and driving range netting.
- 11.1.1. The Vail Town Council is reviewing updating all of the golf course to be zoned Outdoor Recreation. If it's outdoor recreation, it can only be used as outdoor recreation, which includes a golf course, open space or park.
- 11.1.2. Tents were discussed in the fairway and lawn area as part of the design proposal. There will be no tents in the fairway unless a special event permit is requested for uses. It should not impact operations. Vail Town Council voted that private tents could not be used in the area that is now the 18th green.
- 11.1.3. Director Sackbauer questioned the tent verbiage in the preliminary operations plan. Mr. Ortiz said staff will review that with town staff so Council has an understanding.
- 11.1.4. Use of the 18th green was also discussed, but currently is being planned for a putting/chipping green. If changes are to be made out there, it would have to go through a public review process. The VRD has committed to keeping it golf related. Other activities would have to go through the public review process.

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- 11.1.5. Parking lot access was reviewed and modified from previous plans to address neighborhood concerns. The town completed a traffic study and has decided to maintain the current access with changes to entry and exit with buses and clubhouse traffic. When you enter the lot, vehicles will go right through the parking with a cut-through.
- 11.1.6. The driving range netting was also discussed. Mr. Ortiz showed poster boards that would reflect what the netting could look like, including a baffled system or a straight-line system. The baffles are three poles each at 115, 120 and 130 feet in height. They move north of the building and allow for further operational opportunities adjacent to the clubhouse, including putting a cart path, snowcat access, etc. Additionally, the baffles have approximately 100 feet in between them, allowing for vegetation to be planted, helping hide the baffles. This would allow the person to walk through the north side of the building.
- 11.1.7. Director Wilson questioned cost difference between baffling and straight-line netting.
- 11.1.7.1. Baffles come in at \$285k where as the straight-line netting is approximately \$550k.
- 11.1.8. Director Sackbauer reminded the board that putting a cart path adjacent could discourage enjoying the restaurant and pro shop. He encouraged staff to work with the designers to encourage a natural progression into the shop and restaurant.
- 11.1.9. Mr. Ortiz summarized the net option saying the VRD Board committed monitor and managing the driving range during the 2013 season, including hiring a concierge and continuing with the GPS system to chart and monitor where the balls are landing. The Town is requesting moving forward with research and consulting on the baffled netting system with a decision potentially in the fall of 2013.
- 11.1.10. Director Suarez questioned the schedule for installation. Mr. Ortiz explained there is a ground water issue during the spring and if it is decided to install the netting, it would take place in the fall season.
- 11.1.11. Director Hanlon said it will be best to look at the netting system concurrently. Reviewing research given, the baffle system is positive, especially with the relief system on the north side of the building for both golf and Nordic operations. It is also important to note that the baffle system has come to the attention of the board in the past few months.
- 11.1.12. Director Wilson spoke about an alternative architectural plan that was brought to the attention of the Vail Town Council during its Sept. 8 meeting. The plan swapped the location of the operations and event center, as well as increasing the size of the building. He expressed concerns with operations of crossing paths with the finishing golfer and banquet hall users, as well as an increase in size of the building and cost for the building.

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- 11.1.12.1. Director Sackbauer read the current clubhouse architect responses to the alternative plan, which included cart circulation and operations including a net loss in parking, the increase of the size of the grill requires an additional 15 spaces, the event patio is smaller and the golf restaurant patio and create conflicts among golf traffic. There is no visual separation between the uses and users would use same entrances.
- 11.1.12.2. Mr. Ortiz explained no information was requested by the alternative planner of the VRD.
- 11.1.12.3. Director Wilson said he wanted to make sure that there are reasons why the plan, although might be great, does not work for the VRD for many reasons including operational, capital, maintenance and financial challenges.

12. UPDATE ON STREAMBANK RESTORATION PROJECT, HOLE 7

- 12.1. Mr. O'Connell reviewed stabilization of the streambank for hole 7 at the Vail Golf Club. He reviewed the existing condition, which includes sandbags and boulders to minimize erosion caused by damage during the 2011 spring runoff. He is proposing three tiers of walls (native rock and boulders) for the restoration project. The third tier is similar to what you see today to maintain aesthetic looks and create a more natural look with the boulders. VRD staff has gone through a conceptual review with the DRB. It is limited to what can be used on the wall, making the boulder walls ideal. There is a DRB approval for the plan, construction documents are ready. Schedule is to begin project in the next few weeks to utilize materials being removed from work at Ford Park. The project will take approximately 2.5 weeks with plans to begin Oct. 15.
- 12.2. Mr. O'Connell explained the work will impact golf operations. Access would be hole 8 cart path. You should be able to utilize no. 7 tee box, however it will be hardhat area for construction workers. There will be a need for golf traffic control. He requested feedback from the board. Mr. Ortiz encouraged spending more on traffic control for the golfers as there are savings by utilizing materials from the Ford Park project.
- 12.3. Director Sackbauer encouraged staff to move forward the safest way feasible. He also encouraged making sure the contractor can finished the work on time even if this required closing down hole #7. Impacting limited golfers now is much better than delaying extending the project.

Director Wilson questioned who is responsible for the flow of Gore Creek, through the golf course when beaver dams block the rivers along the golf course. Director Sackbauer explained, as the Eagle River Water and Sanitation District Board Chairman, that the beaver dams are healthier for the streams, especially during drought years.

12.4. AUGUST 2012 FINANCIAL REPORT

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- 12.5. Mr. Eric Weaver presented the August 2012 financial update. He explained that revenues are running \$140,000 favorable with almost every department favorable to budget. Operating expenses are also favorable through August. He is planning to roll forward the \$950,000 that was to be used for the golf course clubhouse in 2012 to the 2013 budget once the building is under construction.
- 12.6. Budget meetings will begin in the next two weeks with the first budget hearing at the Oct. 25 meeting and final approval on Nov. 8.
- 12.7. Director Sackbauer questioned if a three year or five year plan will also be presented. Mr. Weaver explained he will be including a five year capital plan as part of the budget presentation.
- 12.8. Mr. Weaver explained the impact of construction of Ford Park may have in either 2013 or 2014 when the field construction will be completed. Without softball leagues and field rentals, revenues will be down approximately \$30,000 for one season for the Sports Department.
- 12.9. Mr. Ortiz said the current projects that are underway should be completed in May of 2013. Staff is working with event producers and how the fields will impact the town of Vail economically. A decision on whether the field construction will take place in 2013 or 2014 will be determined soon. If the decision is 2014, it allows the VRD additional time to work with event promoters on planning and making sure the promoters are happy. Staff is working with adjacent communities on moving programs and events, including Eagle Vail, Eagle County Schools and WECMRD.
- 12.10. Director Sackbauer questioned what the decrease is in a percentage for total revenue of sports. Mr. Weaver explained it is approximately 9 percent of Sports and a small amount for the total budget.
- 12.11. Mr. Weaver also explained that staff is reviewing how the construction will affect golf revenues during the renovation of the clubhouse.
- 12.12. Director Suarez encouraged researching a plan to put a berm between where the buses stop and the tennis center. Mr. Ortiz explained staff will look into it.

13. EXECUTIVE DIRECTOR INPUT

- 13.1. Mr. Mike Ortiz thanked the Vail Valley Foundation, town staff and Zehring for looking at resources from the Ford Park project and how the VRD can use them throughout the facilities. This includes stones, dirt and trees.
- 13.2. Jamie, Joel and Beth went to Interbike last week and looked at potential sponsors and partners.
- 13.3. He said he is really proud of the staff over the past year. He hears a lot of positive comments about all the departments and the variety of activities that are provided. Tennis and golf had tremendous years as well as all of the departments. Dobson had its best summer ever both in terms of revenue and programming.

14. BOARD MEMBER INPUT

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- 14.1. Director Sackbauer questioned the status of the utilities for the temporary structures. Mr. Ortiz explained it's under discussion with town staff.
- 14.2. Director Suarez asked if there is a drop-dead date for the utilities discussion.
- 14.2.1. Mr. O'Connell explained that February is no longer a start month for the project. Staff is continuing to work with town staff on minimizing impacts to golfers during the construction. The earliest construction could start is May 2013 but proposes many challenges including spring weather and dewatering. There are still many steps including submittal to the DRB. The VRD staff is looking at two timelines waiting for the town staff, including spring 2013 or a fall 2013 start. Staff is preparing for both timelines. Mr. O'Connell is continuing to work on the temporary facility utility portion of the project and comfort with town staff to allow the VRD move forward as quickly as possible.
- 14.2.2. Director Suarez questioned advantages to each timelines?
- 14.2.2.1. Director Sackbauer explained if you begin in May, it could potentially be a one-summer construction. However, fall construction would be a two summer construction. Mr. O'Connell explained staff is working on a 12-month plan with incentives for construction.
- 14.2.3. Mr. O'Connell explained the temporary structures are not allowed to be installed until the project is approved; this includes utilities for the temporary structures.
- 14.3. Director Sackbauer complimented Dobson Ice Arena and Community Programming for their involvement in Pioneer Days.
- 14.4. Director Wilson complimented Director Hanlon for his work on the Pioneer Days picnic. There were about 350 people who attended the picnic. The Vail Golf Club will host a benefit Tuesday at 1 p.m. for Janice Cerra. It is a shotgun tournament. He addressed placing trees between 12 and 16 to improve safety issues in the area. He also encouraged staff to look at the bunker on hole 6, where there is a very large rock that could injure a golfer.
- 14.5. Director Suarez said he was impressed with what staff is working on throughout the year. He questioned the trees between one and two tennis courts during the construction. Mr. Ortiz explained they are working with Tennis Director Bob Seward on a landscaping plan.
- 14.6. Director Hanlon said on behalf of the VRD the Pioneer Days was a great event. Chad Young did a fantastic job with the picnic and was a tremendous help. He commented that Dobson is very busy, hosting professional hockey players for training. Dobson also hosted a gear swap for local players to get great deal on gear. He thanked staff and the consultants for their consistent work and all the hard work.

15. ADJOURNAMENT

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15.1. Upon a motion duly made and seconded it was unanimously RESOLVED to adjourn the Regular Meeting of the Vail Recreation District Board of Directors.

Respectfully Submitted,

Jamie Gunion
Secretary to the Meeting