

Bear Creek Stables Frequently Asked Questions

1. What did the Board approve on November 20, 2024?

At the November 20, 2024 Board meeting, the Board took three actions which include:

- 1) **Approval to continue stables boarding and programming**, applying the Bear Creek Stables (BCR) Ad Hoc Committee recommended approaches for phasing, management, and programming but utilizing an alternate site plan option as modified by staff; option includes a non-profit entity to manage, operate, and fundraise for the stables; option involves the District funding and completing certain annual maintenance and repairs (to be negotiated) and all capital improvements and site cleanups for the modified Phases 0 and 1. Since Phase 2 is dependent on future non-profit fundraising, only the Phases 0 and 1 will proceed with approval of this option.
- 2) **Direction to the General Manager to return with the following for Board consideration:**
 - a. **A set of defined milestones related to formation, operations, and fundraising targets** for the non-profit entity that would need to be met before the District enters into a construction contract and substantially invests in and completes the Phase 1 improvements.
 - b. **A draft operating contract** to enter with a non-profit entity that identifies clear roles, responsibilities and expectations, including onsite maintenance and repair responsibilities.
 - c. **A hiring plan** for new District staff to address annual maintenance and capital repair needs at the stables.
- 3) **Authorization for the General Manager to negotiate with the current operator** for a short-term agreement for stables operation during the transition period - this interim agreement with the current operator is planned to go through early January, at which time the District would take on the day-to-day boarding operations either itself or through an agreement with a separate entity in the interim until the District enters into a long-term agreement with a non-profit operator.

2. When will the set of defined milestones related to formation, operations, and fundraising targets, draft operating contract, and hiring plan be brought back to the Board?

Staff is targeting to bring the set of defined milestones related to formation, operations, and fundraising targets, the draft operating contract, and a hiring plan for Board consideration in late March 2025.

3. What is happening with the Stables site improvements project between now and late March 2025?

District Land and Facilities staff will rock the upper road, dependent on a sufficient clear weather window, either during the winter or after it dries out in the spring. Additionally, general site clean-up is being planned for early 2025 depending on weather and site accessibility. Other Phase 0 improvements, such as hillside drainage repairs, waterline installation and paddock improvements will take place after March 2025.

District Engineering and Construction staff is in the process of reengaging the consultant who prepared the original repair plan to update the design plans for permit resubmittal utilizing the existing remaining contract amount. Work is anticipated to resume in January 2025. Concurrently, staff is in negotiation with the consultant team for additional scope and fees to account for updating the design plans, performing additional technical studies, and addressing additional permit comments. It is anticipated that the contract amendment will require Board approval in early 2025.

4. What is the status of the current Stables operator?

Based on Board direction, staff is actively in negotiation with the current operator for a short-term agreement for stables operation during the transition period. Currently, Chaparral is expected to leave the operation in early January, at which time the District would take on the day-to-day boarding operations either itself or through an agreement with a separate entity in the interim until the District enters into a long-term agreement with a non-profit operator. Boarders will be receiving more detailed information about the operator transition during the week of December 16, with updates as needed afterwards as well.

5. Who is the staff contact person going forward?

During at least the next six months, Brian Malone, Assistant General Manager, will be the staff contact person for Stables related questions and comments. Please contact Brian at Bmalone@openspace.org