

TOWN HALL MEETING - September 3, 2026

HOW DID WE GET HERE? and WHERE DO WE GO FROM HERE?

First of all - Places like the Parker Senior Center don't just happen.

They're nurtured, year by year, by people, like you, who care enough to show up, pitch in, and keep believing in community. So how did we get here?

- **1970s:** Senior centers boomed after the **Older Americans Act Amendments** named them community "focal points," for recreation, meals, and social support. Douglas County Council on Aging was formed and provided most of the funding for senior activities at that time in this area.
- **1979:** The idea of a **Parker Senior Center** began with a group of individuals. And the fundraising began.
- **1981:** The Town of Parker was incorporated, with a total of 285 residents.
- **1980s:** With a \$47,360 bequeath from the estate of Adam & Dorothy Miller, additional donations and a **loan of \$120,000**, sufficient funds were raised to begin construction of our building.
- **1985:** Starting In July, Volunteers — members and non-members alike — poured the foundation, raised the structure, finished the interior, and celebrated with an open house on **November 11**.

I believe that we should all be grateful to those people who first believed a Senior Center belonged in Parker — and for the volunteers who worked tirelessly and rallied the support that moved us forward to today. A loan of \$120,000 in 1970s would be \$1.03 million today. Over the next 40 years of our existence, it took belief, determination, member and community-driven funding to make big leaps like hiring a chef, finishing the basement, and adding an elevator. Deciding to expand the building in 1998 was a major undertaking, made possible only because this community showed up and kept believing, and kept supporting us financially.

Rather than continuing with PSC history you have a handout called Timeline 1987-2026) which outlines some expenses and funding we've managed throughout our history, along with some ongoing financial demands we must continue to meet.

Where Do We Go From Here?

The **REALITY IS** : Parker Senior Center, Inc.

- Owns a 41-year-old building.
- Owns 1.432 acres surrounded by land owned by the Town of Parker and RTD.
- Our membership is now 855 and still growing,
- Certain activities have become so crowded that some members stop attending.
- At times, two programs compete for the same space.
- The parking lot is often filled to beyond capacity.

- The Center Receives \$80,000/year grant from the Town of Parker, which was approximately 20% of our 2026 budget.
- In April of 2025, we asked the Parker Town Council to increase our yearly grant from **\$80,000 to \$120,000 per year**. To support this request, we presented a documented need—identified by our Long-Range Planning Committee—for \$45,000 in landscaping to address drainage issues, parking-lot sealing, and floor lifting for the basement. Town Council responded by commissioning and funding a \$100,000 almost yearlong feasibility study and approved a \$45,000 grant for the work in question.

The preliminary Feasibility Study report was presented to Town Council on June 8th, and the final report was accessible to the Board on July 30. It is currently posted on the Town website.

I will now read directly from that report:

"Project Purpose: The purpose of this feasibility study is to evaluate the current and future role of the Parker Senior Center within the broader context of senior services needs across the Town of Parker. As the community continues to grow and age, the study considers whether the existing senior center can meet demand and how senior services can be provided more broadly, including the role of partnerships, access, and coordination among providers. The intent is to assess whether current facilities, operations, and funding models are aligned with evolving community needs and to identify viable options for strengthening the Town of Parker's overall approach to serving older adults."

The Study was organized into several key sections. I will now present a summary of each section followed by the overall recommendations.

Section A - Demand for Senior Services in Parker:

1. Almost 1 in 4 of the 68,000 residents of the Town of Parker are 55 years or older, roughly -- **17,000+ senior citizens**.
2. The 55+age group **percentage** is expected to increase while the 0-19 age group, currently 27.3% is expected to decrease. (The recently completed Salisbury Park sports fields cost many millions. We get \$80/000/year)
3. The Center functions as a regional draw, with most users residing within five miles. 119 members are from Arapahoe county, and 43 from Elbert County. I mention this for 2 reasons: First of all: In March of 2025, we sent letters to those 2 counties requesting a donation for serving their members. Never heard from them. Secondly, at the June 8 Town Hall presentation, a council member suggested that we set higher dues for those who are not Town of Parker residents. PSC has 855 members. How many of those are actual residents of Parker? How many are in unincorporated Douglas County instead? Would we need to charge them more also?
4. Local trends indicate strong interest in fitness, wellness, education, and social activities. Our Center certainly provides that.
5. There's no single place that helps seniors find and navigate senior services, so things feel scattered and easy to miss. Key barriers to access for seniors:
 - a) Limited awareness of services available
 - b) Transportation challenges, especially for those who don't drive.
 - c) Technology and registration barriers.
6. **Community-wide feedback** – conducted surveys, online and in-person findings:
 - a) Demand for senior services is strong, growing, and well supported by the community.
 - b) PSC is well used and highly valued with participation increasing.

- c) Approximately 80% of the 665 survey respondents agree that PSC is important to supporting the overall quality of life for seniors.
- d) A full 70% of respondents believe the Town's ability to support older adults is extremely important — and another 22% rated it as important.

Section B - Center Utilization:

1. Visitation is up roughly **21% from 2023–2025**, with continued growth in the past year.
2. Program participation jumped from roughly **20,000 in 2024 to 24,500 in 2025**,
3. Growth is widespread, especially in Fitness & Wellness, plus steady demand for meals, trips, and volunteering.
4. With only a fraction of Parker's older adults currently served, **future demand is likely to exceed what scheduling or operational tweaks can solve.**

Section C How effectively is PSC operating?

Peer benchmarking adds essential context, comparing Parker Senior Center's operating model to SEVEN Colorado senior centers with established programs.

1. PSC operates effectively with fewer staff and a small facility compared to peers.
2. This efficiency comes with constraints — limiting program growth, admin capacity, and partnerships.
3. Program delivery is strong and aligned with community needs, but current operations are at capacity.
4. Revenue is diversified. Our biggest source of support comes from the Town, along with earned income, dues, fundraising, and donations.
5. Our Overall Financial performance is solid; PSC operated in the black in 2025.
6. Expenses continue to rise, especially for staffing, programs, and facility maintenance.

Section D - Building Assessment:

The other side of your handout contains excerpts from 3 pages of fine print in Appendix B- Assessment Notes.

1. Aging building that was expanded in pieces — not purpose-built for today's programs.
2. Systems are aging and require ongoing reinvestment.
3. Layout relies on multipurpose rooms with limited flexible space.
4. Space constraints prevent concurrent or expanded programming.
5. Operating at or near functional capacity
6. Site limits expansion: parking is strained during peak times.
7. Can support current operations but cannot scale to meet future demand.
8. Facility reinvestment alone won't solve core functional limitations.

Recommendations of the Feasibility Study:

- Parker's seniors need more services than PSC currently provides, so the Town should focus on expanding both access and impact.
 - For example - PSC have evening or weekend hours to reach more seniors.
- Town funding should be tied to stronger coordination among PSC, the Town, and other providers — not just cross-promotion, but actual alignment of programs to avoid duplication and use resources more efficiently.

- For example, partner with the rec center or the field house; the library, or Pace. Moving some of our activities off site would allow more activities and reach more of Parker's seniors.
- The Town's contribution should also be linked to clear financial and operational performance goals, ensuring PSC manages public funds responsibly while continuing to strengthen its financial position.
 - For example, raise dues. Currently our dues are \$100/year. Except for meals, bus trips, and an occasional activity there are no other fees. A yearly senior membership to Parker Rec and Fieldhouse is \$396. Or a daily fee of \$7.
 - PSC sits unused on weekends. Renting the building for private events, community gatherings, or partner-run programs could bring in extra income and make better use of the space — without needing major upgrades.

How we Got Here: Parker Senior Center Timeline (1987–2026)

1987 – Basement expanded with meeting room, two craft rooms, pool room, and library: rock base installed in parking lot.

1989 – PSC incorporated and received nonprofit status; two **basement bathrooms added**.

1990 – Chef hired after five years of **volunteer-prepared meals**.

1992 – Building and land title transferred to PSC; remaining **mortgage paid; dues raised from \$5 to \$6; asphalt installed** in parking lot (**\$15,000 materials**, Douglas County labor/equipment).

1994 – Douglas County began phasing out Administrator funding; Town of Parker committed **sales-tax support (~\$22,500 first year)**.

1996 – Elevator installed.

1997 – Bathrooms upgraded to ADA standards.

1998–2000 – 40'×40' annex and kitchen relocation completed with **\$250,000 in grant funding**.

1999 – Fundraiser: Donor-engraved ceramic tiles installed in the front lobby.

2004 – Hardwood flooring added in main room.

2008 – Basement painted and carpeted with Douglas County **grant (\$11,275)**.

2009 – Basement and crawl space flooded from storms.

2012 – Roof replaced.

2014 – New stove and deep fryer donated; required installation of **automatic fire-suppression system**. **2016 – Sewage removed** from outside building (**\$37,000**).

2018–2019 – Basement flooded again from storms (**\$4,300**).

2020– Closed to members from March 2020 to July 2021 due to COVID. A small team of staff and volunteers continued preparing carry-out meals. Membership renewals dropped, and PSC withdrew an extra **\$56,868.30** from reserves to stay operational.

2021 – Touch-free front doors, Schedules Plus sign-in system, security cameras, and new conference-room flooring installed.

2024 – Roof replaced due to hail damage (**\$30,000**).

2025 – Kitchen pump failure repaired (\$10,000); drainage-redirecting landscaping completed (\$29,500 grant from Town of Parker).

Parking Lot Improvements

1987 – Rock base installed.

1992 – Asphalt installed (\$15,000 materials; Douglas County labor/equipment).

1996 – Repair (\$7,800).

2002 – Repair (\$9,992).

2008 – Parking-lot lights installed (\$1,875).

2009 – Lot repair (\$12,400)

2012 – CDBG grant (\$147,400) funded full parking-lot redo, drainage correction, and new sidewalks.

2013 – Project completed with \$30,000 cost overrun.

2025 – Seal asphalt (\$10,200) and repair lights (\$3,000)

Transportation

1988 Obtained used van requiring a lot of work.

1990 Purchased a used 1984 12-passenger Ford Club -Wagon van.

1991 Operating range increased from 50 to 200 miles per trip.

1994 Wheelchair van donated.

2009 Grant for purchase of van and trailer for compressor (\$32,000)

2011 Purchase 2011 dodge Caravan

2016 Purchase of the bus

2019 Rides provided by Aging Resources of Douglas County

2020 Purchase new bus with RTD grant of \$40,000 plus \$30,000 fundraising.

2025 Sold 2011 Caravan for \$4000 and purchased 2005 10-passenger bus (\$10,500).

Facility assessment checklist: (Items listed as written in the Feasibility Study Report)

Exterior:

- Entrance ramp needs to be ground down at the controls joints to maintain ADA accessibility.
- Majority of operable and non-operable windows are said to be original to the building – IGUs (insulated glass units) are failing and need to be replaced. Not all operable window work, many windows leak. One bay window has been replaced.
- Siding in good shape: some areas at bottom of wall need to be replaced due to water damage.
- Some areas of masonry at kitchen addition should have a flexible control joint versus grout joint.

Interior:

- Toilet partitions should be replaced.
- Hard lid ceilings in the basement needs repair. Patching after slab-on-grade is leveled.

Accessibility:

- None of the toilet rooms are full ADA accessible.
- Not all door locksets are ADA compatible (lever vs knob type)
- All toilet rooms need additional grab bars at ADA toilet.
- Lavatory fixtures should be replaced with paddle operators.
- Not all vanities are ADA accessible (clear floor space)
- Motorized wheelchair users have issues using existing bathrooms (size)

Life Safety:

- F/A (facilities & admin) system is original to building – monitored by Cintas; may need to be upgraded.

Fixtures/Equipment:

- All but one water fountain throughout were removed due to leaking. Will need to provide water fountains or alternate for basement level per plumbing code.
- Kitchen equipment age needs to be verified, but many pieces of equipment were noted as needing service (range, fridges, and freezers)
- Existing furniture is mismatched throughout the facility and may not be proper for the intended commercial use and facility users.

Systems.

- Two modular natural gas furnaces – approximately 15 years old and are nearing EUL
- One 100ga. Hot water heater- approximately 19 years old and nearing EUL (estimated useful life).
- Heating capacity for basement is not sufficient, or basement is not insulated enough, portable space heaters are used as needed.
- ..no concerns with electrical loading but it may be best to upgrade panels and circuit breakers.
- Building electrical service amperage needs to be verified.
- Currently an electric car charger cable in the garage. (Not currently used)

Function:

- Offices are small and tight, not large enough for a private meeting.
- Limited lobby/waiting space at the entrance.
- Kitchen size was noted to be fine, but needs additional storage (kitchen equipment/storage in many places)
- Extreme need for a janitor's closet in the basement
- Small storage spaces that are currently full

Notes:

- No quiet spaces in the center
- No cardio equipment – all fitness equipment is small and gets stored in closets.
- Small room spaces and crowded classes
- Sound issues from above in conference room (directly under dining area)
- Separate rooms would be good for the community room.