



**TOPS Working Committee Meeting
Meeting Minutes - FINAL
Wednesday, March 7, 2018**

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

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, Kurt Schroeder, Kim King, Christi Mehew, David Deitemeyer

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Jason Alwine brought the meeting to order at 7:37 a.m.

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

Announcements

Britt Haley, Design and Development Manager/TOPS Program Manager

- Requested that the Manitou Incline update be first on the agenda.
- A site tour will be held on Wednesday, March 21st from 3:00 p.m. – 5:00 p.m. to the Corral Bluffs Expansion area. She asked the Committee if they wanted to start the tour earlier and the majority wanted to keep the time from 3:00 p.m. – 5:00 p.m. There will be a second pick up location at the Loaf N Jug for those members that live in east Colorado Springs.

Approval of Minutes – February 7, 2018

Motion: To approve the minutes of the February 7, 2018 TOPS Working Committee meeting with the following changes: correct the spelling of Britt Haley’s name on page 2 and remove Mike Scott’s name as a representative from Colorado Parks and Wildlife on page 4.

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

Citizen Discussion

Susan Davies, Trails and Open Space Coalition (TOSC) Executive Director, stated at the last TOSC Advocacy Committee meeting they voted unanimously to query about the Banning Lewis Ranch (BLR) Draft Annexation Agreement language that changes the policy from 30% credit to 50% that would be credited to a developer for open space. Britt Haley stated that it doesn’t change anything that is in current practice. The City of Colorado Springs subdivision regulations code in Chapter 7 has a section that addresses credit for open space. Under this provision, the developer has already had to have met the neighborhood and community park obligations before any open space credit is considered. The Park and Recreation Advisory Board has the authority to determine the amount of

credit that's given for open space according to the open space credit policy. The 50% amount stated in the draft annexation agreement is already within the purview of the Parks Board under the open space credit policy and there has been no change to the authority and policy in place. She sees the draft revision as being very consistent with the current law. PLDO will be under review and it will be important that the policy that emerges from this review is consistent with the current practice.

TOPS Working Committee member Lee Milner stated that the 50% is not being justified properly and he objects to the Draft BLR Annexation Agreement change and not being able to discuss this with those who are drafting the BLR Annexation Agreement.

Scot Hume, citizen, stated he has written several emails asking questions about the Draft BLR Annexation Agreement and he has received no response.

TOPS Working Committee member Lee Milner asked Britt Haley if she could request in writing from the City Attorney why the Draft BLR Annexation Agreement has a 50% open space credit when prior policy is 30%. Britt Haley replied that the best method to bring forth these questions would be to participate as a part of the public process. The City Attorney has already stated that the Parks and Recreation Advisory Board was presented the Draft BLR Annexation Agreement as an informational item only and did not have the ability to make changes to the agreement. The proposed agreement is now at the City Council level and public comments are being considered. This is the best way to be involved in this project.

Bill Koerner, Corral Bluffs Alliance representative, stated he is still concerned with the BLR Annexation Agreement in its present form and it doesn't have a process to address its relation to the Park Master Plan. He suggested to Committee members to write their concerns to City Council through the public process as representatives of the TOPS Working Committee. Britt Haley stated as an individual person the most appropriate way to address their concerns is to represent yourself as a citizen according to TOPS policy.

Presentations

Manitou Incline Update (Presented by Kurt Schroeder, Parks Maintenance and Operations Manager)

- The Manitou Incline Oversight Committee has quarterly meetings which are comprised of representatives from Manitou Springs, Colorado Springs, Friends of the Incline, and representatives from Manitou Springs Open Space. They discuss issues of mutual concern that are related to the Incline.
- Manitou Springs has provided \$40,000 dollars from their parking revenues to go towards the maintenance of the Barr Trail and that amount has decreased to \$16,000 dollars. Rocky Mountain Field Institute (RMFI) has stated that \$60,000 dollars is needed to maintain the Barr Trail.
- They have been trying to minimize traffic at the cul-de-sac which includes the Barr Trail, the Incline and the Cog Railway.
- Parking revenue has dropped in part because the City of Manitou Springs raised parking

rates on the Barr Trail parking lot with the intention to minimize the traffic congestion there. The fee was \$40.00 per day and it has now been reduced to \$30.00 per day with hikers to Barr Camp being able to get a coupon to be reimbursed for \$10.00 dollars. The Cog Railway has been closed and has been offering parking spaces for \$5.00 per day. Competition has caused revenue to go down.

- The Committee has discussed trying to discourage people who aren't prepared for the exertion from using the Incline with warning signs as they don't want them uncomfortable and needing assistance. They have shared their signs with the Fire Department and Search and Rescue as they are getting many calls to help people off the Incline. They hope to get more signs up with rules and hard facts about hiking the Incline.
- The Pikes Peak Trekker Expedition in August 2017 mapped the Incline as part of the project and the footage will be a helpful tool in introducing the Incline to potential users. TOPS Working Committee member Nancy Hobbs will check to see when the imagery will be available and will share the link with the Committee in the future.
- The Committee in the future would like to provide flyers to motels and hotels describing the Incline so users can be well educated before hiking.
- More bailout places on the Incline are being considered.
- The stewardship group was on the Incline one day a week this past summer educating users; however, they have no enforcement authority.
- The counters are operating and approximately 300,000 – 350,000 people visited the Incline last year.
- Meetings are held at Manitou Springs City Hall, 606 Manitou Avenue on the 2nd Wednesday of every month from 3:30 p.m. – 5:00 p.m.

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.
- The acquisition of the 40-acre property and the 31.22-acre property will require funding of \$281,500 from the TOPS Open Space Category.
- Colorado State Parks will be responsible for management, operations and maintenance the

Property. The City will amend the current Cheyenne Mountain Management Agreement between the City of Colorado Springs and Colorado State Parks to include the Property.

- The project will be presented to the Parks and Recreation Advisory Board on Thursday, March 8th for approval. If approved, it will move forward through the City Council process.
- TOPS Working Committee member Becky Wegner inquired if the the road leading to this property is damaged due to flooding, would this repair expense come from a TOPS funding account. David Deitemeyer stated this would fall under the agreement with the State Park and they would be responsible to repair the road.
- TOPS Working Committee member Lily Weissgold inquired about a wildfire mitigation study on the property. David Deitemeyer responded that the State Park would be responsible for conducting a study.
- The following individuals spoke in favor of the project: Scot Hume, Bill Koerner and Susan Davies.

Motion: A motion to approve the acquisition of the 40-acre Rock Creek Canyon property and the approximately 31.22-acre property and easement as an extension of Cheyenne Mountain State Park in the amount of \$281,500 from the TOPS Open Space Category.

1st – Lee Milner, 2nd – Cathy Grossman, Approved, Unanimous

North Cheyenne Canon Master Plan and Management Plan Update (Presented by David Deitemeyer, Senior Landscape Architect)

[Link to PowerPoint Presentation](#)

- Britt Haley thanked David Deitemeyer for his hard work and devotion on this project.
- David Deitemeyer thanked Becky Wegner and Carol Beckman for their time and commitment who have served as liaisons on the project and assisted with the Open House on Tuesday, March 6th.
- Community workshops, surveys and an open house were conducted to gather information.
- The draft master plan is now available online.
- The North Cheyenne Canon Draft Master Plan with recommendations specific to TOPS properties will be presented at the April TOPS Working Committee meeting.

Bill Koerner, citizen, asked if TOPS Open Space funds will be used for Stratton Open Space forest management. David Deitemeyer replied not to his knowledge. Dennis Will, Parks Forester, has been looking for opportunities and hasn't identified any funding source at this time.

Susan Davies, Trails and Open Space Coalition (TOSC) Executive Director, asked if there is an opportunity for Park staff to weigh in on the plan. David Deitemeyer stated staff has been involved in the review process and making recommendations along with partners. Britt Haley stated Anna Cordova (Park Archaeologist), Dan Allen (Park Ranger – Stratton Open Space) and Cody Bear Sutton (Natural Resources Specialist) have been involved in the project and provided feedback.

Citizen Discussion

No citizens commented at this time.

Adjournment

Motion: To adjourn the TOPS Working Committee meeting at 9:15 a.m.
1st – Nancy Hobbs, 2nd – Joe Lavorini, Approved, Unanimous