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## RECORD OF PROCEEDINGS

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### **Minutes of the Regular Meeting Of the Board of Directors**

### **Vail Park and Recreation District dba Vail Recreation District September 13, 2012**

A Regular Meeting of the Board of Directors of the Vail Recreation District, Town of Vail, Eagle County, Colorado, was held on September 13, 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, Ken Wilson and Jeff Wiles
2. MEMBERS ABSENT AND EXCUSED
  - 2.1. Bill Suarez
3. STAFF PRESENT
  - 3.1. Mike Ortiz, Jamie Gunion, Scott O'Connell, Scott Todd
4. OTHERS PRESENT
  - 4.1. John Dunn, Stan Zemler, Debbie Webster, Steve Blanchard
5. CONSULTANTS PRESENT
  - 5.1. Eric Weaver, Robertson & Marchetti, P.C., Dominique Mauriello with Mauriello Planning
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 August 23, 2012 Regular Board meeting as presented.
8. PUBLIC INPUT OF ITEMS NOT ON THE AGENDA
  - 8.1. Vail Town Manager Stan Zemler spoke to the board to inform them about discussions taking place at the Vail Town Council's Sept. 18 meeting. During the Sept. 18 meeting, council will review the overall design of the facilities, landscape and site design and begin rolling out architectural renderings. Other discussions will include parking management plan, operational planning, plus working on a facility needs/ market analysis. A couple things from a follow-up

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discussion will include the re-zoning, revisit the tent/temporary facilities, 18<sup>th</sup> green site plans, bus access and general traffic planning, driving range management and netting plans. At the Sept. 18 meeting, town staff will encourage council to review exploring a netting system, during which a Tanner Consulting representative will be at the meeting to share information about the netting and how improvements will address ball flight concerns. The council will also discuss project design that will be sensitive to neighborhood concerns of noise and lightning. There will be some changes from previous conceptual designs including the patio size, plus concepts for landscaping that may assist in screening noise and lightning for neighborhood residents. The council may also review a plan submitted by a resident and town staff will address the plan, if there are questions. Another discussion meeting will take place at the Vail Town Council's Oct. 2 meeting to follow up from Sept. 18 and also include occupancy of the renovated building.

- 8.2. Zemler reviewed the site plan with the board looking at the progression of where town and VRD staff are at in the planning stages. Changes include pulling back patio and additional vegetation with berming around the clubhouse. The site plan also showed where a baffled netting system could be installed. Included in the Sept. 18 Council packet there are sketches of what the baffled system could look like.
- 8.3. Zemler asked the Board if there are questions or issues that could be addressed during the council meeting.
  - 8.3.1. Director Wiles questioned how the current green fits into the plan. Mr. Mike Ortiz explained the green would be stripped and used for the new 18<sup>th</sup> green and then vegetated properly.
- 8.4. The board and Mr. Ortiz thanked Mr. Zemler for his review.
- 8.5. Mr. Ortiz explained the council will review the packet on Tuesday, Sept. 18 and the board will meet again on Sept. 27 to review the plans.

#### 9. SITE VISIT TO VAIL GOLF CLUB/NORDIC CENTER RE: 19<sup>TH</sup> HOLE, 13<sup>TH</sup> TEE BOX, OLD 15<sup>TH</sup> GREEN, 18<sup>TH</sup> TEE BOX AND GREEN

- 9.1. Mr. Ortiz explained the site visit discussion will roll in to the following agenda items.

#### 10. UPDATE 19<sup>TH</sup> HOLE PLANNING

- 10.1. Mr. Ortiz reviewed the history of the 19<sup>th</sup> hole explaining it is part of the Vail Golf Master Plan approved as a working document by the board in 2010. The 19<sup>th</sup> hole would be created to address needs to have 18 holes available during renovation, maintenance and other work that may take place on the course. Having a 19<sup>th</sup> hole assures the course will always have 18 holes during most renovation and maintenance projects. As the VRD continues to review the realignment of the 18<sup>th</sup> hole, creating the 19<sup>th</sup> hole would also allow the VRD to

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have 18<sup>th</sup> holes during the realignment of the 18<sup>th</sup> hole. Mr. Ortiz said now is the time to begin working on the hole so that it is ready for spring work on the 18<sup>th</sup> realignment project. League players played on the hole Sept. 12 to test the hole and provide feedback to staff. The majority of players enjoyed the hole. The hole is not meant to be a permanent solution as of now, but as the VRD moves through the master plan process, it does have the potential.

- 10.2. Mr. Ortiz questioned if the board wants staff to pursue the option and move forward through the process, which would include Design Review Board approval. Mr. Ortiz explained that staff is in agreement that pursuing the option this year is a good idea.
  - 10.2.1. Director Wilson questioned if the 19<sup>th</sup> hole work begins this fall, how the 12<sup>th</sup> golf hole would be played. Mr. Ortiz explained the hole would be played off the front tees and be managed with fencing and staffing. It is anticipated to be a two-week construction project.
  - 10.2.2. Director Sackbauer also said the project would be a late October project.
  - 10.2.3. Director Wilson requested staff move forward with the 19<sup>th</sup> hole project in order to alleviate being a 17 hole golf facility during the realignment.
  - 10.2.4. Director Wiles also commented that following the master plan, the 19<sup>th</sup> hole makes sense so that other work, long-range, can be completed.
  - 10.2.5. Mr. Ortiz said the staff recommendation would be to host an open house to review the hole. It is the only location available on the golf course, but it still would be good for the VRD to hear what the public thinks about the project.
  - 10.2.6. Director Wilson questioned if the town doesn't help contribute financially, is the project in the VRD budget. Mr. Eric Weaver explained it is in the VRD's budget.
  - 10.2.7. Director Sackbauer questioned the need for an open house for the project as it has been noticed and is in the master plan. He encouraged staff to move quickly.
- 10.3. Mr. Scott O'Connell explained following approval during today's board meeting, staff would move forward and proceed quickly through the Design Review Process. Fast-track scenario is to complete construction before Nov. 15
- 10.4. By motion duly made and seconded it was RESOLVED to approve moving forward with plans for construction of the 19<sup>th</sup> hole.

#### 11. UPDATE ON VAIL GOLF CLUB TEMPORARY STRUCTURES

- 11.1. Mr. O'Connell reported the VRD has received approval from the Planning and Environmental Commission. Staff is tweaking the site plan to minimize impacts for neighbors. There are very tight restrictions for where the structures can be located as it relates to the floodplain. Staff is working on ground-water level issues and also researching installing utilities this fall and impacts from a budget perspective. A PEC condition is to not install any structures until the golf club renovation project is approved. Staff is working with the town to see if utilities

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can be installed within the existing permit and the approval conditions. The goal is to have the project shovel ready with PEC and DRB approvals when and if the Vail Town Council approves the renovation of the clubhouse. Staff is working quickly to be ready.

- 11.2. Director Wilson questioned who financially is responsible for the placement of the utilities. Mr. O'Connell explained the project will be funded through the Town of Vail Conference Center fund reallocation.
- 11.3. Director Sackbauer questioned underground utilities and costs. Mr. O'Connell explained that staff is continuing to work on the costs. Director Sackbauer expressed concerns about bringing in equipment to install underground utilities during golf season. He requested staff return at the Sept. 27 meeting with costs and a plan for the installation of the underground utilities. Mr. O'Connell explained that when the temporary structures are installed, there will be construction equipment within the driving range.
- 11.4. Mr. O'Connell explained the timeline is pending DRB approval for installation of the structure. He will research installing the utilities and what approvals and permitting are needed. Staff will take the plans to DRB for approval, this is different from the conceptual planning meeting that took place with the DRB last month. Staff is tweaking plans from feedback that was taken during the conceptual planning meeting with the DRB.
- 11.5. Director Wilson encouraged moving through the process to receive approvals and continue moving forward with the underground utilities if it is feasible with the permitting and approvals from the PEC. Mr. O'Connell explained he is moving forward with this process.

#### 12. UPDATE ON FORD PARK CONSTRUCTION PROJECT TIMELINE

- 12.1. Mr. Ortiz explained three cost-estimates and timelines are included in the board packet. The purpose of these documents is show there is a wide range of timelines for completion of the project, ranging from two to four months. The Sports Department is already scheduling the fields for next summer's programming and tournaments/events. Staff is working with the Town of Vail moving backwards from September 1, 2013, which is the deadline to have the turf installed. This means the project will need to begin no later than June 2013. Staff is working with the town and the event/tournament producers- specifically lacrosse, 3v3 and volleyball tournament to create an alternative plan to host the events.
- 12.2. The new restrooms are scheduled to be completed in May. Following this, the current restrooms will be demolished. Mr. Ortiz explained that the VRD shouldn't gamble with the timeline of the project.
- 12.3. Director Wilson questioned options for event producers that are coming and locations. Mr. Ortiz explained that staff is working and researching working with area communities to host the events.

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- 12.4. Director Sackbauer questioned how many fields are needed to accommodate the events. Mr. Ortiz explained that it is complicated because many of the fields in the community are scheduled for 2013. Director Sackbauer also addressed the public in making sure there is an understanding the events are not leaving the Vail Valley, but they are relocating the actual playing of tournaments for one year. Director Sackbauer encouraged staff to come back with more information on planning.
- 12.5. Mr. Ortiz explained staff has begun conversations with WECMRD and adjacent communities and will begin working with the event promoters on their needs. All the major tournaments/event producers have been contacted.
- 12.6. Director Wiles questioned minimizing teams for the lacrosse tournament? Mr. Ortiz explained staff will be meeting with event promoters next week and staff will know more at that point.
- 12.7. Director Wilson questioned the financial impact of the renovation of the fields. Mr. Ortiz said the financial impact would be between \$20,000 to \$30,000 with softball, field rentals, sports programming and other items being relocated.
13. UPDATE ON SEPTEMBER 4, 2012 VAIL TOWN COUNCIL MEETING
- 13.1. Mr. Ortiz said the input given by Vail Town Manager Stan Zemler during public input covered the agenda item. The board had no further discussion.
14. FIRST REVIEW OF PRELIMINARY/DRAFT OPERATIONAL PLAN FOR VAIL GOLF CLUB/NORDIC CENTER
- 14.1. Mr. Dominique Mauriello with Mauriello Planning Group explained the document is a draft and primarily created on his own. He said today's discussion is an opportunity to begin working on a plan to operate the clubhouse and Nordic Center. The intent of the document is to create an operations plan that can be used to share with the Vail Town Council and other planning opportunities. It also would create a process for changes to the document as needed. Mr. Mauriello asked the board to discuss items within the document.
- 14.2. Director Wilson asked whether the board packet and document was sent to the public. Ms. Jamie Wilson explained it was posted on the website on Monday and also sent to the email distribution lists including Vail Golf Club pass/punch card holders, those interested in the renovation project and agenda lists.
- 14.3. Mr. Ortiz explained the board needs to clarify any policy or other changes be addressed today, such as noise, lightning, etc.
- 14.4. Mr. Mauriello encouraged the board to consider the document as a framework.
- 14.5. Director Wilson questioned whether the document would be presented to the Vail Town Council on Oct. 2.
- 14.5.1. Director Sackbauer encouraged utilizing the document as a first draft and that the VRD will be very close to being able to share with the Vail Town Council at its Oct. 2 meeting. He said it the plan is a good start.

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- 14.5.2. Director Wilson explained that Mr. Zemler requested an operations plan be ready by Oct. 2. Mr. Ortiz explained that VRD staff just received the site plan from the town yesterday and that there are many moving parts. He explained it will be a goal to present the plan to the board its Sept. 27 meeting and be ready to submit the plan for the Oct. 2 council meeting.
- 14.6. Director Sackbauer questioned under the purpose of the document, was the document prepared before the last town council meeting regarding rezoning of the clubhouse? Mr. Mauriello said it was and that those changes can be addressed.
- 14.7. Director Sackbauer questioned under the history section, which is highlighted, statements were made regarding ballot language. Mr. Mauriello explained that those statements were taken from either press releases or from other working documents.
- 14.8. Director Sackbauer asked about the occupancy within the document be changed to 40 indoor seating and 25 outdoor seating for the grill space.
- 14.9. Director Wiles questioned on page 11, the square footage and whether it included cartbarn storage. Mr. Mauriello explained it is the ground-floor storage area and that the numbers are not quite accurate at this time, but will be when he receives the architectural plans.
- 14.10. Director Sackbauer said based on the Vail Town Council meeting and preliminary site plan received today, that progress has been made to better screen the building from the neighborhood. He also said that there might be a potential to separate the lawn area from the grassy next to the patio when looking at the site plan, which reduces occurrences in that grassy area.
- 14.11. Director Sackbauer also said the document does address parking, lighting, landscaping, parking management, noise and amplified sound, hours of operations, liquor licensing, asset management, breaks the use of the sound to distinguish between outdoor and indoor.
- 14.11.1. Mr. Mauriello explained he utilized the Donovan Pavilion lease as an example for hours of operation, noise, etc.
- 14.12. Director Sackbauer explained he had other changes to text that can be done outside the meeting and look to the public for comments. This is the first document that has ever existed required an operation plan in the past 25 years.
- 14.13. Director Wiles questioned on page 22, whether the banquet facility operation hours until 2 a.m. is different from current hours. Mr. Ortiz explained the current liquor license allows the facility to operate to 2 a.m.
- 14.14. Director Hanlon questioned if there are other examples of such a document(s) exist with the Town of Vail.
- 14.14.1. Mr. Mauriello explained there are several including Donovan Pavilion and Golden Peak. These documents include traffic management, noise, hours of operations, etc. The Ford Park Master Plan also has an operating plan. The golf club/Nordic Center document is very similar to Golden Peak. He

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encouraged the VRD and Town of Vail submit the plan to the Planning and Environmental Commission.

14.15. Director Hanlon expressed concerns with protecting the VRD and operator of the restaurant and if there are issues.

14.15.1. Mr. Mauriello encouraged the board to talk through issues that may be within the document and work through such issues. Mr. Mauriello explained that an example of tenting outside should not be eliminated for events such as the Nordic State Championships, but can be approved got events through a process so tents are not on the site at all times. It leaves the door open so that an event can go through the conditional use permit via the town's process/public hearing process.

14.15.2. Director Sackbauer spoke about tents in the area and said through the right process a tent could work in the general area and be as close to the building as feasible, especially to accommodate food and beverage needs. He said tents can look and be appropriate if planned correctly. He encouraged the board look at purchasing the temporary structure tent that may be used as part of the renovation to be used during events once the clubhouse is completed. He expressed that he understands the neighborhood concerns, but if something is planned correctly it could be a good plan for the VRD.

14.16. Director Hanlon asked for public input.

14.16.1. Steve Blanchard expressed concerns with comparing the Vail Golf Club with Donovan Pavilion. He said Donovan Pavilion is located further away from the neighborhood. He also expressed concerns with tenting the area near the golf club. He understands that it could be revenue producer for the VRD and Town but is not good for the neighbors. He questioned buffering and landscaping the area for tenting saying it doesn't work.

14.17. Mr. Ortiz explained the board has accepted the first draft and to have a second draft ready for the Sept. 27 VRD Board Meeting so that it is ready for the Oct. 2 Vail Town Council Meeting.

#### 15. EXECUTIVE DIRECTOR INPUT

15.1. Mr. Ortiz said the VRD's summer season is winding down. The VRD hosted its first cyclocross race last night with 40 participants. School-year programming is underway and the Vail Golf Club is playing great.

#### 16. BOARD MEMBER INPUT

16.1. Director Wiles addressed an issue of lack of storage for the VRD Sports Department. He encouraged staff and the board research opportunities for storage. Currently sports equipment is stored at employee houses, in their office and at the Vail Tennis Center, making the Tennis Center look like a storage facility. Mr. Ortiz suggested researching the restrooms at hole 6 at the golf club.

16.2. Director Wiles heard a request for outdoor hockey.

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- 16.2.1. Mr. Ortiz explained staff is working with the community on the possibility of offering the program. Staff is researching a liner at Ford Park and what it would do to the turf. He also explained that Nordic programming is booming and staff would not want to impede on the programs. Staff will look at offering pond hockey at Ford Park this winter and test what it may do to the turf.
- 16.3. Ms. Jamie Gunion also explained the EverGold will take place Sunday and include a benefit for long-time VRD series runner Bernie Boettcher.
- 16.4. Director Wilson explained that he agreed with Director Sackbauer that the Vail Golf Club/Nordic Center operations plan is a good first step. He hopes that there are some recognition by the neighbors that there have been a lot of attempts by the VRD Board and Vail Town Council to place policy into the document that are beneficial to the public and neighbors. He explained the VRD Board will continue to listen and provide the best product possible at the golf course.
- 16.5. Director Sackbauer stated that the Vail Golf Course is in the best shape he has ever seen it and encouraged everyone to play golf in the next three weeks. Discounted rates are underway.
- 16.6. Director Hanlon agreed the golf course is in incredible shape. Dobson will host a gear swap Sunday. He thanked staff for a successful summer.
17. ADJOURNAMENT
- 17.1. 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