

  
*Parachute/Battlement Mesa*  
Park and Recreation District

**REPORT TO DISTRICT RESIDENTS 2019**

**GRAND VALLEY  
RECREATION CENTER**  
398 ARROYO DRIVE  
BATTLEMENT MESA, CO  
970-285-9480



**BATTLEMENT MESA GOLF  
CLUB**  
3930 N. BATTLEMENT PKWY  
BATTLEMENT MESA, CO  
970-285-7274

**COMMUNITY PARK & PBM TRAIL**  
273 SIPPRELLE DRIVE  
BATTLEMENT MESA, CO





## **BOARD OF DIRECTORS**

Jerry  
Mohrlang  
President



Adam L.  
Ford  
Secretary



Chuck Hall  
VP



Ken Seidel  
Treasurer



Lynn J.  
Shore  
Asst. VP



## FACILITY DIRECTORS

Doug Choate, Director  
Golf Course Superintendent and  
Parks Manager

[dougc@battlementmesagolf.com](mailto:dougc@battlementmesagolf.com)

970-285-7274

Battlement Mesa Golf Club  
3930 N. Battlement Parkway  
Battlement Mesa, CO



Chuck Curtis, Director  
Golf Pro

[ccurtis@battlementmesagolf.com](mailto:ccurtis@battlementmesagolf.com)

970-285-7274

Battlement Mesa Golf Club  
3930 N. Battlement Parkway  
Battlement Mesa, CO

Samantha Smith, Director  
Rec Center & Programs

[Sam@gvrc.net](mailto:Sam@gvrc.net)

970-285-9480

Grand Valley Recreation Center  
398 Arroyo Drive  
Battlement Mesa, CO



**The District is managed by Judy Bertrand, Metropolitan District Management. Ms. Bertrand reports to the Board of Directors and the Facility Directors report to her. [Judy@Metro-District.com](mailto:Judy@Metro-District.com)**

## What is a Special District and how is it different from a Homeowners' Association (HOA)?

A special district is a local governmental entity and political subdivision of the State of Colorado. Special districts include fire districts, water and sanitation districts, park and rec districts and metro districts.

A special district has the power to impose property taxes, fees and charges for service, and the power to condemn property for public purposes.

A Service Plan is the guiding document of special districts and identifies the responsibilities of the district and what services it must provide. Parachute Battlement Mesa is responsible for providing park and recreational activities to the District residents.

In contrast, a homeowners' association ("HOA") is a private entity that is generally responsible for enforcing restrictive covenants in the community and for the maintenance and operation of HOA owned common areas. A HOA is not a governmental entity and does not have taxing powers.

## Who operates a Special District?

A special district is governed by its board of directors, made up of eligible electors of the district who are elected by the district's voters. The board of directors is made up of five or seven members. The directors serve staggered four year terms with the result that some of the seats are up for election every two years.

In most cases the board of directors hires a manager, employees and/or consultants to carry out the purposes of the district, manage the operations, comply with the Service Plan and ensure compliance with all statutory requirements for the district operations.

### ORGANIZATIONAL CHART:

<b>TAXPAYERS CUSTOMERS</b>		PARACHUTE-BATTLEMENT MESA			
<b>BOARD OF DIRECTORS</b>	Adam L. Ford Secretary	Chuck Hall Vice President	Jerry Mohrlang President	Ken Seidel Treasurer	Lynn J. Shore Asst. VP
<b>DISTRICT MANAGER</b>	Judy Bertrand Metropolitan District Management				
<b>FACILITY DIRECTORS</b>	Chuck Curtis Director-Golf Pro	Doug Choate, Director-Golf Superintendent & Parks Manager		Samantha Smith Director-Rec Center & Programs	

# Facilities and Programs



## GRAND VALLEY RECREATION CENTER

In-District Rec Center Annual Membership \$50 per year (less than average cell phone for month)  
 2018: Battlement Mesa members-1,949  
 Parachute members – 602  
 Out of district members – 56  
 Silver Sneakers – 186  
 Day Passes – 5,000



## BATLEMENT MESA GOLF CLUB

\$1,100 Annual Membership (around \$100 per month for all you can play, or come in for a round of golf)  
 2018: 113 members and 14,144 rounds  
 Pro shop sales - \$92,000



## PROGRAMS & ACTIVITIES

Majority of sports programs \$60 per season. Fitness classes, swim lessons, & numerous programs offered to public.  
 2018: Over 1,000 people participated in Sports programs, classes & activities.  
 District offers 26 sports programs and 41 different activities/programs.



## COMMUNITY PARK

Free to entire District and public.  
 Western Town, playground equipment, benches, picnic tables and grills  
 2018: Estimate used by 50-100 per week or over 5,000 per year.



## Financial Information: Selected Comparative

	2018	2016	Difference	Comments
<b>INCOME:</b>				
<b>Property Tax Income</b>	<b>\$1,843,284</b>	<b>\$3,804,581</b>	<b>-\$1,961,297</b>	-52% Loss
<b>Operating Income</b>	<b>\$749,892</b>	<b>\$706,665</b>	<b>\$43,227</b>	+6% Increase
<b>EXPENSE:</b>				
General & Admin. Expense	\$310,075	\$340,620	-\$30,545	-9% - Legal savings
Golf Course Ops. Expense	\$118,735	\$102,840	\$15,895	+15% - Irrigation repairs
Landscape Maint. & Parks	\$76,848	\$54,038	\$22,810	+42% - Community Park
Sports Programs	\$29,097	\$18,028	\$11,069	+61% - New equipment
Rec Center Ops. Expense	\$82,276	\$77,177	\$5,099	+7% - Pool & repairs
Utilities	\$178,185	\$150,292	\$27,893	+19% - Community Park
<b>Total Operating Expense</b>	<b>\$495,327</b>	<b>\$415,649</b>	<b>\$79,678</b>	+19% - Cumulative
<b>Total Payroll Expense</b>	<b>\$884,579</b>	<b>\$878,455</b>	<b>\$6,124</b>	+ .7% - Minimum wage \$8.31 to \$11.10 (only 12 full time)
Repairs & Maintenance	\$50,035	\$36,386	\$13,649	+38% - Rec Center
<b>Total Expense</b>	<b>\$2,054,505</b>	<b>\$1,878,575</b>	<b>\$175,930</b>	<b>+9% Increase cumulative</b>

## Financials: The Good and Bad News

### Bad News:

- The District has lost approximately **\$2,000,000** in Property Tax Revenue since 2016; a loss of 52%.
- Charges for services cover only a small portion of the expenses. Operating Income of \$749,892 does not even cover payroll expense of \$884,579.
- The District facilities (Battlement Mesa Golf Club and Grand Valley Recreation Center) are around 40 years old and need major capital improvements, infrastructure replacements and expenditures.
- **Grand Valley Rec Center** is no longer competitive with surrounding Districts & Towns.
  - A large number of recreation centers on the western slope have updated their facilities or performed capital projects to make their pool area more attractive to patrons and customers. These include slides, lazy rivers, outdoor pools and splash pads. The cost of this project is estimated to be over \$3,000,000.
  - The Rec Center's gymnasium is too small to hold wrestling matches, games and basketball tournaments.
  - Furniture and chairs used for room rentals are aging and upholstery ripping.

- Thus, there is a loss in revenue due to District residents utilizing other centers which have updated their amenities, equipment and furnishings.
  - The roof was only partially replaced in 2013-2014 and replacement needs to continue in the next few years.
  - The HVAC system will need to be replaced at approximately \$700,000.
  - The plumbing is in a constant state of repair and will need to be evaluated for replacement.
  - **TOTAL REC CENTER CAPITAL PROJECTS ARE ESTIMATED AT APPROXIMATELY \$6,000,000.**
- **Battlement Mesa Golf Club** had not performed capital improvements for well over a decade when the Park & Rec District assumed ownership.
  - The entire irrigation system needs to be replaced at an expected cost of \$3,000,000.
  - Cart paths have tree roots growing in them.
  - The current gas tank is underground and for safety and ease of use, gas should be maintained in an above ground tank.
  - The course does not have a pond capable of holding enough water for irrigation beyond 3 days.
  - The Pro Shop and Maintenance Buildings are run down and need to be refurbished.
  - Golf equipment and carts have a life expectancy of around 8 years and annual expenditures for equipment is around \$100,000.
  - **TOTAL GOLF COURSE CAPITAL PROJECTS ARE ESTIMATED AT APPROXIMATELY \$7,000,000.**
- **Programs** run at a loss and will most likely continue to be a drain on PBMPRD funds. Program expenses exceed program income by approximately \$150,000 each year.
  - However, the Board of Directors believe that the youth of the community need and benefit from sports programs.
  - Approximately 80% of the Grand Valley School District students are eligible for the free lunch program and many of these youth receive discounted rates for sports programs and activities.
  - PBMPRD is one of the few Districts in the area that offer all sports programs. Many other towns and districts have moved to club sports that are organized and managed by parents.
  - Due to many of the sports programs needing new equipment, there have been some large expenditures.
  - Also, the cost for referees and scorekeepers is an additional expense.
  - The biggest draw to the community is the Craft Fair which is held every November and has more than 3,000 attendees.
  - **TOTAL PROGRAM ANNUAL COST TO DISTRICT \$150,000.**
- **The Community Park** still has approximately \$300,000 in expenditures to complete the Master Plan.
  - **TOTAL COMMUNITY PARK CAPITAL PROJECTS TO COMPLETION \$300,000.**

## Good News:

- Even with a loss of close to \$2,000,000 in Property Tax Revenue, the District still managed to perform \$2,161,648 in capital expenditures and increase savings by \$362,000 from 2016 to 2018.
- The District has increased Operating Income by 6%.
- The District has no long term debt and does not anticipate assuming debt to fund operations or perform capital projects.
- The District employed 71 employees in 2018 and provided work for dozens of independent contractors, vendors and construction firms.
- The District seeks grant funding whenever possible for capital projects.
- The District has intentionally kept rates low for its facilities and programs in order to allow all residents to utilize the facilities.
- The Board has considered a TABOR Election which would request an increase in the mill levy. However, 90% of the District property taxes comes from oil and gas and not residential properties.
- The Golf course is working with an engineer to build a water reservoir that would allow for maintaining a sufficient amount of water and allow for gravity feed; thus, saving electrical costs. Residential property values in Battlement Mesa are dramatically increased due to the proximity and aesthetics of the golf course. Studies have shown that communities surrounding a golf course which is not maintained have depreciated homes values. It is imperative to the community that the course be maintained and that enough water is available to continue to irrigate the course.



## Capital Projects and Improvements 2017-2018

### Total Capital Expenditures \$2,161,648

- **COMMUNITY PARK: \$490,747**
  - Western Town and Playground Capital Project: Phase 3 and partial Phase 4 and 5 (with funding from GOCO)
  - Community Park Playground Grand Opening
  - Paved road into park and parking lots
  - Restroom constructed
  - Bike flow trail constructed by Grand Valley Fire Protection District
  - Concrete sidewalks
  - Sign for park entrance
  - Canopies installed above picnic tables
  - Architect hired to develop plan for pavilion
  - Additional sidewalks for internal and surrounding park
  
- **BATTLEMENT MESA GOLF CLUB: \$1,088,697**
  - Irrigation System in conjunction with assistance from URSA
  - Level 12 tee boxes
  - Paved upper parking lot
  - Ordered new computers and installed new Point of Sale software
  - Pro-Shop Retail area expansion and new flooring
  - Purchased new sprayer and club cart
  - Purchased 60 new carts in 2018, which save on fuel costs
  - Sign for golf entrance
  - Constructed new refrigeration area for restaurant
  - Purchased new appliances for restaurant
  - 2 new greens mowers
  - Repaved lower parking lot
  - New rough mower
  - Pond relocation capital planning in process: Will lower electrical costs and perhaps provide water to Rec Center
  
- **GRAND VALLEY RECREATION CENTER AND PROGRAMS: \$334,077**
  - Constructed new sauna
  - Extended hours of operations
  - Increased Room Rentals
  - Striped parking lot
  - Painted pickleball lines on tennis courts
  - Removed fountain in front of Center due to water loss
  - Repainted and made room divider repairs in Grand Valley Room
  - Re-plastered entire pool
  - Installed new concrete on pool deck-tile was chipped and sharp
  - Installed new fire system (with funding from FMLD)
  - Ordered new exercise equipment
  - Installed new TVs with headsets
  - Consolidated sports programs to decrease expense

- Numerous expenditures for sports equipment
- Sign for rec center entrance
- New computers-had been running on Windows 7
- Offered new programs and activities, babysitting & sport awards
- New GVRC website and Facebook page
- Replaced boiler
- ADA lift for pool

- **PBM TRAIL: \$216,627**

The District is currently working on a trail that will connect various facilities and provide additional sidewalks within the Community Park. The Grand Valley Fire District constructed the bike flow trail. The Trail will be named “Tanker 56” in honor of the air tanker that crashed into Lower Doghead Ridge on July 16, 1976, during the Battlement Creek Fire. PBMPRD has received a \$200,000 grant from Garfield County and \$25,000 from Battlement Mesa Metro District for the construction.

- **ROPES COURSE: \$31,500**

PBMPRD and Garfield County School District have applied for, and received funding from Garfield County Federal and Mineral Lease District to begin a ropes course at the Garfield County School District 16 Administration Office, 460 Stone Quarry Road, Parachute. PBMPRD and Garfield County School District each contributed \$31,500 toward the course. The course will be built in phases over several years.

## DISTRICT 2019 BUDGET

<b>INCOME</b>		<b>EXPENSES</b>	
Conservation Trust Fund	\$22,000	General & Administrative	\$474,262
Contributions	\$15,700	Non-Operating Expense	\$92,000
Gas Royalties	\$50,000	Operating Expense	\$595,950
Grants-Pond & PBM Trail	\$600,000	Payroll Expenses	\$1,067,500
Interest Income	\$55,005	Repairs & Maintenance	\$96,000
Property Taxes	\$2,501,560	Misc. Expense	\$2,550
Rental Income-Café	\$13,800	<b>Total Expense</b>	<b>\$2,328,262</b>
<b>Non-Operating Income</b>	<b>\$3,258,065</b>		
		<b>CAPITAL OUTLAY</b>	
<b>Operating Income</b>	<b>\$713,700</b>	Community Park	\$75,000
<b>Total Income</b>	<b>\$3,971,765</b>	Golf Course	\$750,000
Cost of Goods Sold	-\$65,400	PBM Trail	\$299,000
<b>Gross Profit</b>	<b>\$3,906,365</b>	Rec Center	\$100,000
		<b>Total Capital Outlay</b>	<b>\$1,224,000</b>
		<b>NET INCOME</b>	<b>\$354,103</b>

General and Administrative Expense: Property & liability insurance, Workers Comp, accounting, payroll services, advertising and promotion, bank card fees, website, computer, internet, district management, legal, audits, phone, security system, dues, training, postage, office supplies and equipment, printing, grant preparation, employee background checks and \$105,000 in contingency.

Non-operating Expense: Garfield County Treasurer's fees.

Operating Expense: Course maintenance expense, landscape maintenance, parks operations, Proshop expenses, program expenses, Rec Center expenses, utilities, supplies, contract labor, etc.

Payroll Expenses: Salary and hourly wages, independent contractors, health insurance (\$106,700), retirement 457B, payroll taxes, and paid time off.