



**Parks and Recreation Advisory Board
Meeting Minutes - FINAL
January 11, 2018**

Members Present: Mina Liebert, Gary Feffer, Hank Scarangella, Jason Rupinski, Carol Beckman, Daniel Bowan, David Siegel, Ron Ilgen

Members Absent: Michael Phan

Alternates Present:

Alternates Absent: Brooks Williams

Staff Present: Karen Palus, Britt Haley, Kurt Schroeder, Kim King, Christi Mehew, Connie Perry, Jeff Greene, Bethany Burgess, Peter Wysocki, Bob Cope, Kate Brady, Kathleen Krager

Called to Order: Board Chair Mina Liebert brought the meeting to order at 7:35 a.m.

Presentations

Update Regarding Proposed Amended and Restated Banning Lewis Ranch (BLR) Annexation Agreement (Presented by Peter Wysocki, Planning and Community Development Director and Bob Cope, Economic Development Manager)

[Link to PowerPoint presentation](#)

The PowerPoint presentation included: background; issues with the 1988 Annexation Agreement; reasons for amendment; proposed changes; and park topics.

Parks, Recreation and Cultural Services Director Karen Palus and Senior Attorney Bethany Burgess introduced the item and stated it will not go before the Parks and Recreation Advisory Board for action; however, there are some areas that are related to Parks so they want to brief the Board.

Planning and Community Development Director Peter Wysocki presented the PowerPoint that included the history, proposed changes and park related topics. The agreement document provided is a public document. The item will proceed through the Planning Commission and then to City Council.

Economic Development Manager Bob Cope presented the PowerPoint that included the Economic and Fiscal Impact Analysis.

[Link to PowerPoint presentation](#)

The PowerPoint presentation included: fiscal impact analysis; economic impact analysis; methodologies and assumptions; key assumptions – growth summary; fiscal impact results; revenue and costs to serve projections; cumulative projected revenues, general fund projected revenue; special revenue fund revenue detail; other potential revenues; projected costs to serve; projected capital impacts and costs; projected economic impacts; look back – 22 year summary; look back – economic impact; summary; and closing.

Discussion included:

- Stimulate development in Banning Lewis Ranch area
- Zone changes
- Park Land Dedication fees
- Open Space credit
- Opportunity cost of not having BLR developed over the years
- BLR will be a great customer for Colorado Springs Utilities (CSU)
- Developers can submit portions or a complete master plan for approval
- The dedication of appropriate parks and trails in the area
- Jimmy Camp Creek is a regional park and will not be planned
- The Parks and Recreation Advisory Board is receiving a briefing and will receive the overall agreement
- The Board will be involved in future PLDO amendments and future park development for BLR
- Concerns that there are a number of projects that are unfunded at this time yet parks are continuing to be added to the list
- A recommendation to include in the agreement that parks are supported by a metro district which commits the developer to build and maintain parks; however, this could create a disparity
- The need to make changes to create equity and fairness of policies throughout the entire City
- Specific park plans and elements will be a part of the planning process and under consideration
- Utility analysis
- The statement was made that the net fiscal benefit over 30 years will be \$49 million; however it will really be \$117 million if the developers are developing and taking care of all the parks. The developers are not obligated to take care of the parks and there needs to be a balance when presenting to citizens and this needs to be taken into consideration.

Bill Koerner – Corral Bluffs Alliance member, stated he had an overall concern as to how the Parks Master Plan will be integrated and to make sure as this development occurs that the goals of the master plan can be achieved.

Lee Milner – TOPS Working Committee member, agreed with Parks Board members David Siegel, Daniel Bowan and Gary Feffer. He does not want to repeat past mistakes by leaving this in the hands of the developers. He would like to see it in the agreement that the developers

are to build and maintain the parks. Secondly, he wondered if there has been any discussion of Corral Bluffs. Jeff Greene, City of Colorado Springs Chief of Staff, stated there are unique aspects of the ranch they want to preserve. The existing annexation agreement has nothing in it regarding preserving these areas and the developers are not under any obligation. He wants to sit down and negotiate preserving areas of the ranch; however, they need to be careful with the process and that it is equitable across the board. Lee asked that the agreement include more details and specifics.

Susan Davies, Trails and Open Space Coalition Executive Director, stated she thinks there needs to be more conversation about preserving this area. She feels it's important that everyone here recognizes there is a huge piece of property that needs to be protected and the community needs places to play and also quiet places such as North Cheyenne Canon. City Council needs to understand this aspect and protect and fight for these areas.

Citizen Discussion

Bill Koerner, citizen, expressed concern regarding the Barr Trail. The Parks Department has done a great job with the completion of Phase III of the Manitou Incline but a problem exists on how people come down the Incline. Hikers come down the Barr Trail and the conditions are unsafe and it's eroded. The City of Manitou Springs has limited resources and gives \$50,000 to Rocky Mountain Field Institute and the Friends of the Peak to help maintain this trail. This is not enough money and he asks that the City invest in the Barr Trail for the citizens.

Randy Hitchcock, Upadowna Chief Operating Officer, stated she has concerns if Antlers Park becomes a possible indoor/outdoor soccer stadium. Green space is already limited downtown and this is a very special park and numerous events are held there. Also, the City has already lost many trees and the trees in this park are beautiful. This park can host many natural outdoor activities and there are ways to activate it like Acacia Park.

Bryan Rossmanith, Incline Freakz President, hopes to organize a race on the Manitou Incline. There has been lots of discussion regarding the Barr Trail and he suggested charging people to use the Incline. This money can go towards maintaining the trail and keeping it sustainable. There is nothing like the Manitou Incline around the world and he hopes the community can come together.

Approval of Minutes – December 14, 2017

Motion – To approve the December 14, 2017 minutes.

1st – Jason Rupinski, 2nd – Hank Scarangella, Approved, Unanimous

Action Items

Lake Usage Hours (Presented by Kim King, Recreation and Administration Manager)

[Link to PowerPoint presentation](#)

The PowerPoint presentation included: current schedule at Quail Lake; 2017 schedule; proposed 2018 schedule; changes in hours; recommendation; and questions.

Board member Ron Ilgen inquired about jet skis. Kim King replied that they are considered motorized.

Randi Hitchcock, UpaDowna Chief Operating Officer, stated for paddle boarding the schedule would be the use of the lake on Tuesday, Thursday and Saturdays. She likes the fact of having one entire weekend day out on the lake. The lake is very hard to access after 5:00 p.m. In addition, the Inspire Grant will offer children to be on the lake before and after school on Tuesdays and Thursdays.

Motion: Move approval of the proposed 2018 schedule for Prospect Lake in which motorized access is allowed on Monday, Wednesday, Friday and Sunday and non-motorized access is allowed on Tuesday, Thursday and Saturday with exceptions as posted throughout the year.

1st – Carol Beckman, 2nd – Jason Rupinski, Approved, Unanimous

The Sands – New Master Plan Parkland Obligation (Presented by Connie Perry, Landscape Architect)

[Link to PowerPoint presentation](#)

The PowerPoint presentation included: a vicinity map; COS parks master plan trail priority recommendations; the Sands Master Plan – site data chart; park land dedication ordinance requirements; proposed park site versus other options; area maps; closest parks; existing conditions – overview; and existing conditions pictures.

Board member Carol Beckman asked about the advantages and disadvantages of the location. Connie Perry stated they weighed other options; however, did not consider them as this location was best due to the natural terrain and channel. Britt Haley stated in the original plan there was a park on both sides of the channel and a 75 foot utility easement ran straight through the area and park amenities could not be provided on the easement area. Due to this they focused more on the 5.6 acre site that was proposed for the neighborhood park as it's a much better layout for park amenities.

Board Chair Mina Liebert stated there seems like there was a lot of dialogue regarding the site; however, due to the layout of the homes there were not a lot of options. Connie Perry replied that staff felt the park could work where it was and staff must have strong reasoning to make a request to have them change the layout of the design.

Board member Daniel Bowan thanked Connie Perry for following through and answering the board's questions from last month's meeting. He respects the process and the information helped him understand the project better.

Board member David Siegel thanked Connie Perry for answering all the questions and stated it was the best the department could do with this project.

Board member Hank Scarangella asked if this site would go on the list of projects and Connie Perry replied yes.

Board member Jason Rupinski inquired about the buffer zone on the west side across the creek and the maintenance that will be required by the developer and how it will be enforced. Connie Perry stated as a part of the application they will designate this as a tract and during her review she will ask that it include public access most likely through an easement. Jason asked why Jimmy Camp Creek was used as a reference. Connie replied she was trying to show different park sites that surround this project as reference.

Motion: A motion to approve The Sands Master Plan, establishing a parkland obligation of 10.73 acres. This obligation will be satisfied by the applicant through the dedication of one 5.6 acre Neighborhood Park site; a rezone of the park site to (PK); with the remaining obligation satisfied through Fee's in Lieu of Land Dedication.

1st – Hank Scarangella, 2nd – Ron Ilgen, Approved, Unanimous

Presentations

Banning Lewis Ranch Village 3 Neighborhood Park Design (Presented by Connie Perry, Landscape Architect)

[Link to PowerPoint presentation](#)

The PowerPoint presentation included: a location map; overview; neighborhood park; pavilion and playground; tot lot playground; multi-sport court; turf area and play fields; fitness area; picnic grove; native landscape areas; and summary.

Rocky Mountain Field Institute (RMFI) Update (Presented by Jennifer Peterson, Rocky Mountain Field Institute Executive Director)

[Link to PowerPoint presentation](#)

The PowerPoint presentation included: RMFI mission; 2017 city projects; TOPS stewardship contract; 2017 work objectives; 2017 volunteer statistics; 2017 work statistics; before and after project pictures; partnership programs; 2018 work plans; and questions.

Kurt Schroeder, Parks Maintenance and Operations Manager, thanked Jennifer Peterson and RMFI for their great work and efforts in building sustainable trails.

Bike Master Plan (Presented by Kate Brady, Senior Bike Planner, and Kathleen Krager, Transportation Manager)

[Link to PowerPoint presentation](#)

The PowerPoint presentation included: final draft plan; chapter 1 introduction; why plan for bikes; bike plan vision; existing bicycle facilities; who are we planning for; why now; what needs to be done; how we developed the plan; public process; chapter 2 – creating greater support for biking; encouragement; education; enforcement; evaluation and planning; chapter 3 – building connections; vision network; chapter 4 – applying the best solutions; implementation approach; appendices; and questions.

Bill Koerner, citizen, replied to a previous citizen's statement. He said the Trails and Open Space Coalition (TOSC) and Pikes Peak Area Council for Governments (PPACG) did a study three years ago regarding the economic benefits of bicycle lanes and it is on their websites. Please feel free to email him if you cannot locate the study.

Carlos Perez, Bike Colorado Springs (BCS) member, stated that BCS is a project of TOSC which advocates for safe and connected on and off-street bicycling in the region. They endorse and support the Bike Master Plan and BCS is a key stakeholder. The plan is a good balance between being visionary and practical. The plan calls out that the trails system is the backbone of the City in a high comfort bicycle network. He will be available after the meeting if anyone has questions about Bike Colorado Springs.

Mike Rigney, Medicine Wheel Trail Advocates member, stated he supports the plan. Many bicycle riders are local mountain bike enthusiasts and use trails and the on-street network to get to work as well as weekends for recreation. Connectivity of the trails to on-street is important. He suggested giving the community points of interest through interactive display on their website to take pictures while riding their bike on the Legacy Loop.

Andrew Vanderwege, Go West Camps Owner and Director, expressed he was present to ask the Board to vote "yes" on this plan. The plan educates children regarding active transportation and teaches them to live a healthy lifestyle. Once approved, they can start to implement the plan with the Board and Park Staff playing a crucial part. He hopes to see them focus efforts on having the parks and trails system connect to on street areas with consistency as well as signage and wayfinding pieces.

Stephanie Surch, Active Transportation Advisory Committee member and Bike Colorado Springs member, stated it's important that cities offer multiple opportunities of transportation as it helps economically and environmentally. Bicycling and transporting oneself safely is the most equitable form of transportation which includes all individuals.

Staff Reports

Karen Palus, Parks, Recreation and Cultural Services Director, stated she sent everything out to the Board about Antler's Park and the City Council Work Session regarding the Soccer Stadium proposal. City Council will be scheduling a closed session to talk through this project and the information received from the City Attorney. This is a City Council decision if they want to move forward and then the Mayor has the responsibility to determine the route it will go forward with the project proposal.

Board member Carol Beckman asked if it will require a change in the master plan. Karen Palus replied yes if Council decides to move forward with the project and a land use change is needed.

Board member Ron Ilgen asked what is the Park Staff's opinion. Karen Palus stated they support the City's effort in having a downtown stadium; however, they do not feel this site is an appropriate location at this time.

Board member Ron Ilgen stated the Strawberry Field issue went before the judge. Karen Palus said she watched the telecast and a decision has not yet been rendered.

Board Business

Jason Rupinski stated the TOPS Working Committee meeting last week included a presentation on the 2017 projects and 2018 will have some very exciting things happening with the program.

Ron Ilgen shared there will be a Summit House meeting soon.

Hank Scarangella inquired about the status on Code Scrub. Karen Palus said Chapter 7 is moving forward with the Planning Commission Board. All the areas that didn't need any additional dialogue will go before City Council for approval. Marc Smith, City Attorney Division Chief, is working on one section in Chapter 4 that he is briefing and working on the Parks Board responsibilities regarding park property and appropriate terminology. The appeal process section and the Chapter 4 section will come back to the Board for consideration.

He inquired about commercial use of park properties and charging for a service to generate income. Karen Palus replied that Garden of the Gods Park has a special contract and they need to go through the Visitor and Nature Center's process. There is an application for smaller companies when it's allowable; however, it is difficult to capture all of these companies. Kim King added that the application is essentially a permit. There is a process and if the department is aware of a violation they will contact the company.

David Siegel said they are working on scheduling a Historic Preservation meeting within the next two weeks.

Carol Beckman inquired about the status of the Garden of the Gods transportation study. Kim King replied there was recently an internal meeting with staff and a conference call is scheduled with VOLPE next week. A meeting may be scheduled the first part of February depending on the results of the conference call.

Mina Liebert stated a LART Committee meeting will be held this afternoon.

Adjournment

Motion: Move to adjourn at 12:00 p.m.

1st – Carol Beckman, 2nd – Hank Scarangella, Approved, Unanimous

