



**TOPS Working Committee Meeting
Meeting Minutes - FINAL
Wednesday, April 4, 2018**

Members Present: Jason Alwine, Cathy Grossman, Nancy Hobbs, Lily Weissgold, Jeff Mohrmann, Becky Wegner, Lee Milner, Joe Lavorini

Members Absent: Jim Klever

Alternates Present: N/A

Parks Board Liaisons Present: Jason Rupinski, Carol Beckman, Mina Liebert

Parks Board Liaisons Absent: N/A

Staff Present: Britt Haley, Karen Palus, Kim King, Christi Mehew, David Deitemeyer

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Jason Alwine brought the meeting to order at 7:33 a.m.

Closed Executive Session (Presented by Britt Haley, Design and Development manager/TOPS Program Manager)

In accord with the City Charter Art. III, §3-60(d) and the Colorado Open Meetings Act, C.R.S. § 24-6-402(4)(a and e), the TOPS Working Committee, in Open Session, is to determine whether it will hold a Closed Executive Session. The issues to be discussed involve determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations and instructing negotiators regarding a land acquisition matter. The Chair shall poll the TOPS Working Committee members, and, upon consent of two-thirds of the members present, may hold a closed executive session. If consent to the closed executive session is not given, the item may be discussed in open session or withdrawn from consideration.

Motion: To enter into a closed executive session.
1st – Nancy Hobbs, 2nd – Cathy Grossman, Approved, Unanimous

Motion: To end the closed executive session.
1st – Lily Weissgold, 2nd – Nancy Hobbs, Approved, Unanimous

Agenda Preview Committee Chair Jason Alwine announced the agenda for the meeting.

Announcements
Britt Haley, Design and Development Manager/TOPS Program Manager

- The TOPS Working Committee site tour in April is cancelled.
- She will not be at the May TOPS Working Committee meeting.

Approval of Minutes – March 7, 2018

Motion: To approve the minutes of the March 7, 2018 TOPS Working Committee meeting with an email sent to the Committee with the updates per Nancy Hobbs request.

1st – Joe Lavorini, 2nd – Jeff Mohrmann, Approved, Unanimous

Citizen Discussion

No citizens spoke at this time

TOPS Working Committee member Nancy Hobbs inquired about the Rock Island Trail progress. David Deitemeyer replied they are currently doing preliminary design work and a survey. The original plan was to start this summer; however, the project has been pushed back due to the work load of the Water Resources and Engineering Division. They anticipate construction starting in the fall and a neighborhood meeting will be scheduled.

Action Items

Rock Creek Property (Presented by David Deitemeyer, Senior Landscape Architect)

[Link to PowerPoint Presentation](#)

- The TOPS Working Committee has identified a 40-acre property and the 31.22-acre property, located adjacent to Cheyenne Mountain State Park and along Rock Creek as having open space values that merit preservation. Acquisition of the properties would serve as an extension of Cheyenne Mountain State Park, provide future trail access for the Cheyenne Mountain Heritage Trail, and connect the Cheyenne Mountain State Park to Rock Creek.
- Public access to the property would be provided through Cheyenne Mountain State Park, via the existing trail system within the Park.
- Acquisition of the 31.22-acre property would include an easement through the remaining 8.33-acres of property to remain in private ownership. The easement will serve as access for park and maintenance personnel only. An existing easement provides access along the Rock Creek Corridor east of the properties for management and maintenance purposes to the Snell and Watkins Properties. The existing easement does not provide for public access from Rock Creek Canyon Road.
- Colorado State Parks and Wildlife will be responsible for management, operations and maintenance of the property. The City will amend the current Cheyenne Mountain Management Agreement between the City of Colorado Springs and Colorado State Parks and Wildlife to include the property.
- Staff requests approval to acquire this property at a revised purchase price of \$135,500, which is an increase of \$10,000.

Motion: A motion to approve the acquisition of the approximately 31.22-acre Snell property and associated access easement as an extension of Cheyenne Mountain State Park in the amount of \$135,500 from the TOPS Open Space Category.

1st – Nancy Hobbs, 2nd – Becky Wegner, Approved, Unanimous

- TOPS Working Committee member Nancy Hobbs asked if there will be an additional cost for any trails developed on this property. David Deitemeyer replied this will be handled by the Colorado State Parks and Wildlife per the Cheyenne Mountain Management agreement.

Susan Davies, Trails and Open Space Coalition Executive Director, asked if there is a larger vision or plan for this area. Britt Haley stated the vision can be found in the Park System Master Plan which was developed in 2014 and this area has been identified as an open space candidate. The TOPS Working Committee goes through a property prioritization process every year and members provided feedback as to which properties are the most important to acquire and staff works to meet these goals.

North Cheyenne Canon Master Plan and Management Plan Update (Presented by David Deitemeyer, Senior Landscape Architect, Priscilla Marbaker, Tapis Associates and Susan Watkins, , Kezziah Watkins)

[Link to PowerPoint Presentation](#)

- Britt Haley stated the intent of this presentation is to focus on the aspects of TOPS properties within the North Cheyenne Canon Master Plan.
- TOPS Working Committee member Becky Wegner:
 - Stated this was a great process which included an excellent project team.
 - Asked for clarification regarding funding for North Cheyenne Canon Park since Stratton Open Space is now included as a part of the park and will be called “North Cheyenne Canon Park”. David Deitemeyer stated that in the 1999 Master Plan, Stratton Open Space was identified as Stratton Open Space at North Cheyenne Canon Park. Each parcel within the Park will be managed appropriately and Stratton Open Space will still be funded through the TOPS Program. This is a branding identification concept.
 - Shared concern of sustainable trails. An example is the downhill mountain bike trail from Captain Jacks to Gold Camp Road seems to be very unsustainable.
 - Stated the multi-use concept is a concern. Chris Lieber, former TOPS Program Manager, has stated in the past that all trails would be multi-use and this plan is identifying some trails that will be for bikers or hikers only.
 - Asked if the alternative trail will be constructed before the chutes area would become a downhill bike area. David Deitemeyer replied yes.
 - Inquired about the parking lot percentage for just the North Cheyenne Canon area. David Deitemeyer replied that the Park System Master Plan classifies a Regional Park and Open Space will have a maximum parking lot percentage of 10%. Current conditions show the park at 2.1 percent of the area developed and they have recommended 2.7 percent. David Deitemeyer stated he could provide her with more specific numbers for just the Canon area.
- TOPS Working Committee member Jeff Mohrmann asked if the Friends Groups were involved in the process. David Deitemeyer replied that the primary connection has been with the Friends of Cheyenne Canon as the Cheyenne Commons group which focuses on

Stratton Open Space has not been as active; however, he heard they are interested in reorganizing their Friends Group.

- TOPS Working Committee member Lee Milner:
 - Stated this was a very robust process with many people involved.
 - Stated the planning process was funded with \$100,000 from the TOPS Open Space Category and \$100,000 TOPS Parks Category along with \$100,000 from the General Fund. He questioned if staff could justify that half of the money was used for TOPS properties. David Deitemeyer stated the planning process budget consisted of \$125,000 from the TOPS Parks Category which can be used on any property. Approximately \$5,000 was funded from the TOPS Open Space Category to help cover the cost of Stratton Open Space, Stratton Preserve and Powell areas. In addition, 3% from the TOPS Administration Category was used. The budget for implementation consisted of \$100,000 out of the TOPS Parks Category which can be used for any property and \$100,000 out of the TOPS Open Space Category.
 - Asked if \$100,000 from the TOPS Open Space Category would be used in the Stratton, Stratton Preserve, and Powell areas. David Deitemeyer replied yes and stated just the proposed trailhead for the Powell parking lot will exceed \$100,000. The goal is to fund each project and complete it before moving onto the next project.
- Britt Haley stated she is pleased to have these implementation funds in the 2018 budget so the department can move forward and act on the recommendations; however, recognition is needed that over the life of the plan other items will be identified that will need funding. Without the TOPS Program these projects would be difficult to complete.

Citizen Comments

Susan Campbell, citizen, asked about the types of trails that will be available, if the Chutes parking area will be expanded, and will the parking area be within the gate that closes at night. David Deitemeyer stated there will be a multi-use trail, bike trail and hiking trail. The Chutes parking area has been identified as a pull off and it will be the same size it is currently and hopefully this area will be controlled. Some additional site planning is still needed; however, he hopes that parking will be behind the gate.

Susan Davies, Trails and Open Space Coalition Executive Director, asked if a cost analysis has been done to build the trails. Priscilla Marbaker replied that a cost analysis has not been completed and there are other things to consider such as restoration cost. A great amount of misinformation has been circulating and this continues to be an issue during this process. Susan Davies inquired how would the department like TOSC to respond to the incorrect information that has circulated. Priscilla Marbaker responded it would be best to talk to Karen Palus as she is aware of the situation.

Citizen Discussion

- Britt Haley announced that all TOPS members have been given a Parks 2017 Annual Report . Karen Palus, Parks, Recreation and Cultural Services Director thanks you for your support in helping provide content for the report.
- All City volunteers will be recognized during the City Council meeting on Tuesday, April 10th. An invitation was sent to all TOPS Working Committee and Parks and Recreation Advisory Board members.

- TOPS Working Committee member Joe Lavorini announced that at Mountain Chalet today there will be a presentation on the Dixon Trail, Lake Moraine Trail, and Ring the Peak Trail.

Adjournment

Motion: To adjourn the TOPS Working Committee meeting at 9:07 a.m.

1st – Nancy Hobbs, 2nd – Lily Weissgold, Approved, Unanimous