ROLL CALL:
Jerry Hodgden, Chair of the Parks and Recreation Advisory Board, called the meeting to order at 7:00p.m.

APPROVAL OF AGENDA:
The Agenda was approved on a motion by Torsten Lyon, seconded by Laura Weinberg, and carried unanimously.

APPROVAL OF MINUTES:
The Minutes of December 18, 2012 were approved on a motion by Torsten Lyon, seconded by Dylan Grange, and carried unanimously.

PUBLIC COMMENT:
None

BACHMAN PROPERTY DISCUSSION:
Rod Tarullo said we gave you an update from Mr. Glueck, Director of Planning and Development at your last meeting regarding the Jim Bachman Property. The City needs to
formulate a response for the new asking price. Just to refresh your memory, the property is about 2.8 acres, the current asking price is $981,814. The City had an appraisal that suggested the value was a little bit less than what the city’s estimate was in 2010 at about $616,000. Tonight what we are interested in is what your feelings are as a board. Is the property something the City should pursue? We will take your feedback to Council. The second piece up for discussion tonight regarding Bachman is a discussion on the proposed trail through Bachman.

Matt Myers said our intention as a neighborhood group is to meet with Jim Bachman on a personal level to see if we can discuss this further. We feel a sense of desperation; though of course realize the price is too high at this point for acquisition.

Pete Gotseff said it is a very important piece of property, though representing the tax payers and serving as a Board member, he doesn’t feel comfortable with the price differential right now.

Emmy Dimitroff agreed the land is very important but she is concerned that it’s a lot of money and she would suggest that we investigate other locations that we should be looking at with a better value. Tonight there is a neighborhood meeting regarding the land where the bowling alley is. It brings to mind we are losing places for our youth populations. We need activity places for kids and she would like to suggest we find a balance.

Dylan Grange said the land would be a good asset to the City but a $300,000 price differential goes a long way. He agrees with Emmy there may be other places better for use of the funds.

Torsten Lyon said the views expressed are good, it would be a valuable incremental addition; however, with limited resources of the City, he has issues with the price and there are other areas we could pursue. Perhaps we should move on to other locations.

Laura Weinberg said Amber sent through our Open Space Property Priorities we designated in 2010 and there were many examples of County contribution. That is one of the distinctions and there are other areas of open space that the City could acquire with County assistance. She would recommend we pursue those. This purchase would require the City to go alone. That seems a high price to pay and there is high opportunity cost.

Jerry Harcek said he would be interested to know what negotiations could lead to with Jim Bachman rather than completely dropping the potential acquisition.

Julie Morales said there was the possibility of lien release arrangements.

Jerry Hodgden agreed the current asking price is too high but there is no reason to close the door to negotiations. He said there are land developers everywhere; he would like to
see us talk about closing the gap with Mr. Bachman, not necessarily to purchase but to continue negotiations to see where we get.

Matthew Myers asked the Board what their feelings were about $660,000 as a purchase price? Jerry Hodgden said he feels the value for that house and lot is fair at $660,000. Matthew said he believe’s Mr. Glueck’s position was always generous. It is 2.8 acres, for under $660,000. Jim Bachman is still under the impression he can sell the property and put some units on it. Matt said we are not quite sure where the $981,000 figure came from. He has a hill there and issues that cannot relate to a flat piece of property. It is zoned A2, just recently. A2 is agricultural zoning. They would need to get approval for rezoning.

Jerry Hodgden said he gathered the neighborhood would be against rezoning. Jerry said it could possibly be difficult for him to sell without a market. This should be brought up during negotiations.

Laura Weinberg asked if there is a number where the Board would agree to purchase the property. If there is still resistance than there is no purpose in continued negotiations. There may be a number that the Board feels is a good investment.

Julie Morales said she wanted to emphasize that their neighborhood group met with Mr. Bachman and indicated there may be an opening here. He contacted the neighborhood group. That is really important to take into account. As Matt says, there is a sense of protection of the assets he has.

Matt also said he thinks that what we are here to support is continued discussions and negotiations, but not to close the door on the possibility. There is an opportunity here. We don’t want to have townhomes on that hill; it would be a great place for a neighborhood park. There was some possibility of finding a way to create some sort of Urban Renewal District in that area. That might still be a proposal that could happen.

Julie said she is not in favor of the current asking price, but she supports the idea of continuing negotiations.

Matt said we intentionally left things alone over the holidays.

Tracy Evanko said she wanted to echo what Julie is saying, she is very grateful that we have opened up communication and would encourage the City to continue to stay open to the possibilities.

Jerry Hodgden reminded the group that the area will continue to be developed surrounding the property.

Emmy Dimitroff said she wanted to disagree about not being able to use the building on the property. We could rent it as part of the park for activities, b-day parties, etc. The building is not necessarily an issue.
Councilor Saiorse Charis-Graves said she has met with the neighborhood group to let Council know conversation was occurring. That is a wonderful piece of property. When she was walking around talking to people there was so much gratitude expressed for the property already acquired. There is value to the surrounding townhomes, the mobile home park, etc. She said she will support it and continue to support it though has to balance it with the other needs of the City.

Torsten said as a Board Member he is not comfortable with determining an asking price that the Board would be comfortable with acquisition. Let’s not encourage negotiations without a number only to balk at a price once again. He isn’t sure where that number falls.

Laura said she is hesitant to give that direction with a certain price, making it our number one priority for open space funds and investment. There still may be other potential acquisitions that are a higher priority.

Jerry Hodgden said lets go ahead and negotiate and find out what our options are. Jerry Harcek agreed and said we can’t make a recommendation without all the information. Amber Thill said she will send out the Open Space Priorities tomorrow.

Jerry Harcek made a motion stating the Parks and Recreation Advisory Board is not interested in acquisition of the Jim Bachman property at the current asking price of $918,000, but would encourage the City to continue negotiations. The motion was seconded by Torsten Lyon and passed five votes to one.

Rod passed around a schematic from the Golden Connector Trails Group. The Bachman trail would be relatively straight forward and has a variety of aspects that they like. Recently Rod has been approached by more than one person who has expressed interest in having the City allow access for a social trail for future access at Kimball and Heritage Road down to Zeta and Colfax. It is very similar to what the Golden Connector Trails Group wants to do. It has been interesting as the people who have come forth, when he has shared that the Golden Connector Trails group has a similar goal, have seemed hesitant. The impression is that if the connector trail was built, it would be filled with bicycles. We have some citizens interested in social trails, some who are interested in zero activity, and the Golden Connector Trail Group. We have done nothing to this point. The lower area is fenced. Rod said the citizens have suggested we open the fence and just see what happens.

Rod wonders if we need to have a public meeting to discuss the future of the parkland we already own.

Jerry Hodgden said we have so many interested in Bachman, a public meeting would be a good idea. No matter what type of trail or use is put into the land, it will be temporary, as eventually we will develop the site or at least part of it for a park.

Torsten said Bill and Taylor and the rest of the Golden Connector Trail Group has been working really hard and come to the Board several times. This piece of property has been
discussed as a good location and it would be a disservice of this Board to close off the concept of the Golden Connector Trail in the park. Torsten said we are pretty far along with the Golden Connector Trails Group.

Tracy Evanko said the neighborhood has worked with the city for three years to keep the area as natural as possible. Laura said it would be a dirt trail. Julie would second Tracy’s comment, she likes the idea of the trail, and it is a really beautiful space. A trail would be safer for some of the kids and really nice. The opening needs to be at the north to connect with the overpass. She said taking the fence down at Heritage Road is a bad idea.

Laura said we don’t have funds for a park right now; this would be a nice way to allow use of the land. The fencing could still remain.

Jerry Harcek added that Bill Mangle develops trails for municipalities. He is sensitive to the land and drainage.

Tracy said it is difficult to use some trails that are shared with bikes.

Matt said if there isn’t currently a plan for a park, he would personally suggest there is no need to open the park at this time. He believes that would be the stance of the neighborhood. He said he isn’t an expert but there is a lot of fencing around the area. Signage needs to be posted, will dogs be allowed, and we would need a plan prior to opening. He feels the neighborhood worked hard to get the land purchased.

Laura said what she recalls is not to make changes to the property until the negotiations with Bachman are finished.

Rod said the citizens of Golden know that ultimately it will be a neighborhood park. Rod has heard from all sides. There are ramifications for all changes to the property. Rod said he is not sure what the best action is for the property. He added if we did anything at all, we would need community buy-in from the people.

Emmy said her recollection was that we needed neighborhood input and in the meantime we would leave it untouched.

Jerry Hodgden said he doesn’t like the idea of the parkland sitting forever empty and unused. It will eventually be developed. He agreed with Julie’s comments about access for the kids to keep them off the street. He would suggest we open the property to use. Otherwise it is a waste. He has no objection to a public meeting to determine the future of the land. Right now, why not use it?

Julie said she wanted to support getting community input to get buy in and keep everyone informed. She personally really likes the opportunity to participate in community decisions.
Laura said the question is do we wait until negotiations are resolved or go ahead and have the public meeting. She would be concerned if the public meeting conflicted with the negotiations.

Councilor Charis-Graves said when Julie said it is educational to have a public meeting; it gives the opportunity for people to discuss. She said she is afraid of a trail if it becomes wonderful for bicyclists. She needs the Golden Connector Trails Group to listen to her fears and let her know the alternatives. It also gives the opportunity for those who haven’t been engaged to be engaged.

Torsten Lyon made a motion to reach out to the citizens of Golden regarding the use of the Bachman property, it was seconded by Jerry Harcek and carried unanimously.

**DIRECTOR’S REPORT:**

Rod said we did send out a packet of information on the Clear Creek Corridor which has gone to Council for their review this Thursday. We have a memo that discusses the overall process, we have a proposed Ordinance for Administrative Citations that could be enforced by noncommissioned officers, we have a parking management options, we have a Timeline for the Management Plan process, and the preliminary report on the Environmental Assessment. We have completed a little legwork using the maps with our Clear Creek Master Plan documents and they are close. We don’t expect you to have digested all of this tonight, please call us with questions.

Jerry Hodgden said now that we have the South Side Trail, was it considered by ERC?

Rod said yes and the South Side Trail doesn’t provide dedicated access to the creek.

Torsten said on the parking options document, his understanding is what options are there are not recommendations, just options.

Rod agreed and said we are presenting all of this to Council; we are giving them the brief. For the Clear Creek Open House on February 12, this information will be available and we will be taking feedback. Our intent is to summarize what we hear on the 12th and on Feb 28th we are going back to Council with the feedback we received. We are hoping on the 28th of February we will get Council approval for 2013 management strategies. They may not be long-term strategies, but will be tested for this summer.

Torsten asked if these documents are public and can be shared. Rod said yes.

Rod said the City has come into revenue that is significant. We have around $3.6 million dollars. The City Council has it on their agenda Thursday night for discussion. They are hoping to establish a process. As staff we don’t know what Council will choose to do. We have pulled together all the City’s priorities. The portion related to Parks and Recreation was filled with the Parks and Recreation Advisory Board Prioritization List.
Rod also said this Board has had involvement in the past with art in public places. The City has been working on creating an Art Commission which formalizes the art process in the City. He said he wanted to give the Board a heads up.

Rod said this spring is full of dates that you might want on your calendars. Feb 12th is the Clear Creek Open House. Feb 20th is the Boards and Commissions Appreciation Meeting. Feb 28th we talked about having the Council Session on the findings of the Open House. That is also the night you agreed to go to Council with your update. Also the City Clerk has put that night as potential Parks and Recreation Advisory Board interviews. Laura, Emmy, Dylan and Jerry Harceck are all expiring. We have been working on another Clear Creek Management Plan Workshop for March 18th; March 19th is your Regular Meeting. April 2nd is your typical Study Session and we would like to use it to have another Clear Creek Workshop follow-up.

Rod said we have also talked in here about the lot sale in KB Homes. When the money comes through we are charged to begin the public process for Norman D. Park Improvements. The March 5th Study Session could be a time we could have a public meeting for Norman D.

Rod said we have followed up with Desiree Buckell regarding inline hockey. She has called in since our last meeting. Her interests are inline hockey and the volleyball court at Splash. Rod said our state organization has dropped inline hockey. Our athletics staff as suggested she contact Lakewood, they are running an internal league. The sand volleyball court at Splash is still a hot topic. Staff is suggesting outside the fence at Splash.

Nathan, our Museums Manager, met with Council last week. Several other museums in town were requesting funding from the City. They came to Council last week with Nathan. One of the things he talked about is the structural concerns at the Astor House. We have some limitations as to how many people we can put into the house. He also talked about the needs for storage.

**BOARD MEMBERS’ COMMENTS:**

Emmy Dimitroff asked about the RV Park space and what the procedure would be for using that space congesting the trail. When it is summer, it should be temporary over night only. Visually it is an eyesore and takes up so much space. She is also hoping for some trees along the new South Side Trail to separate the trail from the dirt lot.

Paul Burkholder said we have the swale, the 3ft jogging trail, and then the 9 ft trail adjacent to the dirt lot. Trees would need to be on the other side of the swale. Emmy said a barrier between the swale and the parking lot would be nice for safety.

Laura said she was asked about the concrete trail. She asked if there is a soft surface? Paul said yes, 3ft all the way.
Jerry Harcek asked if there was any update on Vanover Park. Rod said Paul and I are working on what elements we can do internally. We still haven't addressed the mound area.

Rod said we did hear we were recommended to OSAC to replace the pedestrian bridges. Paul said the bid will be open until early February. Mid-March to early April we will start replacing the boards on the seven bridges. The sound will decrease; there will be less gaps and maintenance.

Peter said he is surprised there aren't Heritage Dells neighbors complaining about the speeds of bikes on Kinney Run. Peter suggested full segregation. Peter said he thinks Chimney Gulch should be alternate days.

Jerry Harcek said the Bachman Trail doesn't have regional bike trail connections so he doesn't see major bike impact in regards to use and speed.

**ADJOURN:**
A motion to adjourn the meeting was made by Torsten Lyon, seconded by Peter Gotseff, and carried unanimously.