

# **Parks and Recreation Advisory Board Minutes**

## **Regular Meeting – January 15, 2026**

Meeting Location: Hospitality Suite

### **Roll Call**

Board Members Present: Cindy Enos-Martinez

William Findlay

Kyle Gardner

Nancy Strippel

Lisa Whalin

Byron Wiehe

Board Members Absent: Chandler Smith

Anna Stout

Josh Travers

City Staff Present: Ken Sherbenou, Director of Parks and Recreation

Allison Little, Customer Service Supervisor

**Meeting called to order by Nancy Strippel at 12:03 p.m.**

### **Approve minutes from the December 2025 Parks and Recreation Advisory Board Meeting**

Bill Findlay made a motion to approve the minutes of the December meeting. The motion was seconded by Cindy Enos-Martinez and carried unanimously.

Yes – 5

No – 0

Kyle Gardner arrived after the vote on the minutes.

### **Impact Fees**

Ken Sherbenou reminded the board about the history of impact fees. There was a fee study that happened in 2025 facilitated by Tischler Bice, a consulting firm who specializes in working with communities who are reviewing impact fees. Ken talked with the board about different funding mechanisms that are in place for funding City projects including Conservation Trust Fund dollars (generated by the Colorado Lottery), the Capital Improvement portion of the sales tax, and impact fees which fund transportation and parks and added fire and police in 2019. The current fee structure was put in place in early 2025 based on in depth evaluation, extensive review, stake holder and public meetings throughout the City and focus groups all facilitated by the consultant.

These changes were implemented before the newest members of the current council were sworn in and there is concern on the part of this council about the park impact fee. Tischler Bice has been re-engaged and has been facilitating council workshops to overview the in-depth process that happened prior to their election as well as reviewing the methodology of how the park impact fee rate was determined. The current council is concerned with housing affordability and concerns which have been raised by the homebuilders association. Board members wondered if developers are still required to dedicate land or pay a fee. Ken Sherbenou reminded he board that specific impact fees are paid for park development and the 10% or fee in lieu has been repealed. This gives the department the most flexibility to address community needs.

Ken Sherbenou shared the 10-year capital improvement projects with the Board to help show how many projects compete for capital improvement dollars. Ken reminded the board that Tischler Bice calculated a level of service for Open Space and used that rate times the cost per acre to determine a cost per person. Similarly they quantified the value of improved park space and put a valuation on previous 10% land dedications. After reviewing their methodology Council asked them to come back with options. Council has chosen the option which removes the highest and lowest valuations and determines the cost per acre to be \$108,008. The new impact fee still varies based on unit size and is approximately a 5% reduction from the fee that was adopted in April.

Lisa Whalin made a motion that the board submit a letter in support of impact fees to City Council. The Board regrets the change is being contemplated and the precedent it sets for special interests revisiting carefully considered decisions, and appreciates the evaluation of the data. The Parks and Recreation Advisory Board supports the continued use of impact fees to fund park needs as a core service of the community. The motion was seconded by Bill Findlay and carried unanimously.

Yes – 6

No – 0

### **Kindred Sign Placement**

Ken Sherbenou talked with the board about a citizen who is concerned about parking within the cul-de-sac off Desert Hills Road near Kindred Reserve due to the proximity of the sign and is requesting the sign be relocated closer to the parking lot for the open space. There is already a sign in place at the parking lot. Board members wondered if directional information specifically about parking could be added to the sign so that it was more clear there is a lot further up Broadway. It can be confusing, since the Kindred Reserve parking is adjacent the driving range, that you are in the correct location.

### **Pecos League Summer 2026 Use**

Ken Shervbenou advised the board that the Pecos League is another independent baseball league, (separate from the Pioneer League which was home to the Jackalopes) who are interested in hosting a team at Suplizio for the summer of 2026. For reference the Jackalopes had 45 games during the summer, the Pecos League is proposing 18 home games to start a week after JUCO. They would provide some (though less) revenue to the City, reimburse for event staff, and provide their own batting practice staff. Their proposal includes contributing to a larger Fourth of July fireworks show as well as potentially have some of their own though staff are working towards authorization for start and end of the season fireworks. This will be presented to City Council at a workshop on January 27.

### **Future Agenda**

Board members would like to hear more about Watson Island at a future meeting.

Adjourn by acclamation 1:30pm

Next Meeting – February 5, 2025

Respectfully submitted,  
Ali Little, Customer Service Supervisor