



**Parks, Recreation and Cultural Services Advisory Board
Meeting Minutes
Thursday, January 9, 2020**

Members Present: Ron Ilgen, Carol Beckman, Dr. Daniel Bowan, Abby Simpson, Sarah Bryarly, Michael Phan, David Siegel, Greg Thornton, Jason Rupinski

Alternates Present: Lisa Wieland, Larry Bogue

Alternates Absent: Andrea Perry

Staff Present: Karen Palus, Kurt Schroeder, Kim King, Britt Haley, Anna White, David Deitemeyer, Dennis Will

Called to Order: Board Chair Ron Ilgen brought the meeting to order at 7:30 a.m.

Citizen Discussion

Cory Sutela of Medicine Wheel Trail Advocates gave the Board an update about the Chutes Trail IndyGive campaign. He said that the targeted \$12,000.00 fundraising goal had been surpassed marvelously and ended up at \$20,000.00. He thanked the Board for their continued support. Cory also let the Board know that the Medicine Wheel Trail Advocates would continue to be a leader in educating change about mountain biking and e-biking in Colorado Springs. He informed the Board that Cheyenne Mountain State Park was planning to have e-bike demos in the coming months.

Jim Coonradt of the Friends of Cottonwood Creek Disc Golf Course expressed disappointment in the Parks, Recreation, and Cultural Services Department's redesign timeline for the Cottonwood Creek disc golf course. He felt as though there was no leadership in the project and that shut-down of different holes was affecting the Friends' ability to host any events or tournaments.

Approval of Minutes – December 12, 2019

Motion – To approve the December 12, 2019 minutes with recommended changes.

1st - Jason Rupinski, 2nd - David Siegel, 8 to 0, with Michael Phan abstaining.

Action Items

Tutt Sports Complex Land Exchange to Expand Coleman Community Park (Presented by Britt Haley, Design and Development Manager)

Britt Haley along with Doug Stimple and Kyle Campbell from Classic Homes presented a proposal to exchange 23.531 acres of undeveloped property on Tutt Boulevard south of South Carefree Circle for 23.531 acres of property with Classic Communities at the neighboring

Springs Ranch Golf Course. The proposed land exchange would achieve several major goals identified in the Colorado Springs 2014 Park System Master Plan. It would provide additional sport facilities and ball fields in the north portion of Colorado Springs. It would also facilitate more efficient maintenance and management of park property in this area. Consolidation of land and facilities at Coleman Community Park (Coleman Park) would take advantage of existing operations and maintenance staffing assigned to Coleman Park and allow for a better use of the Coleman Park acreage located on the east side of Sand Creek. The Tutt Boulevard property owned by Parks appraised at \$4,925,500. The portion of the Springs Ranch Golf Course proposed for the exchange appraised at \$4,989,000. Classic proposes to exchange the 23.531 acres owned by Parks for the same number of acres at the current Springs Ranch Golf Course which would be a value benefit to Parks of approximately \$63,500. The costs associated with exchanging properties include appraisals, surveys, title work and closing costs would be paid by the Department. Separately, satisfaction of the prior Springs Ranch Golf Course owner's park credit agreement obligations will result in a payment of approximately \$4 million to Parks which will be used for design, development and construction of additional facilities at Coleman Community Park.

[Link to PowerPoint presentation here](#)

Board member Carol Beckman's first question covered the detention pond on the south portion of the property and the possibility of trails being in the area. She asked if Public Works was amenable to that possibility. Britt responded that she has been in conversation with Public Works and their Water Resources Management Group prior to this opportunity because they were going to expand the detention pond regardless, and while doing that, a trail could be made around it. Carol's second question was if the new seven acre park would meet the Park Land Dedication Ordinance (PLDO) from the developer. Britt answered that yes that was true and explained the timeline of this property to where it was now. Carol asked what the total required acreage for the new residential area would be. Kyle Campbell added that the new area required would be closer to seventeen acres. Britt then broke down the different aspects that would create this seventeen acre area, which included the new park and surrounding open space. Carol questioned how the new seven acre park built by Classic Homes would be maintained, to which Britt responded that it would be maintained by the Parks, Recreation, and Cultural Services Department. Carol's next question was if there would be soft surface trails in the new open space area, which Britt confirmed would be in the new area.

Board member Michael Phan inquired if there were any negative comments during the public process. Britt answered that there were some negative comments in general because the project is such a big change. However, Britt felt that the advanced public engagement gave Classic Homes enough feedback to edit and strengthen their plan. Britt felt confident that the land exchange was supported because it gave more greenspace to the entire project and allowed for a similar park feel throughout the project.

Board member Daniel Bowan asked Britt to explain the satisfaction of the prior Springs Ranch Golf Course park credit obligation as a result of the \$4 million dollar payment to Parks. Britt

replied that with the original 1999 development of Springs Ranch, the 171 acre golf course was given PLDO credit at a rate of 30%. As long as that was maintained as an open course, it would keep that status. However, if the golf course were ever to be closed, the park credit agreement made at the time stated that the City would have to be paid back the credit given. Under current PLDO credit evaluation, the value is at approximately \$4 million dollars. Britt added that the strict binding clauses of the contract make the scenario unique. Daniel said he overall felt sad to see a reduction of open space. He asked if there was a potential plan the board could see to put in perspective what will be in that area. Britt let him know that with the new money granted to the Department from the November TABOR retention vote, a master plan process would begin. Britt said that this community park would have regular community park aspects but be more sports field oriented.

Board Vice Chair David Siegel mentioned some original concerns, but after touring the property, felt like it was a great solution and commended Britt's work with Classic Homes.

Board member Sarah Bryarly reiterated how this created a great cohesive park plan that made financial sense and would be great for the public.

Board Chair Ron Ilgen inquired about the state of the master plan. Britt answered that there were previously no funds for the master plan, but with the approval of TABOR retention funds for this park, the process would begin. Britt said she wanted to bring this land exchange forward beforehand.

Susan Davies, Executive Director of the Trails and Open Space Coalition, stated that her board is very delighted to hear about this exchange, as it is a win-win for both Classic Homes and the future of Coleman Community Park. She added that this was a great way to prove the thought behind land exchanges and how they can be very helpful.

Motion: To recommend approval of a land exchange of the approximately 23.531 acre Tutt Boulevard property for a like or greater value of acreage at the current location of the Springs Ranch Golf Course as depicted on Exhibit 1.

1st – Carol Beckman, 2nd – Greg Thornton, Approved, Unanimously

Jimmy Camp Creek Utilities Property Acquisition (Presented by Britt Haley, Design and Development Manager)

Britt Haley reviewed the properties that had been for sale through Utilities, which ones the Parks, Recreation, and Cultural Services Department did acquire, and then detailed the two the Department had not acquired and the reasons why. Britt reminded the Committee of the City's real estate processes and gave some insight regarding the newer acquisitions. First, she discussed the Chira property which was purchased for \$172,000.00 after the property owners failed to sign a contract. The owners of the second property, called the Hagen property, were offered \$25,000.00 to waive their right of first refusal of the property, and to clear any personal belongings off of the property. The cost of that property was \$216,300.00, and with the added

\$25,000.00 came to a final cost of \$241,300.00. The personal belongings on the property include a barn. Britt said a supplemental appropriation request would be made to council for the purchase of these properties for a total of \$413,300.00.

[Link to PowerPoint presentation here](#)

Board member Abby Simpson had Britt Haley clarify the area on the map in gray and who owned that area of land. Britt responded that the area in gray was owned by Banning Lewis Holdings, but they had been in conversation about potential trail connectivity.

Board member Jason Rupinski asked about the potential closing date. Britt answered that this closing would be done with an executive agreement, which would then go to City Council for a supplemental appropriation request.

Board member Carol Beckman questioned the deadline for the current property owners to remove their personal belongings, and what would happen if they did not remove them. Britt replied that the deadline was June 30, 2020, but if they did not remove their items by then, it would be the responsibility of the Parks, Recreation, and Cultural Services Department.

Board member Greg Thornton stated he thought it was a great deal, and that with the growing population of Colorado Springs, it is best to purchase land now.

Board Chair Ron Ilgen asked what the TOPS Working Committee had voted on the item, to which Britt responded that they voted unanimously in favor of the acquisition.

Motion: To recommend acquisition of an additional 80 acres currently owned by Colorado Springs Utilities for a total cost of \$413,300 to help link the Corral Bluffs Open Space to the Jimmy Camp Creek Regional Park.

1st – Jason Rupinski, 2nd – David Siegel, Approved, Unanimously

Ceremonial Item (time certain 10:00 a.m.)

Thank You to Andrew VanDerWege and Go West Camps

Due to the meeting ending early, this item was removed.

Staff Reports

Austin Bluffs Open Space Master and Management Plan (Presented by David Deitemeyer, Senior Landscape Architect)

David Deitemeyer, Senior Landscape Architect, informed the committee that the draft of the Austin Bluffs Open Space Master and Management Plan was on the City's website at www.coloradosprings.gov/abosmasterplan for public review until January 27, 2020.

Park Infrastructure Analysis (Presented by Kurt Schroeder, Park Operations Manager)

Kurt Schroeder gave a quick overview of the Jacob's and Associates Park Infrastructure Analysis currently being done in all parks (TOPS properties included) through the Parks, Recreation, and Cultural Services Department. He informed the board of the different types of inventories the survey takes, which includes: square footage; areas that need attention; ADA needs and requirements; and long and short term goals. Kurt added that Denver had a similar survey taken which was the guide for the rating scale that will be implemented. Parks, Recreation and Cultural Services Director Karen Palus said that this survey is an overall assessment of City parks and would help to break down different needs of every area. The survey should be complete by June 2020.

Forestry Management and Master Plan (Presented by Dennis Will, City Forester)

Dennis Will went through a quick PowerPoint for the Board about the upcoming Forestry Management and Master Plan which included the mission statement of the City Forestry division; PlanetGeo deliverables; the scope of work; how Colorado Springs compares to other cities; suggestions from the consultant with recommendations to the plan; and a final timeline. He said he would be back with a formal presentation for the February meeting.

Board Business

Carol Beckman – Board member Carol Beckman informed the Board about some of the interesting citizen comments and discussion from the TOPS Working Committee about the additional Jimmy Camp Creek parcels. She also mentioned a potential acquisition in the Fisher's Canyon area that would add connectivity to the Chamberlain Trail.

Adjournment

Motion: Move to adjourn the Parks, Recreation and Cultural Services Advisory Board meeting at 9:02 a.m.

Motion 1st – Jason Rupinski, 2nd – Michael Phan, Approved, Unanimously