

# INSPIRATION SERVICES CENTER COMMITTEE

## MINUTES

September 7, 2022 | 5:30 P.M via Zoom

Attendees: Rick Coldsnow, David Besel, Russ Paper, Chris Bolz, Rea Heatherington, Tom Norton, Edwin Burk. Members of the public: Aaron Curtiss, Dave Svetz, Erica Greenberg, Kelsey Seufer, Kevin Buehner, Kevin Carney, Brenda Skoglund, Stephanie Bonnet, Jeffrey Bonnet, Steve Prochazka. Public Alliance: AJ Beckman, Kate Innes.

Meeting was called to order at 5:31 p.m.

Agenda was approved and the August 3rd meeting minutes were approved.

### Design Status

- The committee recommended at the previous meeting that the Board of Directors approve the proposed site plan. The Board approved it at the August 9th meeting.
- Proposals have been received by the architect for civil engineering, survey and geotech providers.
  - Rick Coldsnow presented a summary of the proposal amounts. He recommended Aztec Surveying \$6,750, CTL Thompson (geotech services) \$5,330, and Calibre \$29,000 (civil site design) from the options that were received.
  - A sum of \$15,000 had been previously approved for civil engineering services by the Board.

### Public Involvement Update

- Several committee members attended the August 19th Spark event and several Board members were also present. A booth was set up with building renderings affixed to foamboard.
  - Most of the people who approached the booth did not express opposition to the proposed location but some did.
  - The renderings are posted to the website.
  - Tom Norton pointed out there's not an indoor location in the District to post the materials.
- The scope of a possible community survey was discussed.
  - Rea Heatherington commented on the social engagement opportunities that this building could provide - community-wide events, club use, and individual resident use (birthday parties, small bridal showers). These potential uses would make good survey questions.
  - Tom Norton gave a brief overview of the Common Area Committee's recent survey which received 360 responses, which is statistically significant in his opinion.
  - Space in the survey for open-ended comment was agreed to be important.

### City of Aurora Review Process

- A pre-application meeting was held on August 11th to present the proposed plans to the city.
- Recently, the city had questions about the allowed use of the area.
  - The city official was using an outdated set of development plans (framework developer plan land use map).
  - The current FDP map was updated in 2017.
  - The older map showed the area as an extension of Pathfinder Park.

- A conversation today with the city official clarified that the pool area is currently designated as a NAC with community pool, multi-purpose event lawn, shelter, play structure and parking.
- There may be public hearings at future steps of the process.
- The next step is to submit the application and site plan.

### **Public Comment**

- Steve Provachka asked why residents can't vote via a survey. He commented that the current idea involves a clubhouse function. He feels that the current location needs resident approval. He suggested asking residents whether they would approve a community center separately from the maintenance and administration function. He asked about zoning for business within a current park to allow the administrative functions. He suggested adding money to fee assessments to make it truly a community center. There is a flat space near Gartrell and Rockinghorse Parkway that he thinks could be used for a strictly maintenance building and this would leave options open for a future clubhouse at the site currently being considered.
  - Rick Coldsnow replied that the pool area is not a park, it's a neighborhood activity center.
  - Russ Paper said the city informed us that it would not allow open space to be used for this purpose, which would rule out using the Toll Brothers site. The original development plan limits the possible locations. Building two separate buildings is more costly than a single building.
  - The committee screen-shared the land use map and noted that the area Mr. Provachka refers to has a storm drainage easement making it unfeasible and the adjacent areas are open space.
  - Aaron Curtiss said that an existing Douglas County IGA (intergovernmental agreement) prohibits development on the east, west and south sides of the Inspiration subdivision.
  - Chris Bolz suggested the survey could ask whether residents would be willing to pay more fees to be able to separate the buildings.
- Erica Greenberg commented that the clarity about the building's purpose is lacking and suggested that the exact functions of the building be set firmly and documented, along with which future costs it will save. She was under the impression that full-time administrative staff was announced for the building since the community is growing but this seems to have changed to ad-hoc staffing or limited office hours.
  - Rick Coldsnow replied that the survey would be useful in achieving enough feedback to form a consistent message.
  - Russ Paper gave some background about the process so far and why changes in focus have been made during validating wish list items with the architect and broadening participation with committee and community members.
  - Tom Norton noted the need for meeting space and a building to be used for any number of purposes, such as food drive item collection, or anything else requiring a building. He mentioned that the Hilltop Club Association is working toward an expansion of their existing clubhouse that will cost several million dollars.
  - Russ Paper commented that the scope of the committee's work is involved with fact-finding and providing recommendations regarding the project within the constraints provided by the Board.
  - Chris Bolz asked whether it's possible to levy extra fees only on the all-ages (non-Hilltop) portion of the District. This isn't possible under our current structure which includes the non-Hilltop and Hilltop population.

- Aaron Curtiss explained that the existing pool can't be torn out without needing to remedy a financial obligation to the Hilltop population whose funds helped originally build the pool that they'd presumably no longer be able to use.
- Steve Provachka asked why we can't save the money and spend it at a future time. Russ Paper replied that the bond funds would be treated as taxable income unless they are used within the 36 months prescribed in the bond agreement.

### **Budget discussion**

- Edwin Burk's cost estimate of \$1.3 million includes the building and site work.
- Rick Coldsnow noted that fees for professional work (architect, electrical/mechanical/civil, etc.) and city fees (\$50,000) would take up the remainder of the allotted funds. The city told us we need an additional fire hydrant that was never installed by the developer, but the sewer capacity should be sufficient and pending a count of water faucets, we might not need to add an additional water tap.
- Russ Paper asked what our confidence level is on the civil, survey and geotech proposal quotes.
- Chris Bolz asked about the impact of inflation over the time period until construction begins.

### **Action: recommendation to Board**

- The committee voted to recommend the proposals submitted by Aztec Surveying, CTL Thompson, and Calibre.
- The committee voted to recommend that a resident survey be conducted on recommended uses of the building.

Meeting was adjourned at 7:17 p.m.

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