CITY OF GOLDEN
PARKS AND RECREATION ADVISORY BOARD
REGULAR MEETING
TUESDAY, OCTOBER 30, 2012
7:00 P.M.

PRESENT:  Jerry Hodgden
           Torsten Lyon
           Laura Weinberg
           Jerry Harcek
           Peter Gotseff

ABSENT:   Dylan Grange
           Emmy Dimitroff
           Stephanie Sung

STAFF:    Amber Thill, Parks and Recreation Coordinator
           Paul Burkholder, Parks, Forestry, Cemetery Manager
           Rod Tarullo, Director of Parks, Recreation and Golf
           Steve Glueck, Director of Planning and Development

PUBLIC:   Julie Moralis
           Preston Driggers
           Matthew Myers
           Tracy Evanko

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 Torston Lyon, seconded by Jerry Harcek, and
carried unanimously.

APPROVAL OF MINUTES:
The Minutes of September 18, 2012 were approved on a motion by Laura Weinberg,
seconded by Torston Lyon, and carried unanimously.

PUBLIC COMMENT:
None

BACHMAN PROPERTY/SOUTH NEIGHBORHOOD PARK DISCUSSION:
Steve Glueck said the Bachman’s were large land owners in south Golden. There were four
brothers, they had an undivided partnership South of W. Fourth Ave. The family of Leon
Bachman owns the bottom of the hill across from the fire station on Heritage Road. The city
purchased 16 acres of the Bachman property a couple years ago. James and Gwen Bachman own the top of the hill. Mr. and Mrs. James Bachman were willing to sell however the price they wanted was up to double the appraisal a couple years ago. The County was only providing 25% of the purchase price. There were no negotiations. They then annexed their property into the city and received agricultural zoning. Steve said strategically it gave the community a say as to how it would be rezoned in the future. It's an area where we see a lot of change in the future with light rail.

Three months ago Mr. Bachman indicated that he was more serious about talking about an open space acquisition by the city implying but never stating how much lower a price he might take. He wrote a letter to the Mayor. What Council can do in Executive Session is quite narrow. The Mayor wrote a letter back to him advising him to talk to staff. One thing that has changed is he is acting more urgent to determine the future of the property and has made the comment that he wanted it all settled should anything happen to him. They don’t want to move but they would like to have their future resolved. The house value is currently about $450,000 to $500,000. The neighbors and Steve are asking the Parks and Recreation Advisory Board for advisement on whether to pursue the house or not. If the Bachman’s stay there it could be a life estate or we could lease it to them. If we decide to negotiate on price, Steve will work with them to acquire the land. If you don’t think it is something the city should do, we would like to know so that we can take it to Council.

Jerry Hodgden said the Board is an advisory board. We have a very low budget for parks and recreation and we have to moderate our thinking as to what is fair to the city as a whole. Jerry said he would like each Board member to make a short statement as to their position.

Laura Weinberg said she has a couple of questions. She asked if the Bachman land already purchased is insufficient for building a park. Rod said it is not insufficient for building a park. Could it be better with more land, yes. In regards to the property already acquired there is enough there. Laura added Heritage Dells Park is less than a mile or half a mile away. She wanted to understand the boundaries of the South Golden unmet need for a park.

Rod said this location is the extreme western boundary for the unmet south neighborhood but is a nice parcel of land. Steve also added it is an area of high density.

Pete Gotseff said we have been looking at Bachman for a long time; the developers came to us almost 5 years ago to build a subdivision. Having the opportunity to acquire the rest of Bachman was great. Peter said it would appear the land is sufficient for a park, he said we are the Parks and Recreation Advisory Board so when given the opportunity to make better parks Bachman would be much improved if we could make a park at the top of the knoll, the James Bachman portion.
Jerry Harcek said any more land we can add is great. There is a reason the house is in that location, it is the best part of the property. Torston said he agrees with both Jerry and Pete. He said as the Parks and Recreation Advisory Board we should make it as nice as we can.

Jerry Hodgden said this is the best piece of property and provides the best access to the land. Land is not always available when you need it, this could be a great piece to acquire for the future. He would hope we could negotiate so that it is reasonable to acquire. Jerry said as you can see the Board is in favor.

Preston Driggers said it's been 3 years since they were last before the Parks and Recreation Advisory Board. He said we had a great response at that time, we were hoping the land would soon be purchased. He passed around another map. The original knoll would be active recreation with the remaining 16 acres open space.

Jerry Hodgden said we measure parks within walking distance of neighborhoods. There are two underserved areas. They include Central Golden and also Southeast Golden.

Preston said the second map gives more detail as to what the city owns and potential trail areas. Preston said Mr. Bachman's asking price is $1.2 million. They drove cattle down there, once had a railroad running through the property, so the land also includes Golden history. The 2009 appraisals included both properties, one including the James Bachman property and one not. James Bachman has lived his entire life within 500 ft from where he is now. He would like the park to be named after his parents. The family has a lot of roots here. Between honoring the family and allowing them to stay in their home, there is a sale price that could be negotiated that could potentially be acceptable to the city.

Steve said the first $250,000 would be the funds sitting in the Open Space Fund. He would assume the Parks Board would want the city to negotiate and not have great impact on CIP funds currently allocated.

Jerry said he would like to see staff negotiate to acquire the land for future development.

Torston Lyon said he thinks land is hard to come by. He doesn’t feel qualified to determine what is fair as far as price is concerned.

Laura Weinberg said she would recommend staff negotiate with James Bachman to acquire his land should the price be reasonable and in order to meet the south neighborhood unmet need as identified in the Parks and Recreation Department Master Plan. Staff will then provide the Board and Council with a recommendation on how the acquisition might be funded and what affect it will have on the Parks and Recreation Department Budget.

Rod said it is important that we think about what priority this land acquisition is in comparison to others. If this acquisition is a high priority, we have reduced funds for other CIP improvements or investments.
Julie Moralis said she would add her support of the South Neighborhoods Group opinion that the property is lovely and has a stunning view. She doesn’t want to see a development there and it seems the identified unmet need for park in the area reinforces the neighborhoods stand. We don’t know how long the door will be open and the potential for purchase will be there. She said it would be wonderful to have access to a park someday in the future.

Matt said he appreciates the Board’s consideration tonight. The neighborhood feels this land will be a great way to top off the Bachman acquisition. He said right now James is anxious and opportunity knocks.

Tracy Evanko thanked the Board and said in an area of potentially significant change, it would be very unfortunate to lose this land.

Laura said she is a little concerned, she agrees it is always important to add property to open space. She is not willing to say at any cost. If we borrow too much against future funding then we are constricted and how far out would this affect our ability to acquire property. She wouldn’t want us to lose the ability to acquire open space for many years into the future.

Rod said the property is currently fenced if you went out to look at it today. Jerry said from what he has just heard, this seems to be an appropriate time to recommend staff negotiate.

Steve said going to Council without having something concrete to talk about would not be productive. If you recommend, he would like to identify the best deal with the City and Bachman and then with Rod find the least impactful to your budget and have the Board and Council approve.

Pete Gotseff asked the neighborhood group if they were comfortable with not having a playground for a very long time due to lack of funds. Preston said they are and their interest is the long-term preservation of this property.

Matt said there are 680 homes in the area and they feel the interest in the future of this potential park is strong.

Pete asked if there was a cost share with Jefferson County. Steve said Jeffco paid 25% of the first Bachman Property purchase.

JEFFCO LOCAL GRANT CYCLE DISCUSSION:
Rod said he would like to tell the Board Jefferson County has made a series of changes in how they administer their grant program. They have dramatically reduced matching funds. What we have chosen to do this year is identify a project within the proposed city budget that meets their criteria and would likely be successful.

The project we are proposing this year is bridge improvements. We have seven Continental
Bridges with timber bedding. A lot of people don’t like the spacing and noise they make. The City of Wheat Ridge has a special wood and different treatment that eliminates these issues. They are very low maintenance.

The dollar amount is $181,000; we are requesting 25% from the county at $45,000. The potential to get more funding depends on how many applications they get. Rod has put it into the Council packet for their approval on Thursday night. The grant is due Friday. We will then have $45,000 we can apply to your priorities list.

**CLEAR CREEK CORRIDOR DISCUSSION:**

Steve said even though the Colorado School of Mines has yet to completely resolve their clean up, the attorneys did not see any reason not to give the city an easement for the Clear Creek South Side Trail. There will be an Access Agreement with Mines as well. There was a plan on Nov 8th to have Council award construction of the trail to our contractor. We competitively bid our overall concrete provider. Worst case scenario we need to complete a separate bid and we have to wait to build when the weather is nicer. We will know in the next few days if we can start building.

Jerry Hodgden said he is elated to have the South Side Trail.

Pete said the trail needs to be within the design guidelines put forth in the Clear Creek Corridor Master Plan. The existing 6th Avenue Trail that drops from 19th Street to the bridge was built in the winter. Pete said saw cut is preferred; the trail is a terrible concrete job. Steve said Paul Burkholder will be involved and helping with quality control.

Steve also said before you spend money on Beverly Heights we might own it. We have land Colorado School of Mines would like to acquire to access a future parking lot. So hopefully we can negotiate a land swap.

Rod said staff has had a couple Management Team meetings on the Clear Creek Corridor. The Public Works Department has hired a consultant to do an environmental study on the corridor which should be complete at the end of the year. We have had contact with and begun working with the National Park Service through their River, Trails and Conservation Assistance Program to work on a People Management Plan for the corridor. They have agreed to work with Golden. Their price is great, free! We have met with Joy from their staff a couple times and are working on the potential for a public process. We would likely start at the staff level, then Council and Boards and Commissions followed by citizens to come to consensus on a plan. Rod said the creation and adoption of a plan like this will take more time than run-off this spring. There has been some money proposed for law enforcement to use and we will need to take into account the outcomes of the environmental study. The notes provided in your packet were the notes from our staff meeting. The City Council has a January 17th Workshop and it includes the Blue Ribbon Panel Committee and what we have coined “Occupy Clear Creek.” That has been our trajectory. The Board will be involved as we undertake this process.
Torston said the Parks and Recreation Advisory Board came out with several good ideas. Rod said the Parks and Recreation Advisory Board's document regarding the Clear Creek Corridor includes 10 points and that is the framework we are basing this public process on. In our discussions with the National Parks Service, ultimately, we are looking for balance.

Laura said she felt it very helpful when the Golden Library staff came to our meeting. They should be involved. Rod said the stakeholders involved will not be unlike the stakeholders we used during the Clear Creek Corridor Master Plan. Tubers are not organized and likely out of town so that is the difficulty in reaching them.

Laura said one of the big components of any given Saturday is the Farmers Market. Is there a group that would consider moving it to downtown? Rod said the Chamber of Commerce organizes the Farmers Market and they would also be stakeholders.

**BEVERLY HEIGHTS PARK DISCUSSION:**

Rod said the water tank is in service and the old tank removed. They have completed the dirt covering the tank. They have been importing dirt recently further to the north. There is a bench being built out there that was done today. The bench is the location of the off street parking area. They got a lot of the dirt for the parking lot from the Cemetery. We have been stockpiling that for years and years. If you look at the topography out there it is not the same. Public Works is working with us and keeping us informed. Another item Rod didn’t take into consideration is previously they had a chain link fence. Rod wants to negotiate away from the prison look around the buried tank.

**DIRECTOR’S REPORT:**

The Board agreed to cancel their Study Session on November 6th.

Council is reviewing the budget and CIP, Councilor Fisher has asked specifically what we are doing to keep the Community Center fresh and current. Rod is going to share with them everything we have in the Infrastructure Report, the Parks and Recreation Department Master Plan and then tie in the Parks and Recreation Advisory Board priorities and staff’s wish list.

Rod asked the Board what month they would like to have a meeting with Council. There are four on the Board up for reappointment in April. Rod said strategically he didn’t know if the Board would want to meet with Council prior to any reappointments.

Torston said he would like to meet with Council in February. Jerry Hodgden said he would like to have the meeting with the existing Board members. The rest of the Board agreed.

**BOARD MEMBERS’ COMMENTS:**

Jerry Hodgden asked what the status was regarding Norman D. Park. Rod said staff took your action to Council and Council chose to move forward by working with the HOA. They have had a handful of neighbors ask for more time to study whether they want the lot sold
and developed. If that passes, then we would be given the opportunity to put the lot up for sale. Council was supportive of putting the proceeds of any potential sale towards the park.

Rod said his impression is we would need to complete a public process to determine the future of the park. When we were at the National Parks and Recreation Association Congress we found a replacement for the snake, a more modern day version.

Rod said he has been tasked to write a Memo to Council regarding the Vanover Park Concept. There were one or two citizens opposed to it. Rod said he has met with them and we are trying to be sensitive to their concerns.

Jerry Hodgden told the Board about his meeting with the Lions Club. He debriefed them on what was going on in our department. Jerry gave them a number of suggestions for future contributions. The Lions Club is looking at various ideas; they will probably come back to us in the spring.

Laura asked about the proposed Memorial Garden in Vanover Park. Rod said that is still part of the plan, we have not talked to the family about what funds are available.

Jerry Harcek said we had a build day at the bike park with 20 people. There were 10 high school kids there ready to ride. It will take another volunteer day to get things wrapped up out there.

Torston said the concrete is terrible along C470 especially past Hwy 285. The new sections put in two years ago are the worst. Pete said under the city’s purview the 6th Avenue stretch is terrible.

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