



Regular Meeting of the EVRPD Board of Directors Tuesday July 21, 2026

Board President:

1. Calls Meeting to Order

- a. Leads the Pledge of Allegiance
- b. Moment of Reflection
- c. Conflict of Interest Disclosures

Before the meeting commences, the Board President asks:

"Are there any Board Members who need to disclose a conflict of interest related to the agenda items?"

[If there is a conflict, the Board member explains the conflict and then recuses himself/herself from the meeting before the Board discusses that agenda item.]

2. Consent Agenda

The consent agenda is considered a single item on the agenda and is approved by a single vote.

Board member 1: *I move to approve the consent agenda, as presented.*

Board member 2: *I second the motion.*

Board president: *There is a motion and a second to approve the consent agenda.*

All in favor, signify by saying "Aye."

A request to remove an item from the consent agenda:

Board member: *I would like to request that the Item 'xx' be pulled from the Consent Agenda for discussion and placed under the "___" portion of the regular agenda.*

Board president: *All in favor of approving the Consent Agenda, minus Item 'xx' signify by saying Aye.*

If the vote passes, Item "xx" is discussed as a regular discussion item after the vote. ONLY items moved off the consent agenda are held out for discussion.

3. Approval of Regular (Action) Agenda

4. Citizen and Board Comments

5. Administrative Reports

6. Old Business

7. New Business

8. Further Business

9. Adjournment



REGULAR BOARD MEETING AGENDA

Tuesday, July 21, 2026 – 6:00 P.M.

660 Community Drive

Estes Park, CO 80517

The mission of the Estes Valley Recreation and Park District is to enrich lives with quality recreation.

1. CALL TO ORDER

- A. Pledge of Allegiance
- B. Moment of Reflection
- C. Conflict of Interest Disclosures

2. CONSENT AGENDA

- A. **EVRPD Board of Directors Meeting Minutes:**
 - 1. June 16, 2026 Regular Meeting of the Board of Directors
- B. **Staff Reports:**
 - 1. Golf Operations
 - 2. Recreation Operations
 - 3. Community Center Operations
 - 4. Golf Maintenance
 - 5. Marina Operations
 - 6. Campground Operations
 - 7. Human Resources
 - 8. Marketing and Communications
 - 9. Project Management
 - 10. District Maintenance
- C. **Financial Reports**
 - 1. June 2026 Consolidated FS & Disbursement

3. APPROVAL OF REGULAR (ACTION) AGENDA

4. CITIZEN & BOARD COMMENTS

5. ADMINISTRATIVE REPORTS

- A. Executive Director Report
- B. Finance Director Report

6. OLD BUSINESS

- A. None

7. NEW BUSINESS

- A. Concession Agreement – Indoor and Outdoor Gun Ranges (Discussion/Action)
- B. Memorandum of Understanding (MOU) with the Town of Estes Park – Stanley Park Paving Project (Discussion/Action)

8. FURTHER BUSINESS

- A. Meetings to Schedule

9. ADJOURNMENT

The Board reserves the right to consider other appropriate items not available at the time the agenda was prepared.

Michael Fallon, Board Secretary



July 21, 2026

Agenda Item: 2

Agenda Title: Consent Agenda

Submitted by: Tom Carosello, Executive Director

The Consent Agenda for the July 21, 2026 Regular Board Meeting includes:

A. EVRPD Board of Directors Meeting Minutes:

1. June 16, 2026 Regular Meeting of the Board of Directors

B. Staff Reports:

1. Golf Operations
2. Recreation Operations
3. Community Center Operations
4. District Maintenance
5. Marina
6. Campground Operations
7. Human Resources
8. Marketing and Communications
9. Project Manager
10. District Maintenance

C. Financial Reports:

1. June 2026 Consolidated FS & Disbursements

Attachments:

☐ Resolution
☒ Report
☐ Contract

☐ Letter
☒ Minutes
☐ Map

☐ Other:

Board Action Needed:

A Motion to (approve or modify) the Consent Agenda as presented.

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS FOR THE ESTES VALLEY RECREATION AND PARK DISTRICT

*Tuesday, June 16, 2026 –6:00 p.m.
Estes Valley Community Center, Conference Room
660 Community Drive, Estes Park, CO 80517*

Present: Mark Moraczewski, Aaron Dorman, Daniel Derman, Derek Vinge, Michael Fallon (*Attended remotely*)
Absent: None
Staff: Tom Carosello, Heather Drees, Robin Fallon, Mary Davis, Zachary Zeschin, Amy Alexander
Others: Barbara Jo Limmiatis, Claudine Perrault, Peter Benton (*Estes Valley Library*),
Susy Blackhurst (*Estes Valley Voice*), Peggy Young (*Longs Peak Scottish-Irish Highland Festival*)

Prior notice of this meeting was given by posting a notice on the Estes Valley Recreation and Park District website and posting a notice at the Estes Valley Recreation and Park District's Administration Office.

The meeting was called to order at 6:00 p.m.

Board President Moraczewski began the meeting with the Pledge of Allegiance and a moment of reflection. Mr. Moraczewski then asked if any Board members had conflicts of interest related to the agenda. No conflicts of interest were disclosed.

CONSENT AGENDA

The consent agenda for the meeting included:

- A. EVRPD Board of Directors Meeting Minutes:
 - 1. May 19, 2026 Regular Meeting
- B. Staff Reports
 - 1. Golf Operations
 - 2. Recreation Operations
 - 3. Community Center Operations
 - 4. Golf Maintenance
 - 5. Marina Operations
 - 6. Campground Operations
 - 7. Human Resources
 - 8. Marketing and Communications
 - 9. Project Management
- C. Financial Reports
 - 1. May 2026 Consolidated FS & Disbursements

Moved by Daniel Derman, seconded by Derek Vinge, to approve the consent agenda as presented.

No discussion. Ayes – 5. Motion carried unanimously

APPROVAL OF REGULAR (ACTION) AGENDA

The Regular (Action) agenda for the meeting included:

- 4. Presentations
 - A. Estes Valley Library District Renovation Project Update
- 5. Citizen & Board Comments
- 6. Administrative Reports
 - A. Executive Director Report
 - B. Finance Director Report
- 7. Old Business
 - A. None
- 8. New Business
 - A. Resolution 2026-04 – To Appoint Bank Signatories (*Action*)
 - B. Authorization for the Executive Director to Award the Estes Valley Community Center Exterior Painting Project Contract (RFP 2026-002) (*Discussion/Action*)
- 9. Further Business
 - A. Meetings to Schedule
- 10. Adjournment

Moved by Derek Vinge, seconded by Daniel Derman, to approve the regular (action) agenda as presented.

No discussion. Ayes –5 . Motion carried unanimously.

RECORD OF PROCEEDINGS

PRESENTATIONS

Estes Valley Library District Renovation Project Update

Barbara Jo Limmiatis, Community Relations Specialist for the Estes Valley Library District, presented an update on the Library's renovation project. She reviewed the project's development, including the 2022 community survey and strategic planning process, the selection of the design-build team, and fundraising efforts that raised more than \$1 million. Construction began June 1, 2026, and was anticipated to take approximately nine months.

Ms. Limmiatis described the planned improvements, including an expanded Hondius Community Room, a centrally located staircase, additional conference rooms, a relocated children's room, a dedicated teen space, an accessible family restroom, an expanded makerspace, and updated seating and service areas. She explained that the design would retain the Library's familiar, welcoming atmosphere while improving accessibility and functionality.

The Library planned to remain open throughout construction using a phased approach, although access and services could be limited at times. Programs would continue at various community locations, including the Estes Valley Community Center. Patrons were also encouraged to use the Twig library kiosk, digital collections, and the Library's House Calls program.

Ms. Limmiatis stated that the project had a \$3.7 million not-to-exceed construction price, with additional funding allocated for furniture. The project was expected to be completed in spring 2027. She also discussed a favorable early plumbing change that allowed approximately 90 percent of the Library to remain open during the initial construction phase.

The Board thanked Ms. Limmiatis for the presentation and discussed the teen space, wireless internet access, continued use of the Twig, construction scheduling, and the project budget.

No Board action was taken.

CITIZEN & BOARD COMMENTS

Citizen Comments:

Peggy Young, President of the Longs Peak Scottish-Irish Highland Festival, addressed the Board regarding the electrical infrastructure used by the Festival at Stanley Park. Ms. Young stated that the Festival funded, installed, maintained, and paid the associated electrical costs for the system for more than 25 years. Due to the parking lot paving project, the main electrical panel must be relocated.

Ms. Young requested that the Festival retain ownership and control of the existing infrastructure and any future improvements it funds. She expressed concern that changes in ownership or maintenance could affect the system's configuration, reliability, and ability to meet the Festival's specific operational needs.

The Board and staff discussed the history of the infrastructure, its location on Town-owned property, maintenance and liability considerations, and the District's proposal to relocate and upgrade the system while continuing to make it available for the Festival. Ms. Young indicated that there may be a historical agreement regarding the infrastructure. Staff agreed to search the District's records for any related documentation and continue working with the Festival and the Town to determine an appropriate path forward.

No Board action was taken.

Board Comments: None

Board President Moraczewski closed the Citizen & Board Comments portion of the meeting.

ADMINISTRATIVE REPORTS

Executive Director Report

Tom Carosello, Executive Director, supplied a written report prior to the meeting

Executive Director Tom Carosello reviewed his written report and provided updates on District projects and operations.

Mr. Carosello reported that he had spoken with representatives of the Estes Park Cycling Coalition regarding its proposed \$3,000 contribution toward the Peak View Trail. He recommended that the District first use the \$15,000 it had allocated and request the Coalition's contribution later, if needed. He clarified that the final trail alignment would be determined in coordination with the Bureau of Reclamation.

Staff were evaluating an enterprise-level Canva platform to support District graphic design, customer-satisfaction surveys, QR codes, and related analytics. If purchased, staff planned to test the survey system at the Community Center before expanding it to other District facilities.

Mr. Carosello also provided an update on the Stanley Park parking lot paving project. Preliminary cost estimates appeared to remain within the anticipated project budget; however, the final design, drainage plan, electrical work, and related costs were still being developed. A memorandum of understanding with the Town was anticipated to be presented to the Board on July 21, 2026, followed by Town Board consideration on July 28, 2026, if the necessary information was available.

Altitude Athletic Surfaces had substantially completed work at Stanley Park, including resurfacing the basketball court, installing pickleball court windscreens, and temporarily repairing a crack in the pickleball court surface.

RECORD OF PROCEEDINGS

Regarding the failing lap-pool deck surface installed by River Rock Resurfacing, Mr. Carosello reported that the contractor’s insurance did not cover the type of damage involved. Legal counsel advised that pursuing the claim would require formal litigation and expert testimony, with no guarantee of recovery.

The Board reached consensus not to proceed with serving the complaint. Mr. Carosello stated that he would advise legal counsel not to proceed and would explore whether the District could submit a claim through its own insurance carrier.

Finance Director Report

Mary Davis, Finance Director, supplied a written report prior to the meeting.

Finance Director Mary Davis reviewed the District’s financial position through May 2026 and provided updated revenue comparisons through the date of the meeting. At the five-month point ending May 31, 2026, operating revenues were 29.4 percent of the annual budget and \$9,855 higher than at the same point in 2025. Based on updated figures through June 16, 2026, overall District revenue was approximately \$39,000 below the same date in 2025.

Ms. Davis reported that Community Center revenue was performing strongly and was approximately \$80,000 ahead of the prior year. Golf and Marina revenues were generally tracking near the prior year’s levels as of the meeting date. Campground revenue continued to lag, ending May more than \$100,000 below 2025. Overall District revenue was approximately \$39,000 below the same date in 2025. Staff would continue monitoring activity throughout June to better assess seasonal revenue trends.

The Board discussed factors that could affect campground and tourism-related revenue, including weather, fire restrictions, fuel prices, and broader economic conditions.

Ms. Davis also expressed support for the District’s partnership with the Town on the Stanley Park parking lot project, noting that the collaboration was expected to provide financial and operational benefits to both entities.

OLD BUSINESS

None.

NEW BUSINESS

Resolution 2026-04 – To Appoint Bank Signatories (Action)

Mary Davis, Finance Director, introduced the action item.

Following the resignation of former Board President Heather Bradley and the appointment of Daniel Derman to the Board of Directors, the District needed to update the authorized signatories on its bank and investment accounts. Finance Director Mary Davis explained that Resolution No. 2026-04 would appoint Director Derman as an authorized signatory and remove Ms. Bradley as an authorized signatory on all District bank and investment accounts. The update would ensure that the District’s financial accounts accurately reflected the current Board membership and maintained appropriate authorization for banking transactions.

Moved by Derek Vinge, seconded by Aaron Dorman, to approve Resolution No. 2026-04, appointing Daniel Derman as an authorized signatory on all District bank and investment accounts and removing Heather Bradley as an authorized signatory.

No further discussion. Ayes – 5. Motion carried unanimously.

Following approval, staff would coordinate with the Bank of Estes Park to complete the required signature cards and account authorization updates.

Authorization for the Executive Director to Award the Estes Valley Community Center Exterior Painting Project Contract (RFP 2026-002) (Discussion/Action)

Tom Carosello, Executive Director, introduced the action item.

On May 13, 2026, EVRPD released RFP 2026-002, soliciting proposals from qualified contractors for the exterior painting of the Estes Valley Community Center.

A total of eight (8) proposals were received and formally opened on June 10, 2026. Following an initial review, staff evaluated the proposals for compliance with the RFP requirements, contractor qualifications, relevant project experience, references, proposed approach, and pricing.

The bid totals were as follows:

Bidder: Company/Contractor	Base Bid
CertaPro Painters – Ernest Hoekzema	\$75,000.00
DCPS	\$61,576.33
Shamrock Painting	\$47,706.00
Lime Painting of Northern Colorado	\$53,200.00
CertaPro Painters – Megan Shamburger	\$59,478.00
Painting Plus	\$20,387.00
Colorado Best Painting	\$39,656.00
DLG Painting Services	\$116,000.00

RECORD OF PROCEEDINGS

Several proposals were removed from further consideration because they were incomplete or did not include all documents required by the RFP. Staff also questioned whether the lowest proposal included sufficient funding to purchase the required materials and complete the full project scope.

Staff initially narrowed the proposals to three finalists and conducted reference checks and additional due diligence. Following that review, Lime Painting of Northern Colorado, with a bid of \$53,200, and CertaPro Painters–Megan Shamburger, with a bid of \$59,478, remained under final consideration.

Due to the short period between the proposal opening and the scheduled award date, staff requested authorization for the Executive Director to award the contract after completing the final evaluation and selecting the proposer determined to be the most responsive and responsible and in the best interest of the District.

Discussion:

Zachary Zeschin, District Maintenance Superintendent, reviewed the evaluation process and responded to questions from the Board. He explained that Lime Painting and CertaPro Painters had comparable commercial and municipal experience, competitive pricing, and direct involvement from the individuals who would oversee the work.

The Board discussed DCPS's proposal. Mr. Zeschin stated that DCPS submitted a thorough and competitive proposal but operated as a larger property-management company offering multiple construction and trade services. Staff's communications were primarily routed through an administrative representative rather than directly with the personnel who would perform or supervise the painting work. Staff believed Lime Painting and CertaPro Painters offered a more direct and personal approach to the project.

The Board also discussed the proposed application method, number of coats, paint thickness specifications, and warranty coverage. Mr. Zeschin explained that approximately 90 percent of the project would be completed using a wet-on-wet spray application, with brushing or rolling used for detailed areas. Both finalists offered two-year warranties, which exceeded the one-year workmanship warranty commonly offered for similar projects.

Mr. Carosello noted that the anticipated contract amount was within the Executive Director's purchasing authority. However, staff requested formal Board authorization to ensure transparency while allowing EVCC Maintenance Manager Isaac Tibbetts to participate in the final evaluation.

Moved by Daniel Derman, seconded by Aaron Dorman, to authorize the Executive Director to award the Estes Valley Community Center Exterior Painting Project contract under RFP 2026-002 to the bidder determined to be the most responsive and responsible proposer and in the best interest of the District, subject to completion of staff's final review and contract negotiations.

No further discussion. Ayes – 5. Motion carried unanimously.

FURTHER BUSINESS

Meetings to Schedule

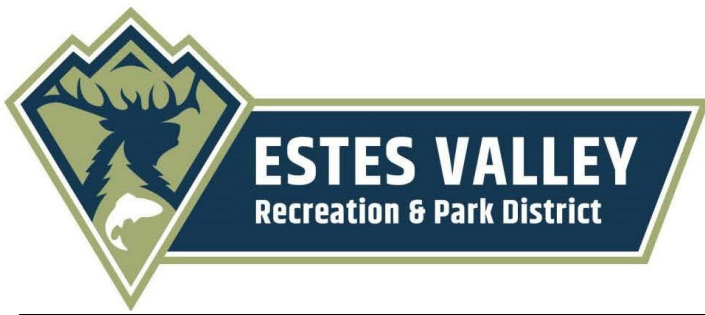
- **Next Regular Board Meeting:**
Tuesday, July 21, 2026 at 6:00 p.m. – Estes Valley Community Center, Lower-level meeting rooms
- **Trails Committee Meeting:**
Tuesday, August 4, 2026 at 6:00 p.m. – Estes Valley Community Center, Lower-level meeting rooms

ADJOURNMENT

Meeting adjourned at 7:07 p.m.

Mark Moraczewski, Board President

Michael Fallon, Board Secretary



July 21, 2026

Agenda Item: 2.B

Agenda Title: Staff Reports

Submitted by: Austin Logan, Manager of Golf Operations
Chris Layton, Recreation Manager
Amy Alexander, EVCC Operations Manager
John Feeney, Golf Maintenance Manager
Keith Williams, Marina Manager
Zenda Smith, Campgrounds Manager
Robin Fallon, HR Manager
Lisa Von Bargaen, Marketing and Communications Manager
Kim Slininger, Project Manager
Zachary Zeschin, District Maintenance Superintendent

Attachments:

☐ Resolution
☒ Report
☐ Contract

☐ Letter
☐ Minutes
☐ Map

☐ Other:



July 21, 2026

Agenda Item: 2.B.1

Agenda Title: Staff Reports – Golf Operations

Submitted by: Austin Logan, Golf Operations Manager

Estes Park Golf Courses – June 2026 Board Report

Prepared by: Austin Logan, PGA – Golf Operations Manager

June marked the true beginning of our golf season, as weather conditions finally cooperated through the second half of the month and allowed both courses to operate without interruption. Overall, June was a strong month, with both the 18-Hole and Lake Estes 9-Hole Golf Courses performing at or near budget expectations.

While rounds remained healthy, we continue to see the effects of broader economic conditions. Higher fuel costs and increased consumer prices appear to be influencing discretionary spending, resulting in slightly softer merchandise and golf cart revenue as guests become more selective with their purchases. Even so, golf participation remained strong throughout the month.

From a course conditions standpoint, both facilities are just reaching their peak. Favorable growing conditions and the hard work of our maintenance staff have produced exceptional playing conditions, and we are optimistic that positive word-of-mouth throughout the Front Range will continue driving visitation during the busiest months of the season.

Staffing continues to present challenges. During the first few weeks of the season, the 18-Hole Golf Course lost three key team members, requiring us to quickly recruit, hire, and train new employees while operating during one of our busiest periods. Our focus remains on developing every staff member to provide outstanding customer service and operational expertise as efficiently as possible. With many new faces throughout the operation, consistency remains our greatest challenge, but the team continues to make steady progress.

One of the highlights of the month was another outstanding year for the Estes Park Junior Golf Program. Every summer camp reached capacity, with several classes maintaining waitlists. A total of 112 junior golfers participated this season, demonstrating continued growth and enthusiasm for the game within our community. Through the Junior Golf Fund, we distributed 28 sets of golf clubs to local youth—a new program record. We believe much of this growth can be attributed to moving registration to CivicRec, which has significantly improved program visibility and accessibility for local families. Our staff is incredibly proud to support such a vibrant junior golf community and looks forward to continuing to grow the game in Estes Park.

Club House Fairway Tavern continues to exceed expectations as our food and beverage partner. Their May financial report is attached for reference, and the results are extremely encouraging. May sales exceeded \$120,000, representing the strongest monthly restaurant performance we have on digital record dating back to 2004. Historically, restaurant sales experience a significant increase from May to June as visitation reaches its seasonal peak, and we are eager to see if that trend continues. Beyond the financial performance, Club House Fairway Tavern has proven to be an excellent partner—well-managed, consistent, adaptable, and committed to learning the unique operational needs of a golf course restaurant.

Looking ahead, we are entering the busiest portion of the golf season. July features many of our largest tournaments and events and is historically our highest-volume month. As course conditions continue to improve and visitation increases, expectations remain high for meeting our operational and financial goals. With continued strong weather and the dedication of our staff and partners, we are well positioned for a successful peak season.

June Sales Snapshot

Sales		
Description	Item Count	Amount
Accessories	1,144.00	12,353.14
Apparel	255.00	19,250.38
Beer	969.00	3,791.16
Carts	4,021.00	60,513.03
Concessionaire Rent	1.00	12,175.68
Disc Golf	17.00	670.00
Disc Golf Cart	21.00	13.00
Disc Golf Green Fee	171.00	1,760.00
Disc Golf Passholder	24.00	50.00
Drinks	426.00	995.11
Equipment	592.00	6,049.80
Equipment Rental Fee	923.00	19,471.00
Footwear	14.00	1,905.99
Golf Bags	7.00	1,849.94
Golf Balls	3,230.00	15,106.88
Green Fees	7,840.00	240,678.29
Green Fees & Carts	6.00	104.25
Headwear	422.00	13,569.23
Junior Golf	4.00	50.00
Lessons	2.00	350.00
Misc.	0.00	0.00
No Shows	4.00	596.00
Pass Play	22.00	9,336.00
Passholder Credit	111.00	1,240.00
Range Token	2,052.00	13,165.50
Rental Fee	1,543.00	25,650.50
Service Fee	81.00	81.00
Snacks	225.00	551.01
Tournament Deposit	302.00	2,470.00
Taxes/Partial Returns		
Description		Amount
8.950 %		6,748.39
Total		6,748.39
Sales		463,796.89
+ Cash Over		0.00
+ Checks Over		0.00
+ Taxes/Partial Returns		6,748.39
Total		470,545.28

Club House May Report

	June26 Rent May2026 Sales
	<i>Due Date 6/20/2026</i>
Food Sales	\$75,447.50
Beer Sales	\$16,170.50
NA Bev Sales	\$6,455.00
Liquor Sales	\$20,067.02
Wine Sales	\$3,263.00
Retail Sales	\$228.00
Event Sales	\$7.00
Open Sales Items	118.78
TOTAL SALES	\$121,756.80
10% Rent Fee	\$12,175.68



July 21, 2026

Agenda Item: 2.B.2

Agenda Title: Staff Reports – Recreation Operations

Submitted by: Chris Layton, Recreation Manager

Recreation Department Updates

Chris Layton – *Recreation Manager*

Laura Shepard – *Recreation Coordinator*

Chase Whitman – *Recreation Specialist*

We also have 15 part-time staff consisting of Recreation Attendants, Sports Officials and Specialty Instructors.

Youth Programs Update

Mountain Biking Skills & Drills– This program is ending on July 22nd.



Youth Mountain Biking spring '26

Youth Baseball

- **10u Travel** – Final tournament weekend is July 18th.
- **Coach Pitch (8u)** – Ends July 17th
- **T-ball** – Ends July 16th

CARA Track – This program ends on July 18th with the Northern Championship Meet at Roosevelt High School.



Youth Coach Pitch '26

Youth Dance Fitness – A new program that focuses on being active while having fun dancing is beginning on June 15th. We have two sessions for different ages, with 20 participants in total. Kelly Mann will be teaching these classes. This program ends July 24.

Youth Clinics – Youth weekly sports clinics begin in July and include basketball, soccer, gymnastics and volleyball. A skateboarding clinic will be offered in the fall.

Outdoor Recreation – Marina Recreation Club ended on July 14th and concluded with a cruise around the lake on a pontoon boat. The recreation department is planning a rock climbing program to take place on several dates at Mary's Lake, early this fall, as well as Disc Golf and Fling golf programs. Youth Trail Running did not receive enough registrations to run.



Marina Rec Pedal Boat Day '26

Adult Sports Update

Adult Softball – Adult Co-Rec Softball began June 3rd. We currently have eight teams registered and are just about to start the playoffs for this league. Fall softball begins mid-August.

Beginner Pickleball Clinic for National Pickle Month – A collaboration with Julie Bunton’s National Pickle Month events, we are hosting a beginner pickleball clinic on July 18th.

Summer Sizzler Softball Tournament – This tournament is slated to take place on August 8th and 9th.

3v3 Outdoor Basketball Tournament – Planned for July 26th, this is a fun tournament to help celebrate our new outdoor basketball courts located in Stanley Park.

Other Updates:

Lawson Skatepark “Fall Skatefest” our annual skateboard/scooter contest and social event. Skaters from all over the front range attend. Our planned date of August 15th will no longer be suitable. New date TBD.

Our application for 6E Funds Childcare funding was submitted to the town. We will know more about the funding once it is approved in October by the town.

The recreation department purchased two new “junior” sized soccer goals. We now have four goals of that size. In the past, 1st-4th grade teams needed to rotate between different sized goals during practices as we did not have enough goals.

Agenda Title: Staff Reports – Community Center

Submitted by: Amy Alexander, EVCC Operations Manager

EVCC Operations

Amy Alexander, Operations Manager

EVENTS, PROMOTIONS & PROJECTS

FIRE EXTINGUISHER TRAINING | Fire Department | Chris and Stacy

On June 9th Chris and Stacy from the Estes Park Fire District provided a refresher course on fire extinguishers and how to use them properly. It was very informative and enjoyable.



TUESDAY NIGHT LIVE | July 14, August 11 | 6p – 8p

The June 9th event went well. We have raised \$22,680 towards the 2026 TNL sponsorships. Next event is July 14th.

BUY ONE WEEK, GET ONE WEEK FREE | Month of July

- New or expired members; one purchase per person

PERSONAL TRAINING PROMOTIONS | 2026

- New Clients: Receive one free hour when you purchase your first personal training package
- Existing Clients: Receive 10% off when you purchase your third personal training package within 12 months

REALTORS PROMOTION | 2026

- Buy your new home with an Estes Valley District realtor and get a FREE one-month membership
- Redeem within 3 months of the closing date

MANAGER MEETINGS | June 2026

June 2	Working with/coaching children - Leadership Chris
June 9	Fire extinguisher training Fire Department
June 16	Gym equipment, set-up refresher Laura
June 23	Fire alarm and suppression systems Isaac
June 30	Learning to teach emergency skills Amy, Nani ▪ Adult/Pediatric Check, Call, Care – Carly ▪ Lowering risk of infection – Isaac ▪ Direct pressure for bleeding - Julie

FINANCIAL HIGHLIGHTS

This year, EVCC introduced a dedicated Improvement Fund following the discontinuation of the 1A tax. To support ongoing future facility enhancements and repairs, we are allocating 10% of revenue from annual, monthly, weekly, and punch pass memberships into this fund. These contributions will allow us to proactively address maintenance needs and invest in improvements that enhance the overall experience for members.

EVCC IMPROVEMENT FUND YTD

MONTH	MONTHLY REVENUE	YTD REVENUE
January	\$17,851	\$17,851
February	\$4,457	\$22,308
March	\$4,201	\$26,510
April	\$3,650	\$30,160
May	\$5,455	\$35,615
June	\$6,498	\$42,112

The following programs have met their annual budget: Adult Activities (non-sport)

ORIGINAL BUDGET VS. YTD | AS OF 6/30/26

DEPARTMENT	ORIGINAL BUDGET	6 MONTH GOAL	YTD REVENUE
Memberships/Day Pass	\$830,000	\$415,000	\$503,987
Health Plan Reimbursement	\$125,000	\$62,500	\$60,700
Merchandise/Locker Rentals	\$62,000	\$31,000	\$27,691
District Venue Rentals	\$183,000	\$91,500	\$104,004
Swim Lessons/Team	\$55,000	\$27,500	\$25,814
Aquatic Classes/Rentals	\$26,000	\$13,000	\$14,552
Personal Training	\$50,000	\$25,000	\$24,753
Fitness/Adult Classes	\$28,000	\$14,000	\$16,633
Adult Sports	\$22,500	\$11,250	\$8,015
Youth Sports/Activities	\$71,000	\$35,500	\$31,464
Aquatic Sponsorship	\$4,500	\$2,250	\$3,558
Recreation Sponsorship	\$26,400	\$13,200	\$16,329
TNL Sponsorship/Parking	\$24,000	\$12,000	\$22,680

DEPARTMENT REVENUE COMPARISON | 2025 VS. 2026

DEPARTMENT	2025 JUNE	2026 JUNE	2026 MONTHLY GOAL	2026 YTD 6/30/26	2025 YTD ACTUALS	2026 BUDGET
Membership/Day Pass	\$83,678	\$90,257	\$69,167	\$503,687	\$794,901	\$830,000
Healthcare Reimbursement	\$10,577	\$10,009	\$10,417	\$60,700	\$123,385	\$125,000
Merchandise and Locker Rentals	\$6,349	\$5,486	\$5,167	\$27,691	\$50,074	\$62,000
District Venue Rentals	\$19,600	\$17,827	\$15,250	\$104,004	\$157,912	\$183,000
Swim Lessons/Team	\$6,796	\$4,425	\$4,583	\$25,814	\$47,223	\$55,000
Aquatic Classes/Rentals	\$2,786	\$1,733	\$2,167	\$14,552	\$21,226	\$26,000
Personal Training	\$4,637	\$5,461	\$4,167	\$24,753	\$40,454	\$50,000
Fitness/Adult Classes	\$3,464	\$2,867	\$2,333	\$16,633	\$31,124	\$28,000
Adult Sports	\$400	\$1,025	\$1,875	\$8,015	\$19,252	\$22,500
Youth Sports/Classes	\$4,604	\$5,138	\$5,917	\$31,464	\$61,328	\$71,000
Aquatic Sponsorship	\$1,200	\$458	\$375	\$3,558	\$3,550	\$4,500
Recreation Sponsorship	\$2,870	\$1,950	\$2,200	\$16,329	\$27,729	\$26,400
Tuesday Night Live	\$0	\$0	\$2,000	\$22,680	\$32,666	\$24,000

Guest Services

Carly Paxton, Guest Services Manager

Guest Services surpassed our 6-month revenue goals for Annual, Punch Pass, and Monthly memberships. In addition to this accomplishment, we also exceeded our year-to-date revenues for Weekly memberships and daily admissions. We're currently sitting at \$88,685.09 ahead of our membership budget goals.

Estes Park sees approximately 2 million visitors from June through August. To attract more visitors to the Community Center, we're offering a buy-1-get-1 promotion on Weekly memberships for the entire month of July. This promotion is for new and expired members only.

Membership Revenue			
Membership Type	01/01/2025 - 06/30/2025	01/01/2026 - 06/30/2026	6 Month Goal
Annual	\$268,834.69	\$304,293.27	\$225,000.00
Punch Pass	\$28,512.25	\$31,687.00	\$28,500.00
Monthly	\$63,480.41	\$75,336.64	\$62,502.00
Weekly	\$9,202.00	\$9,834.78	\$11,502.00
Daily Admissions	\$74,331.05	\$82,535.40	\$87,498.00
Totals	\$444,360.40	\$503,687.09	\$415,002.00

19 locker rentals were renewed in June, and 2 lockers were released. While locker rentals surpassed our 6-month revenue goal by \$1,213.00, merchandise sales fell behind by \$4,523.55. Collectively, we are just \$3,310.55 behind our budget goals for these categories.

Merchandise & Lockers Revenue			
Revenue Type	01/01/2025 - 06/30/2025	01/01/2026 - 06/30/2026	6 Month Goal
Merchandise Sales	\$17,343.05	\$16,476.45	\$21,000.00
Locker Rentals	\$9,905.00	\$11,215.00	\$10,002.00
Totals	\$27,248.05	\$27,691.45	\$31,002.00

HIGHLIGHTS

I have thoroughly enjoyed the last 3.5 years serving as the department head of Guest Services and leading an incredible team of people. I've decided to chase new dreams and return to school full-time. We are welcoming a new Guest Services Supervisor, Madelyne Manning.

Lori, full-time front desk lead, is retiring from her duties at the front desk effective July 31st. Stop by to wish her well in her new adventures and congratulate Madi on her new role.

Thank you for allowing me to serve the Estes Valley Recreation & Park District.



Aquatics

Nani Couwenberg, Aquatics Manager

SCHEDULE

- Summer operating hours went into effect on the Friday before Memorial Day. The leisure pool has expanded Open Water Walking and Open Swim hours on weekdays. There are no changes to Lap Swim or weekend hours. For exact hours, please visit evrpd.com. These hours will remain in effect until Estes Park School District returns to session on 8/11.

PERSONNEL

- Nani C. was out of the office from 6/3 to 6/9 where she participated in the annual Hapuna Rough Water Swim in Kona, Hawaii. This is the third time Nani has competed in this race, and she medaled 3rd place in her age group, representing Estes Park Aquatics and swimming 1 mile in 37 minutes. Kaitlynn G. and Sergii I. handled her absence excellently.
- Nani C. instructed three staff CPR/AED/First Aid training courses on 6/12 and 6/15 for all current EVRPD staff needing certifications. Thank you to everyone that participated!
- Nani C. participated in the annual Solstice Swim at Union Reservoir in Longmont, CO on 6/14. She placed 9th overall, representing Estes Park Aquatics and swimming 1.2 miles in 46 minutes. Her next race is the 2.8-mile Carter Lake Crossing in Berthoud, CO on 7/18.
- Alex P.'s last day as a lifeguard was on 6/18 and has started working on a local food truck. We wish him luck in his future endeavors.
- Ryan G. began working as an Aquatics Instructor on 6/18. He brings 12 years of coaching experience, and we plan to utilize him to expand diving instruction within our swim lesson program.
- Sergii I. was on vacation from 6/29 to 7/4. Staff did an excellent job covering his hours and maintaining pool operations during his absence.
- We are actively recruiting staff for part-time Lifeguard, Head Lifeguard, and/or Aquatics Instructor positions. For information on becoming a lifeguard or working at the pool, please contact swim@evrpd.com.

EPSD SWIM & DIVE

- There are no updates regarding EPSD Swim & Dive during June.

PROJECTS

- The Hot Tub boiler was out of order and needed replacing as of 6/24. The estimated reopening on the spa is mid-July as we wait on lead time for parts and installation.

REVENUE as of June 30, 2026

Aquatics Classes & Events	Budget: \$9,000	YTD: \$2,032.50	22 percent
Swim Lessons/Team	Budget: \$55,000	YTD: \$25,814.14	46 percent
Aquatics Rentals	Budget: \$17,000	YTD: \$12,520.50	73 percent
<u>Aquatics Sponsorships</u>	<u>Budget: \$4,500</u>	<u>YTD: \$3,558.00</u>	<u>79 percent</u>
6/30/2026	Total: \$85,500	YTD: \$43,925.14	51 percent

AQUATICS CLASSES & EVENTS

We are continuing to offer free classes included in club membership and other programming for an additional fee. Our current and upcoming programming is listed below.

- Inclusion Classes (Ongoing)

❖ Aerobic Water Walking	Mon/Wed/ Fri	8am-8:50am	Included
❖ Aqua Circuit Training	Tues/Thurs	8am-8:50am	Included
❖ Swim Stroke Clinic	Thursdays	10:30am-11am	Included

- Aqua Circuit Training continues with strong attendance and high praise for Kassi F.'s instruction. This class has moved to the lap pool to ensure adequate space for participants.
- The 100-Mile Swim Challenge is running strong with 31 participants. We have had more people register for the program this year compared to 2025 and 2024. Frank Ferree, Chris Settlemyer, and Sherry Flanery have completed the challenge so far with a handful more very close behind.
- Flick N Float on 6/12 was canceled due to low participation.

- Paid Programming Coming Up

➤ Tu/Th Swim Lessons	6/30-7/23, T/TH	2:30pm-6pm	\$95-380pp
➤ Rec Swim Team	6/30-7/23, T/TH	6pm-7:30pm	\$120pp
➤ Saturday Swim Lessons	6/27-8/15, SAT	9am-1pm	\$84-332.50pp
➤ Glow Swim	7/10/26	5pm-7pm	\$18pp
➤ Adult & Ped CPR/AED/FA	7/18/26	9am-11:30am	\$85pp
➤ RST Summer Swim Meet	7/23/26	5pm-7:30pm	Free for RST or \$30
➤ Flick N Float	7/24/26	5pm-6:30pm	\$18pp
➤ 100-Mile Swim Challenge	Ends 9/30	Lap Swim Hours	\$20pp

SWIM LESSONS & REC SWIM TEAM

- Swim lessons continue at their usual times on Tuesday/Thursday afternoons and Saturday mornings. Rec Swim Team continues at the usual time on Tuesday/Thursday afternoons.
- Despite offering more availability for swim lesson sessions this season, we've noticed a lack of registrations this summer overall for swim lessons and Rec Swim Team. Some sessions have been filled minimally whereas other sessions have been canceled altogether due to lack of participation/availability.
- The Summer Rec Swim Team Swim Meet was rescheduled to Thursday, 7/23.

AQUATICS RENTALS

- June held a large mix of non-private pool parties and non-private leisure pool rentals. Cheley Colorado Camps and Boys and Girls Club of Estes Park had the most days booked for the month of June, sending a group to the pool almost every day of the month. We are anticipating a similar number of bookings for July.
- We hosted students and administrators from the ESPD summer school program, Project Launch, for two hours on 6/4, 6/11, 6/18, and 6/25.

AQUATICS SPONSORSHIPS & DONATIONS

- This is the second year we have begun to generate sponsorship revenue for Aquatics. We did not make any banner sales during the month of June.
- For inquiries regarding AQ sponsorship banners or donations to AQ programming such as the Rec Swim Team, please contact swim@evrpd.com

Fitness and Adult Activities

Julie Bunton, Fitness and Programs Manager

Current Programs

Fitness - June Revenue: \$997.50

Remaining Goal: \$11,965.25

- **Fitness Inclusion Classes** – 3 Pilates classes, Zumba Gold, Total Body+, Silver Sneakers Circuit and Boom (2 classes), Zumba, Intermediate Yoga, Dance Cardio, 2 Gentle Yoga classes, 2 Cycling classes, Chair Yoga.
- **Specialty Fitness Classes** – TRX, Sound Bath Meditation, Line Dancing

Personal Training – June Revenue: \$5,461.00

Remaining Goal: \$25,247.00

Adult Activities – June Revenue: \$1,870.00 Remaining Goal: +\$ 803.75 (exceeded goal)

- **Elevated Connections** – The weekly activities currently include 2 days of Coffee Time, Supreme Court, Mahjong Community Play (2 days), Wednesday Art Group, Adult Chess, & Friday Fitness Class – Chair Yoga.

Watercolor Class



Power Bar Class



Bath Bomb Class



Paint & Sip



TNL 100+ people



Facility Rentals

Bethany Paul, Venue Rental Manager

July 2026 Board Report

June Summary (Finalized)

Financials

- Total Facility Rental Revenue (Month): \$17,827.50
- Total Facility Rental Revenue (YTD): \$104,004.75
- Overall % of Annual Goal Achieved (YTD): 56.8%

Highlights

- Stanley Park had its best month of the year, bringing in over \$8,000.
- The Marina Pavilion rentals continue to struggle. Bethany will be utilizing social media posts to try to bring in more bookings.

Department Notes

- An email received from Christy Helton, mother of the bride at a June wedding reception held at the Community Center:

Bethany,

Good morning! I just wanted to take the time to say thank you so much for your amazing communication, beautiful set-up, and all your help the day before and day of Allie's & Hunter's reception this past weekend. We couldn't be happier about how the reception turned out. The venue was perfect and was a huge success. We had many hands helping with set-up and clean up, so I hope everything was cleaned and put back as expected. Estes Park is our families' happy place and is even more so now that Allie & Hunter got married and celebrated there. Wishing you a wonderful rest of the week and a joyful summer.

Thank you again for everything!

Warm wishes,

Christy Helton

July (Anticipated)

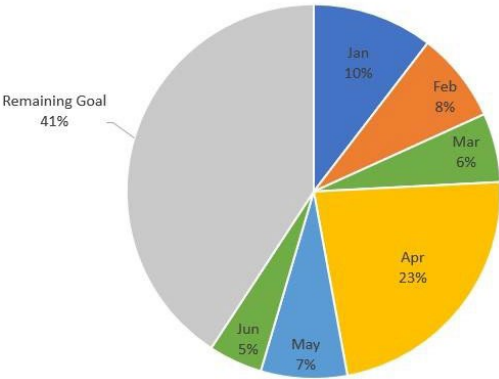
Bookings

- Total Events: 126
- Private Events: 82
- Community/Nonprofit Events: 44
- Free/No-Charge Events: 0

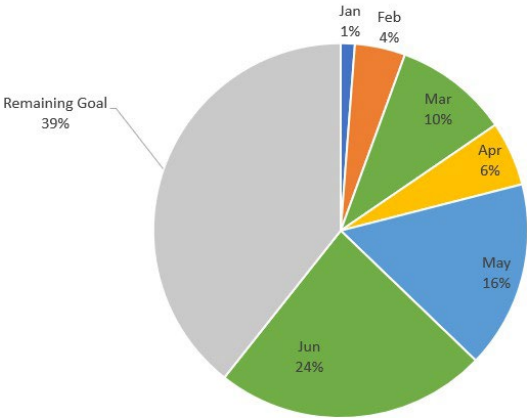
Revenue Snapshot

Facility	Revenue (June '26)	% of Annual Goal	YTD Status
Estes Valley Community Center	\$5,597.50	5%	59%
Stanley Park	\$8,215.00	24%	61%
Marina Pavilion	\$1,015.00	7%	32%
Lake Estes Shelters	\$3,000.00	21%	51%

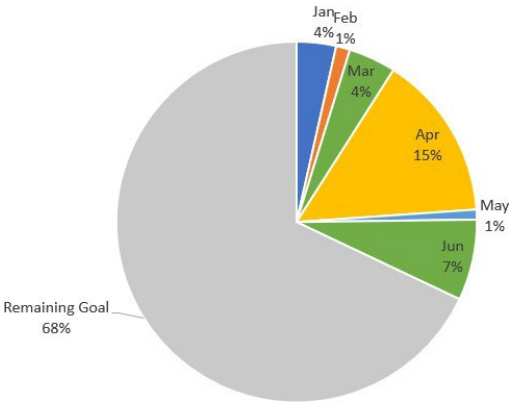
Community Center Rentals - Progress to Goal 2026



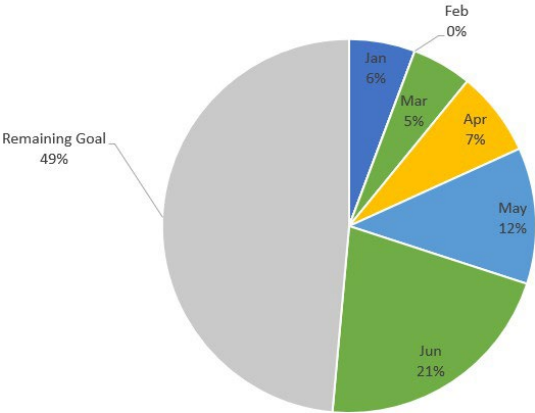
Stanley Park Rentals - Progress to Goal 2026



Marina Pavilion - Progress to Goal 2026



Lake Estes Shelters - Progress to Goal 2026



Facility Maintenance

Isaac Tibbetts, EVCC Facility Maintenance Manager

The Community Center Maintenance Department has remained exceptionally busy this reporting period, with staff completing a wide range of preventative maintenance, facility improvements, capital planning, and emergency repairs while continuing to support daily operations and special events.

We are pleased to welcome **Trinity Barker** to our team as our new **Custodian/Maintenance Apprentice**. Trinity has joined the maintenance crew and is already becoming a valuable member of the department. We look forward to supporting Trinity's professional development and are excited to have another dedicated team member helping us maintain our facilities to the highest standards.

Facility Operations and Maintenance

Air systems engineering completed the replacement of the hot tub boiler. The project was completed smoothly and restored reliable service to the hot tub system.

During the reporting period, staff responded to a boiler sensor failure on one of the Triangle boilers, quickly diagnosing and repairing the issue to minimize downtime. Our team also completed several in-house repairs to the hot tub chlorination system by replacing multiple components, avoiding the need for outside contractors and reducing costs.

Additional maintenance projects included:

- Replacing a shut-off valve in the pool pump room.
- Repainting an office within the Community Center.
- Re-caulking restroom toilets and clearing several slow-draining sinks.
- Replacing basketball backboard padding.
- Repairing numerous light switches throughout the facility.
- Repairing several fitness machines to keep equipment safe and operational.
- Installing a new security camera in the lower fitness area.
- Assembling and installing new employee lockers in the shipping and receiving area for custodial staff.

Capital Projects and Facility Improvements

Staff continued to make progress on several important capital and facility improvement projects, including:

- Scheduling the Community Center exterior painting project.
- Developing and assembling the Request for Proposal (RFP) for the lap pool deck replacement project.
- Reviewing and planning upcoming capital and non-capital maintenance projects to ensure future facility needs are prioritized and budgeted appropriately.

Preventative Maintenance

Our quarterly preventative maintenance program was successfully completed, including inspections and servicing of:

- Power Distribution Units (PDUs)
- Rooftop Units (RTUs)
- Boilers
- Cabinet heaters

These scheduled maintenance activities are essential to maintaining reliable facility operations, extending equipment life, and reducing unexpected breakdowns.

Facility Repairs

Additional facility repairs completed this quarter included repairing and reinstalling the concrete bollard located in the lower parking lot, improving both safety and protection for the facility.

Community Events

The Community Center successfully hosted the recent elections in **Room C** of the Community Center. The event proceeded smoothly, and maintenance staff provided facility support to ensure the space was prepared and operations ran efficiently throughout the voting period.

Safety

The department continues to prioritize workplace safety through ongoing safety meetings, employee training, and adherence to established safety programs. Maintaining a strong safety culture remains a key focus as we continue supporting the Community Center's operations and capital improvement efforts.

Overall, the Maintenance Department has continued to provide reliable support for daily operations while completing numerous repairs, preventative maintenance tasks, facility improvements, and long-term planning initiatives. The team's commitment and versatility have allowed the Community Center to maintain a safe, efficient, and welcoming environment for our patrons and staff.



*Figure 1*New hot tub boiler



*Figure 2*Hot tub chlorination system

JULY 2026 GOLF COURSES



While overall course conditions met expectations, the greens on the 18-hole course experienced some agronomic challenges early in the season. These issues required additional attention and adjustments to our maintenance practices. Although the greens were not performing to our desired standard, the team responded proactively by implementing corrective measures and closely monitoring turf health. We remain focused on restoring optimal playing conditions and are confident these efforts will continue to produce positive results as the season progresses.

Throughout the season, the golf course maintenance department continued its composting program by collecting organic materials from the golf course, including grass clippings, aerification cores, leaves, and elk droppings. By composting these materials, we recycle nutrients back into the property, reduce waste sent off-site, and produce a valuable soil amendment that improves soil health and supports healthy turf. This practice reflects our commitment to sustainable golf course management while helping reduce long-term maintenance costs



JULY 2026 GOLF COURSES



The greens at both courses are finally becoming acceptable putting surfaces. The winter was especially hard on the closely mowed turf. The maintenance team worked hard to accelerate the recovery this summer. Aerification, top dressing, seed, supplemental fertilization and water were needed prior to lowering mowing heights on greens.

Our flower specialist, Deborah Kaye Mutter organized and coordinated a volunteer group to assist with weeding the club's flower beds. Their efforts significantly improved the appearance of the landscaped areas while reducing maintenance labor requirements.





July 21, 2026
Agenda Item: 2.B.5

Agenda Title: Staff Reports – Marina Operations
Submitted by: Keith Williams, Marina Manager

MARINA OVERVIEW

July 4th at the Marina this year was a “mixed bag” of busy and slow. The marina staff were fully prepared for a busy weekend, regardless of the fireworks having been cancelled. We were busy at the marina from Thursday to Monday with nearly 100% capacity on all rental items, including motorized, non-motorized, bikes and rental rods. At any given time, we did not have a single item on the docks or beach that was available for rent. Due to the cancellation of the fireworks, we were able to extend our boat and bike reservations into the evening with our last paddle boards coming back at 8:00 PM – well beyond what we would normally do in preparation for the fireworks.

We have seen some good increases in vehicle permits, which should offset some of the decreases in POS revenue decreases since most parking revenue is being collected through the T2 kiosks and not through the POS.

2025 vs. 2026 POS AND FAREHARBOR REVENUE YTD/MTD

YTD POS (not including parking) is DOWN 34% compared to same dates in 2025; Merchandise GL is DOWN 14%. Food and Beverage GL is UP 1%.

YTD FareHarbor is UP 2.68% compared to same dates in 2025

June POS (not including parking) is DOWN 36% compared to same dates in 2025

June FareHarbor is DOWN 24% compared to same dates in 2024

2025 vs. 2026 T2 PARKING REVENUE YTD/MTD

June '25 = \$14016.00 vs. '26 = \$47398.00

YTD '25 = \$102875.50 vs. '26 = 115517.00

Agenda Title: Staff Reports – Campground Operations

Submitted by: Zenda Smith, Campgrounds Manager

July 2026

Hard to believe that we are already past the 4th of July. The sunny and rain-free days have helped us fill the sites. Revenue to date, which was 20% below 2025 revenue a couple months ago has gained ground and is now only down 4.5% from 2025. I anticipate that we will continue to make up for the slow start and will hit our revenue budget target by the end of the year. Looking back over the past 13 seasons under the management of EVRPD, 2021 was the year with the highest occupancy. Revenue to date in comparison to our first year of management in 2014 has grown from \$251,665 to 694,341. This can perhaps be attributed to increased interest in outdoor recreation, increased site



fees, profitable camp stores, and happy campers who give our parks great reviews on social media. Our staff, which is comprised of 24 Workampers, 2 seasonal maintenance employees, 2 contracted cleaners, and the management staff has been working hard to ensure that our guests' experiences are the best they can possibly be. In the past month, the maintenance crew has successfully tackled a variety of plumbing issues with the shower buildings and has also completed a number of property improvement projects.

There has been significant progress on the new ADA-accessible restroom project at the Mary's Lake Campground pool. Concrete foundation and floor have been poured, walls are up, siding is on, roof is complete, and tile is currently being installed on the inside walls. I anticipate that the project will be completed by the end of July.

We are all focused on providing exceptional customer service ... whether it is face-to-face interactions with the guests or the behind-the-scenes repairs and maintenance tasks that keep everything working properly. It takes a great staff made up of the right kind of people to keep it all running smoothly. It is indeed quite a big job keeping 700 campers happy on a daily basis! The reward for all of the hard work is knowing that we all played a part in making someone's vacation in Estes Park memorable.



Guests at the campgrounds are recognizing the efforts of the staff and have left numerous 5-star reviews on Google. Here are a few examples:



[Jamie B Mustoe](#)

Local Guide • 231 reviews • 803 photos

★★★★★ 5 hours ago

Vacation • Couple

Great folks staffing the place! Loved the location near all things Estes. It was a very busy place when we were there in May, lots of families with kids riding bikes and having a great time. We're empty nesters so this didn't appeal to us, but if we had a young family we'd love it I'm sure. The pool is small but well kept. We were surprised at how many smaller tent sites they offer too. Great place and a great chance to see some local wildlife wandering through. We would stay here again.

Rooms: 5/5 Service: 5/5 Location: 5/5



[Belaifromdachi](#)

Local Guide • 22 reviews • 395 photos



★★★★★ 2 days ago

NEW

Family

We had a phenomenal time here the campgrounds are very clean. The staff on duty is very kind. The restrooms were clean. The pool was amazing.

Rooms: 5/5 Service: 5/5 Location: 5/5

Nearby activities

You can go to the lake for fishing. There was a pool. There's even a little shop just up the way or right in the entrance when you get there.

Safety

Extremely safe the only thing you have to look out for is wildlife all the garbage cans in the storage areas are bear safe

Walkability

Tons of trails and hikes the bathroom is in walking distance

Noteworthy details

The views are just captivating, beautiful, and the night skies forget about it!

Hotel highlights

Great value



[Crystal Dixon](#)

Local Guide • 14 reviews • 1 photo

★★★★★ 4 hours ago

We love this camp ground! It's the best in the area in our opinion. The bathrooms are the cleanest public bathroom we have seen, especially for a camp ground. There are clean showers and sinks with running water to wash your dishes. There are lots of trees for shade. We stayed at A41 and we were close to the bathrooms with plenty of shade. There were two trees that were perfect for hanging a hammock. There's a deer that hangs out at the campsite. The hosts are also very friendly!



Becca M

21 reviews • 0 photos



★★★★★ 3 weeks ago **NEW**

We loved camping here!!! All of the staff were incredibly nice and very friendly. Bathrooms are clean, showers are hot! (They are \$2 for 5 minutes but there is a quarter machine right outside the bathrooms). The staff drives around the property several times a day to check the bathrooms and to make sure all is well on the property. The store on site is great for anything you forgot. There is pretty decent phone service too, which was a great surprise. Love being able to check in with the babysitter. We will only be staying at this property when we come to Estes! I cannot recommend it enough.

Rooms: 5/5 **Service:** 5/5 **Location:** 5/5



Estes Park Campground at Mary's Lake

Owner

2 weeks ago

Thanks so much Becca, for the 5 star rating and nice review! Our volunteer staff members work really hard to ensure that you all have great experiences at the Mary's Lake Campground. We hope to see you again.



Robert Kennedy

Local Guide • 29 reviews • 13 photos



★★★★★ 3 weeks ago **NEW**

Vacation · **Family**

Highly Recommend! Estes Park Campground is great! We stayed there 4 nights and everything was great. The local view was spectacular. Mary Lake is in walking distance (and dog friendly). Rocky Mountain NP is a reasonable driving distance away. The town of Estes Park is also close.

Lots of camper/RV sites and tent sites. Great playground for the kids. VERY CLEAN bathrooms. Very friendly employees -- our friends had an issue with the electric on their camper and the campground staff tried to help them fix it. Highly recommend.

Rooms: 5/5 **Service:** 5/5 **Location:** 5/5

Hotel highlights

Kid-friendly

Mary's Lake Campground

	2022	2023	2024	2025	2026
January	137,314.06	122,261.36	110,208.52	117,996.41	79,335.45
February	74,648.35	83,468.20	76,744.41	70,174.60	55,524.09
March	69,780.97	83,759.93	83,164.09	62,730.11	68,222.74
April	63,973.71	57,405.25	59,035.79	35,850.80	43,466.46
May	65,520.36	62,119.78	68,854.00	72,242.77	61,994.63
June	128,980.18	97,623.26	108,155.36	115,056.68	151,587.61
July	129,046.14	99,629.92	105,540.48	117,293.73	
August	104,560.01	80,996.58	72,283.15	85,112.37	
September	39,437.19	35,759.03	36,290.18	26,032.35	
October	187.77	160.91	-86.84	29.04	
November					
December					
	\$ 813,448.74	\$ 723,184.22	\$ 720,189.14	\$ 702,518.86	\$ 460,130.98

Total To Date	\$540,217.63	\$506,637.78	\$506,162.17	\$474,051.37	\$460,130.98
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East Portal Campground

	2022	2023	2024	2025	2026
January	40,623.24	64,892.30	52,842.29	69,319.00	48,738.25
February	26,912.00	48,285.28	45,880.68	44,273.85	25,550.92
March	27,207.04	55,353.20	46,406.65	32,070.85	34,510.76
April	25,131.44	33,567.35	28,966.40	27,328.93	37,343.17
May	25,028.77	31,436.11	35,327.79	31,846.38	38,869.36
June	28,617.85	38,318.88	50,313.40	47,945.28	49,197.82
July	34,764.39	38,120.26	46,909.51	41,088.74	
August	25,144.57	31,353.83	22,654.59	24,215.70	
September	9,692.93	11,619.00	8,959.63	5,818.43	
October	-308.00		-	-123.70	
November					
December					
	\$ 242,814.23	\$ 352,946.21	\$ 338,260.94	\$ 323,783.46	\$ 234,210.28

Total To Date	\$ 173,520.34	\$ 271,853.12	\$ 259,737.21	\$ 252,784.29	\$ 234,210.28
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	2022	2023	2024	2025	2026
Totals To Date	\$ 713,737.97	\$ 778,490.90	\$ 765,899.38	\$ 726,835.66	\$ 694,341.26
Annual Total	\$ 1,056,262.97	\$ 1,076,130.43	\$ 1,058,450.08	\$ 1,026,302.32	\$ 694,341.26
Annual Budget	\$ 1,222,260.00	\$ 1,173,550.00	\$ 1,134,350.00	\$ 1,047,750.00	\$ 1,032,300.00
over/under	\$ (165,997.03)	\$ (97,419.57)	\$ (75,899.92)	\$ (21,447.68)	\$ (337,958.74)





Agenda Title: Staff Reports – Human Resources

Submitted by: Robin Fallon, Human Resource Manager

July 2026

HR Goals/Projects

Employee Engagement

- In the June Manager's meeting year-to-date financial statements were discussed. Mary reported that we are not currently trending towards earning a bonus and managers should continue to monitor spending. Tom gave an update on the customer satisfaction measurement project. A survey for the Recreation Center will be conducted in July 2026 before rolling the program out district wide. Other topics discussed: RAMP cards, department updates, employee activities and the safety meeting schedule. The next Manager's meeting is scheduled for July 22, 2026.
- In July, the employee activity will be a Bird Watching Walk with Nani Couwenberg, scheduled for Friday, July 24 at 11:30am.

Safety

- At the June safety meeting, Robin Fallon presented information on office ergonomics, including a video on how to set up a workstation ergonomically and a handout on stretches that can be done at an employee's desk. We also reviewed patron incidents at the Recreation Center. The next safety meeting is scheduled for July 21, 2026, at 9am.

Other Projects for 2026

- Employee Handbook revision. *Update: Handbook still in process.*
- Visiting seasonal businesses starting in July.
- Developing automated Paycor reports that can be sent out automatically to managers monthly.
- Auditing seasonal files for compliance.

Workers' Compensation

June no incidents: Open claims: 2 Campgrounds.

Turnover Statistics

Staffing/Turnover Summary

Jun-26	Active Employees	Terms	New Hires	Monthly Turnover	Q2 Turnover	YTD Turnover
FT	33	0	1	0.00%	3.06%	9.18%
PT	64	0	1	0.00%	7.85%	20.80%
Seasonal Off-cycle	64	4	3	6.25%	8.82%	19.89%
Total	161	4	5	2.48%	6.95%	17.19%
Seasonal End Terms						
Seasonal Rehire rate June33.33 % Season to date 65.08 %						

Year-to-date (YTD) full-time turnover for 2026 is 9.18%. YTD full-time turnover for 2025 was 3.13% and for 2024 the YTD turnover was 9.94%.

2026 YTD turnover for part-time employees is 20.80%; compared YTD 2025, which was 26.97% YTD 2024 which was 14.32%.

Off-cycle seasonal turnover YTD for 2026 is 19.89% compared to 2025, which was 16.39% and 2024 which was 5.94%.

Total YTD turnover for 2026 is 17.19% compared to 2025 YTD turnover at 18.09% and for 2024 YTD at 11.05%.

Recruitment

Positions filled in June 2026

Full-time Custodian/Maintenance Apprentice Specialty Instructor – Hired Trinity Barker starting July 6, 2026.

Guest Services Supervisor – Hired Madi Manning to start July 10, 2026.

Aquatics Instructor Part-time – Hired Ryan Glitch

Adult Program Instructor – Hired Rob Owen to teach a cook class in July 2026.

Golf Operations Seasonal – hired Joseph Turner

Golf Maintenance Seasonal – Hired Michael Ping

Marina Seasonal – Hired Adie Gassmann

Open Positions July 2026

Part-time Front Desk Attendants– (Three openings) Interviewing

Part-time Rental Attendant – reviewing resumes

Always accepting applications for additional Lifeguards, Personal Trainers, Sports Officials and Specialty Instructors.

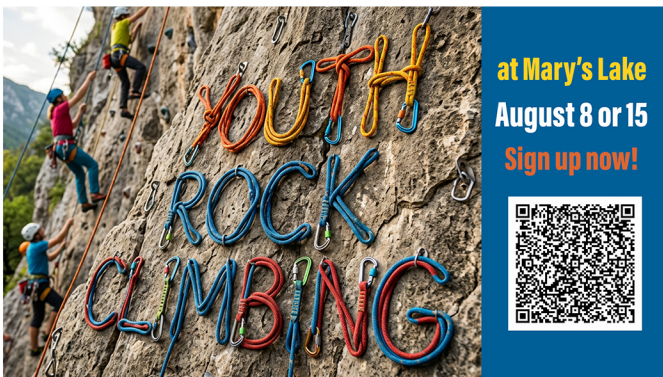


ESTES VALLEY
Recreation & Park District

Marketing and Communications Board Report July, 2026

Cindy is implementing a process called "Monitor Slide Monday" that allows her to post all the new monitor slides for the week on that designated day, which coincides with updating the monitors at the Community Center. This frees her up to post video and storytelling content on social media on the remaining days of the week.

One of my favorite recent projects was the license plate design for the Vertacat sponsors!





July 21, 2026

Agenda Item: 2.B.9

Agenda Title: Project Manager's Report

Submitted by: Kim Slininger, Project Manager

EVRPD Project Status Brief

Active Projects

Permaculture Program Update

Project #1- Permaculture Program Update

- The Permaculture program has been busy with orientation and informational meetings with campers from Cheley Camp. Tuesday, July 7 13 young women and two Cheley Camp leaders took part in the first session of the collaborative effort. Thursday, July 9 the site had 10 young men attend with two Cheley Camp leaders.

The half-day sessions started with an orientation/navigation run across the golf course from the maintenance area to the native area between the course and Fish Creek. The course is set up with information regarding beekeeping, bees in general and aspects of Permaculture in the clue boxes as well as directions to the next clue box, ultimately reaching the Permaculture site. Once at the site the campers were split into two groups: one group went into the Apiary and met the bees up close during inspections that were lead by Ali and Brinley (Permaculture Interns) and a group to assist with weed control, spreading compost and seeding the compost with the cover crop, Lacy Phacelia. Phacelia will grow to 24" in two months and provide soil stability, to combat wind erosion and nitrogen sequestration through the winter. Phacelia is also a very good source for nectar and pollen which will hopefully assist the bees this fall in building their population for winter.

The collaborative sessions were well received, and plans are in place for additional full-day sessions on Tuesdays (July 21, 28 and Aug. 4).

- Communications have also been established with Eagle Rock School to explore more collaborative efforts to benefit the School as well as the Permaculture Program.
- Monday July 13 a Google Meet was set up (with Vine Permaculture in Northern Ireland and Permaculture Canada in British Columbia) to explore getting professional assistance to develop a more specific plan for the Permaculture site. The half hour discovery meeting was very informative and gave us some great information for moving forward and what to expect if we decide to hire "Permaculture Canada" to continue with planned development.

- A Village Thrift Store Grant was applied for and our application was successful. We received \$7,000 for rock and gabion baskets to install more sustainable protection around the hives and provide windbreak/animal barriers at the apple tree site/transplant areas. The electric fence currently in use has not performed as well as anticipated. Although no bears accessed the apiary the elk and winter winds caused continued damage, resulting in maintenance issues and loss of vegetation.
 - 4-8" round river rock has been delivered. Gabion baskets are in production.



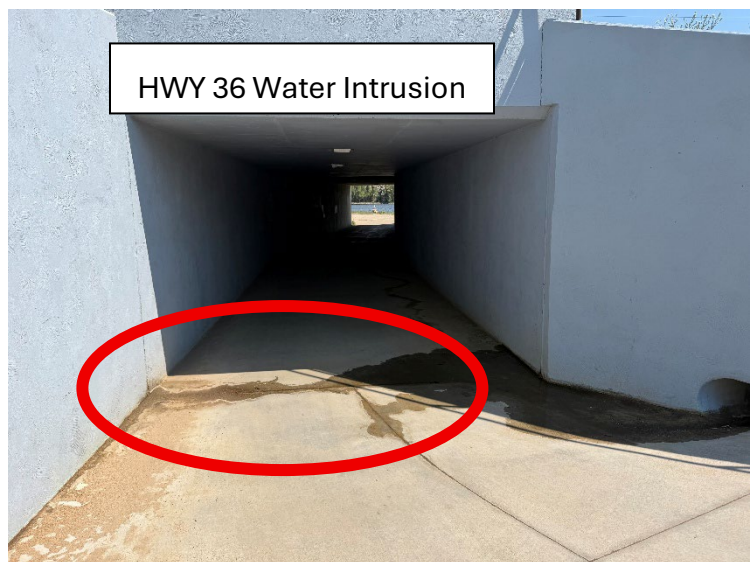
Agenda Title: District Maintenance & Parks and Trails

Submitted by: Zachary Zeschin, District Maintenance Superintendent

Board Report

District and Parks and Trails Maintenance continue to make progress on many different improvements while managing day-to-day operations throughout Stanley Park, the Lake Estes Trail, and other areas throughout the district.

Some areas that have been focused on recently include playground inspection and maintenance, irrigation sprinkler head servicing and replacement, litter control, general restroom maintenance/repair, and landscaping. One main objective is to continue to improve our daily rounds and maintenance to ensure we are developing a good labor baseline for the traffic that we see throughout our facilities.

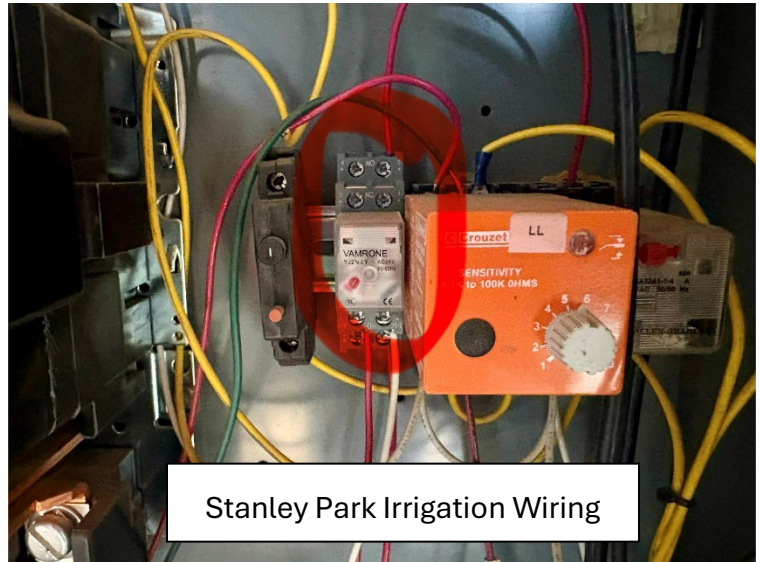


Staff development is a continual focus. Parks and Trails staff completed their annual CPR training. We have started some basic equipment (mower and utility vehicle) repair and maintenance to help staff be acquainted with our equipment.

We have hosted a myriad of events throughout the parks and trail system over the last, all of which have gone extremely smoothly with no major mishaps. A 3-day 9u baseball tournament was hosted at Stanley Park. Weekly late-night soccer rentals have been utilizing field 3, with some of the groups being between 50-75 people up to 4 nights per week. Two different running events (marathons) were held on the Lake Estes trail. Snowygrass music festival required some mild setup, but overall, the event was smooth and only had some impact on outside parks users and internal operations.



4th of July was mild compared to previous years but was an incredible opportunity to practice coordination and execution of the event for our team. Prior to the event, we attend various coordination meetings with the local authorities. This year, we were included in both the EPPD's Incident Action Plan as well as an AM and PM briefing with their staff. Tom and Zach have unified command radios which allow direct communication. While traffic was less than previous years, our portable restroom units and open dumpsters in Cherokee Draw, Fisherman's Nook, Marina, and Stanley Park were still heavily utilized. Tom and Zach worked a shift in parking at Cherokee Draw in addition to being floaters around the trails and parks. After the event, Chief Ian Stewart highlighted the success of the agency coordination and smoothness of the event.



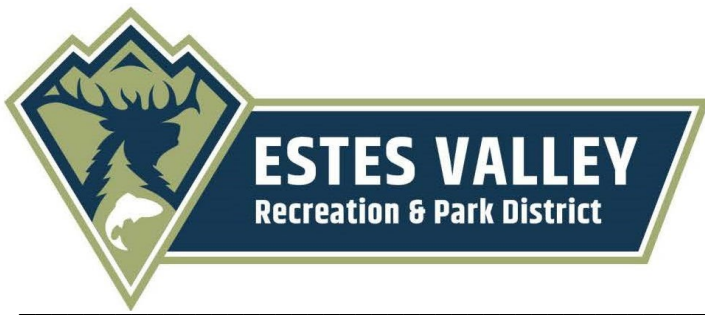
Stanley Park Irrigation Wiring

Some of the projects that are currently top of mind on include a refresh of playground mulch, Highway 36 underpass drainage mitigation, Stanley Park electrical updates in conjunction with parking lot paving, finalization of all aspects of Stanley Park paving, baseball infield laser grading and mound/batter's box rebuild, Stanley Park and Lake Estes trail restroom fixture upgrades, Stanley Park irrigation pump house reconfiguration, Mary's Lake Campground Restroom construction and East Cherokee Draw restroom sewer line repair.

We are full swing with 2027 capital planning, which includes obtaining cost for various upgrades and projects to occur throughout the parks and trail systems. The high priority will be funding finalization of ongoing projects and improvements that fall within the "necessary improvement" category. Necessity over luxury will be the theme for next year's plan.



Estes Park Police and CPW
Assisting with Elk Issues



July 21, 2026

Agenda Item: 2.C

Agenda Title: Financial Reports

2.C.1 June 2026 Consolidated FS & Disbursements

Attachments:

☐ Resolution
☒ Report
☐ Contract

☐ Letter
☐ Minutes
☐ Map

☐ Other:

Estes Valley Recreation and Park District
YTD Income Statement 06/30/2026 (50% of Year)

	2026 YTD Actual	\$ Change from Last Year	2026 Annual Budget	Actual as % of Budget
Operating Revenues				
Administration	\$ 13,078	5,543	13,700	95.5%
Campgrounds	614,161	\$ (112,777)	\$ 1,062,300	57.8%
Community Center	768,552	\$ 79,223	\$ 1,338,950	57.4%
Golf	928,816	40,138	2,531,400	36.7%
Marina	368,766	22,205	896,500	41.1%
Parks	21,502	7,889	41,000	52.4%
Recreation	61,237	(10,425)	122,300	50.1%
Total Operating Revenues	2,776,112	31,796	6,006,150	46.2%
Operating Expenses				
Personnel	1,836,308	117,658	4,195,768	43.8%
Utilities & Fuel	237,576	(468)	583,804	40.7%
Operating Supplies	207,671	(71,260)	458,704	45.3%
Repairs & Maintenance	249,173	10,511	458,700	54.3%
Merchandise Purchases	315,128	(37,502)	414,800	76.0%
Contract & Professional Services	83,076	(34,652)	163,402	50.8%
IT & Communications	158,466	21,878	273,871	57.9%
P&L Insurance	77,827	715	155,172	50.2%
Credit Card Fees	48,195	(593)	132,931	36.3%
Other Operating Expenses	57,830	7,519	121,300	47.7%
Total Operating Expenses	3,271,250	13,806	6,958,453	47.0%
Income (Loss) from Operations	(495,138)	17,990	(952,303)	
Non-Operating Revenues				
Property Taxes	2,336,292	107,734	3,280,762	71.2%
Intergovernmental Revenue	197,885	97,171	227,500	87.0%
Interest Income	170,355	(27,539)	374,000	45.5%
Bond/Lease Proceeds	-	(231,796)	-	0.0%
Transfers from Reserves	-	-	1,073,138	0.0%
Total Non-Operating Revenues	2,704,532	(54,430)	4,955,400	54.6%
Non-Operating Expenses				
Capital Outlay	631,442	(73,786)	2,091,000	30.2%
County Tax Collection Exp	45,065	2,145	62,135	72.5%
Debt Service	246,271	(8,867)	1,632,442	15.1%
Maint. & Contingency Reserves	-	-	157,077	0.0%
Total Non-Operating Expenses	922,777	(80,508)	3,942,654	23.4%
Net Income/(Loss)	\$ 1,286,617	\$ 44,068	\$ 60,443	

Estes Valley Recreation and Park District

Balance Sheet as of 06/30/2026

	2026	2025
Current Assets		
Cash - Operating Accounts	\$ 1,028,038	\$ 822,043
Cash - Investment Pools	9,448,731	9,497,934
Property Taxes Receivable	3,102,790	2,915,166
Accounts Receivable	196,971	181,718
Inventory	139,990	136,715
Prepaid Expenses	115,017	102,651
Total Current Assets	\$ 14,031,537	\$ 13,656,226
Property and Equipment		
Work in Progress	546,129	137,028
Leased Assets	442,630	442,630
Intangible Assets	123,232	123,232
Land	2,115,572	2,115,572
Buildings, Leasehold Improvements & Equipment	47,193,727	46,683,419
Accumulated Depreciation	(14,059,626)	(12,830,825)
Total Property and Equipment	36,361,664	36,671,056
Other Assets - Deferred Amount on Debt Refunding	60,313	66,348
Total Assets	\$ 50,453,513	\$ 50,393,630
Current Liabilities		
Accounts Payable	\$ 409,133	\$ 208,183
Current Portion, Long-Term Debt	1,375,873	1,325,183
Gift Certificates and Customer Funds on Account	34,979	26,364
Accrued Payroll and Compensated Leave Payable	253,518	243,989
Deferred/Unearned Revenue	96,740	103,376
Deferred Property Taxes Receivable	3,102,790	2,915,166
Other Current Liabilities	47,868	42,738
Total Current Liabilities	5,320,900	4,864,997
Long-Term Liabilities		
Leases Payable	2,211,485	2,261,820
Bonds Payable	11,415,000	12,555,000
Total Long-Term Liabilities	13,626,485	14,816,820
Total Liabilities	18,947,385	19,681,817
Net Position		
Beginning Balance	30,219,512	29,469,264
Current Year Net Income/(Loss)	1,286,617	1,242,549
Total Net Position	31,506,128	30,711,813
Total Liabilities and Net Position	\$ 50,453,513	\$ 50,393,630

Estes Valley Recreation and Park District

Check register

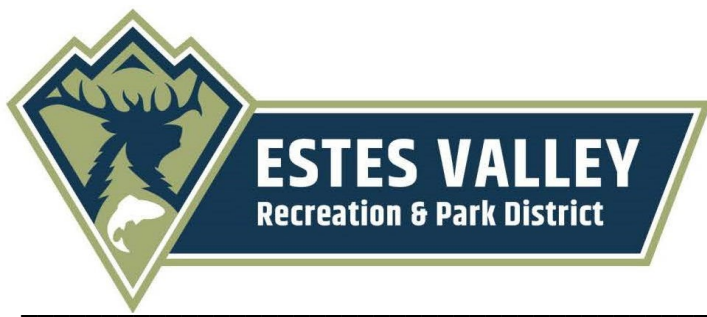
June 1-30, 2026

Bank	Date	Vendor	Document no.	Amount
Operating Account	6/4/2026	V01039--Austin Logan	154770	257.67
	6/4/2026	V01056--BluGuard Security LLC	154772	34.99
	6/4/2026	V01068--Cave Cat Gardens	154773	297.00
	6/4/2026	V01089--Clean Solution	154774	595.00
	6/4/2026	V01684--Dan Derman	154775	445.81
	6/4/2026	V01156--Estes HandyWorx	154776	555.00
	6/4/2026	V01160--Estes Park Locks, LLC	154777	255.00
	6/4/2026	V01180--foreUP Golf Software	154778	1,230.00
	6/3/2026	V01686--Stephen Jaramillo	154769	162.54
	6/4/2026	V01235--K & K Supply	154779	487.20
	6/4/2026	V01267--Magic Rose Commercial Cleaning LLC	154780	7,681.50
	6/4/2026	V01286--NAPA	154781	175.87
	6/4/2026	V01312--Park Supply Co	154782	1,386.01
	6/4/2026	V01367--Rock Creek Bait & Tackle	154783	37.50
	6/4/2026	V01393--Siteone Landscape Supply, LLC	154784	4,199.92
	6/4/2026	V01413--Syndeo LLC aka Yiptel	154785	1,128.07
	6/4/2026	V01417--Tattoo Johnson & Sons Inc.	154786	595.00
	6/4/2026	V01423--The Flyin' A's	154787	1,500.00
	6/4/2026	V01644--Beverly Wilczek	154771	104.59
	6/8/2026	V01315--Paycor, Inc.		2,111.39
	6/11/2026	V01005--Ace Hardware	154788	2,370.57
	6/11/2026	V01022--Alpine Tackle LLC	154789	302.51
	6/11/2026	V01068--Cave Cat Gardens	154791	409.25
	6/11/2026	V01134--DH Pace Company	154792	1,570.20
	6/11/2026	V01137--DIRECTV	154793	299.98
	6/11/2026	V01161--Estes Park Lumber	154794	1,144.80
	6/11/2026	V01162--Estes Park News	154795	1,654.00
	6/11/2026	V01191--Garretson's Sport Center	154797	2,501.98
	6/11/2026	V01194--Golf & Sport Solutions	154798	1,261.54
	6/11/2026	V01209--Heritage PPG	154800	8,291.20
	6/11/2026	V01210--High Country Beverage	154801	1,065.90
	6/11/2026	V01218--Ice Of Estes Park	154802	330.00
	6/11/2026	V01226--JC Golf Accessories	154803	357.05
	6/11/2026	V01232--Johnston Sanitation	154804	1,725.00
	6/11/2026	V01261--Loveland Steam Laundry	154805	267.09
	6/11/2026	V01273--Masek Golf Car Company	154806	74.27
	6/11/2026	V01317--PGA of America	154807	654.00
	6/11/2026	V01327--Plantorium Greenhouse & Nursery	154808	2,688.02
	6/11/2026	V01345--Product Solutions	154809	2,325.00
	6/11/2026	V01398--Special District Association	154810	1,237.50
	6/11/2026	V01484--Yamaha Motor Finance Corp., USA	154811	12,972.49
	6/11/2026	V01519--Hendrix Outdoors	154799	1,206.50
	6/11/2026	V01625--AYG Service LLC	154790	52.00
	6/11/2026	V01685--Gabion Supply	154796	5,082.36
	6/18/2026	V01038--Associated Supply Co, Inc.	154812	63.49
	6/18/2026	V01132--DFA Dairy Brands	154813	253.42
	6/18/2026	V01186--Frosty Freeze, Inc.	154814	293.51
	6/18/2026	V01210--High Country Beverage	154815	364.30
	6/18/2026	V01211--High Plains Excavation & Haulin, LLP	154816	315.25

Bank	Date	Vendor	Document no.	Amount
Electronic Payments	6/18/2026	V01218--Ice Of Estes Park	154817	420.00
	6/18/2026	V01335--Prairie Mountain Media	154820	57.96
	6/18/2026	V01352--R&R Products, Inc	154821	241.60
	6/18/2026	V01367--Rock Creek Bait & Tackle	154822	37.50
	6/18/2026	V01380--Safeway Stores, Inc	154823	402.24
	6/18/2026	V01537--Pitman Creek Wholesale	154819	2,096.25
	6/18/2026	V01687--Joe Guthrie	154818	157.50
	6/25/2026	V01184--Free Sunshields	154825	335.98
	6/25/2026	V01209--Heritage PPG	154826	1,413.50
	6/25/2026	V01210--High Country Beverage	154827	441.10
	6/25/2026	V01211--High Plains Excavation & Haulin, LLP	154828	211.68
	6/25/2026	V01216--Horizon Vegetation Management	154829	5,500.00
	6/25/2026	V01218--Ice Of Estes Park	154830	176.00
	6/25/2026	V01272--Mary Davis	154831	1,984.44
	6/25/2026	V01274--Matthew C Barnett	154832	500.00
	6/25/2026	V01298--O'Connor, Inc.	154833	1,154.64
	6/25/2026	V01352--R&R Products, Inc	154834	1,442.35
	6/25/2026	V01367--Rock Creek Bait & Tackle	154835	37.50
	6/25/2026	V01436--Town of Estes Park	154836	22,258.37
	6/25/2026	V01688--Emily Smith-Feldman	154824	690.00
	6/4/2026	V01024--Amazon Capital Services	174	4,439.60
	6/4/2026	V01153--Enviropest	178	364.00
	6/4/2026	V01221--Imperial Sportswear	172	855.00
	6/4/2026	V01419--Team Petroleum	166	2,802.36
	6/4/2026	V01425--The Lifeguard Store, Inc.	176	295.42
	6/4/2026	V01461--Valley Fire Extinguisher	162	60.00
	6/4/2026	V01493--CEBT	170	45,287.67
	6/4/2026	V01544--Wilson Sporting Goods Co.	164	1,660.00
	6/4/2026	V01589--Belson Outdoors, LLC	168	1,335.04
	6/5/2026	V01072--CenturyLink		260.96
	6/5/2026	V01140--DMF Bait Company		122.30
	6/5/2026	V01149--Eldorado Artesian Springs		81.90
	6/5/2026	V01199--Grainger		433.05
	6/5/2026	V01213--Hillyard Industries, Inc.		51.81
	6/5/2026	V01329--Polar Gas		35.00
	6/5/2026	V01432--Titleist		107.61
	6/5/2026	V01476--Western Paper Distributors Inc.		781.40
	6/8/2026	V01623--Ramp Business Corporation		14.97
	6/8/2026	V01623--Ramp Business Corporation		12,325.15
	6/11/2026	V01371--Rocky Mountain Dumpsters	182	3,505.00
	6/11/2026	V01539--Rather Outdoors	180	1,070.17
	6/11/2026	V01683--Spectrum Aquatics	184	1,002.00
	6/12/2026	V01062--BSN Sports LLC		87.99
	6/12/2026	V01072--CenturyLink		104.16
	6/12/2026	V01111--Connecting Point		7,300.93
	6/12/2026	V01199--Grainger		491.04
	6/12/2026	V01213--Hillyard Industries, Inc.		431.19
	6/12/2026	V01329--Polar Gas		306.58
	6/12/2026	V01411--Swire Coca-Cola, USA		403.25
	6/12/2026	V01432--Titleist		93.73
	6/12/2026	V01472--Waste Management-Estes Park		1,006.37
	6/12/2026	V01476--Western Paper Distributors Inc.		276.61

Bank	Date	Vendor	Document no.	Amount
	6/12/2026	V01483--Xcel Energy		1,095.49
	6/12/2026	V01492--Visa-Bank of Colorado		41.09
	6/12/2026	V01658--Blue Frog Roofing Limited		5,985.62
	6/18/2026	V01017--All Copy Products Inc.	196	343.58
	6/18/2026	V01091--ClearStar Inc.	190	243.60
	6/18/2026	V01140--DMF Bait Company	200	220.00
	6/18/2026	V01149--Eldorado Artesian Springs	202	49.45
	6/18/2026	V01264--Lyons Gaddis	194	1,277.50
	6/18/2026	V01347--Progressive Commercial Aquatics	198	2,790.00
	6/18/2026	V01488--YourMembership.com, Inc.	192	179.00
	6/18/2026	V01543--T2 Systems, Inc.	186	3,879.25
	6/18/2026	V01599--Precor Incorporated	188	67.99
	6/19/2026	V01092--Cleveland Golf/SRIXON		125.62
	6/19/2026	V01111--Connecting Point		425.00
	6/19/2026	V01196--Golf Safety		95.00
	6/19/2026	V01199--Grainger		680.34
	6/19/2026	V01329--Polar Gas		1,135.77
	6/19/2026	V01344--ProActive Sports, Inc.		1,536.00
	6/19/2026	V01432--Titleist		202.03
	6/25/2026	V01024--Amazon Capital Services	208	3,138.79
	6/25/2026	V01256--LL Johnson Distributing Company	204	1,725.44
	6/25/2026	V01528--Pins & Aces	210	607.79
	6/25/2026	V01544--Wilson Sporting Goods Co.	212	4,980.00
	6/25/2026	V01633--Augusta Sportswear	214	480.50
	6/25/2026	V01662--Fuzion Field Services LLC	216	3,490.99
	6/25/2026	V01664--Treatment Technology	206	1,124.88
	6/26/2026	V01067--Cart Golf GPS		1,500.00
	6/26/2026	V01092--Cleveland Golf/SRIXON		9,203.57
	6/26/2026	V01199--Grainger		217.03
	6/26/2026	V01213--Hillyard Industries, Inc.		434.24
	6/26/2026	V01215--Home Depot Credit Services		1,876.15
	6/26/2026	V01293--Northend Self Storage		255.00
	6/26/2026	V01360--Red Rocket Web Specialists		199.00
	6/26/2026	V01432--Titleist		459.23
	6/26/2026	V01442--Trailblazer Broadband		1,498.80
	6/26/2026	V01462--Verizon Wireless		185.11
	6/26/2026	V01476--Western Paper Distributors Inc.		318.88
	6/26/2026	V01595--Van Horn Engineering & Surveying, Inc.		4,512.50
	6/30/2026	V01528--Pins & Aces		762.80
	6/30/2026	V01528--Pins & Aces	Voided - 00002	-607.79
				258,059.35
		Electronic/Other Transactions:		
		Transfer to Csafe Debt Service Account		94,844.60
		Transfer to A/P Electronic Pymt Account		144,132.37
		Transfer to DOW Account		10,000.00
		Payroll & Payroll Taxes		320,043.42
		Consumer Use Tax Remittance		641.00
		Sales Tax Remittance		4,011.51
		Marketing Tax Remittance		3,039.00
		Voided checks		607.79
		Total Disbursements from Operating & Electronic Accounts		835,379.04

Bank	Date	Vendor	Document no.	Amount
		Transfer to Csafe Debt Service Account		(94,844.60)
		Transfer to DOW Account		(10,000.00)
		Transfer to A/P Electronic Pymt Account		(144,132.37)
		Credit Card Fees withdrawn from CC account		9,234.54
		DOW withdrawals for fishing licenses		<u>7,705.26</u>
		Total Disbursements		603,341.87



July 21, 2026

Agenda Item: 3

Agenda Title: Regular (Action) Agenda

Submitted by: Tom Carosello, Executive Director

The Action Agenda for the July 21, 2026 Regular Board Meeting includes:

4. Citizen and Board Comments:

5. Administrative Reports:

- A. Executive Director Report
- B. Finance Director Report

6. Old Business:

- A. None

7. New Business:

- A. Concession Agreement - Indoor and Outdoor Gun Ranges (Discussion/Action)
- B. Memorandum of Understanding (MOU) with the Town of Estes Park - Stanley Park Paving Project (Discussion/Action)

8. Further Business:

- A. Meetings to Schedule

9. Adjournment

Attachments:

☐ Resolution
☐ Report
☐ Contract

☐ Letter
☐ Minutes
☐ Map

☐ Other:

Board Action Needed:

A Motion to (approve or modify) the Action Agenda as presented.



July 21, 2026

Agenda Item: 4

Agenda Title: Citizen and Board Comments

Background Information:

This item is placed on the agenda to give members of the audience an opportunity to comment on any item not on the agenda. It is also an opportunity for the Board to make comments on items that are not covered in the agenda

The Board may either wish to respond to the citizen's comment depending on the background information available or listen to the comments without taking any action. The Board may also table the discussion to a future meeting allowing time for staff to prepare background

Attachments:

☐ Resolution
☐ Report
☐ Contract

☐ Letter
☐ Minutes
☐ Map

☐ Other:

Board Action Needed:

No action can be taken from citizens or Board comments since such comments were not included on the posted agenda.



July 21, 2026

Agenda Item: 5

Agenda Title: Administrative Reports

Submitted by: Tom Carosello, Executive Director
Mary Davis, Finance Director

Background Information:

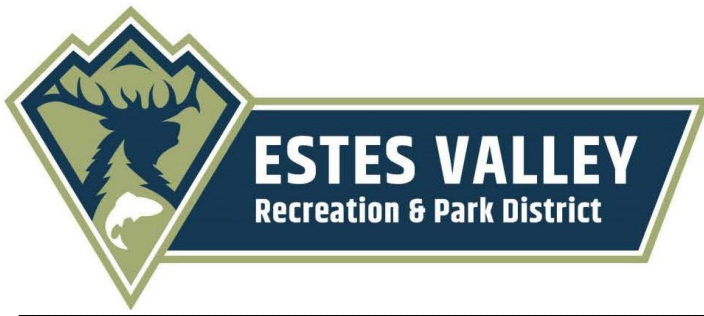
Attached are this month's administrative reports

Attachments:

☐ Resolution
☒ Report
☐ Contract

☐ Letter
☐ Minutes
☐ Map

☐ Other:



July 21, 2026

Agenda Item: 5.A

Agenda Title: EXECUTIVE DIRECTOR'S REPORT

Submitted by: Tom Carosello, Executive Director

Operational Update –

- EVRPD facilities continue to operate according to the following schedules:
 - a. Lake Estes Golf Course – Open seven days a week through late September
 - b. Estes Park Golf Course – Open seven days a week through late November
 - c. Community Center – Main facility hours are 6 a.m. – 8 p.m. weekdays and 9 a.m. – 6 p.m. Saturday and Sunday. Pools close an hour earlier than the rest of the facility.
 - d. Lake Estes Marina – Open seven days a week through early October; no boat rentals Tuesdays (maintenance day)
 - e. Mary's Lake and East Portal campground – Open seven days a week through late September

Trails Committee/Trails Projects – Zach Zeschin and I have been meeting with Jim Brzostowicz, an engineer with Firestone-based Civil Resources, to develop a plan to mitigate the ongoing issue of lake and underground water seeping into the Highway 36 underpass. We hope to have an estimate for this work within the next couple of weeks, and we will target the 2027 budget for this effort.

The Parks and Trails Department continues to collaborate with the Marketing Department on the replacement of outdated signage across the District, with updated signs for trail rules (leash law, speed limit, etc.) targeted for key trail intersections/access points, while old signage will be taken down in phases at the same time. Current efforts are focused on the Homer Rouse Trail, Fisherman's Nook and Stanley Park, but the overall plan will unfold over the next two to three years.

Implementation of Customer-Satisfaction Surveys and Analytics – We purchased Canva Enterprise (graphic-design platform) in late June, and Cindy Leikam, Lisa Von Bargen and I have been training on the new platform and uploading District templates/images into the database for eventual use by department heads. Due to the volume involved, this process will take approximately six weeks, but we are already very pleased with how “easy” and intuitive the platform is, especially when integrating with our social-media applications and web site. However, the immediate focus is the development and installation of customer-satisfaction signage at District facilities, with the community center serving as the “guinea pig” over the next several weeks. “Test” signs will include QR codes linking to short surveys consisting of no more than four or five questions regarding patrons' experience, as well as auto-generated analytics for evaluation and/or action.

Once we get the graphics and analytics “dialed in” at the community center, we will begin to post similar signs/QR codes at facilities across the District throughout the remainder of the summer.

Capital Projects/Infrastructure – Kinley Built LLC has made good progress on the Mary’s Lake pumphouse/restroom “re-construction” project, with minimal interruptions to pool use; completion is anticipated in early August.

On behalf of the Estes Valley Recreation and Park Foundation, Mary Davis and I have been corresponding with legal counsel on two agreements required for the ADA-accessible playground in Stanley Park to move forward – one outlining the scope of work/project management aspects (to be handled primarily by third-party firms) and another outlining the parameters for accepting the funding family’s donation of \$1 million.

We hope to have both agreements finalized by early August. Due to the durations involved with custom design/construction, this project will likely not be completed until the late summer/fall of 2027.

Altitude Athletic Surfaces completed final surfacing of the basketball court and installation of wind screens/minor repairs on the pickleball courts in Stanley Park last month, and this project has been “paid out” and closed.

Due to the near-zero possibility of successfully gaining a settlement, per direction from the Board and administration, legal counsel has withdrawn from the arbitration process aimed at recouping costs incurred for the faulty installation of the lap pool deck by River Rock Resurfacing,

Zach Zeschin, Isaac Tibbetts and Heather Drees have developed an RFP for replacement of the deck surfacing; I will have updates on this effort after bids are received and evaluated.

We continue to collaborate with Town Public Works Department staff and Van Horn Engineering on the paving plan for the parking lot at Stanley Park. Draft drawings were produced July 14, and quantities and estimates based on those drawings have been incorporated into the draft memorandum of understanding (MOU) with the Town of Estes Park to formalize project coordination/responsibility (*separate agenda item).

Grants – Grant applications are pending for general operating costs (foundation), the permaculture program, improved water-conservation/irrigation efforts, youth sports equipment and various programming efforts across the District.

Bureau of Reclamation Updates – District managers continue to implement tasks outlined in the annual work plan for 2026; annual concession inspections are tentatively scheduled for late summer.

Staffing – Staffing levels across the District are near capacity, with just a few part-time openings available; the full-time custodial position at the community center has been filled by Trinity Barker, who started earlier this month and is acclimating well.

Policy – Focus areas currently include continued refinement of the community survey results for incorporation into department goals, minor revisions to the personnel handbook, “lowering the mod” for workers’ compensation claims/incidents and keeping pace with state property-tax and CORA legislation, as well as implementing the metrics for this year’s bonus policy/plan.

Estes Valley Recreation and Park Foundation – The Foundation Board’s next meeting is tentatively scheduled for late summer. The Foundation continues to partner with the school district’s Social Services Department and the community center Guest Services Department to provide 50-percent coverage of the fees for community center memberships/programming to qualifying individuals and/or families.

Extension of Ballot Measure 4C - Ballot Measure 4C, which was passed by District voters in 2015, provides up to \$200K in annual property-tax subsidies toward the operation of the Estes Valley Community Center and will sunset after 2027, if not extended by voter approval. I have reached out to Kutak Rock (bond counsel) and Stifel Financial Corp. for guidance regarding potential ballot language and a set of funding scenarios to consider, with the target date for the measure to go before District voters as May 4, 2027.

*As always, please do not hesitate to contact me at any time via cell phone at (970) 382-1356 or e-mail (tomc@evrpd.com) with questions, comments or suggestions.



July 21, 2026
Agenda Item: 5.B

Agenda Title: Finance Director's Report
Submitted by: Mary Davis, Finance Director

June/July 2026

Banking Services Evaluation:

In support of the District's long-term financial sustainability and transparency goal, the Finance/Executive team has undertaken a review of the District's banking services to ensure alignment with current and developing operational, security, and financial needs.

EVRPD has had a positive longstanding relationship with Bank of Estes Park (BOE), however, our review identified opportunities to improve consistency in security practices, enhance technology capabilities, and expand available financial services. Currently, Estes Park's other local financial institution, Bank of Colorado (BOC) offers stronger alignment with the District's evolving needs, including more robust treasury management systems, improved operational efficiency, and a broader range of financial products such as capital leasing. Although BOC charges service fees and BOE historically has not, we believe the added value would outweigh the cost through improved reliability, internal controls, and long-term support for the District's operations. At this time, we are seeking Board input on this evaluation as we determine appropriate next steps.

Operating Revenues and Expenses

At the halfway mark, YTD operating revenues are 46.2% of the annual budget and \$31,796 more than June 2025.

- Campgrounds YTD operating revenue is \$112,777 less than 2025, but on the positive side June '26 revenue was almost \$12,000 higher than June '25, even with fire restrictions impacting sales of firewood and other "campfire" products.
- Community Center operating revenue is \$79,223 more than 2025.
- Golf operating revenue is \$40,138 more than 2025.
- Marina operating revenue is \$22,205 more than 2025, with the improvement attributed to day use permits (parking) revenue which is up by over 37% compared to 2025. The pay kiosks are having a significant impact.
- Parks and Recreation operating revenues compared to 2025 are up by \$7,889 and down by \$10,425 respectively.

Operating expenses are 47.0% of budget overall and \$13,806 higher than 2025. Categories notably exceeding the 50% budget mark include:

- Merchandise purchases are at 76.0% due to pre-season purchasing.
- IT/Communications are at 57.9% due to annual payment of license fees, internet service and some necessary hardware (laptop/desktop) purchases.

Non-Operating Revenues and Expenses

- Property taxes received to date are 71.2% of budget and \$107,734 more than this point in 2025 (this is primarily due to the bond debt service mill levy).
- Intergovernmental revenues of \$197,885 YTD are at 87.0% of budget and \$97,171 more than in 2025. The

\$131K final cost of the BOR grant-funded ANS Decontamination Station is the largest share of current year revenue.

- Interest income is \$27,539 less than 2025 due to lower rates; and is 45.5% of the annual budget amount.
- The District has invested \$631,442 in capital purchases (30.2% of annual budget) YTD.
- \$246,271 in debt service payments (15.1% of budget) have been recorded YTD.

The District's YTD operating loss is a \$17,990 favorable comparison to June 2025. We continue to closely monitor revenue and expense and market trends and will adjust variable spending accordingly as the year progresses.

The District's **Operating Reserve** (see analysis, following page) is more than adequate to move forward with funding the budgeted Stanley Park Parking Lot project.

EVRPD Operating Reserve Analysis

Date: 6/30/2026

Cash Available for Operations

Account Balances	Total	Restricted Purpose	Internal Set-Asides	Available for Operations
BOE Operating	\$ 798,547	\$ -	\$ -	\$ 798,547
BOE Credit Card Transactions	204,881			\$ 204,881
BOE Epayments	10,015			\$ 10,015
BOE DOW/Fishing Licenses	9,545			\$ 9,545
Colotrust General	5,167,223		2,234,684	\$ 2,932,539
Colotrust EVCC Project Acct	2,998,225	2,998,225		\$ -
Colotrust Conservation Trust Fund	118,414	118,414		\$ -
Csafe Debt Service	1,042,101	1,042,101		\$ -
Csafe TABOR Reserve	122,766	100,222		\$ 22,545
Petty Cash	5,050			\$ 5,050
	\$ 10,476,769	\$ 4,258,963	\$ 2,234,684	\$ 3,983,122
		Less Current Accounts Payable**		\$ (342,075)
		Net Available for Operations		\$ 3,641,047
			Reserve Target	\$ 2,296,641
			Over(Under)	\$ 1,344,406

**Includes A/P, Contract Retainage, Sales & Marketing Taxes & Bonus Payable.

Internal Set-Asides

Campground Improvement	\$ 682,263
EVCC Improvement	\$ 42,115
Golf Improvement	118,389
Marina Improvement	79,962
Stanley Park Improvement	29,108
Trails	949,507
Maintenance	235,643
Jr. Golf	49,831
Gun Range Clean-Up Deposit	47,868
Total	\$ 2,234,684

Base Annual Operating Requirement (BAOR) and Target Reserve Calculation

2026 Budgeted Operating Expenses	\$ 6,958,452
2026 Budgeted Debt Service (Leases) from Operating Sources	223,743
2026 Budgeted Capital from Operating Sources	1,040,000
2026 Seasonal Salaries and Fringe	(620,831)
2026 Merchandise Purchases	(414,800)
BAOR	\$ 7,186,564
25% of BAOR	\$ 1,796,641
+ Capital Set-Aside	500,000
= Target Operating Reserve	\$ 2,296,641

In light of significant cash fluctuations due to seasonal operations, consideration of "surplus" reserves is calculated at the end of February, which is the low point in the year for cash.



July 21, 2026

Agenda Item: 7.A

Agenda Title: Concession Agreement – Indoor and Outdoor Gun Ranges (Discussion/Action)

Submitted by: Tom Carosello, Executive Director

Background Information:

The existing Concession Agreement with Estes Park Gun and Archery Club (EPGAC) for the indoor gun range at Stanley Park and the outdoor gun range at Common Point/Noel's Draw is scheduled to expire Sept. 30, 2026. The current agreement allows for five-year extensions to be made upon mutual approval of both parties.

I have been in contact with the EPGAC board over the past several months and, based on a positive working relationship over the past decade which resulted in several improvements to range amenities, operations and safety, we agree a five-year extension is preferable, with the terms and conditions of the agreement remaining essentially the same.

Attachments: Combined Concession Agreement for the Indoor and Outdoor Gun Ranges

Staff Recommendation:

Staff recommends approval of the combined concession agreement with Estes Park Gun and Archery Club for the indoor and outdoor gun ranges.

Board Action Needed:

A motion to (approve, deny, table) the combined concession agreement with Estes Park Gun and Archery Club for the indoor gun range at 250 Community Drive in Stanley Park and the Common Point outdoor gun range at 970 Noel's Draw.

**CONCESSION AGREEMENT
FOR
COMMUNITY DRIVE INDOOR RANGE
250 COMMUNITY DRIVE, ESTES PARK, CO
AND
COMMON POINT RANGE
970 NOELS DRAW LANE, DRAKE, CO**

This *Concession Agreement* (herein, "Agreement") is made and entered into this ____ day of July 2026, between the **ESTES VALLEY RECREATION AND PARK DISTRICT**, a Colorado Title 32 special district and political subdivision of the State of Colorado, ("District"), and the **ESTES PARK GUN & ARCHERY CLUB**, a Colorado non-profit corporation, ("Concessionaire"); collectively referred to as "Parties."

WHEREAS, the Concessionaire operates as an IRS Social Welfare Organization, 501(c)(4) non-profit with memberships generally available to the public that meet the Concessionaire's terms and conditions of membership; and

WHEREAS, the District, through an Intergovernmental Agreement ("IGA") with the Town of Estes Park ("Town") manages and operates the Stanley Park area. With approval from the Town Board in 1969, the Concessionaire built the Community Drive Indoor Range Building ("Indoor Range") with support from the Estes Park Police Department, Rocky Mountain National Park, the Town Board of Trustees and the Rocky Mountain Metropolitan Recreation District (RMMRD), and has provided shooting sports recreation to the general public as well as to Concessionaire's members since 1969; and

WHEREAS, the District owns certain land totaling 46.16 acres, of which 10 acres more or less, was transferred August 17, 1961 between the United States of America ("USA") and RMMRD in interest and 35.88 acres was obtained by the District from the USA, as surplus property, known as *Common Point* and deeded to the District on September 12, 2013; and

WHEREAS, said deed's restrictions do not preclude the District from providing recreational facilities and services, through concession agreements entered into with third parties, provided prior concurrence to such agreements is provided in writing by the Secretary of the Interior or his/her delegated representative, National Park Service (NPS); and

WHEREAS, the District and Concessionaire desire to provide shooting and archery services at both the Indoor Range and at the Common Point Range (collectively, "Ranges") for the use and benefit of the general public; and

WHEREAS, the District is contracting with the Concessionaire for the purpose of facilitating public use of the property; and

WHEREAS, the District desires to grant to the Concessionaire certain concession rights with respect to the Ranges for the benefit of the general public that may be both members and non-members of the Concessionaire; and

WHEREAS, the District has determined that the provision of additional recreational services at the Ranges is in the District's and the public's best interests and general welfare; and

WHEREAS, the Parties desire to terminate and replace all previous agreements, leases, licenses, concession contracts, and understandings between the Parties and their respective predecessors for the Ranges with this Agreement;

NOW, THEREFORE, for the reasons set forth above, and in consideration of the mutual covenants and agreements as hereinafter set forth, the District grants Concessionaire the right, duty, and obligation to exclusively manage and use the Ranges subject to the following:

SECTION I
(TERMS AND CONDITIONS APPLICABLE TO BOTH RANGES)

1. Locations and Purposes:

- a. Indoor Range: Subject to the terms and conditions herein, the District does hereby grant and assign to the Concessionaire the use of the land on which the Indoor Range was built and the use of the building and related facilities (including use the adjacent parking lot, sidewalk at, and entrance for, this facility) located at 250 Community Drive, Estes Park, CO.
- b. Common Point: Subject to the terms and conditions herein, the District does hereby grant and assign to the Concessionaire the use of Common Point on which the shooting range was built and the use of the buildings and related facilities described in **Exhibit A** which is incorporated by reference, together with approximately 10 acres deeded to RMMRD in 1961.
- c. Purposes: It is the intent of this Agreement that the Concessionaire will provide day-to-day operations and maintenance of the Ranges and their respective facilities, as well as safety, stewardship, training, and to offer public shooting/archery and special event opportunities. Day-to-day operations include, but are not limited to: the general management and maintenance of the facilities, creating rules and regulations subject to District approval, charging appropriate usage fees, cleaning and maintaining the facilities, paying all utility expenses, obtaining and maintaining liability insurance, making improvements pursuant to the terms and conditions herein, enforcing rules and regulations, public usage, allowing training opportunities for law enforcement agencies, and, primarily, providing a safe environment for shooting firearms and archery activities. These operations and all internal operational policies, rules, and regulations must meet all applicable local, state, and federal safety and occupation requirements.

2. Use of Premises: Concessionaire shall use, occupy and maintain the premises in a business like, careful, clean and non-hazardous manner for the sole purpose of providing:

- a. Recreational shooting and archery facilities, services and programs that are directly related to recreational shooting and archery, and firearm and archery safety and educational programs for the general public, including third party organized groups/entities; and
- b. Training ranges for law enforcement agencies, which may schedule the range for exclusive use for their agencies' respective training and weapon qualification; and
- c. Usage may be restricted or curtailed for the Ranges in the event of violation of operational rules and regulations. Usage reports for the previous year must be submitted to District on an annual basis before **January 31 of each year**.
- d. The Concessionaire shall not utilize the property described in any manner other than for the operation or provision of the services and programs as described in the intended purpose. The Concessionaire shall not use or permit the use of the Ranges for any unlawful purpose or business other than that described herein, and shall comply with all applicable federal, state, county, municipal and District ordinances, statutes, regulations, codes, policies and rules with respect to operations of an indoor range. Any variation shall receive authorization for such changes from the District.
- e. The District's function is to provide recreational facilities and services to the public and the community of Estes Valley and its visitors. The Concessionaire must adhere to this mission and philosophy and agree to serve such purpose. The Concessionaire may promulgate rules and regulations for use of the Ranges to insure user safety as long as compliance is maintained with both federal and state laws.

f. The Concessionaire shall provide public special events, and the District may support/partner with the Concessionaire on these public events. Special Events can be defined as occasions that commemorate an event or occasions designated for a special purpose. Examples may include competitions, tournaments, themed events, corporate events, non-profit agency events, government-sponsored events, clinics, trainings in education, safety, and hunter education.

g. National Rifle Association (NRA) gun safety rules are expected to be enforced and utilized throughout participation at the gun ranges. NRA supports the United States Environmental Protection Agency in following the guidance of Best Management Practices (BMPs) for lead at outdoor shooting ranges, and the NRA Range Source Book for Indoor shooting ranges. The BMPs and Source Book will be considered the standard guidance throughout the duration of this agreement.

3. Personal Property: The Concessionaire is the current owner of all personal property at the Ranges. An inventory list of all personal property owned by the Concessionaire and located at the respective Ranges may be requested by the District from the Concessionaire throughout the duration of this Agreement.

4. Term: This Agreement shall be effective from September 30, 2026 to September 30, 2031. The Concessionaire will have an option to renew this Agreement for two additional individual 5-year renewal terms upon conditions to be mutually agreed upon by the parties at the time of each renewal. To exercise a renewed term, Concessionaire shall give District 90 days' advance written notice prior to the expiration date of that term.

5. Concession Payments: In consideration of the grant of this Agreement for each of the Ranges, the Concessionaire agrees to pay a fee of 10% of the gross income received from the operations as outlined in this Agreement and related to each of the respective Range facilities. This is an administrative fee and not considered as part of any capital redevelopment fee for District's use on the facility.

a. An annual financial report for the previous year and payment of the fee to the District shall be made annually and no later than **March 31 of the subsequent calendar year**.

b. For purposes of this Agreement, the term "*gross income*" shall mean all revenues derived directly or indirectly from any and all uses of the Ranges pursuant to this Agreement, including without limitation: all membership dues/fees, daily use fees; rental/leasing and similar fees and charges; special event fees; cleanup fees; recycling income; all revenues from the provision of instructional services, classes, or other personal services; and all revenues from the sales of range supplies, food, drink, or personal property of any kind whether wholesale, retail, or sales consummated "on line" or through the mail. The only exempt items excluded under gross revenue include sales and use taxes, and cash grants received for these facilities. The Concessionaire agrees to keep and maintain complete and accurate books of account so that an accurate determination of gross income can be made at any time during the term of this Agreement. Such records shall be made available for inspection by the District or its authorized agent during business hours and upon reasonable advance notice.

6. The District reserves the right to review and approve all fees, rates, and charges implemented by Concessionaire. All such charges should be at reasonable rates to best serve the general public. Fees and charges to members and special events must be submitted to the District by January 31 for the previous calendar year.

7. Concessionaire's Records and Documents: With respect to all matters covered by this Agreement the Concessionaire's records and documents shall be subject at all times to inspection review or audit by the District.

8. Operations and Membership: It is the duty of the Concessionaire to provide high quality service at the Ranges to current and potential participants and to the public. Security of the site is the responsibility of the Concessionaire. Due to safety concerns, the Concessionaire shall not permit unqualified people on the site except when there is adequate site supervision. Concessionaire members may use the sites upon completion of adequate orientation training on gun handling and safety, range safety, and respective range rules prior to

membership and use of the Ranges. Successful completion of a criminal background investigation and the willingness to subscribe to the Concessionaire's pledge are additional requirements for membership.

9. Licenses and Permits: All necessary licenses and permits to operate this concession at this location must be obtained from the appropriate county or municipal offices before operation may begin. All licenses are subject to applicable enforcement procedures for safety, health and fire inspections to ensure compliance with all applicable codes and regulations.

10. Operating Expenses and Utilities: The Concessionaire shall be responsible for the payment of utilities at the range. The costs associated with installation/upgrade of systems that are required by building codes and local ordinances relating to safety, health and fire is ultimately the responsibility of the District. The Concessionaire may share this responsibility with the District or take the sole responsibility for the installation/upgrade of systems with District oversight and approval depending on the purpose or cause of the respective installation/upgrade. These systems must meet all local, state and federal requirements. All necessary installation/upgrade of systems conveyed to Concessionaire by a regulating entity must be communicated to Executive Director or their Designee of the District within seven (7) business days or immediately depending on the urgency of reconciliation.

11. Non-discrimination: District and Concessionaire agree to comply with all federal and state laws and applicable regulations relating to nondiscrimination in connection with any use, operation, program, or activity on or related to the previously described property, including, but not limited to:

- a. All requirements imposed by or pursuant to the non-discrimination regulations of the U.S. Department of the Interior (43 C.F.R. Part 17);
- b. Title VI of the *Civil Rights Act of 1964* (42 U.S.C. § 2000d-1), which prohibits discrimination on the basis of race, color, gender, religion, or national origin;
- c. The *Age Discrimination Act of 1975*, as amended (42 U.S.C. § 6101 et seq.), which prohibits discrimination on the basis of age;
- d. *Section 504 of the Rehabilitation Act of 1973*, as amended (29 U.S.C. § 794), which prohibits discrimination on the basis of disability;
- e. The *Architectural Barriers Act of 1968*, as amended (42 U.S.C. 4151), which requires facilities located on the property to be accessible to the physically handicapped; and
- f. The *Americans with Disabilities Act of 1990* (42 U.S.C. 12181), which requires that no otherwise qualified disabled individual shall, solely by reason of his or her disability, be excluded from the participation in, be denied benefits of, or be subject to discrimination under any program or activity receiving federal financial assistance.
- g. Concessionaire's membership policies must conform to these non-discrimination requirements.

12. Alterations and Improvements: The Concessionaire may not make alterations or improvements to the assigned premises without written consent of the Executive Director representing the District. Such written consent will not be unreasonably withheld or delayed, and is encouraged if required to remove barriers to the disabled. If structural changes are required, the District shall cooperate with the Concessionaire to arrange for and supervise all necessary construction work and arrange which party is responsible for all costs associated with providing the changes. If not accomplished during the previous agreement, the Concessionaire must build a lead sedimentation trap within the intermittent stream or a pond collection system in the trap range area at the Common Point property within three (3) years of the signing of this agreement. The District may share in the cost of re-development and development of facilities through the normal annual budget process.

h. All improvements made at the Indoor Range are based on available resources to fulfill improvements. As resources become available, capital projects will be implemented. The District completes a 5-year Capital Improvement Plan annually and welcomes the Concessionaire to participate in this process if they so choose.

i. New construction must meet all federal, state, and local requirements. Present facility construction and facility conditions are under a grandfather clause until construction modifications are made to the property or facilities.

12. Access: The District shall have key and/or pass code access to the Ranges at all times during the duration of this Agreement.

13. Maintenance and Repair: The Concessionaire shall at its sole cost and expense maintain the Ranges property in good condition and perform such repairs that become necessary from time to time during the term of this agreement and any renewals hereof as set forth herein.

a. It is the duty of the Concessionaire to be good stewards of the Ranges and to maintain these areas in a reasonable state of general maintenance, including but not limited to, regular building maintenance, improvements to back stops, shooting lanes, targets, landscaping, trash and cleanup, and other maintenance tasks to keep the facilities in a neat and orderly condition. The Concessionaire may seek assistance from the District during the annual budget process for shared maintenance of the Ranges.

b. The District's expectation is that these NRA safety standards and BMPs are essential to the operation of these Ranges. All range users must shoot/fire into provided backstops. Range cleanup reports must be submitted on preceding year operations to the District on an annual basis no later than January 31.

14. Inspection of Concession Areas: Concessionaire shall allow the Executive Director representing the District, or their designee, at any and all reasonable times to inspect any facility operated under this Agreement. The District, and any representative it may so delegate, shall have the right of entry upon said premises at all reasonable times to conduct inspections of the property for the purpose of evaluating the Concessionaire's compliance with the terms and conditions of the conveyance. A representative from the Concessionaire will be requested to be present during District inspections.

15. Indemnification: Without waiving any privilege or immunity under the law, and to the extent permitted by law, the Concessionaire shall defend, indemnify, and hold harmless the District (including its officers, employees, administrators, or elected officials) from any and all claims, fines, damages, losses, judgments, expenses, and demands against the District (or any loss or liability the Concessionaire suffers) to the extent such claims, loss or liability arises from any wrongful act or omission of the Concessionaire regarding the Concessionaire's performance of its obligations hereunder or from the acts or omissions of the Concessionaire's officers, employees, or volunteers. Nothing in this Agreement shall be construed as: (i) a waiver of the District's immunity provided by common law or by statute, specifically including the *Colorado Governmental Immunity Act*, Section 24-10-101, *et seq.*, C.R.S., as it may be amended from time to time; (ii) creating an assumption of any duty or obligation with respect to any third party where no such duty previously existed; or (iii) creating any rights enforceable by such third parties.

16. Insurance: Concessionaire shall at its own expense provide a policy that covers both Ranges:

a. Provide such public liability insurance that will protect Concessionaire and the District, from all claims for damages to property and persons, including death, and particularly the use of products prepared, and/or sold, which may arise in the operation of the activities conducted under this Agreement or anyone directly or indirectly employed by Concessionaire. The public liability insurance shall provide limits of not less than one million dollars (\$1,000,000) for one person or occurrence, one million dollars (\$1,000,000) for more than one person injured or killed in any one accident or occurrence, and shall include products liability coverage.

- b. Property damage liability insurance shall be the responsibility of the District with a minimum level of coverage no less than five hundred thousand dollars (\$500,000) for covered acts or omissions.
- c. All policies shall name the District as a named additional insured. For the Indoor Range it shall include the Town of Estes Park.
- d. Concessionaire agrees to provide annual evidence to the District that insurance is current based on subsequent renewal information.

17. Non-Assignment and Subletting: Concessionaire shall not assign this Agreement or any interest therein, nor let or sublet the said premises or any part thereof or any right or privilege appurtenant thereto, nor permit the occupancy or use of any part thereof by any other person except as permitted by this Concession Agreement. Said let or underlet shall be grounds for termination of Agreement by the District.

18. Amendment to Concession Agreement: This Agreement contains all the terms and conditions between the parties, and no alteration, amendment, or addition shall be valid unless in writing and signed by both parties.

19. Laws and Regulations: Concessionaire is aware of and agrees that it will use the assigned premises so as to conform with any laws, regulations and/or requirements of the United States of America and/or State of Colorado, the County of Larimer, and/or any ordinance, rule or regulation of the District now or hereafter made, relating to the use of the premises.

20. Signage:

a. Concessionaire shall place no permanent sign or advertisement upon any location of the property unless prior written approval has been granted by the Executive Director or their designee representing the District, and the Executive Director or their designee shall have the right, without first notifying Concessionaire, to remove at the expense of Concessionaire, any sign or signs that may be erected without prior approval. Temporary minor signage that is necessary for advising the public of safety, event, or traffic issues may be installed by Concessionaire without prior approval.

b. The District may include sponsorship and/or naming rights opportunities on all managed property described herein in the Agreement. The District shall consult with the Concessionaire prior to installing any signage to maintain the best interests in mind for the aesthetic appeal and landscapes of Stanley Park and Outdoor Range.

21. Liens: Concessionaire shall keep the assigned premises free from any and all liens arising out of any work performed, materials furnished, or obligations incurred by Concessionaire during the term of this Agreement or any extension or renewal thereof.

22. Waiver: Failure of either party to complain of any act or omission on the part of the other party, no matter how long the same may continue, shall not be deemed to be a waiver by said party of any of said party's rights hereunder. No waiver by either party at any time, expressed or implied, of any breach of any provision of this Agreement shall be deemed a waiver of breach of any other provision of this Agreement or a consent to any subsequent breach of the same or any other provision. If any action by either party shall require the consent and approval of the other party, the other party's consent to or approval of such action on any one occasion shall not be deemed to be a consent to or approval of said action on any subsequent occasion. Any and all rights and remedies which either party may have under this Agreement, upon any breach, shall be distinct, separate and cumulative and shall not be deemed inconsistent with each other; and no one of them, whether exercised by said party or not, shall be deemed to be an exclusion of any other.

23. Termination: This Agreement may be terminated at any time by either party in the event that any default or breach by either party of any term or condition contained herein is not cured or corrected within a reasonable

amount of time after notice is given to the party in default by the concerned party. A “reasonable amount of time” (not to exceed 90 days) is interpreted according to the nature, purpose, and circumstances of each case. Other factors considered include prior dealings between the District and the Concessionaire, business routine or custom within the trade, and whether there were any objective manifestations of expectation expressed between the parties. Notices provided to either party should include a description describing the scope of the breach of contract and a specific fair and equitable amount of time to cure or correct the breach in question. **Each Range is subject to a separate grant of concession and either one can be subject to termination without termination of the other. Termination of one does not automatically terminate the other concession.**

24. Notice: Any notice by either party to the other shall be in writing and shall be deemed to be given only if delivered personally or mailed by registered or certified mail as follows:

District:

President and Chair
PO Box 1379
Estes Park, CO 80517

And to:

Executive Director
PO Box 1379
Estes Park, CO 80517

Concessionaire:

President or Current Seat Holder
PO Box 982
Estes Park, CO 80517

And to:

Secretary or Current Seat Holder
PO Box 982
Estes Park, CO 80517

Other addresses may be established as the parties hereto may designate by written notice to the other party and delivered in accordance with the provisions of this paragraph.

SECTION II (ADDITIONAL TERMS AND CONDITIONS FOR INDOOR RANGE)

25. Use. The Indoor Range facility shall be open and operated on a year-round basis, with no “off-season,” (normal holidays excepted), and subject to weather and unforeseeable circumstances beyond the control of the Concessionaire. The hours of usage for the Indoor Range facility by Concessionaire’s members and by the general public who are not members of the Concessionaire shall be scheduled by Concessionaire on a regular schedule each month, with such proposed annual schedule to be submitted on or before **October 31 of each year** and approved by the District’s Executive Director on or before December 31 of each year to ensure that such facilities are available for the intended public purposes. Amended schedules may be submitted after October 31 for special events that are unscheduled as of December 31 of that year.

26. Damage. The real property on which the Indoor Range is located and the building itself is owned by the Town of Estes Park and shall remain the property of the Town of Estes Park during the term of and upon the

termination of this Agreement. During the course of this Agreement, any damage to Town of Estes Park shall be reported to the District within one business day of when the damage occurred or is discovered after reasonable periodic inspections

27. Manner of Acquiring, Holding, and Disposing of Property: Personal Property: The personal property associated with the Indoor Range, including the firearm storage, range equipment and supplies, was acquired by Concessionaire funds for the benefit of the Concessionaire members and public use. For the duration of this Agreement, the personal property acquired and funded by the Concessionaire, the authority to hold and dispose of such personal property will be to the benefit of the Concessionaire. If the District acquires personal property for the use of the Indoor Range and wishes to retain ownership of such property, such party shall inform the other parties in writing. Unless there is an objection by a party in writing within 30 days, such notification shall be deemed a modification and an amendment to this paragraph. Personal property acquired by either party shall be disposed of by the party that purchased the property.

SECTION III (ADDITIONAL TERMS AND CONDITIONS FOR COMMON POINT)

28. Usage. All such usage set forth herein for Common Point shall be in strict accordance with all applicable terms and provisions imposed by the Department of the Interior, if any. Written approval by the District and written concurrence by the Secretary of the Interior or his/her delegated representative, NPS, shall be required for other proposed uses in conjunction with or in addition to those specified above.

- a. The usage of the 10 acres, more or less, transferred to the District in 1961 will require written approval by the District only. Pursuant to Paragraph 1 of **Exhibit B**, which is incorporated herein, the Common Point premises must be used exclusively for public park and public recreational purposes. Therefore, Concessionaire may not permit, license, lease or otherwise allow private entities to utilize the premises to the exclusion of the general public.
- b. All employees of the Larimer County Sheriff's Department whose duties include the carrying and use of firearms shall be able to use the firearm and shooting range at Common Point without charge. Provided, however, this right to use without charge shall be limited to individual use or group use sponsored by the Larimer County Sheriff's Department, but shall not include participation in any event organized for the participation of the general public, regardless of sponsor.
- c. Relative to the Agreement established on February 14, 1979, by and between Larimer County, Colorado and The Rocky Mountain Metropolitan Recreation District, this use shall be in effect until February 14, 2078.
- d. Public participation shall be in accordance with **Exhibit C** incorporated by reference.

29. Prohibited Targets. Exploding targets, sometimes called "*binary exploding targets*", are illegal to transport and are classified as an explosive by applicable federal laws and regulations and therefore are not permitted for storage or use at Common Point.

30. Damage. Any damage to District owned/managed real or personal property shall be reported to the District within one business day of when the damage occurred or is discovered after reasonable periodic inspections.

31. Manner of Acquiring, Holding, and Disposing of Property: Personal Property: The personal property associated with the Common Point Shooting Range, including the storage sheds, range equipment, supplies, shot barrier curtains and poles was acquired by Concessionaire funds for the benefit of the Concessionaire members and public use. For the duration of this Agreement, the personal property acquired and funded by the Concessionaire, the authority to hold and dispose of such personal property will be to the benefit of the Concessionaire. If the District acquires personal property for the use of the Common Point Shooting Range and wishes to retain ownership of such property, such part shall inform the other parties in writing. Unless there is an

objection by a party in writing within 30 days, such notification shall be deemed a modification and an amendment to this paragraph. Personal property acquired by either party shall be disposed of by the party that purchased the property.

32. Operations and Membership: It is the duty of the Concessionaire to provide high quality service at the range to the public and current and potential participants. Safety is a primary concern when operating a public park for firearm and archery sports recreation. Trained Range Safety Officers must be present on all public days (see **Exhibit C**) for the safety of the general public, a locked gate is used to secure the Common Point Range on all non-public days. Security of the site is the responsibility of the Concessionaire.

a. Due to safety concerns, the Concessionaire cannot permit unqualified people on the site except when there is adequate site supervision. Concessionaire members may use the site upon completion of adequate orientation training on gun handling and safety, range safety, and range rules prior to membership and use of the range. Successful completion of a criminal background investigation and the willingness to subscribe to the Concessionaire's pledge are additional requirements for membership.

b. Concessionaire acknowledges that the Common Point building/property is subject to the possibility of reversion with improvements to the USA without compensation should there be a material breach of the covenants, conditions or restrictions contained within Exhibit A by the District or the Concessionaire.

c. A program of testing for contamination where current and past formal and informal shooting ranges are or have been located shall be initiated. Both soils and groundwater should be sampled. The sampling shall include the impact berms on rifle and pistol ranges and shot fall zones on trap ranges. The appropriate Environmental Protection Agency methods to determine heavy metal presence will be used. If the metal analysis shows there is a violation of environmental laws (i.e., Clean Water Act, Safe Drinking Water Act, Resource Conservation and Recovery Act), the site is to be remediated. All active ranges shall be tested on an ongoing basis at least once every 3 years and reports from these tests submitted to the District. Testing fees/costs shall be borne by the Concessionaire.

d. A conspicuous sign or signs near the principal point or points of access to the property shall forever be erected at the Common Point property that states: *"The National Park Service, U.S. Department of the Interior, donated this land to the Estes Valley Recreation and Park District for public recreational use through the Federal Lands to Parks Program."* The District shall be responsible for the maintenance of the sign and the Concessionaire shall provide proper supervision to the best of their ability to make certain the sign is not defaced or damaged by the public or participating members.

33. Permanent Road and Pipeline Easements to be retained by the United States: All noted easements in Exhibit A must be adhered to and maintained by the Concessionaire for the Common Point property.

34. Surrender; Waste; Bond: Concessionaire agrees that upon expiration of this Agreement or earlier termination thereof, it shall surrender the assigned premises to the District in as good or better condition as they were in at the time of execution of this document, ordinary wear excepted.

a. Concessionaire further agrees that it shall permit no waste nor suffer the same to be committed, nor injure nor misuse the demised premises.

b. The District requires a Clean-Up Bond or similar financial mechanism in the event the Concessionaire or the District chooses to discontinue this Agreement. The Concessionaire may utilize a clean-up bond; the bond will be in the amount of \$100,000 and will be issued in the name of the District. The base clean-up bond requirement will grow annually based on the Denver-Boulder-Greeley Consumer Price Index (CPI).

c. A second and acceptable clean-up bond financial mechanism is an annual payment of \$5,000.00, due **March 31**, of each year for 20 consecutive years. These annual \$5,000.00 payment requirements may grow annually based on the Denver-Boulder- Greeley Consumer Price Index (CPI), and shall not be compounded showing the CPI adjustment for succeeding years, i.e. \$5,000 base payment in 2012 with a 1.95% CPI adjustment rate equates to a \$5,097.50 payment; 2013 base payment of \$5,000 plus the CPI adjustment percentage rate for year 2013.

d. The Concessionaire will be released from all major or large-scale clean-up liability for the properties after twenty years of purchasing a clean-up bond in the amount of \$100,000 OR after all twenty individual, \$5,000.00 payments have been made to the District based from the Denver-Boulder-Greeley CPI. All required soil and groundwater tests must be performed in accordance with this Agreement in order to release clean-up liability and must continue after clean-up bond requirements are met as outlined for the duration of the agreement.

e. The District will establish and earmark a *Concessionaire Clean-up Fund* that will retain the annual fee plus interest, which will be retained for the purpose of restoration of the range, particularly for hazardous materials, property damage and upgrades, and environmental damage during the term of this agreement.

IN WITNESS WHEREOF, the District has authorized its Executive Director representing the District to sign this Agreement and Concessionaire has approved the Agreement and signed as of the date first noted above.

ESTES VALLEY RECREATION AND PARK DISTRICT

By: _____
President and Board Chair
PO Box 1379
Estes Park, CO 80517

ESTES PARK GUN & ARCHERY CLUB

By: _____
President or Current Seat Holder
PO Box 982
Estes Park, CO 80517

EXHIBIT A

IN REPLY REFER TO:
1.A.1. (L1425; (PWR-PR-FLP)

SEP 13 2013

Mr. Skyler Rorabaugh
Executive Director
Estes Valley Recreation and Park District
690 Big Thompson Avenue, PO Box 1379
Estes Park, CO 80517

Reference: Common Point Shooting Range, Larimer County, Colorado
GSA Control No: 7-I-CO-0678

Dear Mr. Rorabaugh:

We are pleased to enclose a fully executed quitclaim deed that conveys the surplus Federal real property referenced above to the Estes Valley Recreation and Park District at 100 percent public benefit discount for public park and recreational use pursuant to 40 U.S.C. §550(e). The General Services Administration has estimated that the value of the property is \$115,000.00.

The Estes Valley Recreation and Park District will be responsible for complying with the terms and conditions of the deed in *perpetuity*. According to the deed, the property is to be developed and used according to the Program of Utilization which was submitted to the National Park Service as part of the Estes Valley Recreation and Park District's application to acquire the property dated July 14, 2011.

To complete the conveyance, please record the deed and return a certified copy of it to this office at your earliest convenience.

We appreciate your interest and cooperation in preserving this property for the public's use and enjoyment through the Federal Lands to Parks program. We hope it will be a valued asset to your community. If you have any questions, please call me at (415) 623-2334.

Sincerely,



David P. Siegenthaler
Program Coordinator
Federal Lands to Parks Program
Pacific West Region

Enclosure



When recorded mail to:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GSA Control №: 7-I-CO-0678
Common Point Shooting Range
Larimer County, Colorado

QUITCLAIM DEED

THE UNITED STATES OF AMERICA, acting by and through the Secretary of the Interior, acting by and through the Director, National Park Service, under and pursuant to the power and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, 40 U.S.C. §550(e), and regulations and orders promulgated thereunder (hereinafter designated "Grantor"), for and in consideration of the perpetual use of the hereinafter described premises as and for public park and public recreation area purposes, by the Estes Valley Recreation and Park District (hereinafter designated "Grantee"), does hereby release and quitclaim to Grantee, and to its successors and assigns, all Grantor's right, title and interest, subject to the reservations, warranties, covenants, conditions, and restrictions declared herein, "as is, where is" in and to 35.88 acres of lands comprised of five parcels of land designated Tracts "A", "A-1", "B", "C-1", and "C-4" located in Township 5 North, Range 72 West, portions of Sections 22, 23, 26, and 27, Sixth Principal Meridian, Larimer County, Colorado.

As shown on Drawing No. 245-713-1378 (Exhibit A) and, considering the west line of said Section 23 as bearing North 09°53' East, as shown and confirmed by the Bureau of Land Management Corrective Dependent Resurvey and Survey of Parcels dated January 3, 1983 (Exhibit B) and with all bearings relative thereto the said parcels are particularly described as follows:

Tract "A": A parcel of land located in the Southwest Quarter of said Section 23, and beginning at point 1 whence the Northwest corner of Section 23 bears North 02° 05'46" East, 3968.5 feet in distance; thence South 02° 05'46" West, 1310.0 feet to point 2; thence South 89°01'00" West, 679.5 feet to point 3; thence North 02°05'36" East, 350.0 feet to point 4; thence North 09°53'00" East, with the West line of said Section 23, 992.8 feet to point 5; thence South 89°16'35" East, 544.7 feet to point 1, the point of beginning and containing 19.05 acres, more or less.

Tract "A-1": A parcel of land located in the Southeast Quarter of said Section 22 and beginning at point 1, whence the Northeast corner of Section 22 bears North 09° 53'00" East, 4018.6 feet in distance, thence South 09°53'00" West with the East line of said Section 22, 992.8 feet to point 2; thence North 02°05'36" East, 980.4 feet to point 3; thence South 89°16'35" East 134.6 feet to point 1, the point of beginning and containing 1.51 acres, more or less.

Tract "B": A parcel of land located in the Southwest Quarter of said Section 23 and beginning at point 1, whence the Northwest corner of Section 23 bears North 02° 05'46" East, 3968.5 feet in distance, thence

Tract "C-1": A parcel of land located in the Northwest Quarter of said Section 26 and beginning at point 1, whence the Northwest corner of Section 26 bears South 89°01'00" West, 48.3 feet in distance; thence North 89°01'00" East with the North line of said Section 26, 679.5 feet to point 2; thence South 02°05'46" West, 674.2 feet to point 3; thence North 89°22'53" West, 638.9 feet to point 4; thence North 05° 39'00" West, 289.0 feet to point 5; thence North 01°52'36" East, 367.4 feet to point 1, the point of beginning and containing 10.22 acres, more or less.

Tract "C-4": A parcel of land located in the Northeast Quarter of said Section 27 and beginning at point 1, whence the Northeast corner of Section 27 bears North 05° 39'00" West, 368.2 feet in distance; thence South 05°39'00" East with the East line of said Section 27, 289.0 feet to point 2; thence North 89°22'53" West, 37.9 feet to point 3; thence North 01°52'36" East, 287.6 feet to point 1, the point of beginning and containing 0.12 acres, more or less.

Easements to be retained by the United States

There is hereby reserved unto the United States, its employees, its authorized agents and contractors, the rights, privilege, and permanent pipeline easement and road easement for construction, operation, and maintenance purposes, and for purposes of monitoring, inspecting, repairing, conducting rehabilitation projects of any kind, installing communication equipment and utilities of any nature, upgrading, replacing, restoring, refurbishing, surveying, stockpiling materials, storing equipment, installing access portals and valves, and for taking any and all other actions necessary to ensure the safety and integrity of the Colorado-Big Thompson Project, and its ancillary facilities; TOGETHER WITH unlimited and unrestricted ingress to and egress from, at any and all times, and without notice to anyone, on, over, under, or across the lands described as follows:

A. Permanent Road Easement to be retained by the United States:

Reserving to the United States an easement for ingress and egress situated in the SW ¼ of Section 23, Township 5 North, Range 72 West, 6th Principal Meridian, across those parcels identified as Parcel A and Parcel B on the Bureau of Land Management survey dated January 3, 1983, entitled "TOWNSHIP 5 NORTH, RANGE 72 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COLORADO, CORRECTIVE DEPENDENT RESURVEY AND SURVEY OF PARCELS", and more particularly described as follows: A strip of land 30.00 feet wide lying 15.00 feet on each side of the following described centerline: Commencing at the Southwest corner of said Section 23 as established by the Bureau of Land Management survey dated January 3, 1981, and considering the south line of the SW¼SW¼ of said Section 23 to bear N89°01'00"E as shown on said survey and all other bearings are relative thereto; thence N89°01'00"E a distance of 208.87 feet to the Point of Beginning; thence along the centerline of an existing road the following courses and distances:

1. N.52°07'08"E., a distance of 50.27 feet;
2. N.48°07'29"E., a distance of 92.97 feet;
3. N.44°15'08"E., a distance of 95.00 feet;
4. N.40°55'21"E., a distance of 92.80 feet;
5. N.24°47'28"E., a distance of 292.32 feet;
6. N.18°52'35"E., a distance of 386.07 feet;
7. N.18°00'31"E., a distance of 94.61 feet;

The side lines of said easement to be shortened or extended to meet at angle points and to terminate at the north line of Parcel A and the south line of Parcel B.

The above lands comprise 1.06 acres, and are further described on Exhibit C attached hereto, and by this reference incorporated herein.

B. Permanent Pipeline Easement to be retained by the United States:

Reserving to the United States an easement for those purposes stated under the above provisions, said easement situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 26 and the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 27, Township 5 North, Range 72 West, 6th Principal Meridian, Larimer County, Colorado, and more particularly described as follows:

Commencing at the Northwest corner of said Section 26 as established by the Bureau of Land Management survey dated January 3, 1981, and considering the north line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ to bear N89°01'00"E as shown on said survey and all other bearings are relative thereto; thence N89°01'00"E a distance of 47.91 feet to the Point of Beginning; thence N89°01'00"E a distance of 271.40 feet along the north line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$, thence S05°31'59"E parallel to the west line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 352.96 feet; thence N90°00'00"E a distance of 361.37 feet; thence S02°11'38"W a distance of 322.03 feet; thence N89°39'34"W a distance of 676.37 feet; thence N01°44'35"E a distance of 301.17 feet to the intersection with the west line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$; thence N02°00'38"E a distance of 363.62 feet to the Point of Beginning.

The above lands comprise 7.34 acres, and are further described on Exhibit C attached hereto, and by this reference incorporated herein.

The hereinbefore described property is granted by the Grantor to the Grantee subject to any and all existing easements and rights-of-way for streets, roads, highways, public utilities, electric power lines, electric transmission facilities, railroads, pipelines, sewer lines, conduits, flumes, ditches, canals on, over and across said land, whether or not of record including, but not limited to a certain access road easement granted to Robin C. Cooper dated August 11, 1950, recorded September 27, 1950 in Book 899, Page 442, of the records of Larimer County, Colorado; all existing interest(s) reserved to or outstanding in third parties in and to water rights, ditch and reservoir rights, as well as oil, gas, and/or minerals, whether or not of record; all other existing interests reserved by any original grantor in the chain of title unto said grantor(s), their respective heirs, successors and assigns, whether or not of record; any survey discrepancies, conflicts, or shortages in area of boundary lines, or any encroachments, or protrusions, or any overlapping of improvements, which may affect the subject property; existing ordinances or resolutions, special purpose district rules and regulations, including soil conservation district rules and regulations and water conservancy district rules and regulations, filed of public record affecting all or any portion of the subject property; any unpaid taxes. All rights and interests previously reserved to the United States of America by patents which cover this property are expressly reserved and excepted from this conveyance.

The Grantee by its acceptance of this deed does acknowledge its understanding of the agreement, and does covenant and agree for itself, its heirs, successors and assigns, forever, as follows:

amended from time to time at the written request of either the Grantor or Grantee, with the written concurrence of the other party, and such amendments will be added to and become a part of the original application.

2. The Grantee shall, within 3 three months of the date of the recording of this deed, erect and forever maintain a conspicuous sign or signs near the principal point or points of access to the property that states: "The National Park Service, U.S. Department of the Interior, donated this land to the Estes Valley Recreation and Park District for public recreational use through the Federal Lands to Parks Program."
3. The property shall not be sold, leased, assigned or otherwise disposed of except to another eligible governmental agency that the Secretary of the Interior approves in writing. Any such disposition shall assure the continued use and maintenance of the property for public park or public recreational purposes subject to the same terms and conditions in the original instrument of conveyance. Any mortgage, lien, or any other encumbrance not wholly subordinate to the reverter interest of the Grantor shall constitute an impermissible disposal. However this provision shall not preclude the Grantee, its heirs, successors and assigns from using revenue or other bonds related to the use of the property to the extent that such bonds shall not in any way restrict, encumber, or constitute a lien on the property. Furthermore, this provision shall not preclude the Grantee from providing related recreation facilities and services compatible with the approved application through concession agreements, permits, and licenses entered into with third parties, provided prior concurrence to such agreements is obtained in writing from the National Park Service.
4. From the date of this conveyance, the Grantee, its heirs, successors and assigns, shall submit biennial reports describing the development and use of the property, and any revenue generated from its operation during the preceding two--year period, and other pertinent data establishing its continuous use for the purposes set forth above. The Grantee shall prepare and submit ten consecutive biennial reports to the appropriate National Park Service office and further as the National Park Service may determine to be necessary.
5. All revenue received by the Grantee through concession agreements, use permits, or other fees generated by activities on the property shall be used only for the implementation of an approved Program of Utilization or the operation of park and recreation facilities and programs on the property. After the Program of Utilization is fully implemented, and as long as the property is properly and sufficiently operated and maintained, the revenue may be used only for other public park and recreational purposes by the Grantee. Any revenue received by the Grantee which is generated through the operation of the property shall be listed and accounted for in its biennial reports to the National Park Service.
6. The Grantee further covenants and agrees for itself, its successors, and assigns, to comply with the provisions of the Federal Disaster Protection Act of 1973 (87 Stat. 975); Executive Order 11988, relating to the evaluation of flood hazards; Executive Order 11288, relating to the prevention, control, and abatement of water pollution; and Executive Order 11990, relating to the protection of wetlands, where and to the extent said Act and Orders are applicable to the property herein conveyed, and the Grantee shall be subject to any use restrictions issued under said Act and Orders.
7. As part of the consideration for this Deed, the Grantee covenants and agrees for itself, its heirs, successors and assigns, that: (1) any use, operation, program or activity on or related to the property

the Civil Rights Act of 1964 (42 USC §2000d-1), (c) Title III of the Age Discrimination Act of 1975 as amended (42 USC §6101 et seq.), (d) Section 504 of the Rehabilitation Act of 1973 as amended (29 USC §794), (e) the Architectural Barriers Act of 1968 as amended (82 Stat. 718), and (f) The Americans with Disabilities Act of 1990 (104 Stat. 337); (2) this covenant shall be subject in all respects to the provisions of said laws and regulations; (3) the Grantee, its heirs, successors and assigns, will promptly take and continue to take such action as may be necessary to effectuate this covenant; (4) the United States shall have the right to seek judicial enforcement of this covenant; (5) the Grantee, its heirs, successors and assigns, will (a) obtain from each other person (any legal entity) who, through contractual or other arrangements with the Grantee, its heirs, successors or assigns, is authorized to provide services or benefits on or in connection with the property, a written agreement pursuant to which such other person shall, with respect to the services or benefits which he is authorized to provide, undertake for himself the same obligations as those imposed upon the Grantee, its heirs, successors and assigns, by this covenant, and (b) furnish a copy of such agreement to the Secretary of the Interior or his successor or assign; (6) this covenant shall run with the land hereby conveyed, and shall in any event, without regard to technical classification or designation, legal or otherwise, be binding to the fullest extent permitted by law and equity for the benefit of, and in favor of the Grantor and enforceable by the Grantor against the Grantee, its heirs, successors and assigns; and (7) the Grantor expressly reserves a right of access to, and entrance upon, the above described property in order to determine compliance with the terms of this conveyance.

8. Grantee covenants and agrees for itself, and its successors and assigns, that following the date of the Quitclaim Deed it shall not permit any use, operation, repair, maintenance, demolition, or any alteration of the firing ranges without complying with all applicable Federal, State, and local laws and regulations pertaining to lead dust encapsulation and/or abatement processes, at its sole expense.

9. The Grantee, its heirs, successors and assigns, shall indemnify, defend, protect, save and hold harmless the Grantor, its employees, officers, attorneys, agents, and representatives from and against any and all debts, duties, obligations, liabilities, law suits, claims, demands, causes of action, damages, losses, costs, and expenses (including without limitation attorneys' fees and expenses, consultant fees and expenses, expert fees and expenses, and court costs) arising out of any claim for personal injury or property damage (including death, illness, or loss of or damage to real or personal property or economic loss) that relates to the Grantee's failure to comply with the terms of this deed or from the use or occupancy of the property by the Grantee, its heirs, successors, assigns, transferees, or agents.

10. Pursuant to Section 120(h) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended (CERCLA) (42 U.S.C. §9620(h)), the United States, by the General Services Administration, determined based upon a complete search of agency files that no hazardous substances were known to have been released or disposed of or stored for one year or more on herein described property.

11. The Grantor, on behalf of the General Services Administration, and pursuant to CERCLA Section 120(h) (42 U.S.C. Section 9620(h)) warrants that all remedial action necessary to protect human health and the environment has been taken before the date of this conveyance. Grantor further warrants that it shall take any additional response action found to be necessary after the date of this conveyance regarding hazardous substances located on the Property on the date of this conveyance.

11.A. This covenant shall not apply:

11.A.1. in any case in which the Grantee, its heirs, successors, assigns, or any successor in interest to the property of part thereof is a Potentially Responsible Party (PRP)

its heirs, successors, assigns, or any party in possession after the date of this conveyance that either:

- 11.A.2.a. results in a release of hazardous substances that was not located on the property on the date of this conveyance; or
- 11.A.2.b. causes or exacerbates the release or threatened release of hazardous substances the existence and location of which was known and identified to the applicable regulatory authority as of the date of this conveyance.
- 11.A.2.c. in the case of a hazardous substance(s) previously unknown by Grantor and Grantee as of the date of this conveyance but which is hereafter discovered by Grantee, its successor(s) or assign(s), or any party in possession and where after such discovery, Grantee, its successor(s) or assign(s), or any party in possession thereafter causes or exacerbates a release or threatened release of such hazardous substance(s).

11.B. In the event Grantee, its heirs, successors or assigns seeks to have Grantor conduct or pay for any additional response action, and as a condition precedent to Grantor incurring an additional cleanup obligation or related expense, the Grantee, its heirs, successors and/or assigns, as applicable, shall provide the General Services Administration, on behalf of Grantor, at least 45 days written notice of such claim and provide credible evidence that:

11.B.1. the associated contamination existed prior to the date of this conveyance; and,

11.B.2. the need to conduct any additional response action or part thereof was not the result of any act or failure to act by the Grantee, its successor(s) and assign(s), or any party in possession.

11.C. **Access Easement.** Grantor, reserves a right of access to all portions of the Property for environmental investigation, remediation or other corrective action. This reservation includes the right of access to, and use of, available utilities at reasonable cost to Grantor, its successors and assigns. These rights shall be exercisable in any case in which a response action, corrective action or remedial action is found to be necessary after the date of this conveyance, or in which access is necessary to carry out a remedial action, response action, or corrective action, on adjoining property. Pursuant to this reservation, the United States of America and its respective officers, agents, employees, contractors and subcontractors shall have the right (upon reasonable advance written notice to the record title owner) to enter upon the Property and conduct investigations and surveys, to include drilling, test-pitting, borings, data and records compilation and other activities related to environmental investigation, and to carry out any remedial or removal actions required or necessary, including but not limited to the installation and operation of monitoring wells, pumping wells, and treatment facilities. Any such entry, including such activities, responses or remedial actions, shall be coordinated with the record title owner and shall be performed in a manner which minimizes interruption with activities of authorized occupants.

11.D. **Non-Disturbance Clause.** Grantee covenants and agrees for itself, its successors and assigns and every successor in interest to the Property, or part thereof, not to disrupt and/or prevent the United States of America, its officers, employees, agents, contractors and subcontractors, and any other authorized party or entity from conducting any required Response, including, but not limited to any necessary investigation, survey, treatment, remedy, oversight activity, construction, upgrading,

12. NOTICE OF LEAD-BASED PAINT FOR NON-RESIDENTIAL REAL PROPERTY CONSTRUCTED PRIOR TO 1978. Every purchaser of any interest in real property on which a building was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to converting the property to a residential dwelling.

13. As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties.

14. Grantee has inspected the described and conveyed property and has satisfied itself that the property is free of any hazardous substances or petroleum products or their derivatives, calcium hypochlorite, batteries and insecticides, and Grantee, for itself and its successors and assigns, covenant and agree to indemnify, protect, defend, save and hold harmless the United States of America and its employees, officers, representatives, attorneys and agents, from and against any and all debts, duties, obligations, liabilities, suits, claims, demands, causes of action, damages, losses, cost and expenses (including without limitation, attorneys' fees and expenses and court costs) in any way relating to, connected with, and/or arising out of the discovery of any hazardous substance(s) or petroleum product(s) or their derivatives, calcium hypochlorite, batteries and insecticides which may have contaminated the hereinabove conveyed property after the date of the delivery of this conveyance, including, but not limited to, any environmental response action, corrective action, or removal, monitoring, investigation, sampling, or testing in connection therewith.

15. SAVE AND EXCEPT, and there is hereby excepted and reserved unto the UNITED STATES OF AMERICA, and its assigns, all right, title and interest, in and to all oil, gas, hydrocarbons, and other minerals that may be produced in and under the Property; including, but not limited to the following attributes in connection with its right to take, develop and produce such oil, gas, hydrocarbons, and minerals: (1) the right of ingress and egress to the Property, (2) the right to lease, (3) the right to receive bonus payments, (4) the right to receive delay rentals, and (5) the right to receive royalty payments.

16. SAVE AND EXCEPT, and there is hereby reserved unto the UNITED STATES OF AMERICA, and its assigns, all rights and interests which have been previously reserved to the United States of America in any Patent(s) which cover(s) the property.

17. In the event that there is a breach by the Grantee, its heirs, successors or assigns, of any of the covenants, conditions or restrictions set forth herein, whether caused by the legal or other inability of the Grantee, its heirs, successors or assigns, to perform said covenants, conditions or restrictions, the Grantor will give written notice, with a reasonable time stated therein, for the elimination, rectification or cure of

and assigns, at the Grantor's option, shall forfeit all right, title, and interest in any and all of the tenements, hereditaments, and appurtenances thereunto belonging.

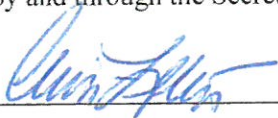
18. The failure of the Grantor to require in any one or more instances complete performance of any of the conditions or covenants shall not be construed as a waiver or relinquishment of such future performance, but obligation of the Grantee, its heirs, successors and assigns, with respect to such future performance shall continue in full force and effect.

19. The National Park Service and any representative it may so delegate shall have the right of entry upon said premises at all reasonable times to conduct inspections of the property for the purposes of evaluating the Grantee's compliance with the terms and conditions of the conveyance.

20. The Grantee, by its acceptance of this deed, covenants and agrees for itself, its heirs, successors and assigns, that in the event the Grantor exercises its option to revert all right, title, and interest in the property to the Grantor, or the Grantee voluntarily returns title to the property in lieu of a reverter, then the Grantee shall provide protection to and maintenance of said property at all times until such time as the title is actually reverted or returned to and accepted by the Grantor, including the period of any notice of intent to revert. Such protection and maintenance shall, at a minimum, conform to the standards prescribed by the General Services Administration in its regulations 41 CFR 102-75.690 as such may be amended. The Grantee further agrees to complete and submit to the Grantor an environmental assessment of the property that sufficiently documents and evaluates its condition in regard to the release of hazardous substances as defined under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended (42 USC §9620(h)).

21. The covenants, conditions, and restrictions set forth herein are intended to be covenants running with the land in accordance with all applicable law and shall burden and run with the property conveyed by this deed and every part thereof or interest therein, and shall be binding on Grantee, its heirs, successors, assigns, every successor in interest to all or any part of the property, and any party-in-possession of the property, or any part thereof, and shall benefit Grantor and Grantor's heirs, successors and assigns. In addition, the United States of America shall be deemed a beneficiary of each of the covenants herein without regard to whether it remains the owner of any land or interest therein in the locality of the property hereby conveyed and shall have a right to enforce each of the covenants herein in any court of competent jurisdiction; provided, however, the United States of America shall have no affirmative duty to Grantee, its heirs, successors, assigns, any successor in interest to all or any part of the property, or any party-in-possession of the Property, or any part thereof, to enforce any of the covenants herein agreed.

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By 
Christine S. Lehnertz
Regional Director, Pacific West Region
National Park Service

CERTIFICATE OF ACKNOWLEDGEMENT

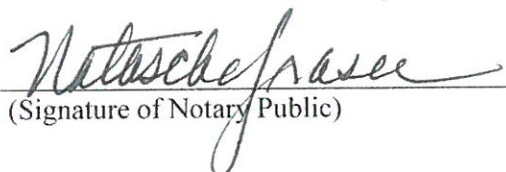
STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)

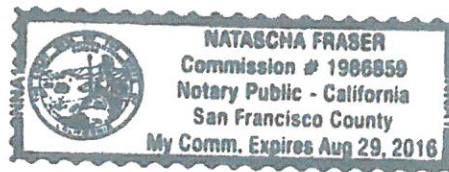
On SEPTEMBER 12, 2013 before me, Natascha Fraser, notary public,
(Name, Title of Officer)

personally appeared Christine S. Lehnertz
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~
subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in
~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

 (Seal)
(Signature of Notary Public)



By SAR Rorabaugh

Date 08/29/2013

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF COLORADO)
COUNTY OF LARIMER)

The forgoing instrument was acknowledged before me this 29th day of August, 2013
by Skylar Rorabaugh

Title of position: Executive Director EURPD

NOTARY PUBLIC

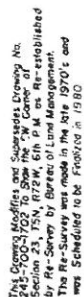
Signature: Janet Carabell

Printed name: Janet Carabell

My Commission expires: 6/21/2015



State of CO, County of Larimer
Signed before me on this 29th day
of August, 2013 by Skylar Rorabaugh
Notary Public Janet Carabell



ROBIN C. COOPER

Series of Sections 22, 23, 26, 27. T5N. R72W
of the 6th PM.

825-A-2

BEARING	BEARING	LENGTH
1-2	A-3°13'	145.9
2-3	N 33° 58' E	306.0
3-4	A-2°44'	273.0
4-5	N 11° 46' E	195.2
5-6	A-2°45'	219.0
6-7	N 40° 31' E	15.7
7-8	A-13°44'	192.0
8-9	N 81° 18' E	249.0
9-10	A-0°05'	285.2

COURSE	BEARING	LENGTH
16-17	N 84° 16' W	106.4
17-18	Δ 23° 02'	258.5
18-19	N 32° 04' W	277.8
19-20	Δ 10° 40'	40.3
20-21	N 36° 06' W	173.7
21-22	Δ 63° 36'	153.1
22-23	N 17° 30' E	171.0
23-24	Δ 33° 40'	100.1
24-25	N 13° 31' W	120.6
25-26	Δ 10° 32'	95.3
26-27	N 22° 03' W	158.9

COURSE	BEARING	LENGTH
1-2	S 89° 22' 53" E	638.87
2-3	S 7° 05' 46" W	661.42
3-4	N 09° 22' 53" W	549.16
4-1	N 05° 39' W	665.63

TRACT "C-3"		
COURSE	BEARING	LENGTH
1-3	S 05° 39' E	683.63
2-3	N 09° 22' 03" W	129.07
3-4	N 05° 52' 36" E	981.48
4-1	S 69° 22' 53" E	37.07

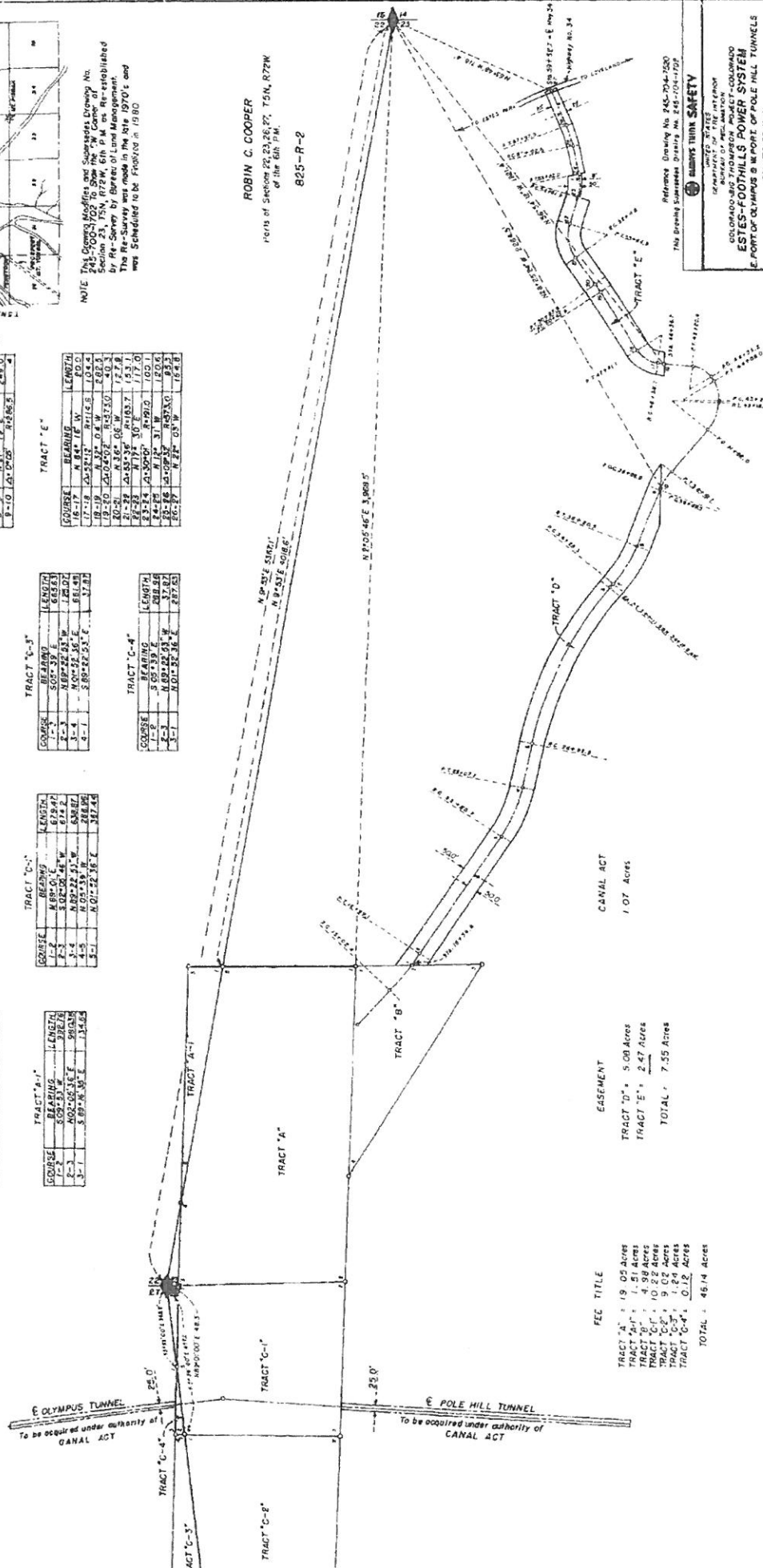
COURSE	BEARING	LENGTH
1-2	S 05° 39' E	208.96
2-3	N 02° 22' 53" W	57.07
3-1	N 01° 52' 36" E	287.63

COURSE	BEARING	LENGTH
1-2	N 89° 08' 07" E	231.7
2-3	N 89° 09' 07" E	282.7
3-4	S 31° 41' W	109.0
4-1	N 02° 05' 45" E	951.4

TRAC "C-1"		
COURSE	READING	LENGTH
1-2	N 89° 01' E	672.42
2-3	S 02° 08' 45" W	614.2
3-4	N 09° 22' 51" W	538.87
4-5	N 05° 59' W	286.96

COURSE	FLAT	LENGTH
1-2	5 03-05 46 W	1310.00
2-3	5 09-01 W	679.47
3-4	4 02-03 36 E	350.04
4-5	4 09-53 E	992.76

COURSE	BEARING	LENGTH
1-2	S09°53'W	287.16
2-3	N02°05'36"E	983.18
3-1	S 89°44'59"E	134.65



Reference Drawing No. 245-704-7520

THINK THIN SAFETY

UNITED STATES

COLORED-ONE THOMPSON SUBJECT-COLORADO
BUREAU OF INVESTIGATION
DIVISION OF INVESTIGATION

TESTES-FOOTBALLS POWER SYSTEM

RIGHTS OF WAY

WICOWA.....WILLOW VALLEY.....2550
W T M.....W T M.....2550

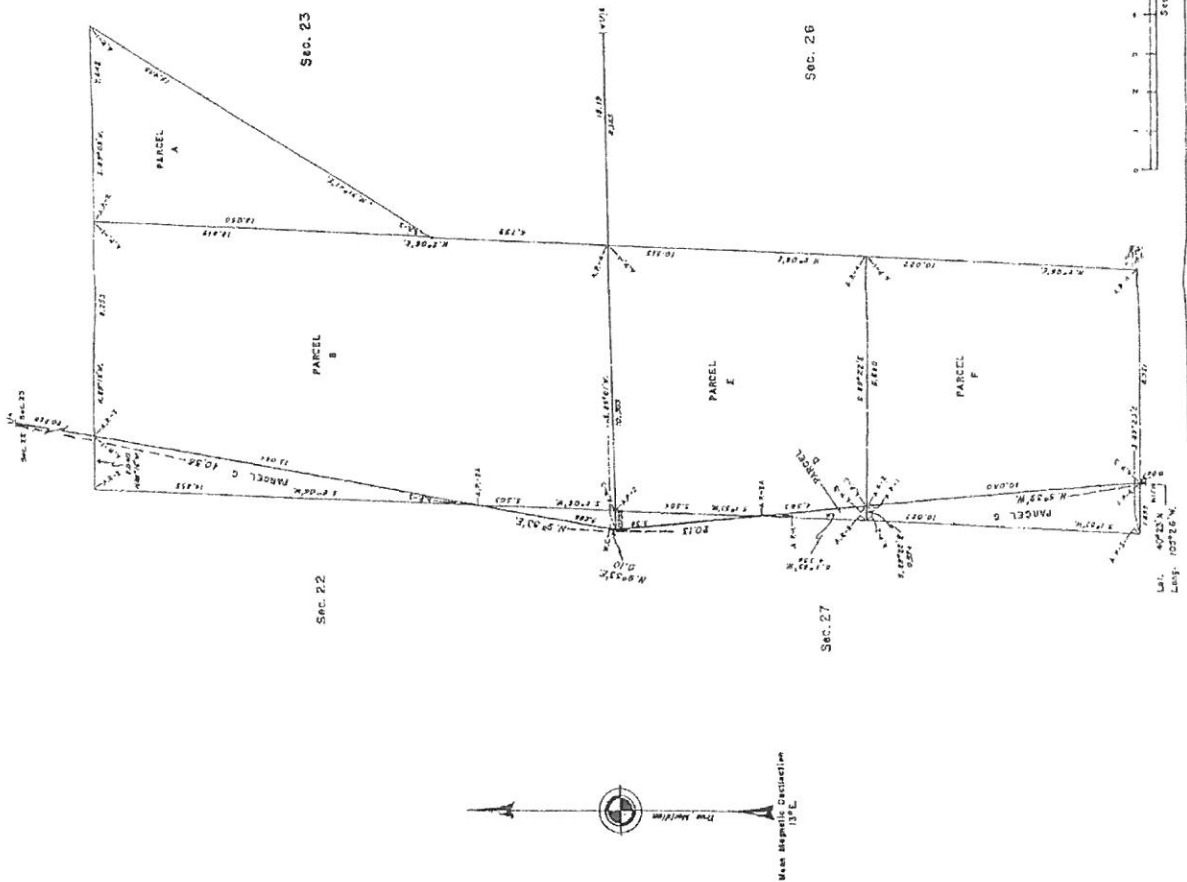
Rev. U. W. B. A. S. Baskin

LANG. GOLD, AUG. 16, 1979

EXHIBIT "A-1"

21.1% (2000) 21.1% (2000)

TOWNSHIP 5 NORTH, RANGE 72 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COLORADO.
CORRECTIVE DEPENDENT RESURVEY AND SURVEY OF PARCELS



Mean Magnetic Declination
13° E

Reference should be made to sheet no. 1 for survey information.

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Denver, Colorado January 3, 1963

This plat is attested conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

Amelia D. Dine
Chief Cadastral Surveyor for Colorado

Scale in Chains

LEGAL DESCRIPTION OF EASEMENT AREA

Reserving to the Grantor an easement for those purposes stated in appendix F, exhibit C of the common plat property report of excess real property sold easement situated in the NW1/4NW1/4 of Section 28 and the NE1/4NE1/4 of Section 27, Township 5 North, Range 72 West, 6th Principal Meridian, Larimer County, Colorado, and more particularly described as follows:
The Commencing of the Northwest corner of said Section 28 as established by the Bureau of Land Management survey dated January 3, 1981, and considering the north line of said NW1/4NW1/4 to bear N89°01'00"E as shown on said survey and all other bearings are relative thereto; thence N89°01'00"E a distance of 47.91 feet to the Point of Beginning; thence N89°01'00"E a distance of 271.40 feet along the north line of said NW1/4NW1/4, thence S25°31'33"E parallel to the west line of said NW1/4NW1/4 a distance of 352.86 feet; thence N89°00'00"E a distance of 361.37 feet; thence S22°11'36"W a distance of 322.03 feet; thence N89°35'34"W a distance of 676.37 feet; thence N01°44'35"E a distance of 301.17 feet to the intersection with the west line of said NW1/4 NW1/4; thence N42°00'50"E a distance of 363.82 feet to the Point of Beginning. Containing 7.34 acres, more or less.

AND

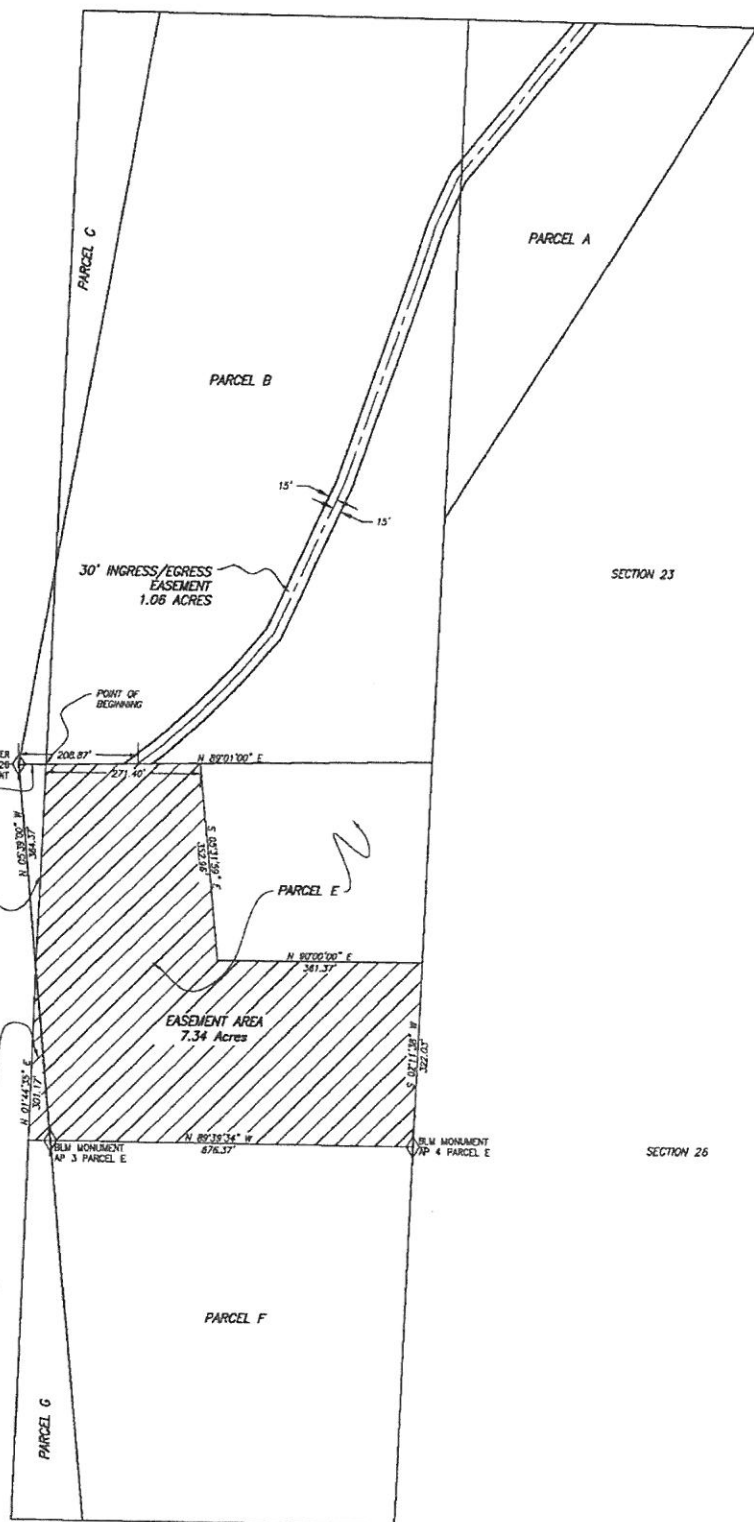
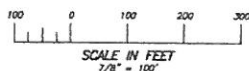
Reserving to the Grantor an easement for ingress and egress situated in the SW1/4 of Section 23, Township 5 North, Range 72 West, 6th Principal Meridian, across those parcels identified as Parcel A and Parcel B on the Bureau of Land Management survey dated January 3, 1981, entitled TOWNSHIP 5 NORTH, RANGE 72 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COLORADO, CORRECTIVE DEPENDENT RESURVEY AND SURVEY OF PARCELS, and more particularly described as follows:
A strip of land 30.00 feet wide lying 15.00 feet on each side of the following described centerline. Commencing at the Southwest corner of said Section 23 as established by the Bureau of Land Management survey dated January 3, 1981, and considering the south line of the SW1/4SW1/4 of said Section 23 to bear N89°01'00"E as shown on said survey and all other bearings are relative thereto; thence N89°01'00"E a distance of 208.87 feet to the Point of Beginning; thence along the centerline of an existing road the following courses and distances:
1. N.52°07'08"E, a distance of 50.27 feet;
2. N.48°07'29"E, a distance of 92.97 feet;
3. N.44°15'08"E, a distance of 95.00 feet;
4. N.40°35'21"E, a distance of 82.80 feet;
5. N.24°47'28"E, a distance of 282.32 feet;
6. N.18°52'25"E, a distance of 305.07 feet;
7. N.18°00'21"E, a distance of 84.61 feet;
8. N.23°53'35"E, a distance of 94.33 feet;
9. N.38°54'05"E, a distance of 347.53 feet to the north line of said Parcel A.

The side lines of said easement to be shortened or extended to meet at angle points and to terminate at the north line of Parcel A and the south line of Parcel B. Containing 1.08 acres, more or less.

SECTION 22



SECTION 27



ALWAYS THINK SAFETY

U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF RECLAMATION
COLORADO - BIG THOMPSON PROJECT - COLORADO
OLYMPUS AND POLE HILL TUNNELS
COLORADO

RECLAM
BUREAU

EXHIBIT B

Public Participation Standard

This exhibit provides a history of program use and attendance, scheduled hours for public participation, proposed development to improve public participation, and future special events or programs to garner more public participation for the Common Point facility by Concessionaire's members and by the general public who are not members of the Concessionaire's operations.

Common Point Outdoor Firearms and Archery Shooting Range consists of several separate ranges including an archery range with hunting trail, trap and multi-use tactical range, 25-yard formal pistol range, and a 200-yard rifle range.

Program Use & Attendance:

To ensure a safety corridor for landowners with property bordering Common Point, a security gate was installed at the access road entrance with landowner and utility padlocks as a measure of safety, control and responsibility to each respective party. The security gate is opened during public programs and special events and the shooting range is staffed with volunteer Range Safety Officer's.

Examples of public use for the years 2009-2013 include:

- 3-D Archery Competition- two-day event
- "First Shot"-National Sport Shooting Foundation program; an introduction to handgun and rifle shooting (youth & adult)
- Colorado Parks & Wildlife and National Rifle Association Hunter Safety programs
- Hunter sight-in days
- NRA Women on Target (female youth & adult firearm training)
- NRA Instructional Basic Classes (youth & adult)
- Civilian Marksmanship Program (focuses on military firearms & national competitions)
- Martial Arts & Firearms (Krav Maga and Colorado Martial Arts programs)
- Self-defense programs (NRA, DTI (local defense training group))
- Pheasants Forever
- Wilderness Adventures and Specialized Youth Challenge for Handicap Hunters

Hours of Operation:

Dawn to dusk year-round, seven days a week, weather permitting for membership holders and public participation events

Proposed Development – Improve Public Participation:

As resources become available, capital projects will be implemented. The following schedule is based on an aggressive funding of capital projects that both the District and the Concessionaire can partner on financially, through grants, volunteerism, and in-kind services. The Larimer County Building and Planning Department has approved the location and extent of these developments:

- Installation of shot barrier curtains at trap range (completed January 2013)
- Lead sedimentation trap installed in the area of trap range and Noels Draw Creek (drainable pond)
- 25-yard pistol range roof shelter over firing line
- Lowering rifle range to increase number of shooting stations and distance
- Development of 10 acres owned by the District for separate shooting berms, rifle range and possible skeet range (parcel #25262-00-904, 10.256 acres more or less)
- Second CXT, ADA compliant vaulted restroom
- Construction of a self-defense tactical range

Methods to Increase Public Participation:

- Proposed plan is to have the trap range open on Saturday and Sunday mornings from 8 am to 12 pm. In-turn this will allow public use of the archery range and hunting trail, 25-yard pistol range, and the rifle range.
- More trained volunteer Range Safety Officer's will staff the range and focus on range rules, how to use the open ranges and patrol the area for safety. Staffing levels to include two Range Safety Officer's at the trap range and one each at the archery, 25-yard and rifle ranges.
- Establish a coordinated marketing effort to increase public participation and awareness

Future Programs & Events:

Forming a partnership between the District and Concessionaire as well as community groups and organizations is an important component to the future success of the range, and to increase public participation. These partnerships may lead to additional public use such as:

- Mini-camps for youth firearm and archery safety
- Youth archery classes
- Paintball tournaments
- Boy Scouts, Girl Scouts, youth groups, faith community, etc. campouts and merit-earning opportunities
- Wilderness skills classes
- Public park volunteer clean-up days

2014 Proposed Calendar of Events

January 2014

- EPPD outdoor range use - LEA Qualification
- RMNP outdoor range use - LEA Qualification

February 2014

- Sight in days for hunters

March 2014

- RMNP outdoor range use - upper tactical and rifle range
- RMNP outdoor range use - 8 am to 5 pm
- Krav Maga - outdoor upper tactical - 10 am to 1 pm
- Hunter Safety Class

April 2014

- Krav Maga - outdoor range upper tactical - 10 am to 12 pm
- EPPD - outdoor range upper tactical - 7:30 am to 5:30 pm
- Trap Range open on weekends to public

May 2014

- Two Get-a-Grip classes - outdoor range - 12 to 4 pm; 25-yard range
- Range clean-up day - 9 am to 12 pm
- RMNP outdoor range use - 8 am to 5 pm (3 days); upper tactical and rifle range
- Range "First Shot" NSSF Youth & Adult Program - 10 am to 3 pm
- Trap Range open to public on weekends

June 2014

- Three Get-a-Grip classes - outdoor range - 12 to 4 pm; 25-yard range
- Outdoor rifle range - CMP Match Clinic - 8 am to 2 pm
- Two range clean-up days - 9 am to 12 pm
- EPPD outdoor range use - 1 to 6 pm
- Krav Maga - outdoor upper tactical - 9 am to 2 pm
- Trap Range open to public on weekends

July 2014

- EPPD outdoor upper tactical - 6 am to 4 pm
- Outdoor Range "First Shot" NSSF Youth & Adult Program - 1 to 4 pm
- Krav Maga - outdoor upper tactical - 9 am to 1 pm
- Clean-up day - 9 am to 12 pm
- Get-a-Grip class - outdoor range 12 to 4 pm; 25-yard range (2 days)
- Trap Range open to public on weekends

August 2014

- Two Get-a-Grip classes - outdoor range - 12 to 4 pm; 25-yard range
- Range clean-up day - 9 am to 12 pm
- Krav Maga - outdoor upper tactical - 1 to 4 pm
- Larimer County Posse - 5-day outdoor upper tactical - 5 pm to 9 pm
- EPPD outdoor upper tactical - 8 am to 12 pm
- DTI Defense Training Class - upper tactical range - 8 am to 6 pm (2 days)
- Trap Range open to public on weekends

September 2014

- Outdoor Rifle Range - CMP Match Clinic - 8 am to 2 pm
- Two Get-a-Grip classes - outdoor range - 12 to 4 pm; 25-yard range
- Range clean-up day - 9 am to 12 pm
- Sight-in days for hunters - rifle range - 8 am to 12 pm
- Trap Range open to public on weekends

October 2014

- Get-a-Grip class - outdoor range - 12 to 4 pm; 25-yard range
- International Karate Association of CO - outdoor upper tactical - 8 am to 4 pm
- Sight-in days for hunters - rifle range - 12 to 4 pm
- Trap Range open to public on weekends

November 2014

- CO Youth Handicap Challenge - 7:30 am to 4:30 pm
- Larimer County Search and Rescue

December 2014

- Wilderness Adventures Handicap Youth Hunt - outdoor range upper tactical
- Sight-in days for hunters

Legend of Terms

- CMP – Civilian Marksmanship Program
- CO – Colorado
- DTI – Detective Training Institute
- EPPD- Estes Park Police Department
- LEA- Law Enforcement Agency
- NRA – National Rifle Association
- NSSF-National Shooting Sports Foundation
- RMNP- Rocky Mountain National Park (Law Enforcement)

EXHIBIT C

Program of Utilization

(a) Narrative: Provide a thorough description of the proposed recreational use(s) and development of the property requested. Describe the new facilities to be developed, if any, as well as the proposed reuse, alteration, demolition, or renovation of any existing buildings, facilities, and improvements. Explain any recreational or related programs, activities, and services proposed for the property. Discuss any anticipated third party agreements for providing services on the property or for managing any aspect of it.

The current facility on the property, the Common Point Shooting Range, is a public recreational area under the jurisdiction of the Estes Valley Recreation and Park District. The property is jointly managed by EVRPD and the Bureau of Reclamation. EVRPD's management responsibility is to provide public park and recreation services on the property. More specifically, the property is used as an outdoor shooting range for the public and for local law enforcement departments.

This would continue to be the use of the property after the land transfer.

The Estes Valley Recreation & Park District is a local governmental entity known as a "Special District", enabled under the laws of the State of Colorado. The service plan of EVRPD is to provide park and recreation services to the public. The District has five elected officers, with Board members elected on staggered four-year terms. The District employs fourteen full-time staff members and hires nearly 100 seasonal part-time personnel during the summer months to fulfill its mission. The Executive Director oversees six divisional managers: the Business Manager, the Manager of Maintenance, the Golf Operations Manager, the Recreation Manager, the Aquatics Manager, and the Marina Manager. The District offers a variety of recreational facilities including two public golf courses, regional urban parks, a marina, two campgrounds, a youth center, an indoor aquatics center, and the outdoor shooting range at Common Point and indoor shooting facilities in Estes Park.

EVRPD partners with the Estes Park Gun & Archery Club to manage the daily operations of the outdoor shooting facilities at Common Point. The Estes Park Gun & Archery Club was incorporated in February, 1970 as a 501(c)-4, not-for-profit corporation. The mission of the Gun Club is "the encouragement of recreational and organized shooting of firearms and archery for the citizens of the United States. In addition, the Gun Club's objectives, as stated in their by-laws, include the wording: "... with a view toward a better knowledge on the part of such citizens of the safe handling and proper care of firearms and bows, as well as improved marksmanship". The Gun Club is affiliated with the National Rifle Association of America (NRA).

Memberships are available to anyone in good standing and the range is also open to the general public for specific publicized events. The Club's by-laws state that: "Any citizen of the United States may become a member of this organization on the affirmative vote of the Executive Committee after subscribing to the [NRA Pledge] and upon payment of the usual membership dues".

The Gun Club is managed by a volunteer Board consisting of nine citizens, who are members of the Club. The Board meets monthly to provide management and oversight of both

shooting ranges, focusing on the Common Point Outdoor Shooting Range as their main priority. The Club has approximately 400 paying members. Current annual dues are \$60, which covers the use of both the indoor and outdoor shooting ranges. In addition, members are required to perform stewardship of Common Point by volunteering 3 hours/year for range clean-up. If members do not participate in clean-up operations, they are assessed a fee of \$50, in an addition to their annual fee.

Common Point is an outdoor shooting range consisting of an outdoor rifle range, an outdoor pistol range, an archery range, a tactical shooting range, and a trap range. The pistol range has five shooting stations with shooting options of various lengths up to 25 yards. The pistol range has a specifically developed backstop for shooting ranges, known as SACON shooting blocks. The rifle range has various shooting distances up to 200 yards, with pedestals at 50 yards, 100 yards, and 200 yards. The backstop at the rifle range is a combination of an earthen backstop and SACON blocks. There is a tactical shooting range that is primarily used by law enforcement to practice shooting silhouettes at various distances which has an earthen backstop. The trap range includes 5 shooting stations, including a small garden-level trap house for throwing clay targets. The current trap range does not permit lead shot, which has virtually eliminated its use. Future plans include a shot curtain which will allow lead to be collected and thereby revive the use of the trap range. The archery range is a walking trail that simulates a hunting experience shooting at wildlife silhouettes.

In addition to the Club members, local law enforcement agencies (LEAs) including the Larimer County Sheriff's Department, the Estes Park Police Department, and Rocky Mountain National Park personnel use Common Point as a training site. It is important to note that these agencies are finding it harder to locate undeveloped land on which to train and qualify their officers. Common Point provides them with a training area close to their home base.

The Gun & Archery Club has been expanding programming to include more public-participation events and youth-oriented education classes. The Club also invites firearm instructors to provide basic and Colorado Concealed Carry classes.

Recent public special events held at Common Point include:

- Hunter safety classes
- Hunter sight-in days
- Civilian marksmanship
- National Shooting Sports Foundation events
- NRA Women's shooting events
- Single Action Shooting Society events
- Defense training
- Sheriff's Posse
- Archery match competitions
- Programs for the disabled, including the Specialized Youth Challenge for Handicap and Wilderness Adventures.

Upon completion of the land transfer, EVRPD's intent is to continue operating the property as an outdoor gun and archery range, serving as a public park and recreation property. In

addition, we will provide a law enforcement training center for local law enforcement agencies.

The District originally entered into a one-year agreement with the Estes Park Gun & Archery Club in 1981, to manage the Common Point shooting range and the indoor shooting range located in Estes Park. The Club continues to manage the outdoor shooting range as a tenant at-will for the enjoyment of the general public.

Once the ownership of the property is transferred to EVRPD, a new operating agreement will be developed with the Gun Club, or other entity, that fulfills the goals and directives of EVRPD. Key components of the new operating agreement will be a clean-up bond or equivalent; administrative fees; land use and required public events; liability insurance; land stewardship; safety; and a future maintenance management. The new agreement will be for a period of 10 years, with options to renew. Renewals will be based on the Gun Club's demonstration that they have, and will continue to, fulfill EVRPD's goals for a public shooting range.

(b) Schedule of Development: Prepare a tentative time frame for the development (including the reuse, alteration, demolition, or renovation) of buildings, facilities, and improvements on the property. Provide a schedule of development indicating what and when development will take place, how long the development will require, and the estimated annual capital improvement costs. The period of development should commence no later than one year from the date of conveyance of the property and should not normally exceed a consecutive five-year period. Plans for development beyond the initial five-year period should be submitted to the National Park Service in the future as amendments to the Program of Utilization, as provided in Term and Condition 7(b) of Part A.

All improvements made at Common Point are based on available resources to fulfill improvements. EVRPD is a public agency with much of its revenue generated through various fees and charges. As resources become available, capital projects will be implemented. The following schedule is based on an aggressive funding of capital projects.

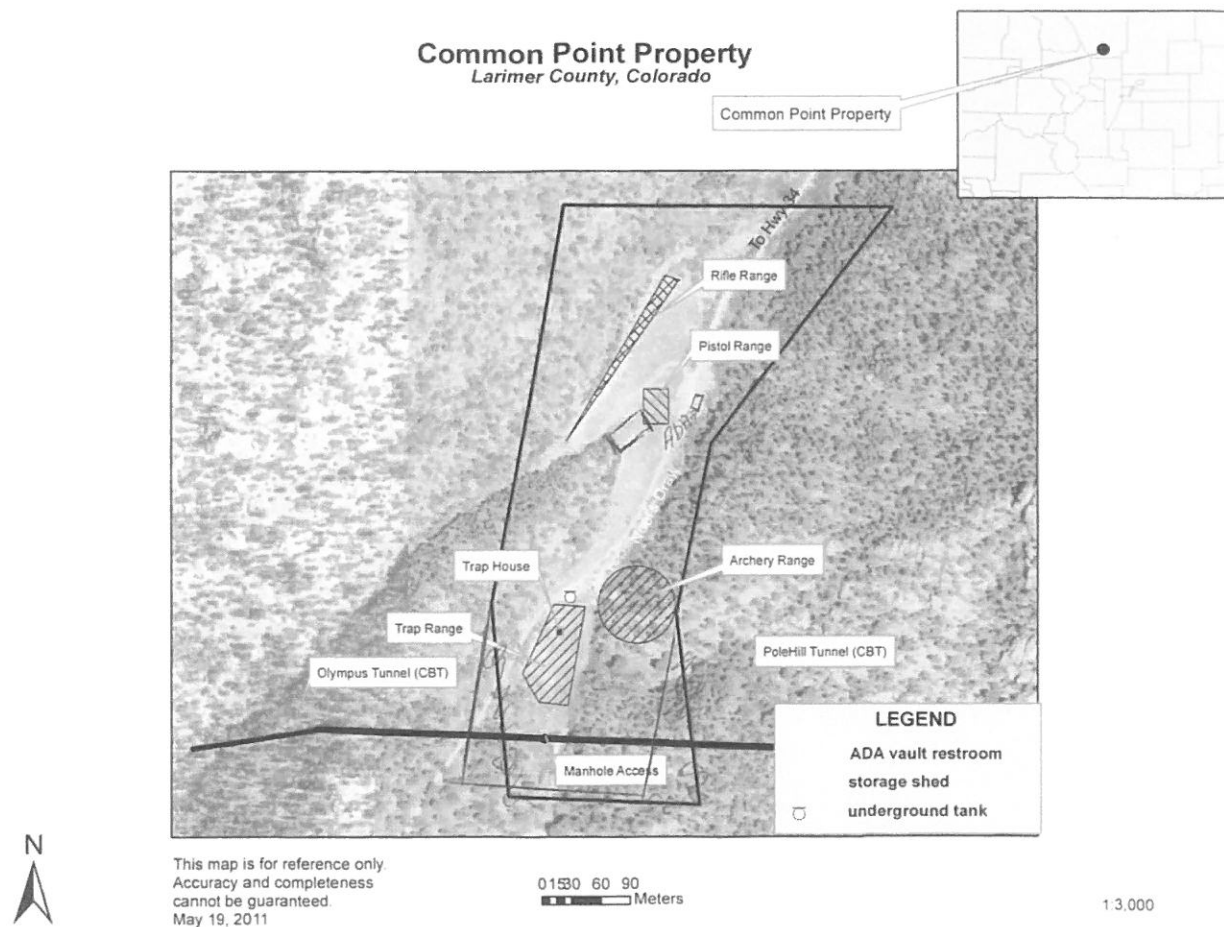
Year	Project	Scope of Development	Anticipated Cost
2012	Shot Curtains for the Trap Range	Build shot curtains at a distance of 100 yards from the shooting stations. The shot barrier curtains stop lead shot, which then drops at the base of the curtain for cleaning and disposal.	\$40,000
2013	Lead Sedimentation Trap	Contains any run-off of lead into Noels Draw intermittent stream.	\$5,000
2014	Pistol Range Shelter	Build a shelter to cover the pistol range shooting stations.	\$10,000
2015			
2016	Increase Rifle Range	Excavate the elevated rifle	\$100,000

	Shooting Stations	range to widen and allow more shooting stations.	
--	-------------------	--	--

Table 1: Common Point Capital Projects, 2012-2015

(c) *Site Plan: Provide a site plan of the proposed use and development of the property, including the location of buildings, facilities, and improvements discussed above. In the case of buildings and other enclosed structures, provide generalized floor plans indicating the proposed recreational use of the interiors. Indicate where the principal access roads will be located to and within the property, as well as public parking areas, if applicable. Please do not include detailed architectural or engineering plans with the application unless otherwise requested.*

The following aerial photograph shows the location of the Gun Club's facilities. To view an enlarged photo, please see *Attachment B: Aerial Photograph of Common Point Shooting Range* on the enclosed CD-ROM entitled: *EVRPD Application to Acquire Surplus Federal Property*.



Attachment B: Aerial Photograph of Common Point Shooting Range.

(d) Historic Preservation Plan: If the property, or portion thereof, is listed on or is eligible for nomination to the National Register of Historic Places, the applicant must coordinate with the State Historic Preservation Officer and National Park Service to address the requirements of the National Historic Preservation Act of 1966, as amended. Provide information on the historic preservation plan, including a statement and supporting documentation from the State Historic Preservation Officer showing that the Program of Utilization meets the requirements of the National Historic Preservation Act of 1966, as amended. Please refer to Terms and Conditions 10 and 11 in Part A.

The property is not listed on, nor is eligible, for the *National Register of Historic Places*.



July 21, 2026

Agenda Item: 7.B

Agenda Title: Memorandum of Understanding (MOU) with the Town of Estes Park – Stanley Park Paving Project (Discussion/Action)

Submitted by: Tom Carosello, Executive Director

Background Information:

In August of 2025 District administrative and Recreation Department staff began discussions with Town of Estes Park Public Works Department staff regarding a potential “joint venture” to improve parking, drainage and trail-connection infrastructure at Stanley Park.

With Coulson Construction under contract with the Town for paving/overlay projects and available to perform the desired work in 2026 via a contract change order, design and funding plans for paving, sidewalks and drainage were solidified over the next several months. In addition, a memorandum of understanding (MOU) establishing each entity’s project role(s) was developed and approved by Town and District legal counsels.

The MOU essentially establishes the Town as “project manager,” Coulson Construction as the general contractor and EVRPD as the primary funding entity for asphalt paving, with the Town contributing significant funding for sidewalk, curb and gutter elements.

Pending approval of the MOU, the tentative timeframe for work to begin is mid-September, with completion anticipated in late October.

Attachments: MOU with the Town for Paving Stanley Park Parking Lots; Draft Plans and Quantities

Staff Recommendation:

Staff recommends approval of the MOU with the Town of Estes Park for paving the Stanley Park parking lots, provided cost estimates remain under \$1 million.

Board Action Needed:

A motion to (approve, deny, table) the memorandum of understanding with the Town of Estes Park for paving the Stanley Park parking lots.

**MEMORANDUM OF UNDERSTANDING BETWEEN THE TOWN OF ESTES PARK
AND THE ESTES VALLEY RECREATION AND PARK DISTRICT**

This AGREEMENT (“Agreement”) made and entered into the _____ day of _____, 2026, by and between:

The Town of Estes Park (“Town”), a municipal corporation,

AND

The Estes Valley Recreation and Park District (“District”), a Colorado special district.

SECTION 1. RECITALS.

- 1.01 The Town entered a contract (“Contract”) with Coulson Excavating Company, Inc (“Coulson”) for its overlay and patching program on May 15, 2024, and most recently extended the contract on May 12, 2026 for the 2026 season.
- 1.02 The District has 2026 paving needs which Coulson can also fulfill.
- 1.03 The Town and the District desire to coordinate their efforts to accomplish their respective paving needs.

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties agree as follows:

SECTION 2. PAVING COORDINATION

- 2.01 The Town will execute a change order to the Coulson Contract to accomplish the District’s requested 2026 work (“Work”), as described in Exhibit A hereto, provided that Coulson consents. If Coulson does not consent to add the requested Work, the Town shall return the District’s deposit (identified in Section 2.02) within thirty (30) days of Coulson’s denial of consent. An executed copy of this MOU will be provided to Coulson as part of the requested change order under this Section 2.01.
- 2.02 The District shall, contemporaneously upon execution of this Agreement, deposit with the Town \$1,183,234.10, which includes \$1,108,234.10 as the projected cost of the Work and \$75,000 as contingency.
- 2.03 The Town shall make commercially reasonable efforts to oversee Coulson’s completion of the Work. The Town shall determine whether the Work has been completed properly, whether warranty work is required, whether compensable delays have occurred, and all other matters under the Contract. The Town may execute further change orders under the Contract to complete the Work, within the contingency amount. The District may add to

the contingency amount in its own discretion, by depositing further funds and confirming in writing, without need for amendment to this Agreement.

- 2.04 The Town does not guarantee or warranty Coulson's work. The Town's responsibility is to make commercially reasonable efforts to oversee Coulson's work to a similar degree as the Town oversees work on its own property. The District forever releases the Town from any liability associated with the quality, timeliness, or any other aspect of Coulson's work, acknowledging that the Town is undertaking this Agreement for purposes of efficiency for the District. The Town is not required to bring suit or otherwise take action against Coulson at the District's request. However, the Town shall engage in good faith discussions with the District based on any concerns the District raises with the Work meeting acceptable industry standards.
- 2.05 The Town is responsible for assigning the costs of work under the Contract to itself or the District, based on Coulson's quotes and activities, in its reasonable discretion.
- 2.06 When the Work is completed, in the determination of the Town:
- a. If less has been spent on the Work than the District has deposited with the Town under this Agreement, the Town shall refund the District the remainder within thirty (30) days of the final payment.
 - b. If more has been spent on the Work than the District has deposited with the Town under this Agreement, the District shall promptly reimburse the Town for the overage within thirty (30) days of notice of an overage by the Town. The Town shall provide the District with written notice of any overages promptly upon becoming aware of them.

SECTION 4. TERM OF AGREEMENT

- 4.01 This Agreement shall be made effective at the date and year written above subject to approval by both parties, and shall continue until the Work is complete and all necessary financial transfers have been made, in the determination of the Town.

SECTION 5. NON-APPROPRIATION

- 5.01 All financial obligations of the parties under this Agreement are subject to appropriation, budgeting, and availability of specific funds for such purposes. Should the District fail to provide additional contingent funds for the Work as required above, the Town may have Coulson halt the Work.

SECTION 6. INVALID PROVISION

- 6.01 Should any part of this Agreement be declared invalid by a court of law, such decision shall not affect the validity of any remaining portion which shall remain in full force and effect as if the invalid portion was never a part of this Agreement when it was executed. Should the severance of any part of this Agreement materially affect any other rights or obligations of the parties hereunder, the parties hereto will negotiate in good faith to amend this Agreement in a manner satisfactory to the parties. Failing agreement on such amendment, either party may by notice in writing, terminate this Agreement forthwith subject to the provisions of this Agreement relating to termination.

SECTION 7. INDEMNIFICATION

- 7.01 To the extent permitted by law, the District agrees to indemnify and save harmless the Town for any liability whatsoever arising out of errors in Exhibit A or the negligent acts of the District or its employees or agents. Nothing in this Agreement shall be construed to affect in any way the Town's or District's rights, privileges, and immunities, including sovereign immunity as provided by law. The parties hereto understand and agree that the Town and District and their officers, employees, and agents are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. 24-10-101 et seq., as from time-to-time amended.

SECTION 8. ASSIGNMENT

- 8.01 Neither party to the Agreement shall, directly or indirectly, assign or purport to assign this Agreement or any of its rights or obligations in whole or in part to any third party without the prior written consent of the other party.

SECTION 9. NO WAIVER

- 9.01 The failure of either party to enforce at any time any of the provisions, rights, or to exercise any elections provided, shall in no way be considered to be a waiver of such provisions, rights or elections or in any way effect the validity of the Agreement. The failure to exercise by either party any of its rights herein or any of its elections under the terms or conditions herein contained shall not preclude or prejudice it from exercising the same or any other right it may have under this Agreement, irrespective of any previous action or proceeding taken by it hereunder.

SECTION 10. COMPLETE AGREEMENT

- 10.01 This Agreement is the complete Agreement of the parties; may be amended or modified only in writing; and supersedes, cancels and terminates any and all prior agreements or understandings of the parties, whether written or oral, concerning the subject matter hereof.

SECTION 11. CHOICE OF LAW

11.01 This Agreement shall be governed by and construed and interpreted according to the laws of the State of Colorado. It shall be binding upon and inure to the benefit of the successors of the Town and District.

SECTION 12. NOTICE PROVISIONS

13.01 When any of the parties desire to give notice to the other, such notice must be in writing sent by US Mail, postage prepaid, addressed to the party for whom it is intended at the place last specified; the place for giving notice shall remain such until it is changed by written notice in compliance with the provisions of the paragraph. For the present, the parties designate the following as the respective places for giving notices:

To District: Tom Carosello
PO Box 1379
Estes Park, CO 80517

To Town: Jamin Rucker
PO Box 1200
Estes Park, CO 80517

AUTHORITY PROVISION

Each person signing this Agreement on behalf of either party individually warrants that they have full legal power to execute this agreement on behalf of the party for whom they are signing, and to bind and obligate such party with respect to all provisions contained in this Agreement.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the day and year written above.

Signature Page to follow.

ESTES VALLEY RECREATION AND PARK DISTRICT

By _____
Title:

TOWN OF ESTES PARK

By _____
Mayor

ATTEST:

Town Clerk

APPROVED AS TO FORM:

Town Attorney

STANLEY PARK PARKING LOT

LEGAL DESCRIPTION (PER LARIMER COUNTY ASSESSOR): POR IN NE 1/4 OF SE 1/4 30-5-72 CONT 17 AC M/L

PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN

OWNER
TOWN OF ESTES PARK
PO BOX 1200
ESTES PARK, CO 80517

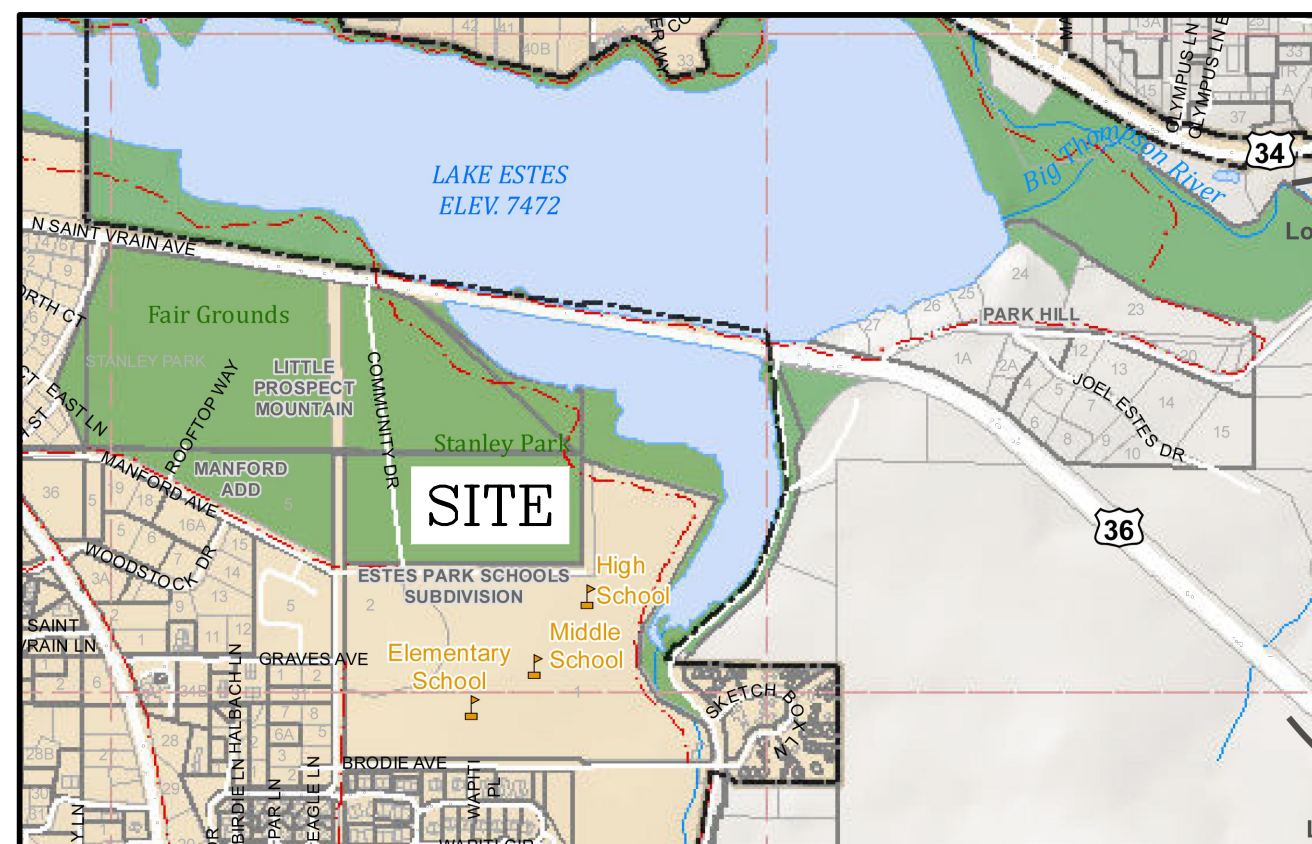
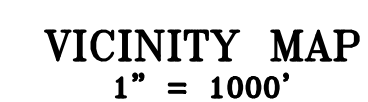
INDEX OF SHEETS

1	COVER PAGE
2	GENERAL NOTES
3	SITE PLAN
4	GRADING & DRAINAGE PLAN WEST SIDE
5	GRADING & DRAINAGE PLAN EAST SIDE
6	DETAILS
7	ROAD PLAND & PROFILE
8	EROSION CONTROL & REVEGETATION PLAN
9	EROSION CONTROL & REVEGETATION DETAILS

ENGINEERING CERTIFICATION:

THESE CONSTRUCTION PLANS FOR THE STANLEY PARK PARKING LOT WERE PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE REQUIREMENTS OF THE ROAD STANDARDS AND THE STORMWATER DESIGN STANDARDS FOR LARIMER COUNTY.

FRANK E ROBERTS, PE 39508
VAN HORN ENGINEERING AND SURVEYING, INC.



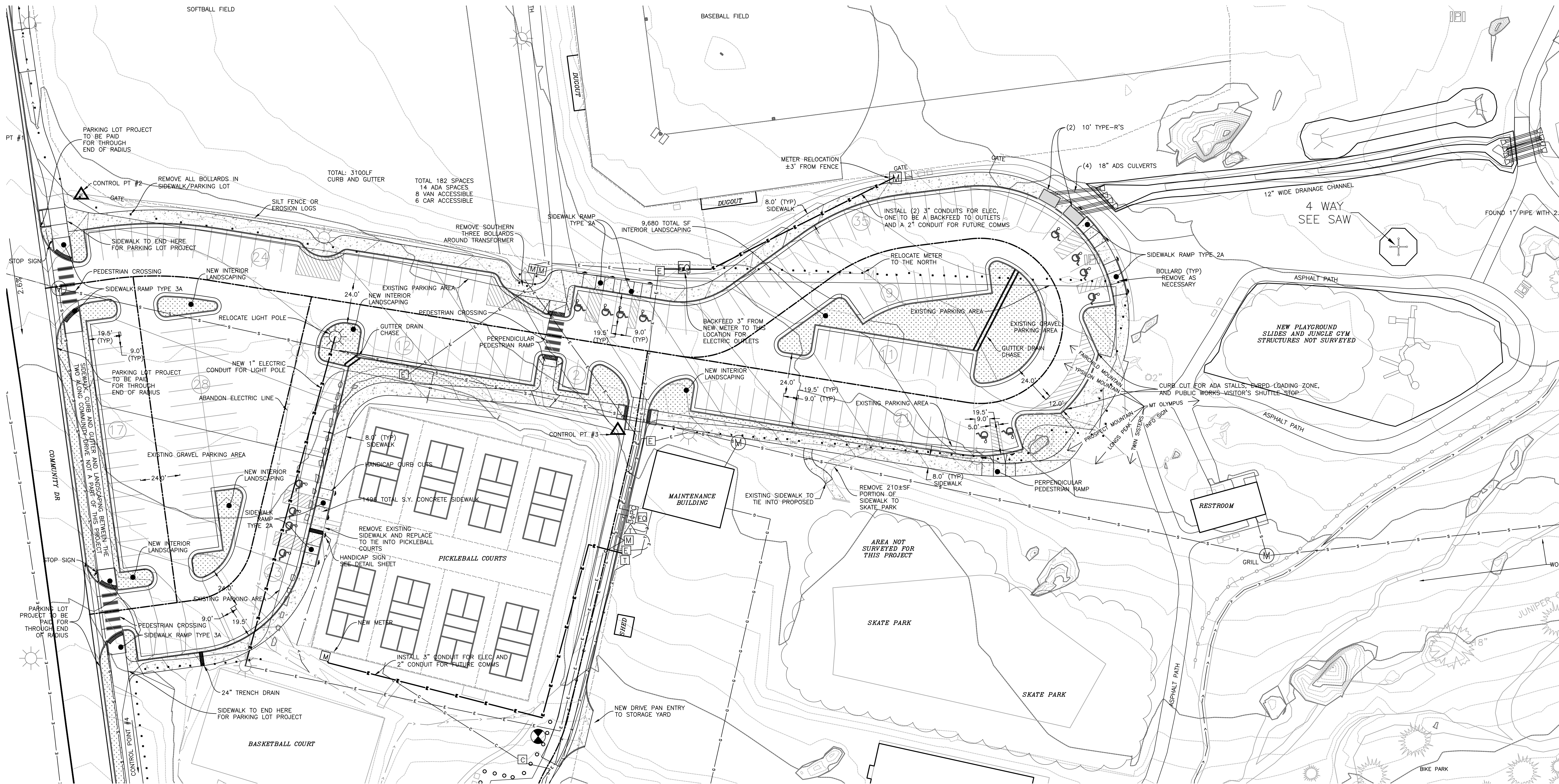
DRAFT

COVER	SHEET	VAN HORN ENGINEERING AND SURVEYING 1043 FISH CREEK RD. • ESTES PARK, COLORADO 80517 PHONE: (970) 586-9388 • FAX: (970) 586-8101	DATE:	REVISION	BY:	
	PROJECT					
			DRAWN BY:	JWC		
			CHECKED BY:	FER		
			SCALE	N/A		
			DATE:	07-14-2026		
SHEET	1					
OF	9					
PROJ. NO. 2012-12-08d						

DRAFT

STANLEY PARK PARKING LOT

LEGAL DESCRIPTION (PER LARIMER COUNTY ASSESSOR): POR IN NE 1/4 OF SE 1/4 30-5-72 CONT 17 AC M/L



EROSION CONTROL TYPICAL NOTES:

1. THERE SHALL BE NO EARTH-DISTURBING ACTIVITY OUTSIDE THE LIMITS DESIGNATED ON THE EROSION CONTROL PLAN.
2. ALL AREAS DISTURBED BY THIS PROJECT SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH THESE SPECIFICATIONS AFTER GRADING COMPLETION.
 - A. ALL AREAS FOR SEEDING SHALL BE TILLED TO BREAK UP ROOTING RESTRICTIVE LAYERS, HAVE A MINIMUM OF 4 INCHES OF TOPSOIL REAPPLIED, AND THEN HARROWED, AND ROLLED OR PACKED, TO PREPARE THE REQUIRED FIRM SEED BED.
 - B. THE SEED BED SHALL BE WELL-SETTLED AND FIRM, BUT FRAGILE ENOUGH SO THAT SEED CAN BE PLACED AT THE SEEDING DEPTHS SPECIFIED. THE SEED BED SHALL BE REASONABLY FREE OF WEEDS.
 - C. TO AID IN GERMINATION, SOME FORM OF IRRIGATION MAY BE REQUIRED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ANY AND ALL NECESSARY OPERATIONS TO THAT END.
3. IF HYDROSEEDING IS UTILIZED, IT IS THE SPECIFIC REQUEST OF EVRPD THAT HYDROSEEDING BE DONE PRIOR TO THE MULCHING VIA SEPARATE PROCEDURES, NOT COMBINED INTO ONE APPLICATION.
4. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ON-SITE EROSION DUE TO WIND AND RUNOFF, AS WELL AS VEHICLE TRACKING. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL MEASURES LISTED WITHIN THESE PLANS.
5. ANY EROSION CONTROL MEASURE DAMAGED OR DESTROYED PREMATURELY SHALL BE IMMEDIATELY REPLACED BY THE CONTRACTOR AT THEIR EXPENSE.
6. CONDITIONS IN THE FIELD MAY WARRANT EROSION CONTROL MEASURES IN ADDITION TO WHAT IS LISTED ON THESE PLANS. THE CONTRACTOR SHALL IMPLEMENT WHATEVER EROSION CONTROL MEASURES MAY BE DEEMED NECESSARY, AS DIRECTED BY THE LOCAL ENTITY ENGINEER OR PROJECT ENGINEER.
7. SILT AND SEDIMENT, WITHIN THE RIGHT OF WAY, SHALL BE REMOVED FOLLOWING ANY SUBSTANTIAL RAINFALL EVENT.
8. NEGATIVE IMPACTS TO DOWNSTREAM AREAS CAUSED BY GRADING ARE TO BE MONITORED AND CORRECTED BY THE CONTRACTOR. ANY OFFSITE CLEANUP, DIRECTED BY THE LOCAL ENTITY'S INSPECTOR (INCLUDING STREET CLEANING), SHALL BE COMPLETED WITHIN 24 HOURS OF WRITTEN NOTIFICATION, OR RISK WORK STOPPAGE.
9. TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL TRIBUTARY-DISTURBED AREAS ARE SUFFICIENTLY STABILIZED IN THE OPINION OF THE LOCAL ENTITY'S ENGINEER, TO MINIMIZE EROSION POTENTIAL.
10. WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN-UP AND REMOVAL OF SEDIMENT AND DEBRIS FROM ALL DRAINAGE FEATURES AND OTHER PUBLIC FEATURES.
11. AREAS TO BE SEEDED SHALL BE EXCAVATED 12" BELOW FINISH GRADE. CONTRACTOR TO ADD TOP SOIL PER ALL APPLICABLE SPECIFICATIONS.
12. CONTRACTOR SHOULD REFER TO CDOT M&S STANDARDS M-208-1, AND STORMWATER MANAGEMENT PLAN DETAILS FOR THE INSTALLATION OF ALL RELEVANT BMP'S.

BY									
	REVISION								
	DATE								

VAN HORN ENGINEERING AND SURVEYING
1043 FISH CREEK RD. • ESTES PARK, COLORADO 80517
PHONE: (970) 586-9388 • FAX: (970) 586-8101

SITE PLAN

STANLEY PARK PARKING LOT
ESTES PARK, CO

SHEET	PROJECT
DRAWN BY:	JWC
CHECKED BY:	FER
SCALE	1"=30'
DATE:	07-14-2026
SHEET	3
OF	9
PROJ. NO.	2012-12-08d

STANLEY PARK PARKING LOT

LEGAL DESCRIPTION (PER LARIMER COUNTY ASSESSOR): POR IN NE 1/4 OF SE 1/4 30-5-72 CONT 17 AC M/L



DRAFT

DATE	REVISION	BY

VAN HORN ENGINEERING AND SURVEYING
1043 FISH CREEK RD. • ESTES PARK, COLORADO 80517
PHONE (970) 586-9388 • FAX (970) 586-8101

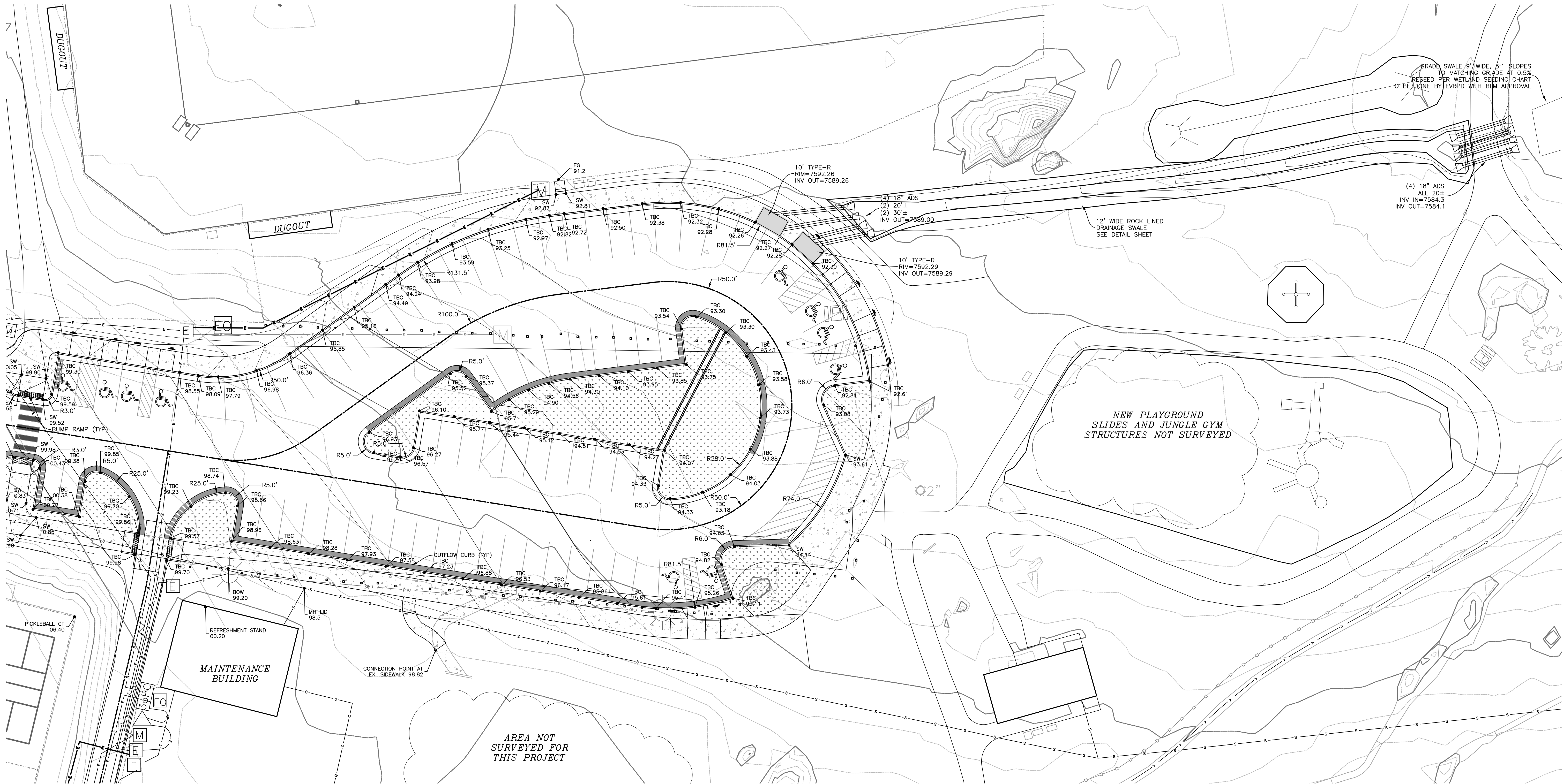
GRADING & DRAINAGE PLAN WEST SIDE

PROJECT: **STANLEY PARK PARKING LOT**
ESTES PARK, CO

DRAWN BY:	JWC
CHECKED BY:	PER
SCALE:	1"=20'
DATE:	07-14-2026
SHEET	4
OF	9
PROJ. NO.	2012-12-08d

STANLEY PARK PARKING LOT

LEGAL DESCRIPTION (PER LARIMER COUNTY ASSESSOR): POR IN NE 1/4 OF SE 1/4 30-5-72 CONT 17 AC M/L



DRAFT

DATE	REVISION	BY

VAN HORN ENGINEERING AND SURVEYING
1043 FISH CREEK RD. • ESTES PARK, COLORADO 80517
PHONE (970) 586-9588 • FAX (970) 586-8101

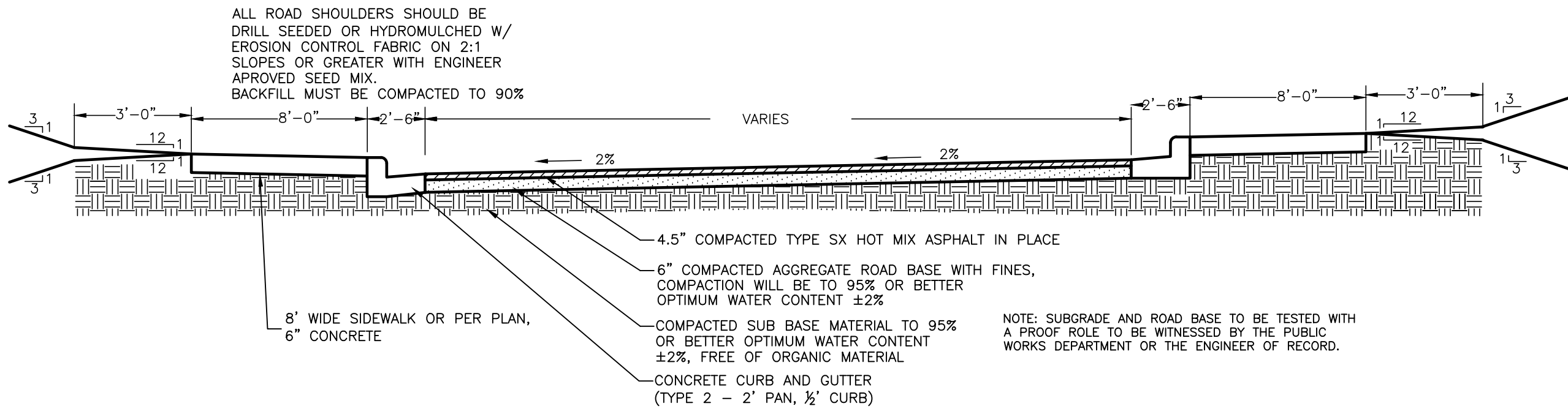
GRADING & DRAINAGE PLAN EAST SIDE
STANLEY PARK PARKING LOT
ESTES PARK, CO

SHEET
5
OF
9
PROJ. NO. 2012-12-08d

DRAFT

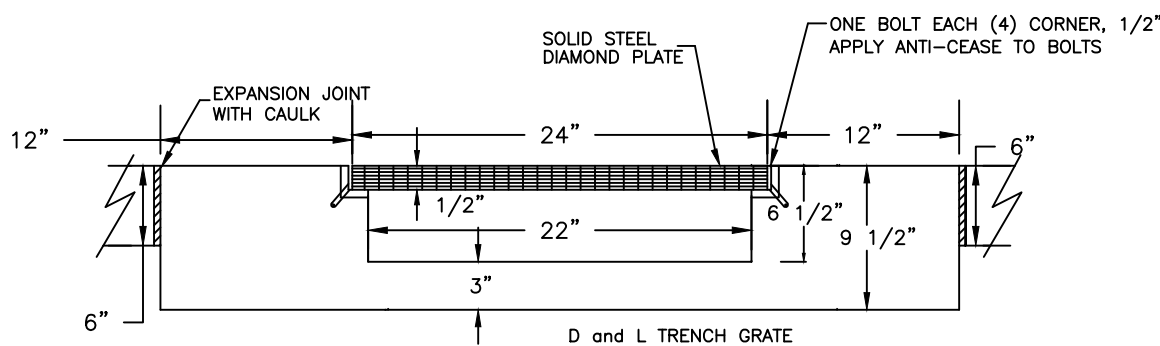
STANLEY PARK PARKING LOT

LEGAL DESCRIPTION (PER LARIMER COUNTY ASSESSOR): POR IN NE 1/4 OF SE 1/4 30-5-72 CONT 17 AC M/L



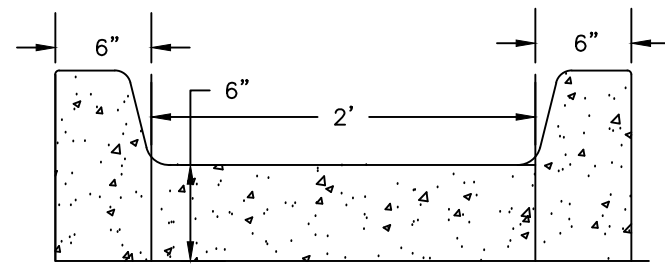
TYPICAL PARKING LOT CROSS SECTION

NO SCALE



TRENCH FRAME DETAIL IN SIDEWALK

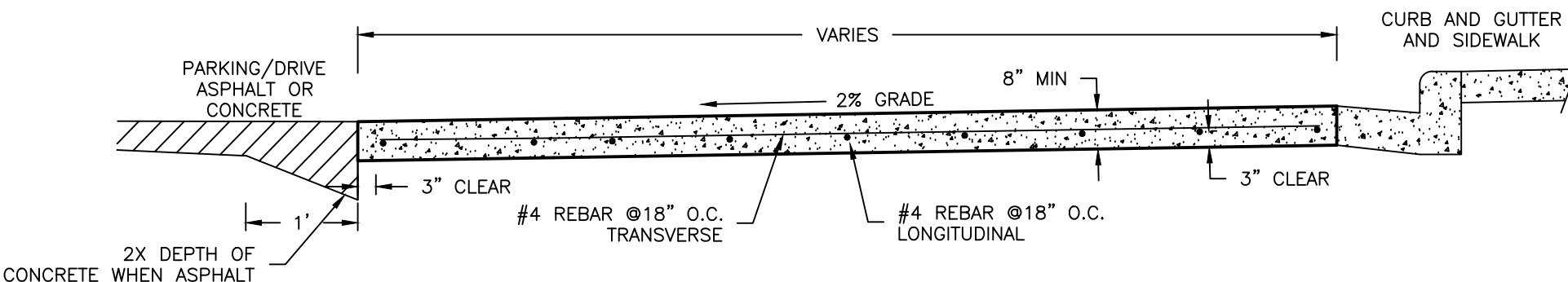
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BUILT SIMILAR TO CDOT TYPE 2

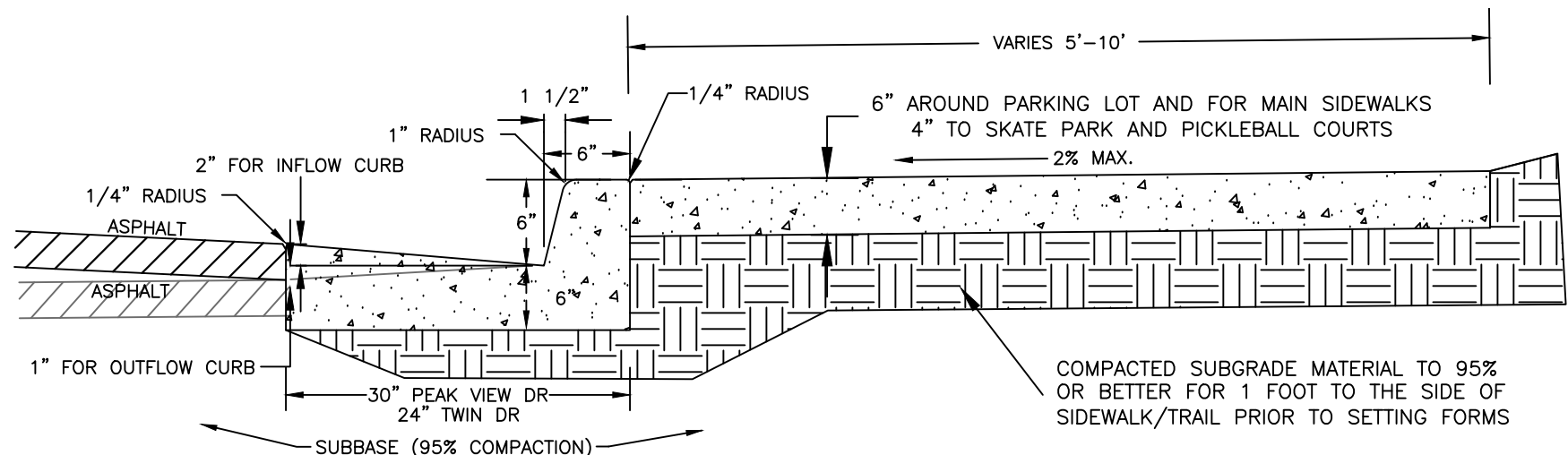
(SECTION IIB) CURB & GUTTER SPECIAL

NTS



HEAVY DUTY CONCRETE

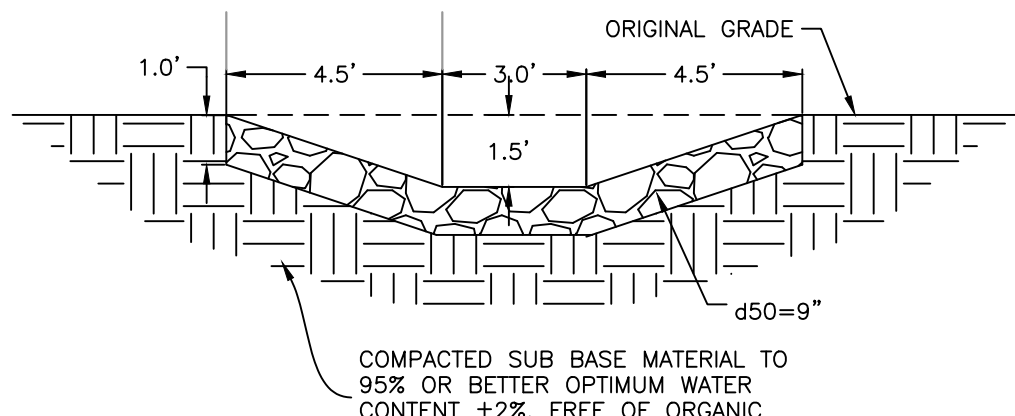
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STANDARD CDOT TYPE 2 (SECTION IIB) CURB

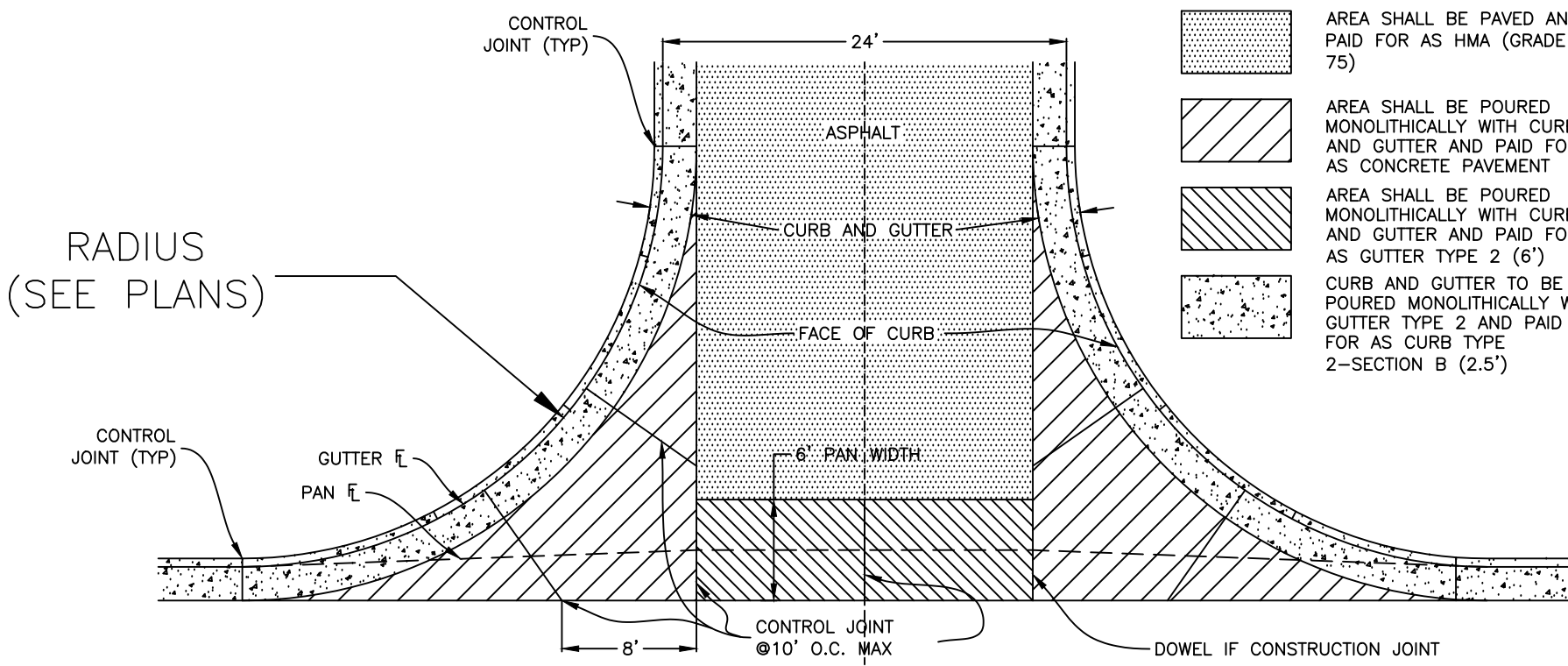
& GUTTER & SIDEWALK SECTION

NTS



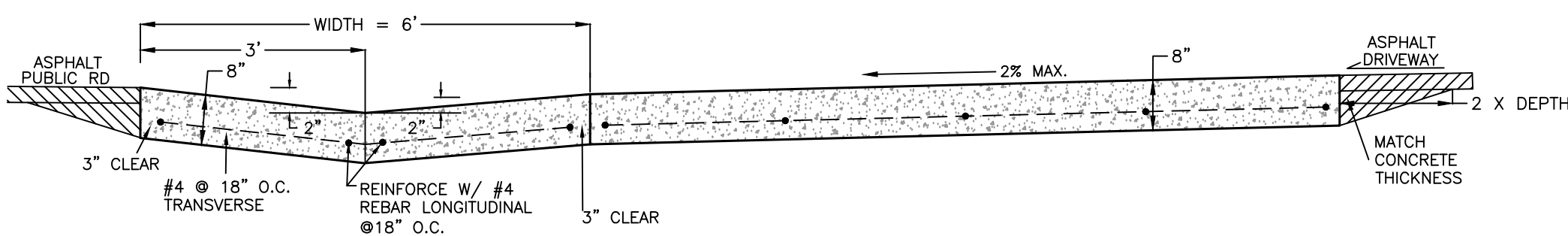
DRAINAGE SWALE

NTS



STREET INTERSECTION CROSS PAN

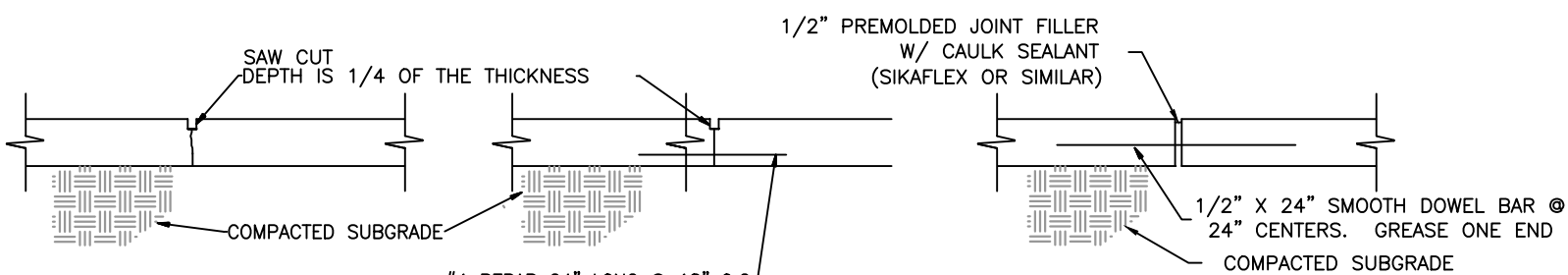
NTS



STANDARD DRAIN

PAN SECTION

NOT TO SCALE



CONTRACTION (CONTROL) JOINT

SPACING OF JOINTS SHALL BE
EQUAL TO THE TRAIL WIDTH.
10' MAXIMUM SPACING IN
EACH DIRECTION FOR LARGER
PADS.

CONSTRUCTION JOINT

USE ONLY WHERE CONTRACTION
OR EXPANSION JOINTS WOULD OCCUR

EXPANSION JOINT

CONSTRUCT AT ALL LOCATIONS
WHERE TANGENT AND RADIAL CURB
& GUTTER MEET AND WHERE ABUTTING
STRUCTURES OR OTHER TRAILS
OR ON 100' INTERVALS

TYPICAL CONCRETE JOINTS

NTS

PARKING STRIPING NOTES:

THIS PLAN DEPICTS PARKING SPACE DIMENSIONS OF 9'X19.5'.
THREE VARIATIONS OF THIS PARKING SPACE GEOMETRY ARE AS
FOLLOWS:

- 4 CAR-ACCESSIBLE ADA PARKING SPACES HAVING 5'
ACCESS AISLES LOCATED ABUTTING THE DESIGNATED
PARKING SPACES.
- 10 VAN-ACCESSIBLE ADA PARKING SPACES HAVING 8'
ACCESS AISLES LOCATED ABUTTING THE DESIGNATED
PARKING SPACES.

GRAND TOTAL NO. OF PARKING SPACES ON-SITE = 182

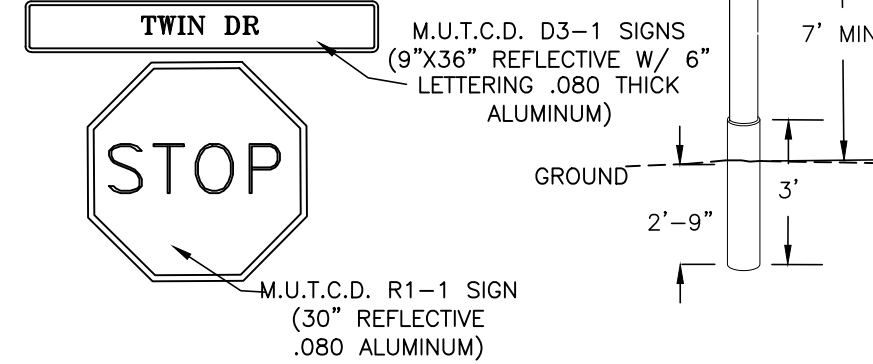
NOTE: THIS PLAN DEPICTS MORE ADA ACCESSIBLE SPACES
THAN REQUIRED BY THE ESTES VALLEY DEVELOPMENT CODE.
PER THE CODE, ONLY 1 VAN-ACCESSIBLE ADA SPACE AND 4
CAR-ACCESSIBLE ADA SPACES ARE REQUIRED. ADJUSTMENT OF
PARKING SPACE STRIPING MAY BE MADE IN THE FIELD TO
LESSEN THE NUMBER OF ADA SPACES ON-SITE AT WILL BY
EVRPD, AS LONG AS THE MINIMUM NUMBERS OF ADA SPACES
IN THE DESIRABLE LOCATION(S) ARE RETAINED ON-SITE.



(2) M.U.T.C.D. R7-8
AND R7-8P
SERIES SIGN
RESERVED PARKING
(12"X18" REFLECTIVE
.080 ALUMINUM)
& VAN ACCESSIBLE
WHERE APPLICABLE
(12"X6" REFLECTIVE
.080 ALUMINUM)

STOP SIGN DETAILS NOT TO SCALE

SEE LARIMER COUNTY RURAL AREA ROAD STANDARDS APPENDIX C DRAWINGS 8, 9
AND 10 FOR STANDARD DETAILS PERTAINING TO THE DESIGN, MATERIALS AND
CONSTRUCTION OF STREET SIGNS.



DATE	REVISION	BY

VAN HORN ENGINEERING AND SURVEYING
1043 FISH CREEK RD. • ESTES PARK, COLORADO 80517
PHONE (970) 586-9388 • FAX (970) 586-8101

DETAILS

STANLEY PARK PARKING LOT

ESTES PARK, CO

SHEET

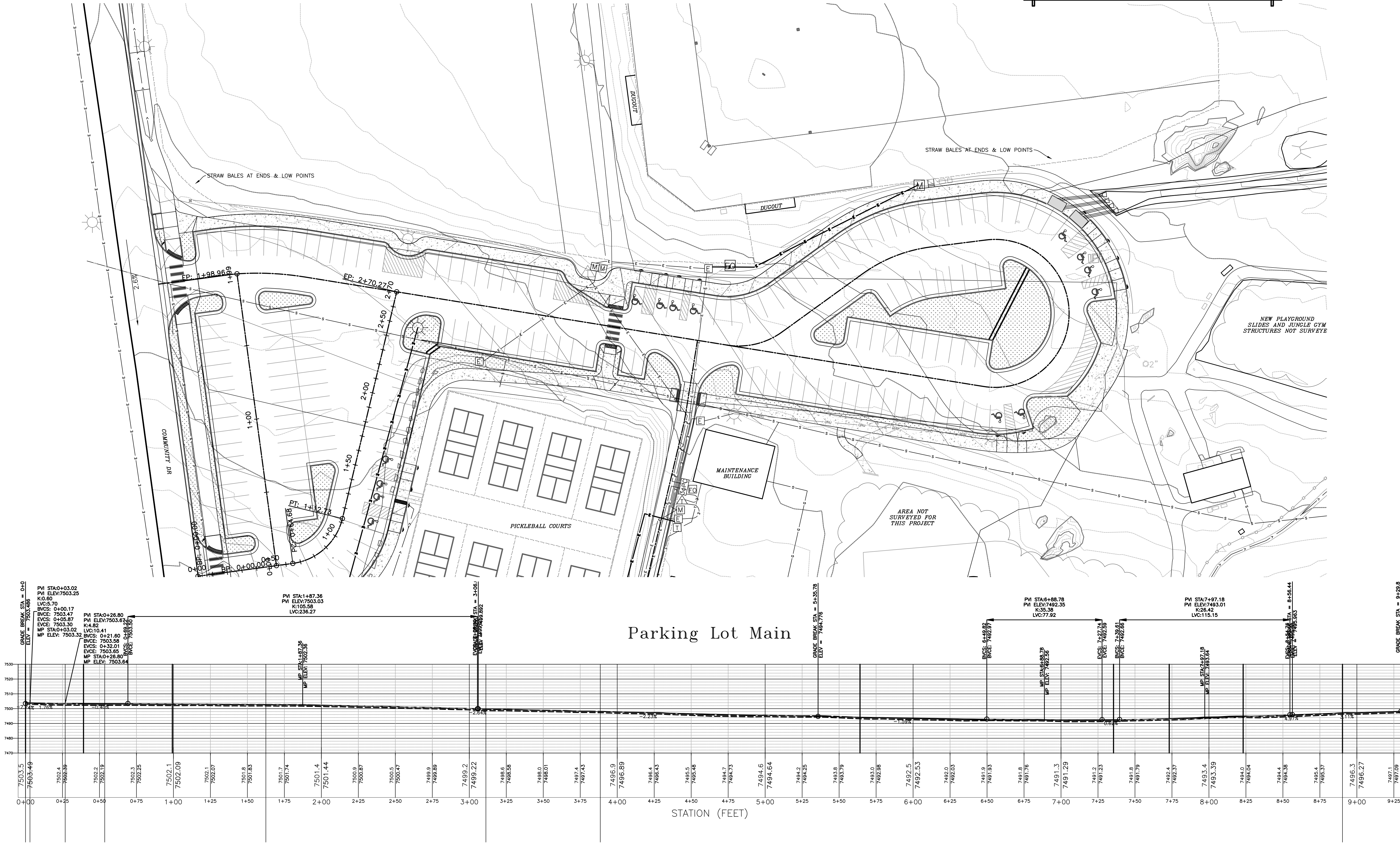
PROJECT

DRAWN BY:	JWC
CHECKED BY:	FER
SCALE	NA
DATE:	07-14-2026
SHEET	6
OF	9
PROJ. NO.	2012-12-08d

STANLEY PARK PARKING LOT

LEGAL DESCRIPTION (PER LARIMER COUNTY ASSESSOR): POR IN NE 1/4 OF SE 1/4 30-5-72 CONT 17 AC M/L

DRAFT



DATE	REVISION	BY

VAN HORN ENGINEERING AND SURVEYING
1043 FISH CREEK RD. • ESTES PARK, COLORADO 80517
PHONE (970) 586-9388 • FAX (970) 586-8101

ROAD PLAN & PROFILE
STANLEY PARK PARKING LOT ESTES PARK, CO

PROJECT

SHEET
7

PROJ. NO.
2012-12-08d

DRAWN BY:
JWC

CHECKED BY:
FER

SCALE
1"=30'

DATE:
07-14-2026

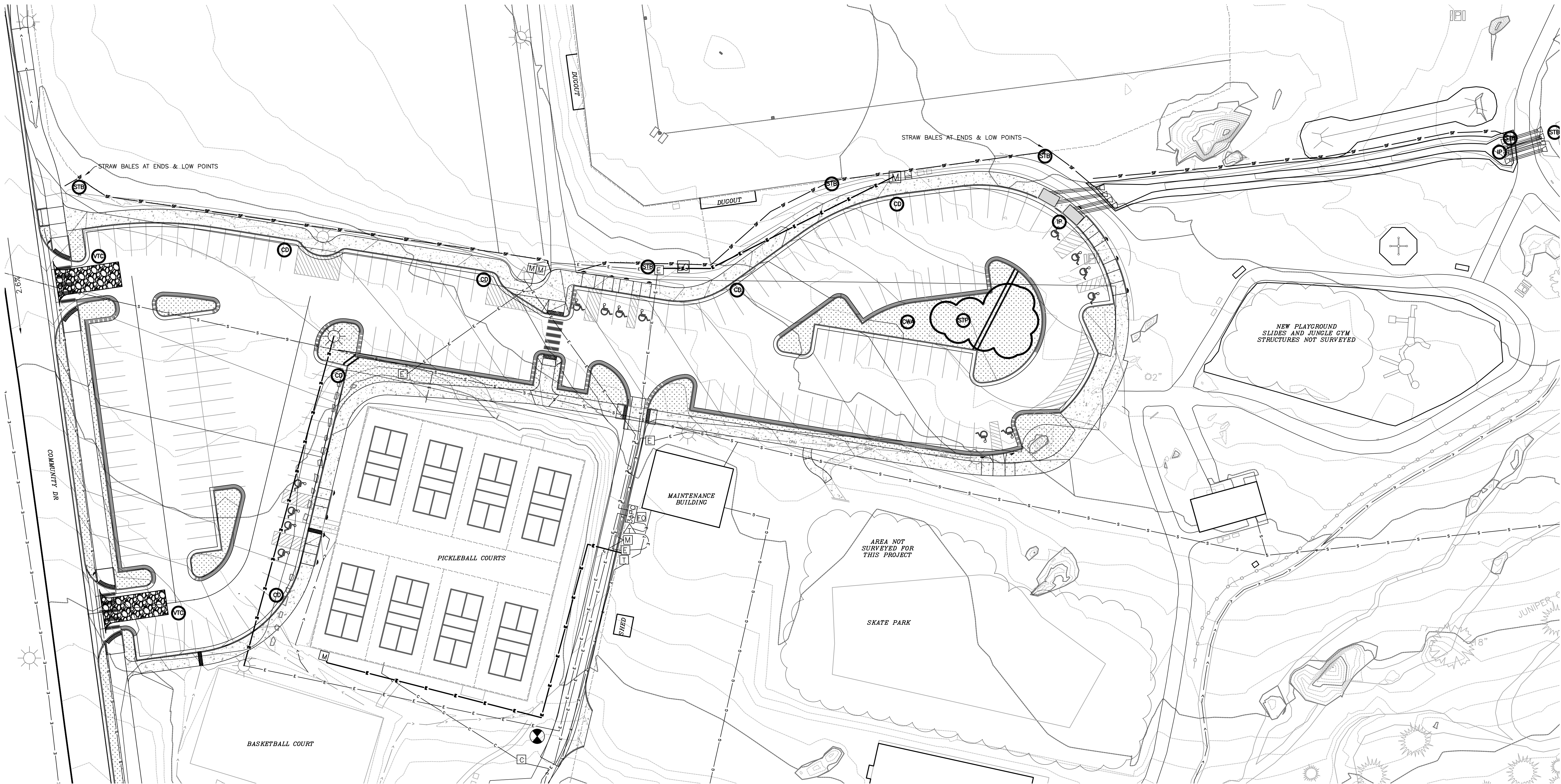
SHEET
7

OF
9

STANLEY PARK PARKING LOT

LEGAL DESCRIPTION (PER LARIMER COUNTY ASSESSOR): POR IN NE 1/4 OF SE 1/4 30-5-72 CONT 17 AC M/L

DRAFT



- S — SILT FENCE OR EROSION LOGS MAY BE USED INTERCHANGEABLY. EROSION LOGS WITHSTAND THE WIND AND ANIMAL ABUSE BETTER THAN SILT FENCE AND IS A PREFERRED ALTERNATIVE.

— C — CONSTRUCTION FENCE — FOR TREE PROTECTION AND CONSTRUCTION AVOIDANCE

STP EROSION BALE TRENCH LAYOUT (SEE DETAIL)

SOL SEDIMENT CONTROL LOG (SEE DETAIL)

SF SILT FENCE (SEE DETAIL)

SP STOCKPILE AREA
- IP INLET PROTECTION

CD CHECK DAMS

VTC VEHICLE TRACKING CONTROL

CWA CONCRETE WASHOUT AREA (SEE DETAIL)

SHEET	BY	
	REVISION	
	DATE	

VAN HORN ENGINEERING AND SURVEYING
1043 FISH CREEK RD. • ESTES PARK, COLORADO 80517
PHONE (970) 586-9388 • FAX (970) 586-8101

PROJECT	EROS. CON. & REVEG. PLAN	
	STANLEY PARK PARKING LOT ESTES PARK, CO	

DRAWN BY:	JWC
CHECKED BY:	FER
SCALE	1"=30'
DATE:	07-14-2026

SHEET

8

OF

9

PROJ. NO.	2012-12-08d
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STANLEY PARK PARKING LOT

LEGAL DESCRIPTION (PER LARIMER COUNTY ASSESSOR): POR IN NE 1/4 OF SE 1/4 30-5-72 CONT 17 AC M/L

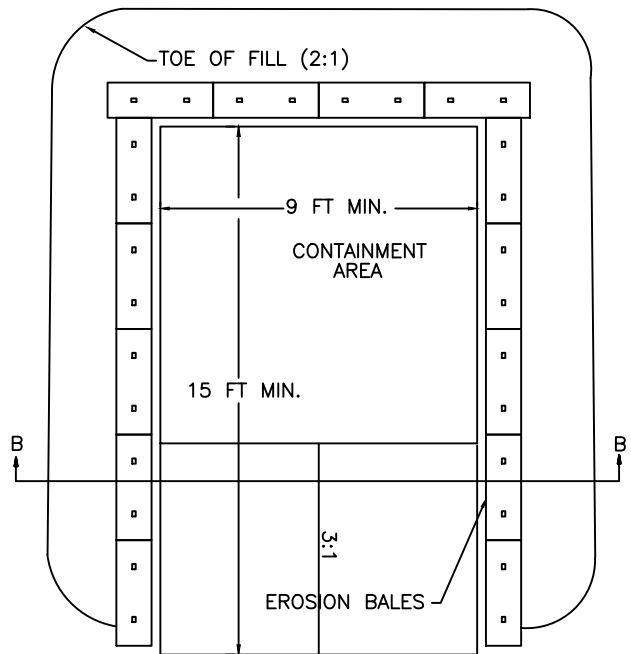
DRAFT

SEEDING PLAN:

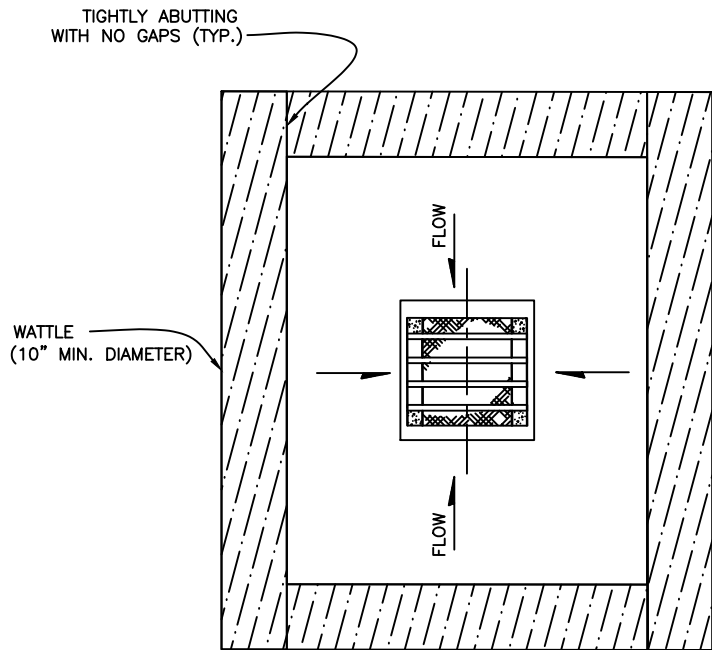
A. SOIL PREPARATION, SOIL CONDITIONING OR TOPSOIL, SEEDING (NATIVE), AND MULCHING (WEED FREE), WILL BE REQUIRED FOR AN ESTIMATED 3.5 ACRES OF DISTURBED AREA ACROSS THE PROJECT SITE (INCLUDING OFFSITE PUBLIC RIGHT-OF-WAY). THE FOLLOWING TYPES AND RATES SHALL BE USED AT A RATE OF 10 LBS/ACRE:

OVERLAND SEED MIX			
COMMON NAME	SCIENTIFIC NAME	NATIVE	% PLS/lb
Ephraim Crested Wheatgrass	Agropyron cristatum	Y	30
Sheep Fescue	Festuca ovina	Y	25
Perennial Rye	Lolium perenne	Y	20
Chewings Fescue	Festuca Rubra	Y	15
Canada Bluegrass	Poa compressa	Y	10

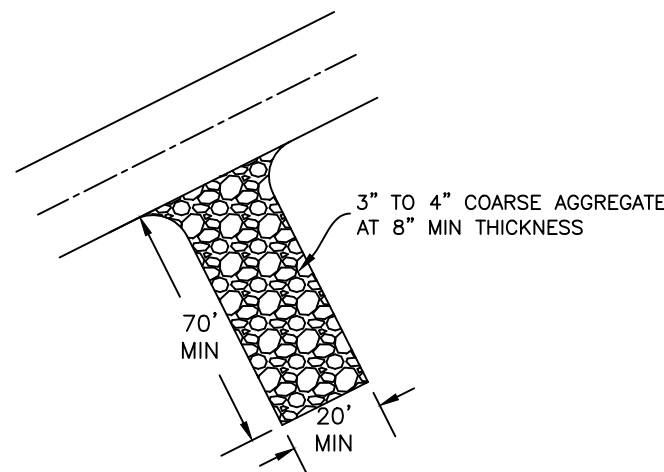
DRAINAGE SWALE/WETLAND SEED MIX			
COMMON NAME	SCIENTIFIC NAME	NATIVE	% PLS/lb
Prairie Junegrass	Koeleria macrantha	Y	25
Blue-Joint Reed	Pileum alpinum	Y	20
Mountain muhly	Colomagrass canadensis	Y	20
Bluebunch Wheatgrass	Pseudoroegneria spicata	Y	10
Western Wheatgrass	Pascopyrum smithii	Y	15



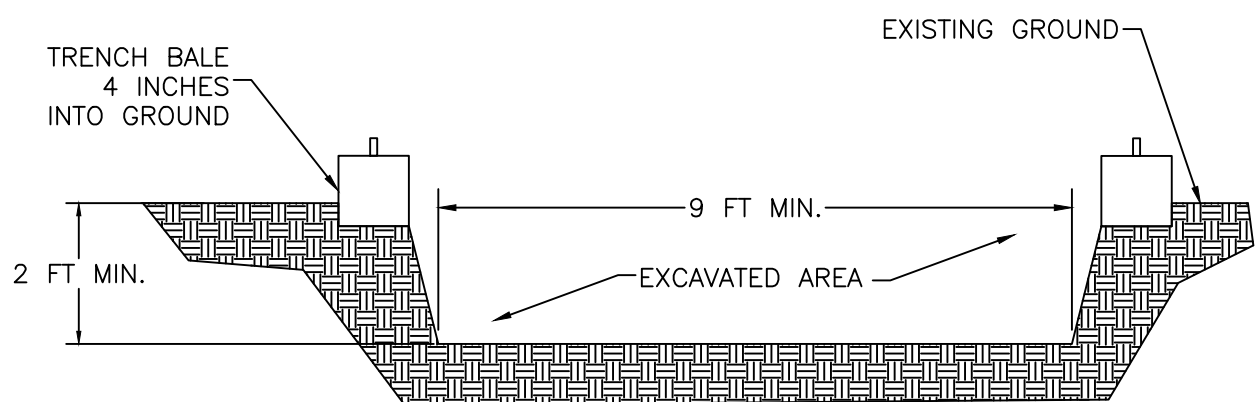
PLAN VIEW



PLAN VIEW

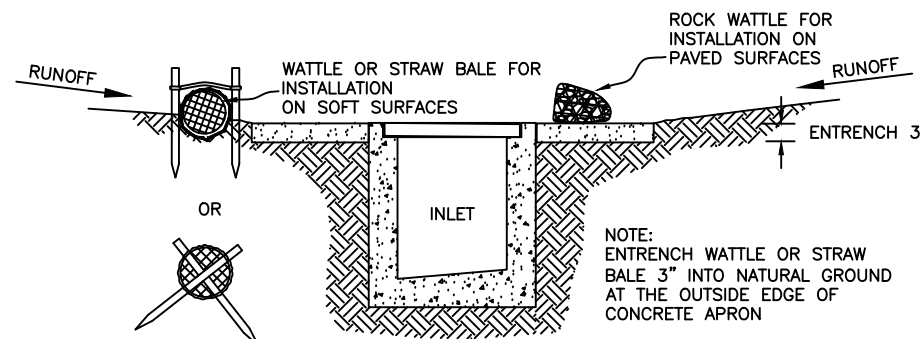


STABILIZED CONSTRUCTION ENTRANCE
NTS

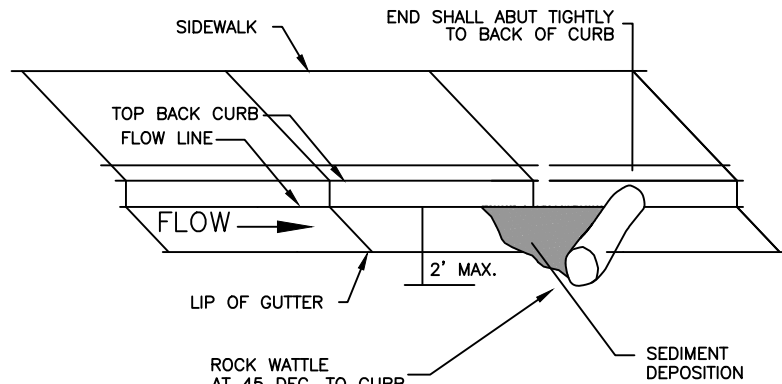


SECTION B-B, CROSS SECTION

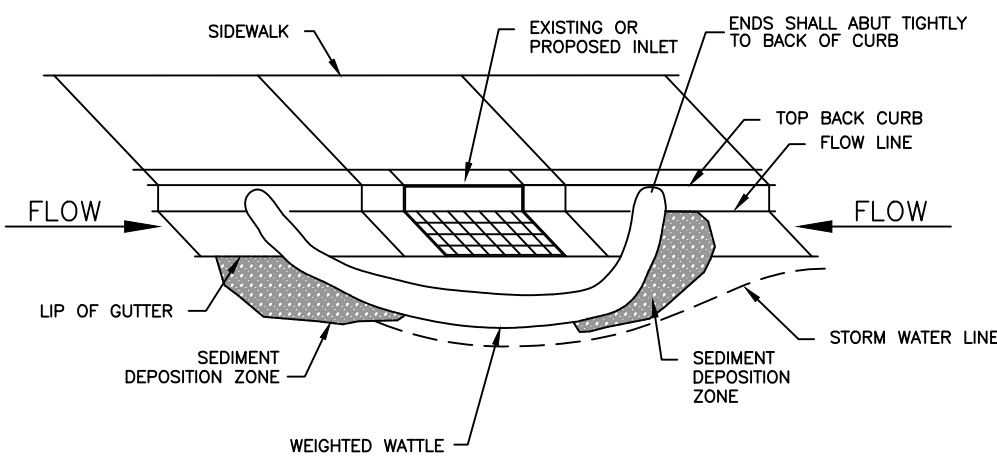
CONCRETE WASHOUT STRUCTURE
NTS



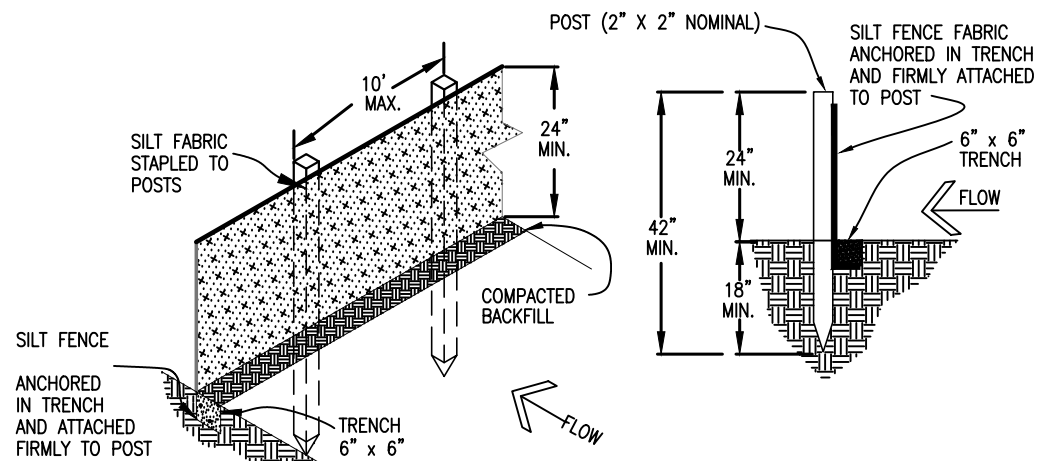
INLET PROTECTION



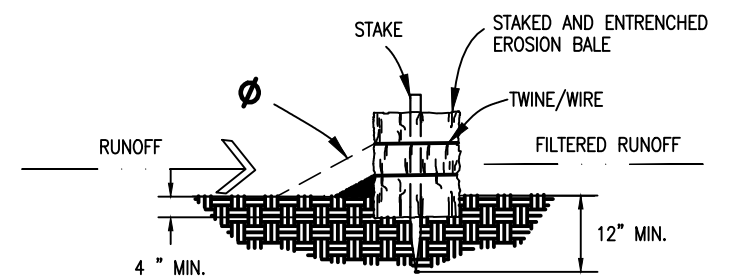
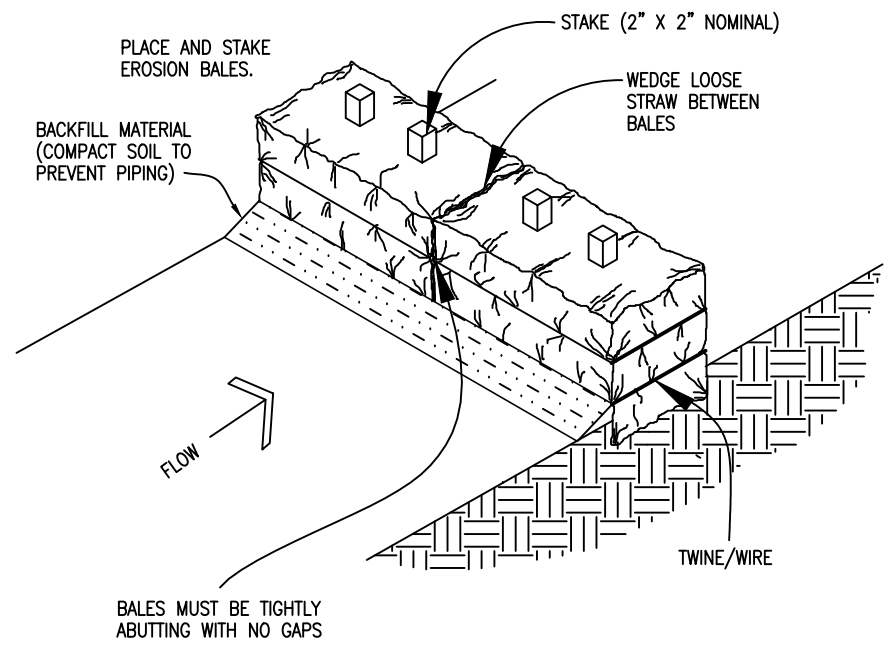
CURBSIDE CHECKDAMS SETUP



CURB INLET WATTLE PROTECTION SETUP

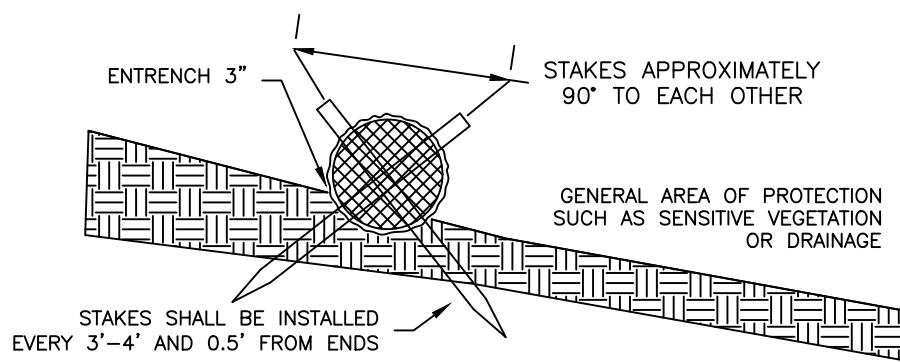


SILT FENCE



SECTION A-A

EROSION BALE TRENCHING
AND STAKING (TYP)



SEDIMENT CONTROL LOGS

B. SEEDING APPLICATION: DRILL SEED 0.25 INCH TO 0.5 INCH INTO THE SOIL. IN SMALL AREAS NOT ACCESSIBLE TO DRILL, A HAND BROADCAST AT DOUBLE THE RATE AND RAKE 0.25 INCH TO 0.5 INCH INTO SOIL IS PERMISSIBLE.

C. MULCHING APPLICATION: APPLY 1.5 TONS OF CERTIFIED WEED FREE HAY PER ACRE MECHANICALLY CRIMPED INTO THE SOIL (CAN BE IN COMBINATION WITH AN ORGANIC MULCH TACKIFIER).

D. SPECIAL REQUIREMENTS: NONE

E. SOIL CONDITIONING AND FERTILIZER REQUIREMENTS: IT IS NOT ANTICIPATED THAT SOIL FERTILIZER WILL BE UTILIZED DURING CONSTRUCTION OF THIS PROJECT.

F. BLANKET APPLICATION: ON SLOPES AND DITCHES REQUIRING A BLANKET (<2:1 SLOPES), THE BLANKET SHALL BE PLACED IN LIEU OF MULCH AND MULCH TACKIFIER. ONLY COCONUT AND STRAW AND BIODEGRADABLE (WILDLIFE FRIENDLY) EROSION BLANKET SHALL BE USED WHERE THE BLANKET IS REQUIRED.

G. RESEEDING OPERATIONS/CORRECTIVE STABILIZATION:
PRIOR TO FINAL ACCEPTANCE:

1. SEEDED AREAS SHALL BE REVIEWED DURING THE 14 DAY INSPECTIONS BY THE ECS FOR BARE SOILS CAUSED BY SURFACE OR WIND EROSION. BARE AREAS CAUSED BY SURFACE OR GULLY EROSION, BLOWN AWAY MULCH, ETC. SHALL BE RE-GRADED, SEEDED AND MULCHED (OR BLANKET) APPLIED AS NECESSARY.
2. AREAS WHERE SEED HAS NOT GERMINATED AFTER ONE SEASON SHALL BE EVALUATED BY THE ENGINEER. AREAS THAT HAVE NOT GERMINATED SHALL HAVE SEED AND MULCH (OR BLANKET) APPLIED.

EROSION CONTROL NOTES

1. SILT FENCING AND STRAW BALES TO BE PLACED PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION. EROSION CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCING.
2. NO FUELS OR CHEMICALS SHALL BE STORED ON SITE.
3. THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEARING MUD TRACKED ONTO TOWN ROADS ON A DAILY BASIS.
4. EROSION CONTROL MEASURES WILL BE INSPECTED WEEKLY DURING CONSTRUCTION AND MAINTAINED IN WORKING ORDER.
5. ALL DISTURBED AREAS TO BE TOPSOILED AND SEEDED. SEED WILL BE DRILLED TO INSURE 4" TO 6" COVER.
6. ALL SLOPES OVER 4:1 SHALL BE RESEED WITH GRASS MIXES WITH DEEP ROOTING CHARACTERISTICS.
7. AFTER SEEDING ENTIRE DISTURBED SITE WILL BE MULCHED USING CLEAN HAY AT A RATE OF 1.5 TONS/ACRE. SLOPES STEEPER THAN 2:1 SHALL BE BLANKETED WITH BIODEGRADABLE EROSION CONTROL FABRIC WITH A MINIMUM WEIGHT OF 3#/sq.yd. INSTALLED PER MANUFACTURES SPECIFICATIONS.
8. ADDITIONAL SEEDING MAY BE NECESSARY IN THE FOLLOWING YEARS TO ENSURE ADEQUATE VEGETATIVE COVER TO STABILIZE SOILS. SILT FENCING OR EROSION LOGS SHALL REMAIN IN PLACE AND REGULARLY MAINTAINED UNTIL SOILS ARE STABILIZED WITH ESTABLISHED VEGETATION.

EROS. CONT. & REVEG. DETAILS

STANLEY PARK PARKING LOT
ESTES PARK, CO

SHEET

DRAWN BY:

JWC

CHECKED BY:

PER

SCALE

N/A

DATE:

07-14-2026

SHEET

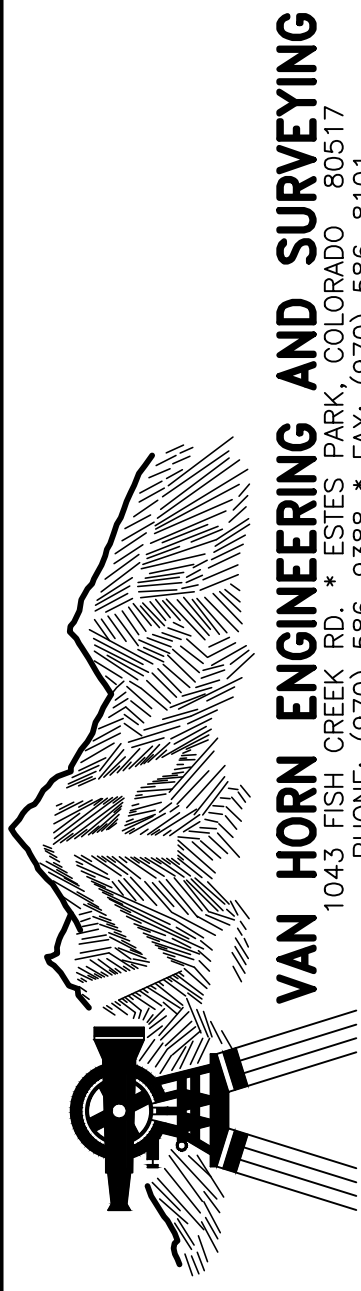
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PHONE (970) 586-9588 • FAX (970) 586-8101



July 21, 2026

Agenda Item: 8.A

Agenda Title: Meetings to Schedule

Submitted by: Tom Carosello, Executive Director

Upcoming Meetings:

- Next Regular Board Meeting
Tuesday, August 18, 2026 at 6:00pm – Estes Valley Community Center
- Trails Committee Meeting:
Tuesday, August 4, 2026 at 6:00pm – Estes Valley Community Center