

OPEN SPACE BOARD OF TRUSTEES

Wednesday, January 14, 2015 at 6:00 p.m.

Council Chambers, 1777 Broadway

MEETING AGENDA

(Please note that times are approximate.)

- 6:00 I. Approval of Minutes
- 6:05 II. Public Participation for Items Not on the Agenda
- 6:15 III. Matters from Staff
Voice & Sight Tag Program Update
Status report on Left Hand Trail improvements
Status report on Skunk Canyon Trail alignment
Status report on Gregory Canyon step repair
FEMA Update
Opening of US36 underpass/South Boulder Creek Trail
Update on Joder property next steps
- 7:30 IV. Matters from the Board
Election of Board Secretary
- 7:40 V. Consideration of a motion to approve the purchase of 5 acres of land and all mineral rights located at 38474 Boulder Canyon Dr. from the Bonnie L. Schnell Revocable Trust for \$400,000 for Open Space and Mountain Parks purposes and an additional \$20,000 is recommended to be authorized from the acquisition budget for deconstruction and recycling of the existing house. Consideration of a motion to recommend that this parcel be included as part of the Western Mountain Parks Habitat Conservation Area.*
- 8:10 VI. Adjournment

*Public Participation

OPEN SPACE BOARD OF TRUSTEES

Minutes

Meeting Date December 10, 2014

BOARD MEMBERS PRESENT

Tom Isaacson Shelley Dunbar Frances Hartogh Molly Davis Kevin Bracy Knight

STAFF MEMBERS PRESENT

Mike Patton Jim Reeder Dave Kuntz Tracy Winfree Mark Gershman
Cecil Fenio Don D'Amico Alyssa Frideres Heather Swanson Kelly Wasserbach
Phil Yates Annie McFarland Steve Armstead Leah Case

CALL TO ORDER

The meeting was called to order at 6:00 p.m.

AGENDA ITEM 1 – Approval of the Minutes

Tom Isaacson said under Agenda Item 8, “exiting road bed” should be “existing road bed.” He said during public comment on page 5, “Ray Bridge was speaking on behalf of PLAN-Boulder County.” “Janet Choo” should be changed to “Janet Chu.” On Page 5, under Return to the Board, the language should read, “so it is a continuation of habitats.” On the same page, change the wording to, “Mike Patton said the only trail that should be opened is the road connecting Olde Stage and Hwy 36.”

Shelley Dunbar moved to approve the minutes from Nov. 12, 2014 as amended. Tom Isaacson seconded. This motion passed unanimously.

AGENDA ITEM 2 – Public Participation for Items not on the Agenda

Randy Winter, Boulder, thanked staff for making changes to the self-closing gates and allowing them to be locked open when cattle is not in the area.

Joel Koenig, Boulder, said staff has spent too much time on the Skunk Canyon property. The trail work that has taken place is great, but there are a lot of other areas in the system that need focus.

Crystal Gray, Boulder, spoke about her time on the Open Space Board of Trustees (OSBT) and her time with Mike Patton. She thanked Mike for all he has done over the years and wished him well in his retirement.

AGENDA ITEM 3 – Director’s Updates

Wildlife Program Update

Heather Swanson, Wildlife Ecologist, gave a wildlife program update.

Frances Hartogh asked what defines an imperiled species. Heather said it is a rare or endangered species, typically with a state or national designation. Frances asked if future planning or decision making will be adjusted if studies show that species have significantly changed in number. Heather said variation from year to year is typical; however, with significant changes an area may be looked at more closely. Kevin Bracy Knight asked why there is such a high density of grasshopper sparrows. Heather said there is a good combination of tall grasses, few roads, and characteristics of a vegetation community. Frances asked if there is a scientific standard for the number of years needed in order to give accurate data for monitoring. Heather said no; although the longer the study the more accurate it will be.

Council Retreat Questions for Boards and Commissions

The Board finalized their responses for the council retreat questions for Boards and Commissions. Their final responses will be sent to City Council for its study session.

AGENDA ITEM 4 – Matters from the Board

The Board took some time to thank Mike for his time with Open Space and Mountain Parks (OSMP).

The Board asked for an update on the Voice and Sight Tag Program. Steve Armstead said over 4100 people have gone through the education class and tag registration is underway. The education classes will continue to be offered into 2015, most likely slowing down in February.

Kevin thanked staff for the changes made to the self-closing gates. Molly Davis asked if there is a plan to repair the stairs on the trail from Chautauqua into Gregory Canyon. Jim Reeder said staff is looking into this. Frances asked the public to stay on trail even when it is muddy.

AGENDA ITEM 5 – Consideration of a motion pertaining to the development of a trail on the Joder Open Space and Mountain Parks property.*

Mike Patton, OSMP Director, presented the staff recommendation for the Joder Property.

Tom asked if Boulder County is okay with putting in parking. Mike said yes. Tom asked if that would need to wait for the North Trail Study Area (TSA). Mike said not necessarily. Tom asked if the conversation about parking were to move forward, how long it would take for work to start happening on the ground. Tracy Winfree said there would need to be other agencies coordinated with; at a minimum it would be six months out. Molly asked about determining the parking lot specs. Tracy said staff would contact Colorado Department of Transportation (CDOT) first, and then do a traffic study. Molly asked if an inventory of resources has taken place. Dave Kuntz said yes, but the planning process has not started. He said the public process is important and staff would like to come back to the Board to talk about what would be appropriate for this. Molly asked about the soil composition and if staff has a good handle on this. Dave said additional soil testing has not taken place. Molly asked about the existing trails and if staff can tell how they would handle heavy use. Mike said soils do not differ dramatically across the land; the existing road and two-track have been there for a long time.

Public Comment

Pam Piombino, on behalf of Boulder County Audubon Society, said she values the opportunity to enjoy Open Space and the obligation to preserve the species that live there. She asked the Board to respect the TSA process. This process was designed to manage conflicting uses. Joder Ranch was purchased at the time of the Visitor Master Plan (VMP) and was already in a Habitat Conservation Area (HCA). She said it is appropriate that this area is included in the North Foothills HCA. She is interested in having access to the property, but asks that the opening happen in the right way.

Linda Andes-Georges, Longmont, said the TSA process was created for a reason. She said she is uncomfortable with the staff recommendation; please do not develop on this property or move forward with any planning outside of the TSA process.

Jason Vogel, Boulder, said having a regional trail connection is very important. There has been poor communication and outreach from staff which has caused a lack of trust. Staff has talked about this trail for a long time and it is time to move forward. It is possible to make this trail work for all user groups.

Carmen Porter, on behalf of Blazing Saddles 4-H Club, said she would like to see equestrian use sooner rather than later at Joder Ranch. She appreciates this option coming forward ahead of the TSA. Other uses such as biking should be allowed as well. Staff should make adding parking a priority.

Jim Butterworth, Boulder, said he agrees with the staff recommendation; however, he would disagree with the HCA designation of this area. The parking and trailhead process should commence immediately using a public process. Staff should also consider opening the other existing trails on the property. He is encouraged to hear from staff that the TSA could be completed in 2015.

Diana Vann, Boulder, said she loved her time at Joder, and had thought that this area would always be available to equestrians. It is frustrating that this is not currently the case. There are existing trails and parking which should be utilized. Increased volume should not be an issue. She asked staff to open this area up now, and then start the study.

Kathy Hollister, Longmont, said staff should not move forward on opening up these trails until all user groups will be able to have access.

Dennis Kvehl, Longmont, president of the Colorado Horse Council, said the Joder Family was very active in their group. He said he is pleased to hear that allowing equestrians prior to the North TSA is on the table. He asked staff to make it clear that the HCA is a part of the plan if it is decided to move forward with the North TSA.

Bill Skebli, Colorado Horse Council, said Eloise Joder was an inspirational leader who brought together many people. She was very active in many groups and Joder Ranch is a tribute to horses and horse owners in our state.

Jim Boeck, Boulder, said the community tax money has gone towards this land with the purpose to preserve it; please keep this in mind when making any decisions.

Alexa Schild, Boulder, said she has had her horse at Joder Ranch for the last five years. She loves having that opportunity and would miss this if taken away.

Randy Winter, Boulder, said he understands that the intention is not to ban horses, but certain decisions will unintentionally ban horses, such as not having trailer parking. He suggested separating trail use to keep conflict to a minimum. He asked staff to wait until they have completed the North TSA and the full plan is implemented before allowing any use.

Suzanne Webel, Boulder County, said Joder Ranch is important to the history of Boulder County. OSMP needs to honor its obligations in a timely matter. Joder Ranch is equestrian habitat and she would like to keep access for this user group. She said that rare butterflies are not enough to justify an HCA or closing access. According to the VMP, some exceptions can be designated or allowed in an HCA. The eight miles of existing trails should be available to use. During the West TSA the horse community lost 30 percent of existing horse trails. She said she supports opening a multi-use trail, but at the next meeting she would like staff to discuss other trails that can be opened prior to the North TSA, and have a discussion on completing the North TSA in 2015.

Susan Douglass, Boulder, said both the Board and council accepted the HCA priorities of this land. The guiding principles of the VMP required the Board to use an HCA designation. She said staff should honor the TSA process and advised that making provisional designations can tend to be thought of as permanent.

Maxine Doner, Adams County, said she has experienced the changes that have occurred over the last 25 years. There are some trails she now avoids because of these changes. Historically, Joder Ranch is an equestrian area and she would like to see this maintained. She said riding on Douby Draw with a horse is

concerning with how quickly bikes are traveling. It would be important, if decided to make the proposed trail multi-use, to have it wide enough for both users to pass while being able to stay on trail.

Mark McIntyre, Boulder, said at an open house in 2008, new acquisitions were presented. For each of these, access was either allowed but discouraged, closed or designated as an HCA. None of these areas mentioned opportunities for recreation. He said perfection is the greatest enemy of good; the OSMP definition of perfection is the greatest enemy of the common good. He asked for access to be opened now, and adjustments can be made during the North TSA.

Mark Bibb, Colorado Springs, said he understands both equestrians and cyclists and how these groups need to work together. It is a focus of his department in Colorado Springs to try and integrate equestrians into the bike community. They would prefer that user groups try to work together versus breaking up use by day. He said if staff is going to open up one of the existing trails then it would make sense to open up all existing trails.

Pat Billig, Boulder, said she strongly supports staff recommendation for the temporal division of the fast and the slow user groups. This would be a great pilot program for the city. Pat read a statement from the Joder family:

First, we need to say at the outset that we, the four Joder Family members, are much like a microcosm of the Boulder community--we each have different outdoor activities we enjoy, we have somewhat different ideas about land use in general, and we also have slightly differing opinions on what should eventually be done with the City's new acquisition. Therefore, the following points are somewhat general and may be slightly contradictory.

When we sold the property, we knowingly put our trust into the Open Space process for determining land use and we believe that, once the process is completed and all voices are heard, the right balance will have been struck.

Here are the main points upon which we have come together:

- 1) Whatever the use, we feel strongly that the impact on the biodiversity of the land be respected as much as possible. At one time or another, for example, we have seen on our ranch deer, elk, turkey, bobcat, coyote, mountain lion (once, with cubs!), golden eagle, and even bear. Care must be given within the plan so that both humans and wildlife can co-exist with minimal impact to one another.
- 2) Hiking, mountain biking, general outdoor appreciation--and especially equine activities--have always been part of the Joder Family and Joder Ranch tradition and we would like to see those activities continue on this new Open Space property, but with careful consideration to the first point.
- 3) We understand that one of the principle reasons for the purchase of this property was as a trail link for hikers, horses, runners, and cyclists transiting from Boulder to Heil Ranch and beyond. We support that objective but, again, with proper due diligence in balancing the needs of user groups with the needs of the native wildlife.
- 4) We are happy that our former Ranch is now in the public domain and will eventually be enjoyed by many generations to come. It is our belief that a balance can be struck between all the various human users and the wild critters if everyone works together. To that end, we feel that City of Boulder OSMP should complete an appropriate planning process, with the required public input, to avoid potential long-term negative impact to the land.

Raymond Bridge, speaking on behalf of PLAN-Boulder County, said staff needs to follow the VMP guidelines and go through a planning process for each area. A lesson learned from earlier TSAs is that it is a big mistake to allow user groups to draw lines on the map prior to the TSA. Please follow the process that has been decided on by the community.

Shelley Smagac, Boulder County, said she supports having equestrian access on Joder Ranch. Staff should move quickly to incorporate this use on Joder.

Amy Bowman, Longmont, said she promised Eloise Joder that she would carry the torch for ensuring this property remains a horse property; she asked the Board to please consider that request.

Laura Edwards, Boulder, said equestrian use at Joder Ranch needs to be a priority. Please open the trails as soon as possible and make parking a priority; without parking equestrian access is not realistic. She would like to see a loop trail and, if possible, separate other user groups either spatially or temporally.

Catherine Corona, Boulder County, said she lives next to Joder Ranch and has spent many years riding her horse on this property. She would encourage staff to open these trails prior to the North TSA. If possible she would ask for staff to look at ways to help with multi-use trails. It can be tough to ride on the same trail with a bicycle.

Morgan Lommele, Boulder MountainBike Alliance (BMA), said she supports staff recommendation and this trail connection. This property was purchased with the intent to have a trail connection. OSMP should serve its citizens and open this trail as quickly as possible. She said user groups are frustrated by the way OSMP has managed this property; it alienates people by closing access for so long. She said the Board needs to hold staff accountable for its commitments and approving the staff recommendation is the first step.

Rich Boyan, Louisville, said he supports having a loop trail and agrees that the existing trails are solid and excellent. There is no reason why this should not be opened very soon for equestrian use. It would be beneficial to have horse trailer parking as quickly as possible. Allowing use now would not significantly change the environmental impact.

Timothy Green, Boulder, said he agrees with having a loop trail. The unintentional restriction to horses needs to be avoided. This would be a good time to make equestrian use a priority. It would be okay to structure it for multi-use, but please insure that horses do not get squeezed out of the plan.

Linda Parks, Boulder, said a study of this area should take place before opening up the property. She would like to see that equestrians are kept in mind during this process while also respecting wildlife. If it is possible to complete the TSA in 2015 that would be ideal. She noted that opening up this trail as a connector to Heil is concerning because of the inevitable increase in bike traffic.

Marcus Popetz, Boulder, moved to Boulder for the recreation. He was disappointed to find so many access issues; opening up Joder will help with density issues. It would be beneficial to open up this area prior to the North TSA, so people can get out and see the property. This will make those who are involved in the public process during the North TSA more familiar with the area.

Chris Morrison, Boulder, said the trails on Joder seem to be in great shape. He suggested making trails wide enough for multiple users, and to also allow the option for people to step off trail if needed. He would like to see a loop trail if possible and one that does not have to be shared with bikes.

Anne Davidson, Lyons, said she is a longtime user of Joder Ranch. The Joder Family was visionary when it came to creating an experience. This can be created again when those trails are opened up to connect with Heil. This area promotes healing, reconnecting with friends and discovering nature. She said her past experience sharing the trails with bikers have all been very positive.

Eileen Monyok, Boulder, Friends Interested in Dogs on Open Space (FIDOS), said Buckingham is currently a Voice and Sight trail, and they would like this to remain as such. FIDOS is requesting the proposed trail along the north of Joder Ranch to also be Voice and Sight. This would allow equestrians to ride along with their dogs off leash. She said she would like to see a public process to determine the HCA designation.

Jody Marken, Boulder County, said the Joder Family has a passion for the horses and for the land. We all share that passion and need to recognize Joder Ranch as an opportunity for everyone to work together. There is a saying that staff should follow, take the time to take the time it takes.

Edith Stevens, Friends of Boulder Open Space (FOBOS), said they encourage trail development on the Joder property as part of the North TSA process. City Council directed staff to look at survivability of this property. This study on Joder has been delayed and almost forgotten. It is impossible to address sustainability when there is no data. Joder is a host for a rare butterfly and rare plants. She asked the Board if political pressure relieves them from analyzing this area before building. There is a potential to destroy these rare butterflies and plants and the Board would be directly responsible.

Karen Hollweg, Boulder, said this community is a beneficiary of this Open Space vision. The North TSA inventory and analysis should focus on the species and their needs. The short term inventory missed some species because of population changes. The decision about this HCA is not only about which uses will be allowed, but about our vision and how habitats will sustain themselves. Before starting to take more habitat and subjecting Joder Ranch to the OSMP visitors, the species on the property need to be protected by going through the full TSA process.

Brady Robinson, Boulder, said he is a recreation conservation advocate, and connecting people to our Open Space is important. There was no public process for the HCA designation on this property. He said he supports the staff proposal. He said he believes in honoring the historic use and would urge the Board to take concerns of equestrians seriously and open the existing eight miles of trails as soon as possible.

Return to the Board

Molly asked Catherine Corona how she accesses the Joder property. Catherine said she crosses the highway from her house across the street. Shelley asked about the easement from the Joder Family for property access Catherine mentioned during her public comment. Tom said this is a legal issue and it will depend on the specific easement; staff will follow up on this at the next meeting. Molly asked Mark Bibb from Colorado Springs if he has any suggestions for OSMP on this process. He said Susan Davies is a better resource, but something they value on their property is a spirit of cooperativeness. They continue to look for ways to combine user groups in a positive way.

Shelley asked about timing for the North TSA implementation and on-the-ground changes. She said staff and the Board need to keep faith with the public and stay true to timelines. She said staff should also make clear that the term “completion” does not mean implementation. Tom said he favors the construction of the regional connector trail, and would support the staff recommendation. Mike said he cannot imagine this area not having a loop trail; it would not make sense for this not to be included.

Motion

Molly Davis moved the Open Space Board of Trustees recommend that staff proceed towards establishing one interim trail between Foothills Highway and Olde Stage Road across the Joder Property, using the existing road and trail identified in staff's map attached to the Nov. 12, 2014 memorandum, with the understanding that all uses of the Joder property will be evaluated as part of the North TSA planning process. The decision to create interim access is due to the unique circumstances and will not set a precedent. North TSA participants should not interpret this action as supporting or rejecting any other proposed action on the Joder property in the North TSA. The usual HCA rules, including the on-trail requirement, will apply to the Joder property and the interim trail through the conclusion of the North TSA process. Tom Isaacson seconded. This motion passed four to one. Frances Hartogh dissented.

Tom Isaacson moved the Open Space Board of Trustees recommend that the Joder portion of the interim regional connection trail be dogs on leash and the portion on the Buckingham property remain Voice and Sight. The North TSA process should consider whether to keep these designations in effect. Shelley Dunbar seconded. This motion passed unanimously.

Frances Hartogh moved the Open Space Board of Trustees to make the following statement about the Joder property: the Board understands and appreciates the historic use of the Joder property for equestrians and believes that this historic use should be honored and accommodated through the TSA process. Kevin Bracy Knight seconded. This motion passed unanimously.

Tom Isaacson moved the Open Space Board of Trustees make the following statement: the designation of the Joder II property as an HCA was made with minimal public process. The North TSA should take a fresh look at the management area designation of this property. Kevin Bracy Knight seconded. This motion passed three to two. Molly Davis and Frances Hartogh dissented.

ADJOURNMENT – The meeting adjourned at 11:40 p.m.

These draft minutes were prepared by Leah Case.

CITY OF BOULDER
OPEN SPACE BOARD OF TRUSTEES AGENDA ITEM

MEETING DATE: January 14, 2015

AGENDA TITLE: Consideration of a motion to approve the purchase of 5 acres of land and all mineral rights located at 38474 Boulder Canyon Dr. from the Bonnie L. Schnell Revocable Trust for \$400,000 for Open Space and Mountain Parks purposes and an additional \$20,000 is recommended to be authorized from the acquisition budget for deconstruction and recycling of the existing house. Consideration of a motion to recommend that this parcel be included as part of the Western Mountain Parks Habitat Conservation Area.

PRESENTER/S

Tracy Winfree, Interim Director, Open Space and Mountain Parks
Jim Schmidt, Property Agent

EXECUTIVE SUMMARY

This 5-acre parcel was created as part of the 118-acre Schnell Open Space acquisition in 2012. This was an important acquisition for the department as the land contains the lower reaches of Chapman Drive, a very desirable trail connection between Boulder Canyon and the top of Flagstaff Mountain. At the time of that acquisition, the Schnell family was only willing to enter into the transaction with the City of Boulder if they could retain ownership of a roughly 5-acre “homestead” for possible residential use by a family member. The site contains a modest home where Bonnie Schnell lived and raised her two children as well as a very steep-sided drainage containing Lost Creek, an important wildlife corridor and habitat (See Attachments A and B). The city acquiesced in this negotiation demand conditioned upon the Schnell family granting the city a Right of First Refusal to purchase the 5-acre “homestead” property if it were ever offered for sale to a non-family member. The city also required the Schnell family to enter into a Development Rights Agreement that severely restricted the size and location of the residence that any non-family member could build on the property.

The Schnell family put the 5-acre “homestead” parcel on the market in the spring of 2014, recently receiving an acceptable offer on the property for \$400,000. Upon receipt of the notice of this contract, the Open Space and Mountain Parks (OSMP) Department exercised the Right of First Refusal option, conditioned upon approval of the purchase by Open Space Board of Trustees (OSBT) and City Council.

The Schnell property offers a continuation of the natural values found within the adjacent Western Mountain Parks Habitat Conservation Area. Biologically rich forest, woodland, cliff and riparian habitats on the Schnell property combine to form large habitat blocks

with no existing trails. These blocks harbor many species that thrive where few people are present. Interior specialist raptors like goshawks and Cooper's hawks, and large forest predators are known to use the property as well as surrounding Open Space. The diversity of habitat types and a dominantly north-facing aspect with seeps and springs support a rich flora that includes Douglas fir, ponderosa pine, numerous montane shrubs, ferns and a wide variety of herbaceous plants. It is likely that the Schnell property provides habitat for rare and uncommon plant species that occur on nearby OSMP land such as the Rocky Mountain sedge, wood lily and several orchid species. Increasing the size and continuity of this rich habitat mosaic through purchase of the Schnell property and designation as a Habitat Conservation Area would add to the ecological value and protection of the area.

STAFF RECOMMENDATION

Staff recommends that the Open Space Board of Trustees approve a motion recommending that the Boulder City Council approve the purchase of this 5-acre parcel located at 38474 Boulder Canyon Dr. for \$400,000 and an additional \$20,000 be authorized from the acquisition budget for deconstruction and recycling of the existing house.

Staff further recommends that the Open Space Board of Trustees approve a motion recommending that the Boulder City Council approve inclusion of this parcel as part of the Western Mountain Parks Habitat Conservation Area.

COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS

- **Environmental:** OSMP is a significant community-supported program that is recognized as a leader in preservation of open space lands contributing to the environmental sustainability goal of the City Council. The department's land acquisition, land and resource management and visitor service programs help preserve and protect the Open Space values of the surrounding publicly-owned lands.
- **Economic:** OSMP contributes to the economic vitality goal of the city as it provides the context for the diverse and vibrant economic system that sustains services for residents. The land system and the quality of life it represents attract visitors and help businesses to recruit and retain quality employees.
- **Social:** Because OSMP lands, facilities and programs are equally accessible to all members of the community, they help to support the city's community sustainability goal because all residents "who live in Boulder can feel a part of and thrive in" this aspect of their community.

OTHER IMPACTS

- **Fiscal** – The purchase price for the Schnell Homestead parcel being acquired is \$400,000 payable at the time of closing with an additional \$20,000 being authorized for deconstruction and recycling of the existing house. There are sufficient monies in the Open Space Fund for this acquisition. A Cash Flow Projection is included as Attachment C.

- Staff time - This acquisition is part of the normal work plan for the OSMP real estate property agents.

PUBLIC COMMENT AND PROCESS

This item is being heard as part of this public meeting advertised in the *Daily Camera* on Jan. 11, 2015.

ANALYSIS

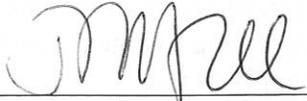
This 5-acre parcel was created as part of the 118-acre Schnell Open Space acquisition in 2012. At the time of that acquisition, the Schnell family was only willing to enter into the transaction with the city if they could retain ownership of this roughly 5-acre “homestead” for possible residential use by a family member. The purchase price for the original 118-acre parcel was \$1,200,000 which equates to a per acre purchase price of \$10,169. This 5-acre “homestead” parcel is now being proposed for purchase at \$80,000 per acre; however when adding this additional cost to the original Schnell transaction, the overall per acre cost for the entire 123 acres computes to \$13,000 per acre.

The 118-acre Schnell property was made an addition to the adjacent Western Mountain Parks Habitat Conservation Area (HCA) when it was acquired in 2012. It contains biologically rich forest, woodland, cliff and riparian habitats combining to form a large habitat block with no existing trails. This block supports many species that thrive where few people are present. Interior specialist raptors like goshawks and Cooper's hawks, and large forest predators are known to use the property as well as surrounding Open Space. The diversity of habitat types and a dominantly north-facing aspect with seeps and springs support a rich flora that includes Douglas fir, ponderosa pine, numerous montane shrubs, ferns and a wide variety of herbaceous plants. It is likely that the Schnell property provides habitat for rare and uncommon plant species that occur on nearby OSMP land such as the Rocky Mountain sedge, wood lily, and several orchid species. The 5-acre “homestead” parcel under consideration for acquisition includes two very steep-sided, wooded drainages capturing the lower reaches of Lost Creek and another unnamed creek, forming an important wildlife corridor and habitat connection to the greater Western Mountain Parks HCA. Increasing the size and continuity of this rich habitat mosaic through purchase of the Schnell “homestead” parcel and designation as a Habitat Conservation Area would add to the ecological value and protection of the area.

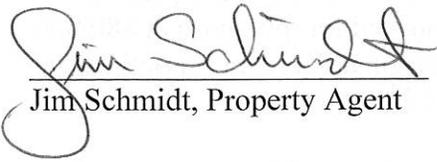
The Schnell family put the 5-acre “homestead” parcel on the market in the spring of 2014, recently receiving an acceptable offer on the property for \$400,000. Upon receipt of the notice of this contract, the OSMP exercised the Right of First Refusal option, conditioned upon approval of the purchase by Board and council. The individual who submitted the offer of \$400,000 to buy the “homestead” parcel – triggering the city’s Right of First Refusal option - approached Open Space staff with a proposal to acquire the area immediately surrounding the existing residence for \$200,000 from the city for use as a “European style” trail-side café amenity offering refreshments, public restrooms and additional public parking. This proposal is necessarily conditioned upon that individual’s ability to receive an appropriate lot split subdivision, zoning and land use approvals from Boulder County. Should those approvals be forthcoming, Open Space

staff will bring this intriguing proposal back to the Board at a later date for a full discussion and vetting, pursuant to the process outlined in Charter Section 177 - Disposal of Open Space Lands.

Submitted by:



Tracy Winfree, Interim Director



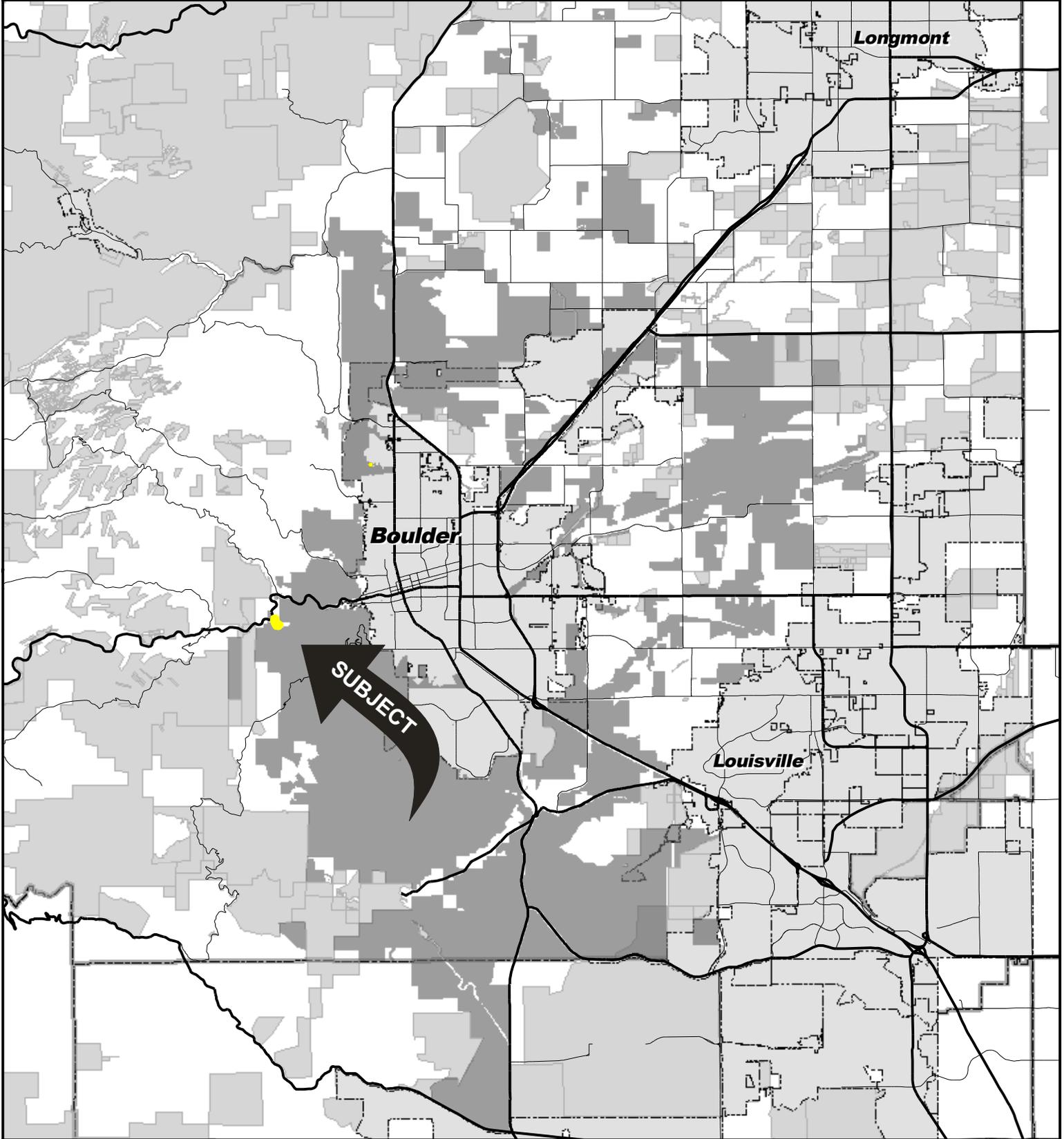
Jim Schmidt, Property Agent

ATTACHMENTS:

- A. Vicinity Map**
- B. Location Map**
- C. Cash Flow Projection**

ATTACHMENT A - City of Boulder Open Space & Mountain Parks

VICINITY MAP - Schnell Homestead

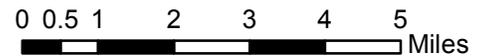


© 2015 City of Boulder, Colorado

All rights reserved. The map information contained hereon is intended for the sole use of the purchaser and may not be copied, duplicated or redistributed in any way, in whole or in part, without the expressed written consent of the City of Boulder.

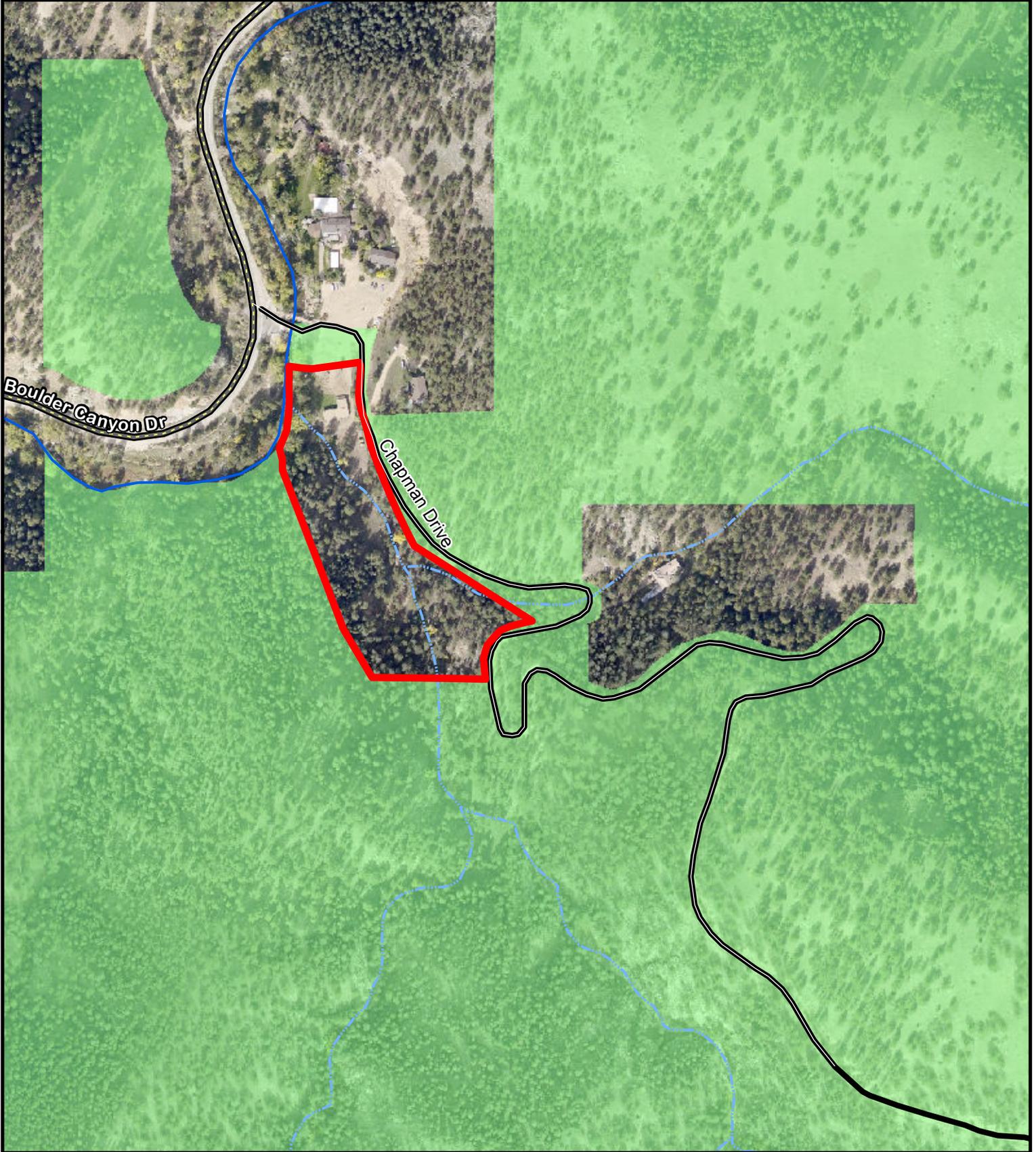
The information depicted is provided as a graphical representation only. While source documents were developed in compliance with National Map Accuracy Standards, the City of Boulder provides no guarantee, express or implied, as to the accuracy and/or completeness of the information contained hereon.

-  Subject Property
-  City of Boulder OSMP
-  Other Public Lands



Approximate property boundaries from

ATTACHMENT B - City of Boulder Open Space & Mountain Parks LOCATION MAP - Schnell Homestead



© 2015 City of Boulder, Colorado

All rights reserved. The map information contained hereon is intended for the sole use of the purchaser and may not be copied, duplicated or redistributed in any way, in whole or in part, without the expressed written consent of the City of Boulder.

The information depicted is provided as a graphical representation only. While source documents were developed in compliance with National Map Accuracy Standards, the City of Boulder provides no guarantee, express or implied, as to the accuracy and/or completeness of the information contained hereon.

 Private Residence
 OSMP Properties



0 100 200


Feet

Document Path: E:\MapFiles\Property\SchnellHomestead\SchnellHomesteadLocation_PortraitNew.mxd

ATTACHMENT C
 Projected Open Space Cashflow 2014-2020
SCHNELL HOMESTEAD
 1/14/2015

	<u>2014 Actual</u>	<u>2015 Adopted</u>	<u>2016 Projected</u>	<u>2017 Projected</u>	<u>2018 Projected</u>	<u>2019 Projected</u>	<u>2020 Projected</u>
PROJECTED SALES TAX GROWTH							
1 2011-2018 Sales Tax forecast 05/08/2012	3.48%	3.28%	3.29%	3.20%	3.15%	3.15%	
2 2013-2019 Sales Tax forecast 04/05/2013	-1.78%	8.26%	3.02%	3.73%	3.41%	-9.52%	
3 2014-2019	3.50%	3.35%	3.35%	3.25%	3.20%	3.20%	
4 2015-2020		3.13%	3.02%	3.73%	3.41%	3.41%	3.41%
5 BEGINNING CASH BALANCE	\$17,110,163	\$28,801,431	\$22,736,445	\$23,832,153	\$28,373,618	\$33,639,435	\$37,459,806
SOURCES OF FUNDS							
5 OS Sales Tax Revenue (for 2014 budget used as not all 2014 sales tax received)	\$26,295,672	\$28,467,600	\$29,327,322	\$30,421,231	\$31,458,595	\$28,464,917	\$23,701,368
6 OS Fund - Investments/Leases/Misc.	\$831,242	\$671,856	\$817,193	\$669,163	\$682,428	\$696,090	\$710,163
7 Proceeds from RE sale	\$6,791						
Proceeds from 2014 Bond Sale	\$10,123,341						
8 Funds from CDOT for Granite acquisition							
9 General Fund Transfer for Mountain Parks:	\$1,103,384	\$1,140,735	\$1,171,553	\$1,208,122	\$1,245,832	\$1,284,720	
10 General Fund Appropriation for Real Estate Services:	\$152,642	\$148,889	\$150,378	\$151,882	\$153,400	\$154,934	\$156,484
11 Lottery Fund Appropriation for CIP Purposes:	\$343,000	\$355,300	\$355,300	\$355,300	\$355,300	\$355,300	\$355,300
12 Unexpended Lottery Funds Carried Over from Previous Year	\$141,764						
13 Grants	\$72,525						
13 Total Annual Sources of Funds:	<u>\$39,070,361</u>	<u>\$30,784,380</u>	<u>\$31,821,746</u>	<u>\$32,805,698</u>	<u>\$33,895,555</u>	<u>\$30,955,961</u>	<u>\$24,923,315</u>
14 Total Sources of Funds Available:	<u>\$56,180,524</u>	<u>\$59,585,811</u>	<u>\$54,558,191</u>	<u>\$56,637,851</u>	<u>\$62,269,174</u>	<u>\$64,595,397</u>	<u>\$62,383,121</u>
USES OF FUNDS							
15 Total Debt Service for Bonds & Notes:	\$7,313,610	\$5,499,199	\$5,377,423	\$4,780,124	\$4,566,365	\$2,685,917	\$660,686
16 Capital Available for Land Acquisitions & Preservation	\$5,400,000	\$5,400,000	\$5,400,000	\$5,400,000	\$5,400,000	\$5,400,000	\$5,400,000
17 2014 Bond Proceeds	\$10,123,341	\$6,892,413					
17 Total Capital Available for Land Acquisitions & Preservation:	\$15,523,341	\$12,292,413	\$5,400,000	\$5,400,000	\$5,400,000	\$5,400,000	\$5,400,000
18 RE Acquisition 2014	\$5,174,203						
19 Schnell Homestead		\$400,000					
22 Remaining Land Acquisition Capital Available:	<u>\$10,349,138</u>	<u>\$11,892,413</u>	<u>\$5,400,000</u>	<u>\$5,400,000</u>	<u>\$5,400,000</u>	<u>\$5,400,000</u>	<u>\$5,400,000</u>
23 Capital for Visitor Infrastructure:	\$1,005,257	\$1,758,700	\$1,010,000	\$1,010,000	\$1,070,000	\$920,000	\$930,000
24 Unexpended Visitor Infrastructure Funds Carried Over from Previous Year							
25 Supplemental Visitor Infrastructure Appropriation							
26 Vehicle Acquisition			\$300,000				
27 Highway 93 Underpass							
28 Capital for Water Rights Acquisition:	\$89,511	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
29 Unexpended Water Rights Funds Carried Over from Previous Year							
30 South Boulder Creek Flow In Stream Flow:	\$1,912	\$150,000	\$2,000,000				
31 South Boulder Creek Flow In Stream Flow Carried Over from Previous Year							
32 Capital for Mineral Rights Acquisition:	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
33 Unexpended Mineral Rights Funds Carried Over from Previous Year							
34 Lottery Capital for MP Restoration	\$224,226	\$355,300	\$355,300	\$355,300	\$355,300	\$355,300	\$355,300
35 Unexpended Lottery Funds Carried Over from Previous Year							
36 Total CIP Expenditures:	<u>\$6,495,109</u>	<u>\$14,856,413</u>	<u>\$9,365,300</u>	<u>\$7,065,300</u>	<u>\$7,125,300</u>	<u>\$6,975,300</u>	<u>\$6,985,300</u>
37 Management Operating Expenditures - OSMP Program:	\$12,309,332	\$14,996,163	\$14,416,801	\$14,779,984	\$15,223,383	\$15,680,085	\$16,150,487
38 Operating Supplemental and Carryover							
39 Management Operating Expenditures - RE Services:	\$152,642	\$148,889	\$150,378	\$151,882	\$153,400	\$154,934	\$156,484
40 Cost Allocation:	\$1,108,400	\$1,348,701	\$1,416,136	\$1,486,943	\$1,561,290	\$1,639,354	\$1,721,322
41 Total Management Operating Expenditures:	<u>\$13,570,374</u>	<u>\$16,493,753</u>	<u>\$15,983,315</u>	<u>\$16,418,809</u>	<u>\$16,938,073</u>	<u>\$17,474,373</u>	<u>\$18,028,293</u>
42 Total Uses of Funds:	<u>\$27,379,093</u>	<u>\$36,849,365</u>	<u>\$30,726,038</u>	<u>\$28,264,233</u>	<u>\$28,629,738</u>	<u>\$27,135,590</u>	<u>\$25,674,279</u>
ENDING CASH BALANCE:	\$28,801,431	\$22,736,445	\$23,832,153	\$28,373,618	\$33,639,435	\$37,459,806	\$36,708,842
43 Less Reserves:	\$3,500,000	\$2,500,000	\$2,400,000	\$2,000,000	\$2,000,000	\$1,100,000	\$100,000
44 Less Reserve for 27th Pay Period	\$45,000	\$95,000	\$145,000	\$195,000			
45 Sick/Vacation/Bonus Reserve	\$490,000	\$490,000	\$490,000	\$490,000	\$490,000	\$490,000	490000
46 Property and Casualty Reserve	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	400000
47 South Boulder Creek Flow Reserve	\$1,750,000	\$2,000,000					
48 IBM Connector Trail		\$200,000					
49 Vehicle Acquisition Reserve	\$150,000	\$300,000					
50 Facility Maintenance Reserve	\$100,000	\$200,000	\$300,000	\$400,000	\$500,000	\$600,000	
51 UNRESTRICTED CASH BALANCE AFTER RESERVES:	<u>\$22,366,431</u>	<u>\$16,551,445</u>	<u>\$20,097,153</u>	<u>\$24,888,618</u>	<u>\$30,249,435</u>	<u>\$34,869,806</u>	<u>\$36,608,842</u>