



**Parks, Recreation and Cultural Services Advisory Board
Meeting Minutes - FINAL
Thursday, June 13, 2019**

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

Members Absent: Daniel Bowan, Michael Phan

Alternates Present: Abby Simpson, Greg Thornton, Sarah Bryarly, Lisa Wieland

Staff Present: Karen Palus, Britt Haley, Kurt Schroeder, Kim King, Christi Mehew, Annette Proctor, Kelly Rajab, Pat Gentile, Jack Glavan, Emily Duncan, Corbyn Berg, Andrew Austin

Called to Order: Board Vice Chair Gary Feffer brought the meeting to order at 7:33 a.m.

Citizen Discussion

Glen Pressman, representing the Friends of Red Rock Canyon, spoke in regards to the Red Rock Canyon master plan amendment to eliminate a trail in the canyon. The master plan amendment process is not specific in the City Code. There should be criteria that everyone should follow and abide by otherwise, it is arbitrary. He asked the Parks department to draft procedures for amending master plans.

Carol Lavoie, Springs Ranch resident, stated the purchase of Springs Ranch golf course is under contract with Classic Homes. They will be submitting an application to rezone the area for housing development. The original agreement was that the developer would receive a credit of 66 acres due to constructing the golf course and keeping it open to the public. Now the 66 acres or a trade of the value would translate into money going into a fund for Parks that could be used anywhere within the city. The east side of town does not have much open space. The Trust for Public Land had a map in the Independent newspaper that showed the lack of open space in this area. This is an ideal location for a park and she encouraged the Parks Board to have the land remain as a park site for the citizens. Britt Haley, Design and Development Manager/TOPS Program Manager, stated this is a complex issue. In 1999, the Park Land Dedication Ordinance agreement made between the owner of the property and the city stated that the owner received credit for the golf course and if the golf course was closed, it would trigger certain requirements of the agreement. If it closed, the fees would need to be paid in lieu of the property equaling \$4,000,000. The potential owner has been conducting public meetings. The Parks Department would be interested in doing a trade for the Tutts Sports Complex. The department is open to this exchange to develop Coleman Park into a great facility and these fees would go toward this improvement. When a rezoning application comes into the city for land use review, there is an analysis of the subdivision and they provide acreage for parks or fees. They anticipate this may happen in the future and the 25.3 parcel on Tutt

Boulevard could be exchanged for golf course acreage. Karen Palus, Parks, Recreation and Cultural Services Director stated more details would be presented in future meetings.

Susan Davies, Trails and Open Space Coalition (TOSC) Executive Director, stated:

- The TOSC board discussed the issue of a trail being eliminated from the Red Rock Canyon master plan. They are not opposed to moving a trail; however, they are concerned about the process. They would like to have a format that is agreed upon to follow or an advocacy committee to assist in these situations.
- She thanked Scott Abbott, Regional Parks, Trails and Open Space Manager, who made everyone aware of the damage that took place in the High Chaparral area and took care of the problem.

Steve Kaczmarek, citizen, distributed a proposal to the Parks Board in regards to lake boating and fishing on Prospect Lake. He discussed three areas of concerns. Kim King, Recreation and Administration Manager stated they have tried to limit fishing and have tried to manage between motorized and non-motorized boats on the water. The department is in the process of adding additional signage and can look into this matter.

[Link to PowerPoint](#)

Cory Sutela, Medicine Wheel President, stated they have partnered with the Parks department for many years. He showed the final invoice for the Lake Moraine Trail and was here today with the last check to present to David Deitemeyer, Senior Landscape Architect, who worked on the trail.

Bruce Hamilton, citizen, distributed to the Parks Board an article that was in the Independent newspaper.

Approval of Minutes – May 9, 2019

Motion – To approve the May 9, 2019 minutes.

1st – Carol Beckman, 2nd – David Siegel, Approved, Unanimous

Action Items

Wolf Ranch Master Plan Amendment (Presented by Britt Haley, Design and Development Manager/TOPS Program Manager and Chris Lieber, NES Principal)

[Link to PowerPoint presentation](#)

Chris Lieber announced Tim Seibert, Vice President of Norwood Development Group, was present as well to answer questions.

Parks Board member Carol Beckman asked the following:

- Does the Ring the Springs Trail go through this area? Chris Lieber replied part of the Ring the Springs would come up along the Cottonwood Trail, extend to the north, and

loop up through. This trail corridor is identified in the Ring the Springs master plan. Utilizing this corridor would be a great amenity and be an anchor around this destination and entire ring. The goal is to connect it to the west and to the Cottonwood and Sand Creek Trails and over to the Cordera area. He showed this on a map slide.

- Does the budget include this area of the Cottonwood Trail? Britt Haley said for the 2020 Capital Improvement Project budget the part of the Cottonwood Trail identified is to Powers Boulevard. There is an area on the east side of Powers; however, the department has not gotten to this point and easements and acquisitions are needed. This is an important trail and a large component of this plan.
- Why are detention ponds in the previous master plan and not in the master plan presented today? Chris Lieber said there is a lake, which provides additional amenities and is valuable as a parkland amenity. The lake is the only area included within the community park credit piece. A detention pond is not developable in the same way as a lake.
- Will the district be in charge of the building and maintenance of the pocket parks and two neighborhood parks? Chris Lieber replied yes.
- If the Parks department closes on the Larry Ochs Sports Complex project, will there still be a need for sports fields? Britt Haley stated the department has a big need for sports fields and the department believes the Larry Ochs Sports Complex project will be successful; however, the department will still look for more opportunities and Coleman Park is a possibility. Chris Lieber said that this master plan has an area for possibly three ballfields.
- What is the park acreage and open space acreage as well as the budget numbers? Chris Lieber stated there is a 30 percent credit for Open Space and the community and neighborhood parks receive full credit. Britt Haley said the requirements were met in the prior plan and for this plan the department asked them to consolidate pocket parks and make community/neighborhood parks and they have exceeded the requirements. Britt asked Carol to go to page four of the agenda packet and look at the graph in the middle of the page as it answers her question.

Parks Board member David Siegel asked where the community trail system intersects with the city maintained community parks and what is the timing for development?. Chris Lieber stated the district is responsible for building the trail network. The timing of development will match when residential development occurs and will correlate with the adjacent development and there will be no gap.

Parks Board member Hank Scarangella said he liked the concept and is happy with the plan.

Parks Board member Ron Ilgen inquired if it created an issue for park staff having more than one park and being spread out? Britt Haley said it is not a concern now; however, the department has always had difficulty with operations and maintenance. There are benefits of working with Norwood and Chris Lieber because they understand this issue. Each site has all the elements and is very walkable. She anticipates that in the future when it is built, this challenge will be addressed.

Parks Board member Jason Rupinski thanked the parks staff and Chris Lieber and his team. He asked how happy he was with this plan. Chris Lieber stated he was very excited about it and liked that it is going to be built in phases. He said it is unique with natural features and it has an organized logical park system. As these areas develop, people get to discover each phase and it offers many community values. There will be more discussion about the specific elements when the master plan is created.

Susan Davies, Trails and Open Space Coalition (TOSC) Executive Director, stated it is great when development connects to the trail system. This project is an example of what can be built with TOPS sales tax dollars and she looks forward to getting an increase in the TOPS sales tax on the ballot.

Motion: To approve the Wolf Ranch Master Plan Amendment pertaining to a redesign of the remaining parks in the Wolf Ranch Master Plan including a reconfiguration of the community park acreage.

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

2020 Capital Improvement Project Recommendations (Presented by Kelly Rajab, Parks Financial Analyst)

[Link to PowerPoint presentation](#)

Kelly Rajab stated the TOPS Working Committee made a recommendation to the Parks Board that any extra or unspent money from the Tops Trails Category be directed to the Daniel's Pass improvements.

Parks Board member Carol Beckman asked/stated the following:

- What does the \$75,000 for the Red Rock Canyon landfill encompass? Kelly Rajab stated it is to monitor the landfill and meet the regulatory obligations.
- What is Plan B if the State Trails grant is not received? Britt Haley said the project would score well with the state trails process and that is why the match money is budgeted for next year. If the grant is not awarded, it will be a \$500,000 effort and the best strategy is to go for the grant, which is over \$300,000.
- What happens to Daniel's pass and the restoration efforts? Britt Haley replied this is three years out and the department will adjust accordingly and she cannot say what they will do three years in the future.
- Inquired about the restoration for the Chamberlain and Mesa Trail. David Deitemeyer stated money is budgeted for this year for the Chamberlain Trail over to Mesa.
- Asked if the TABOR retention item is approved by voters how does this work with the 2020 budget. Karen Palus said these are two different projects.
- She stated she has attended two of the meetings with the railroad and they have not said no to any of the options presented. Britt Haley stated the alternative selection would be made prior to this budget being implemented.
- She explained the TOPS Working Committee recommendation to board members.

Parks Board member David Siegel asked/stated the following:

- How will the Parkland Dedication Ordinance (PLDO) money be allocated? Karen Palus said the Parks department, in conjunction with the Finance department, made the decision to start clean and fresh in 2020 with nine PLDO accounts. She said whatever the remaining balance is at the end of the year the department will request a supplemental appropriation for the Panorama Park project.
- Stated he would like to see an increase in the Public Art Maintenance Category. The amount has been steady over the years and the city has great public art; however, the majority is downtown and the rest of the community is not being served and the maintenance is not sufficient. He is on the public art master plan board and they are looking for more ways to receive funding and maintain art in the city.

Parks Board member Hank Scarangella asked/stated the following:

- Inquired about the PLDO numbers. Karen Palus said the final numbers would be brought to the board toward the end of the year.
- Stated there is 26% in the Open Space Category and asked if there is a plan moving forward to acquire properties. Britt Haley replied yes. The department has allocated for 2020 to add \$20 million to the balance and the department has chronically underspent in the Open Space Category. She and Susan Davies are strategizing for the TOPS Sales Tax renewal and looking at the budget with concern. She will be looking for more money with future projects in the pipeline.
- Asked in regards to the wayfinding package how much does it cost to design signs? Kelly Rajab replied the design package is underway right now. Once the design package is complete, the rest of the money will be for implementation. Karen Palus stated this is the area citizens say needs improvement and it is the most costly.
- Stated the Conservation Trust Fund is very specific and asked what can be allocated with this fund. Kelly Rajab said only maintenance. Matt Mayberry, Cultural Services Manager, said they are trying to see if the public art maintenance funds can be increased. Parks Board member David Siegel said thank you; however, he is not a fan of amending budgets and it is probably best to address this once the public art master plan is complete. Parks Board member Gary Feffer stated that public art should be addressed more in the future.

Parks Board member Ron Ilgen asked about the parking lot above Helen Hunt Falls and is that the one at the end of Gold Camp Road. Kelly Rajab replied yes, it is known as the Powell property and was purchased with TOPS funds a few years back.

Parks Board member Jason Rupinski stated there is a one-time cost for stewardship and asked what the department does when equipment breaks down. Kelly Rajab replied the department has a vehicle replacement schedule.

Susan Davies, Trails and Open Space Coalition (TOSC) Executive Director, stated that the Trails Category is always missing out and does not have enough money. 2025 creates an opportunity to expand the TOPS Sales Tax and asked members that are coming off the Parks Board to help

weigh in and offer advice on what the category percentages should be, how to increase the tax and where should the money go. The Conservation Trust Fund is a great capital fund and only used to pay for maintenance. After all these years, the parks portion of the General Fund is still not up to the \$19 million prior to the economic downturn.

Motion: Move to approve the 2020 Parks, Recreation and Cultural Services CIP Budget as presented.

1st – David Siegel, 2nd – Carol Beckman, Approved, Unanimous

Reappointment and Appointments of TOPS Working Committee members (Presented by Britt Haley, TOPS Program Manager/Design and Development Manager)

Britt Haley asked for approval of the reappointment of a 2nd term for TOPS Working Committee member Nancy Hobbs. In addition, she asked for the approval for 1st term appointments on the TOPS Working Committee for Ingrid Richter, Bob Shafer and Scott Lewandowski (alternate position).

Parks Board member Carol Beckman inquired about the individual's background. Britt Haley provided this information to the board.

Parks Board member David Siegel stated it is important as the TOPS Working Committee has new appointments that diversity is on the Committee and he hopes that they can look at ways to diversify this group.

Motion: Move approval of the reappointment and appointments to the TOPS Working Committee as presented.

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

Presentations

Panorama Park Master Plan Update (Time Certain 9:00 a.m.) (Presented by Britt Haley, TOPS Program Manager/Design and Development Manager)

[Link to PowerPoint presentation](#)

Ring the Peak Update (Presented by Chris Lieber, NES Principal)

[Link to PowerPoint presentation](#)

Centennial Extension (Presented by Aaron Egbert, Senior Civil Engineer)

[Link to PowerPoint presentation](#)

Nevada Avenue 2C Improvements (Presented by Cory Farkas, Streets Division Manager and Cole Platt, Streets Program Supervisor)

[Link to PowerPoint presentation](#)

2020 Golf Fees & Charges (Presented by Pat Gentile, Golf Course Superintendent)

[Link to PowerPoint presentation](#)

Pikes Peak - America's Mountain Update (Presented by Jack Glavan, Pikes Peak – America's Mountain Manager)

[Link to PowerPoint presentation](#)

Staff Updates

Protect Our Parks (POPS) Initiative (Presented by Karen Palus, Parks, Recreation and Cultural Services Director)

Karen Palus stated:

- Thank you to Parks Board members David Siegel and Hank Scarangella for serving on the POPS Committee.
- Jeff Greene, City of Colorado Springs Chief of Staff, started the initiative Committee for POPS.
- The current proposal from the Committee was provided to City Council and they have asked for two additional versions to be written by the legal department.
- The next City Council meeting is on June 24th and they will address the initiative.
- The current proposal states:
 - That a voluntary conveyance shall be permitted with the approval of the majority of votes cast at a general or special election of the qualified electors of the City of Colorado Springs except as provided. There is a list that defines the exceptions.
 - Once a park is developed and on the Parkland Designation list, this list will deem whether the transfer of property would go through the election process and a vote of the people.
 - If there is a current PLDO project, such as Larry Ochs, that hasn't gone through the development process it would be eligible for transactions without the vote of the people.
- The Committee would like to see the definition of "De Minimis Conveyance" as less than two acres or 5% of the entire park whichever is less.
- The POPS initiative was discussed at the end of the Mayor/City Council workshop last week. City Council asked the legal department to draft two additional proposals. The first proposal is a vote by the people. The second is instead of the vote of the people it requires a super-majority vote of City Council and has been described as requiring approval of a majority of not less than six, which is a 7 to 2 vote of the entire Council with exceptions. The third proposal is instead of the vote of the people it would require a super-majority of City Council.

Parks Board member David Siegel stated:

- The 7 to 2 vote and the 6 to 3 vote was discussed. Council member Knight questioned the process and said he could have a small park in his council district and the entire city would vote on this park and his neighborhood would be affected by this decision.
- Kent Obee's group researched how other municipalities have created this initiative and compared Colorado Springs Park System to other areas.
- The board will be voting on this item soon and more language will be provided at the next meeting.
- The City Clerk wants to have a clear idea of how many issues will go forward at the next election.
- City Council president Richard Skorman wants the Parks Board to weigh in on this item and make a recommendation to City Council.

Board member Hank Scarangella stated:

- He has been on the board during the land exchange with the City and The Broadmoor and heard all of the discussion. Some people take the position of wanting a new resolution and ordinance when the outcome is not what they wanted. This initiative is starting from the premise that there is a problem. The issue stems from the belief that parks need more protection than they already have.
- He feels he has done his job as a park board member. Yes, their voice has been heard and the board and City Council sat through hours of meeting time to discuss this issue.
- He is not a great fan of citizen's votes. A small percentage of people who hone in on something affects the entire community. The level of awareness is a small percentage and how can you expect the average citizen to understand all that goes into making these decisions. They do not come to meetings and have access to all this information. Approximately 60,000 to 70,000 people vote and how many really understand what is going on; however, they are going to vote and these are the reasons he is skeptical. In addition, someone in another area of the city could be voting on a park in my area. This affects the quality of information the voters receive.
- The 7 to 2 majority vote option by City Council is a nice compromise; however, without seeing the language he is not committing to any position.

Karen Palus stated:

- She will send the new documents to the Parks Board for their review as soon as she receives them.

Parks Board member David Siegel said the POPS initiative working group approved the proposal for a public vote with the designated PLDO list with some restrictions. The working group approved the charter language. The second proposal is a super-majority vote by City Council with the same designated PLDO list and restrictions. The third proposal is a super-majority vote by City Council.

Board Vice Chair Gary Feffer stated the 4th option is to continue with plans as they are currently in place. Karen Palus said there would be some changes because the real estate manual is undergoing updates and Council member Pico and Geislinger are on this Committee.

Kent Obee, President of Save Cheyenne stated:

- Stated Churchill said democracy is the worst form of government except for all the others.
- This process started due to the land exchange between the City and The Broadmoor specifically Strawberry Fields.
- General Palmer explicitly gave parkland to the citizens and this premise served until 1948. The parks commission was abolished and parks became a department of the City.
- Their group did research and 80 to 90 percent of cities in Colorado have an ordinance and resolution that they are proposing which is no disposal of parkland without the vote of the citizens. Denver has a more restrictive charter.
- City Council passed in October to create something and objections occurred. They wanted a thorough stakeholder process that everyone could agree on. The language meets the criteria of the city's legal office and exceptions are included.
- Their group was dumbfounded when City Council decided to add two new proposals. He feels blindsided with the other options that have come up.
- When the parkland is gone it is gone forever. This gives the people that care a say.
- He hopes the Parks Board will approve the vote of the people option.

Vice Chair Gary Feffer stated:

- He has not seen any of the language yet and a lot of his thinking is based on Council President Richard Skorman's draft from a long time ago.
- He clarified that the Parks Board did not give away 200 acres. They took away 8 acres and gained a great deal.
- The article in the Independent could be one person's opinion. Hank said it and I agree, this article offends me personally. He agrees with Hank Scarangella that the board did their homework, did their job and he is proud of the work the board has accomplished. He will reserve his opinion for later.

Chair Mina Liebert stated:

- She attended the Mayor/City Council workshop. Council member Knight and Williams discussed this situation. The conversation took place after a long day. This should not be considered as being blindsided. They spoke with concern and passion and listened to others perspectives. They entertained different options to look at things from a broader perspective.

Jim Lockhart, citizen, stated:

- When this process started, there were eight exceptions where a vote of the people were not needed.
- He was very surprised other options came up now and it could have happened earlier. Karen Palus explained why the other options were confidential. The one option has

been publicly released. The others were a request from City Council to the legal department to give recommendations. No one can see the new options until City Council releases the documents and she wishes it was shared with the Committee. Once all the options are released, they will review them. Board Chair Mina Liebert assured him that the Parks Board does their due diligence and goes beyond other boards and commissions.

Susan Davies, Trails and Open Space Coalition (TOSC) Executive Director, requested from City Council President Richard Skorman to be part of this initiative if they were able to support it. She would argue one of the reasons Colorado Springs does not have an ordinance like other cities is because the system has worked and they have not had a problem. Karen Palus and Britt Haley have participated fully in this process. At one point Karen Palus was asked what exchanges happened in the past that rose to this level. Karen Palus explained the exchanges but it took so much time that the person asked her to move on because it was so detailed. This is the type of situation that citizens would vote on and they need to understand the details. She does not think having a vote of the people is the way to go. She believes letting the Parks Board and City Council make the decisions is best; however, she hopes TOSC can support whatever is decided regarding the initiative.

New Staff Introductions

Britt Haley, Design and Development Manager introduced the following new employees:

Emily Duncan, Trails Development Coordinator
Andrew Austin, Recreation and Administration Intern
Corbyn Berg, Design and Development Intern

Board Business

Karen Palus, Parks, Recreation and Cultural Services Director
She presented the TABOR retention proposed project list to the board and stated it has been emailed to the Parks Board, Mayor and City Council.

Ron Ilgen

The Pikes Peak – America’s Mountain concessionaire is still underway with evaluations of the RFP submittals.

Hank Scarangella

He inquired about the Parkland Dedication Ordinance (PLDO). Karen Palus stated there is more administrative and legal work to be done and it is under review. The Parks Board will have a presentation/workshop on this item. She stated they would need a new representative for the PLDO project since Hank Scarangella will be leaving in July.

Carol Beckman provided updates on the following meetings:

- North Cheyenne Canon bridge options
- Austin Bluffs Open Space master plan trails portion
- Leon Young Pavilion project

- TOPS Working Committee June meeting

Mina Liebert

- Asked board members to attend the Panorama Park Master Plan meeting on June 20th.
- Parks board alternate interviews will be later this month.
- The Lodgers Auto Rental Tax meeting was moved to the end of month.
- She is a new board member of Great Outdoors Colorado (GOCO).

Kurt Schroeder, Parks Maintenance and Operations Manager asked the board if they would like to attend a site visit of the Centennial Extension project area.

Adjournment

Motion: Move to adjourn at 2:30 p.m.

1st – Carol Beckman, 2nd – David Siegel, Approved, Unanimous