



**Parks, Recreation and Cultural Services Advisory Board Meeting  
Meeting Minutes  
Thursday, December 14, 2023**

**Members Present:** Sarah Bryarly, Abby Simpson, Larry Bogue, Greg Thornton, Steve Harris, Steve Lenzo, Amandla Atilano-Roque, Julia Sands de Melendez

**Members Absent:** Andrea Perry

**Alternates Present:** Debbie Swanson

**Alternates Absent:** Kimberley Sherwood, Mike Sullivan

**Staff Present:** Britt Haley, Eric Becker, Kim King, Lonna Thelen, Anna Bingman, Caroline Miller, David Deitemeyer, Emily Duncan, Jake Butterfield

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**Called to Order:** Board Chair Sarah Bryarly brought the meeting to order at 10:43 a.m. following the annual Parks, Recreation and Cultural Services Advisory Board holiday breakfast.

**Citizen Discussion**

Susan Davies, Executive Director for the Trails and Open Space Coalition (TOSC), thanked the Board and staff for another year of great work and partnership. She stated that it was important to reflect and remember key successes of the year, especially the successful twenty-year extension of the TOPS program.

Cory Sutela, Executive Director for Medicine Wheel Trail Advocates, echoed Ms. Davies' sentiments on a great year. Additionally, Mr. Sutela said his organization had received a lot of positive feedback on the recent projects completed in Red Rock Canyon Open Space.

**Approval of Minutes** – November 9, 2023 meeting minutes.

**Motion:** To approve November 9, 2023 meeting minutes.

1<sup>st</sup> – Julia Sands de Melendez, 2<sup>nd</sup> – Steve Harris, Approved, Unanimously.

**Action Items**

**Karman Line Land Use Plan** (Presented by Caroline Miller, Program Administrator)

Caroline Miller, Program Administrator, presented the Board with the Karman Line Land Use Plan. Her presentation included quick facts and the vicinity map; land use review; the Park Land Dedication Ordinance; and finally, the phasing plan. Caroline then introduced Craig Dossey, President of Vertex Consulting Services, and Phil Stuepfert, Leader for Land Development for HR Green, who presented the land use plan. This presentation included the location and

regional context; park facilities regional context; the Karman Line Land Use Plan; the Karman Line parks location map; the Karman Line park land dedication calculations; neighborhood parks; the community park; and finally, photos from each of the potential park sites.

[Link to Agenda Packet Here](#)

Board member Greg Thornton asked what grades the planned school in the development will serve. Craig Dossey responded that the planned school is in the Ellicott School District, and the current plan is to serve grades kindergarten through eighth grade, but there is potential to expand that. Next, Greg asked how the metro district would be funded. Craig responded that the district is funded through a mill levy. Greg then asked if the potential parks would be constructed towards the end of development. Craig said there is a phased approach to the development, with the first park being constructed in phase II of the plan. Greg's final question was if the density of the development increases, is there enough land to dedicate. Craig answered that the developer would likely revise the plan to provide more land.

Board member Steve Lenzo asked if the parks would be open to everyone. Craig Dossey responded yes; the parks will be open to the public. Next, Steve mentioned that the plan includes 6,500 dwellings. He asked if that number were to increase, would the dedicated parkland need to increase as well. Caroline Miller answered yes, there would be an upgraded requirement of land dedication and an amendment to the land use plan, which would come back before the Board. Steve's final question was how a metro district would be set up. Craig answered that the developer basically brings together stakeholders and residents onto a team, and then transitions the team from being run by the developer, to the metro district.

Board member Julia Sands de Melendez asked what the next steps on the approval process for annexation are. Caroline Miller answered that the land use plan will go next to the Utilities Board, then to the Planning Commission, and finally, to City Council for approval. Julia asked if it would be possible to have a site visit to the area to get a better understanding of where the future parks are located. Craig Dossey said he would be happy to work with staff to make that happen.

Board member Larry Bogue asked what will happen to the land after it is graded. Craig Dossey responded that revegetation will occur once the stormwater elements are put into place, with likely a natural seed mix.

Board member Steve Harris commented that the water supply has been a big topic of discussion among development over the last few years, and asked if water will be accessible for the new proposed parks. Craig answered yes, they have factored the water supply into this development and the parks will have adequate water.

Cory Sutela, Executive Director for Medicine Wheel Trail Advocates, thanked the Board for their thoughtful questions and for always encouraging the accepting land over fees in lieu.

**Motion: To approve the Karman Line Land Use Plan reflecting a 79.3-acre park land obligation, with seven metro district owned neighborhood parks and one community park provided to satisfy the obligation.**

1<sup>st</sup> – Greg Thornton, 2<sup>nd</sup> – Julia Sands de Melendez, Approved, Unanimously.

### **Presentation Items**

**Bluestem Prairie Open Space Project** (Presented by Lonna Thelen, Design and Development Manager)

Lonna Thelen, Design and Development Manager, presented the Committee with the Bluestem Prairie Open Space drainage mitigation project. This presentation included the site location; existing conditions; the project proposal; review of concerns; and letter of support from the Palmer Land Conservancy. Jeff Mohr, Senior Project Manager for Enertia Consulting Group, LLC, provided additional information on the project. His presentation included existing drainage issues; upstream improvements; project improvements; and finally, construction and access.

[Link to Agenda Packet Here](#)

### **Staff Updates**

**2023 Capital Improvement Projects Update** (Presented by Lonna Thelen, Design and Development Manager)

Lonna Thelen, Design and Development Manager, along with Emily Duncan, Trails Development Coordinator, David Deitemeyer, Senior Landscape Architect, and Jake Butterfield, Capital Projects Coordinator, presented the Board with the 2023 Capital Improvement Projects (CIP) update. This presentation included the Red Rock Canyon Open Space trail system improvements; the Red Rock Canyon Open Space pond reclamation project; open space wayfinding installation; the Blodgett Open Space master and management plan public process; Fishers Canyon Open Space master and management plan public process; Fishers Canyon Open Space fire mitigation; Antlers Park dog park; Austin Bluffs Open Space trail development; Monument Valley Park improvements; developed park projects; parking lot improvements; park facility improvements; the Rock Island section of the Legacy Loop Trail; Mesa Creek Crossing and trail construction; Pikes Peak Greenway utility undergrounding; Sand Creek Trail Hancock Expressway crossing; Sinton Trail at Arrowswest; and finally, the Ute Valley Regional Trail.

[Link to Agenda Packet Here](#)

A request was made from the Board for a future update on the TOPS fund.

### **Staffing Update/New Staff Introductions**

Eric Becker, Park Maintenance and Operations Manager, announced that Rangers Larry Kitt and Mark Tatro had both been promoted into Senior Ranger positions. Larry will be taking over what was formally Gillian Rossi's Senior Ranger role in TOPS, and Mark would be replacing Senior Ranger Snook Cipoletti at the Garden of the Gods following his retirement. Kim King, Assistant Director, introduced Cecile Braren as the Administrative Support at the front desk for the Administration Office. Additionally, Kim introduced Greyson Rowley, a Business Support Specialist II who will be supporting the Community Engagement team. Finally, Lonna Thelen, Design and Development Manager, introduced Daniel Gould as the new Senior Landscape Architect on the Design and Development team.

### **Other Updates**

Anna Bingman, Staff Assistant, displayed the new open space poster in the series that began in celebration of the TOPS 25<sup>th</sup> anniversary. The new poster features Red Rock Canyon Open Space and is available to purchase online.

### **Board Business**

Larry Bogue – Mr. Bogue asked if it would be possible to receive a formal update on the partnership with the Golden Lotus Foundation in historic Stratton Park. Britt Haley, Director, said we can provide a formal update in the coming months, as the Golden Lotus Foundation is refocusing their fundraising mission currently. Mr. Bogue also said there had been a great introductory presentation about the Fishers Canyon master plan at the TOPS Working Committee meeting.

Julia Sands de Melendez – Ms. Sands de Melendez said that there is a LART meeting the following day.

Steve Lenzo – Mr. Lenzo stated that some of the emails from citizens concerned about the Blodgett master plan mention gates not being locked at night, and asked if that was true. Eric Becker, Park Maintenance and Operations Manager, answered that our staff opens gates in the morning. However, our contract security company is responsible for closing and locking gates in the evening, so the time a gate is locked could vary depending upon when the company gets there, but all gates are locked each evening.

Sarah Bryarly – Ms. Bryarly asked if Eric Becker was able to follow up on the portalet service at the Incline, as they were still pretty bad. Eric said he would follow up with Maddy Peddy, the Ranger at the Incline.

### **Adjournment**

**Motion: Move to adjourn the Parks, Recreation and Cultural Services Advisory Board meeting at 12:55 p.m.**

1<sup>st</sup> – Julia Sands de Melendez, 2<sup>nd</sup> – Larry Bogue, Approved, Unanimously.