

**OPEN SPACE BOARD OF TRUSTEES**

**Wednesday, October 14, 2015**

**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 Identified for Public Hearing
- 6:15 III.** Matters from Staff  
Boulder Creek Master Plan Update  
North Trail Study Area Update
- 6:45 IV.** Matters from the Board
- 6:55 V.** \* Request for a recommendation to approve the purchase of approximately 24.59 acres of land with one house, associated outbuildings and appurtenant water and mineral rights at 4290 Eldorado Springs Dr. from the Brett D. Trigg Heritage Trust for \$1,600,000 for Open Space and Mountain Parks purposes. An additional expenditure of up to \$100,000 is being requested for immediate needs.
- 7:20 VI.** Adjournment

\*Public Hearing

## OPEN SPACE BOARD OF TRUSTEES

Minutes

Meeting Date September 9, 2015

### BOARD MEMBERS PRESENT

Shelley Dunbar      Frances Hartogh      Molly Davis      Kevin Bracy Knight      Tom Isaacson

### STAFF MEMBERS PRESENT

Tracy Winfree      Jim Reeder      Steve Armstead      Abbie Poniatowski      Mark Gershman  
Kelly Wasserbach      Alyssa Frideres      Alycia Knutson      Bethany Collins      Deryn Wagner  
Brian Anacker      Greg Seabloom      Leah Case      Cecil Fenio

### GUESTS

Brian Wiltshire, Engineering Project Manager, Public Works

### CALL TO ORDER

The meeting was called to order at 6:02 p.m.

### AGENDA ITEM 1 – Approval of the Minutes

Frances Hartogh said on page two in the first paragraph, it should read, “Frances expressed her concern that the Board was not provided more information about this process; it would have been courteous to have more of a heads up regarding the complete restructuring of OSMP organization.” Shelley Dunbar added on page one, under Public Comment, it should read, “Suzanne Webel, Boulder County, said that the Boulder County Horse Association (BCHA) supports the city ordinance enabling staff to enforce designated horse trailer parking at trailheads . . .”

Tom Isaacson moved the Open Space Board of Trustees to approve the minutes from Aug. 12, 2015 as amended. Kevin Bracy Knight seconded. This motion passed unanimously.

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

None.

### AGENDA ITEM 3 – Matters from Staff

#### **Jim Reeder, Trails and Facilities Division Manager, gave an update on various staff projects.**

Shelley asked if staff needs more volunteers. Jim said staff generally receives a good response, but more volunteers are always welcomed.

#### **Steve Armstead, Environmental Planner, gave an update on the North Trail Study Area (TSA).**

Kevin asked when the public will get to see the scenarios. Steve said likely in the first week of October. Frances asked if people can still participate and comment once the scenarios are presented. Steve said during workshops there will be time for participants to look at scenarios and provide feedback. There will also be a period of time for this to happen online. Molly Davis asked if the experts who participated in the panels will be excluded from this process. Steve said they were brought in to be objective in their contributions of ideas; if they continue to advocate it may a conflict of interest. Molly asked if they would be able to clarify comments if needed. Steve said yes.

### AGENDA ITEM 4 – Matters from the Board

Frances asked if the Open Space budget could include money to help with transportation when schools are attending an Open Space education program. Tracy said staff is currently talking about this.

Tom Isaacson encouraged staff to make it very clear to the public that any graffiti on Open Space will be as short-lived as possible.

Molly requested that the ordinance regarding a transfer versus disposal be moved along faster if possible.

**AGENDA ITEM 5 – Staff briefing regarding the Chautauqua Pedestrian Safety, Access and Lighting Improvements Project**

Brian Wiltshire, Engineering Project Manager, Public Works, gave an update on this project. Staff will continue gathering public input on the design and incorporating comments where possible. No action is requested at this time.

Frances asked if the possible effects on wildlife from the new lighting has been explored. Brian said these are low scale pedestrian lights that can be dimmed down or even turned off based on need. Frances asked if the park closes at night. Deryn Wagner said areas of the park do, but there may still be activity after dark from the tenants or from the concert venue. Frances asked how the access to Open Space would change. Brian said the access points would be better defined. Kevin asked where the sidewalk would be placed and if it would cut into the road. Brian said it will likely cut into the slope of Chautauqua Park. Molly asked how the slope might look and if people would be able to walk across it. Brian said it would be steep enough to deter people from walking across, but still be able to maintain vegetation. Molly expressed her hope that this look as natural as possible. Shelley asked that the interpretive and way-finding signs get posted at all pedestrian access points.

**AGENDA ITEM 6 – Request for a recommendation to renew a ten-year lease, including an option to extend the lease term for an additional ten years, with Colorado Parks and Wildlife for 39.65 acres of open space property adjacent to Eldorado Canyon State Park for coordinated trail corridor management.**

Bethany Collins, Property Agent, gave a presentation on a possible lease renewal with CPW for the portion of Rattlesnake Gulch Trail that is on Open Space and Mountain Parks (OSMP) property adjacent to Eldorado Canyon State Park property.

**Public Comment**

None.

**Return to the Board**

Molly asked if the intent of this is to change the enforcement. Bethany said it is purely to extend the lease; management and enforcement will stay basically the same. Tom said he approves of how this is set up; to have OSMP manage and enforce such a small section does not make sense. Shelley asked how this lease will be managed. Bethany said it will still require communication between the two agencies; the lease area is solely along the trail corridor.

**Motion**

**Tom Isaacson moved the Open Space Board of Trustees recommend that the City Council authorize the city manager to enter into a ten-year lease, including the option to renew for an additional ten years, for 39.65 acres of open space property adjacent to Eldorado Canyon State Park for coordinated trail corridor management as approved by OSMP and CPW staff and the City Attorney's Office. Molly Davis seconded. This motion passed unanimously.**

**AGENDA ITEM 7 – Request for a recommendation to renew a ten-year lease, including an option to extend the lease term for an additional ten years, with Colorado Parks and Wildlife for 73 acres of open space property adjacent to Eldorado Canyon State Park for coordinated climbing access corridor management.**

Bethany Collins, Property Agent, gave a presentation on a possible lease renewal with CPW for climbing access corridors on OSMP property adjacent to Eldorado Canyon State Park property.

Kevin asked who will manage this area. Bethany said the lease is only for the trail corridor. Frances asked who would respond in an emergency. Tom said day to day management will be different from emergency situations. Shelley asked if staff has discussed making lands more contiguous so we do not need these lease agreements. Bethany said there has been conversation about this in the past, but for this area it did not make sense.

**Public Comment**

None.

**Return to the Board**

No further comment.

**Motion**

**Kevin Bracy Knight moved the Open Space Board of Trustees recommend that the City Council authorize the city manager to enter into a ten-year lease, including the option to renew for an additional ten years, for 73 acres of open space property adjacent to Eldorado Canyon State Park for coordinated climbing access corridor management as approved by OSMP and CPW staff and the City Attorney's Office. Frances Hartogh seconded. This motion passed unanimously.**

**AGENDA ITEM 8 – Review the City Manager's 2016 proposed budget for the Open Space and Mountain Parks Department and recommend approval of the Operating and Capital Improvement Program Budgets and a portion of the Lottery Fund Capital Improvement Program Budget.**

Tracy Winfree, Director, presented the 2016 budget.

Tom said the budget allotted for the North TSA does not seem high enough. Tracy said there is not as much heavy lifting in the North TSA and not as much capital work. Frances said a budget overview for personnel expenditures would be helpful. She asked if this includes additional rangers. Tracy said yes; there are now 19 Full Time Equivalent (FTE) employees in that work group. Molly asked what the agricultural maintenance includes. Tracy said upgrades and leases. Molly asked why Federal Emergency Management Agency (FEMA) reimbursements are not included. Tracy said the department is expecting a total of \$5.5 million that has not hit the books yet, but will be put back into the Open Space fund. Molly asked if the IBM connector trail will be done in 2015. Jim said that is the plan. Shelley said the amounts projected for 2016 seem large. Tracy said all listed projects will be paid for in 2016, but may not be completed until 2017.

**Public Comment**

None.

**Return to the Board**

Frances said staff should focus on the vehicle acquisition program. Tracy said the city overall has an ethic towards clean burning and renewable vehicles. Shelley asked if buildings are moving towards this as well. Tracy said yes.

**Motion**

**Tom Isaacson moved the Open Space Board of Trustees recommend that City Council approve the appropriation of \$35,240,569 in 2016 from the Open Space Fund and the General Fund and \$355,300 from the City's Lottery Fund CIP to cover the 2016 Open Space and Mountain Parks**

**Department operating and CIP expenditures and transfers. Molly Davis seconded. This motion passed unanimously.**

ADJOURNMENT – The meeting adjourned at 8:17 p.m.

These draft minutes were prepared by Leah Case.

DRAFT



**CITY OF BOULDER  
OPEN SPACE BOARD OF TRUSTEES AGENDA ITEM**

**MEETING DATE: October 14, 2015**

**AGENDA TITLE:** Request for a recommendation to approve the purchase of approximately 24.59 acres of land with one house, associated outbuildings and appurtenant water and mineral rights at 4290 Eldorado Springs Dr. from the Brett D. Trigg Heritage Trust for \$1,600,000 for Open Space and Mountain Parks purposes. An additional expenditure of up to \$100,000 is being requested for immediate needs.

**PRESENTER/S**

Tracy Winfree, Director, Open Space and Mountain Parks  
Bethany Collins, Property Agent

**EXECUTIVE SUMMARY**

The Trigg-Delier property, to be purchased from the Brett D. Trigg Heritage Trust, is a 24.59-acre parcel along the south side of Eldorado Springs Drive adjacent to the West Rudd and Dunn II open space parcels (see Attachments A and B). The purchase price is \$1,600,000 which includes one house, a garage, associated outbuildings and the water and mineral rights appurtenant to the property.

The property will remain closed to the public until a resource assessment and management recommendations are developed—a process anticipated taking no more than one year. During this time, Open Space and Mountain Parks (OSMP) staff will evaluate resource management and infrastructure needs of the property, as well as examine the historic values of the home and improvements and the feasibility of their restoration. In the interim, the land will be managed according to best practices and consistent with the adjacent OSMP properties to conserve the resource values.

The acquisition of this property satisfies the following City of Boulder Charter purposes:

- *Preservation of natural areas characterized by flora or fauna that are unusual, spectacular, scientifically valuable, unique, or that represent outstanding or rare examples of native species.* The Davidson Ditch corridor, pond, and high-quality grasslands on the property include habitat suitable for the federally threatened Preble's meadow jumping mouse, the state-threatened northern leopard frog and the rare dwarf leadplant – all of which have been documented on nearby

properties. The property's grasslands are mostly xeric tallgrass – a locally, nationally and globally rare plant community – and serve as important habitat for grassland-nesting birds and rare butterflies. This acquisition enhances OSMP's ability to conserve these valuable grasslands by adding significant acreage contiguous to other OSMP properties.

- *Utilization of land for shaping the development of the city, limiting urban sprawl, and disciplining growth.* This property is considered a priority for preservation within two of the existing plans guiding the department's acquisition strategy. It is located within the accelerated acquisition area outlined in the OSMP 2013 Acquisition Update, as well as Area III (rural preservation) with a land use designation of Open Space-Other in the Boulder Valley Comprehensive Plan.
- *Preservation of land for its aesthetic value and its contribution to the quality of life of the community.* The mesa-top portion of the property is highly visible from Eldorado Springs Drive and State Highway 93. The parcel is adjacent to other OSMP land and preserving it will further protect the viewshed and aesthetic values in the area.

**STAFF RECOMMENDATION:** Staff requests the Open Space Board of Trustees recommend that the Boulder City Council approve the purchase of approximately 24.59 acres of land with one house, associated outbuildings and appurtenant water and mineral rights at 4290 Eldorado Springs Dr. from the Brett D. Trigg Heritage Trust for \$1,600,000 for Open Space and Mountain Parks purposes, as well as an additional expenditure of up to \$100,000 for immediate needs.

### **COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS**

- **Environmental:** OSMP is a significant community-supported program that is recognized worldwide 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 Trigg-Delier property is \$1,600,000 payable at the time of closing. An additional expenditure of up to \$100,000 is being requested for immediate needs. There are sufficient funds in the Open Space Fund for this acquisition and related needs; a Cash Flow Projection is included as Attachment C.

- Staff time - This acquisition is part of the normal 2015 work plan for the OSMP real estate property agents and program staff.

### **PUBLIC COMMENT AND PROCESS**

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

### **ANALYSIS**

The 24.59-acre Trigg-Delier property is bordered on three sides by other OSMP lands and includes high-quality grasslands and riparian and wetland resources. Acquisition will include a house, garage, and associated outbuildings as well as a decreed spring and domestic well and any mineral rights tied to the property.

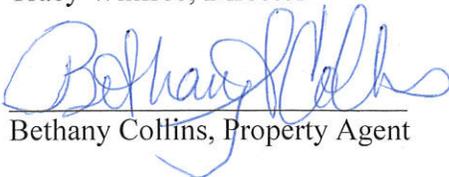
The property's native vegetation and water resources, in addition to its proximity to South Boulder Creek make it a priority for preservation. The adjacent and nearby OSMP properties have documented occurrences of the state-threatened northern leopard frog and the federally designated Preble's meadow jumping mouse, as well as the rare dwarf leadplant and several rare butterflies. Additionally, the property's native grasslands serve as important habitat for grassland-nesting birds and include xeric tallgrass – a locally, nationally and globally rare plant community. The adjacent OSMP properties are designated as a natural area in the Visitor Master Plan (VMP) and include a seasonal closure to protect this habitat for ground-nesting songbirds. The management direction for the Trigg-Delier property will be influenced by the guidance for that natural area as detailed in the VMP, as well as relevant strategies in the Eldorado Mountain/Doudy Draw Trail Study Area Plan and the Grassland Ecosystem Management Plan.

The house and other improvements on the property contribute to the heritage and history of the Eldorado Springs/Marshall area. Parts of the home date to around 1910, and earlier generations of the Trigg-Delier family worked in the local coal mines. The matriarch of the property had a historic site survey performed by Boulder County, and while deemed ineligible for the National Register of Historic Places and local landmark designation, OSMP staff will re-examine the integrity of the structures and will likely request a reconsideration of the eligibility.

Submitted by:



Tracy Winfree, Director



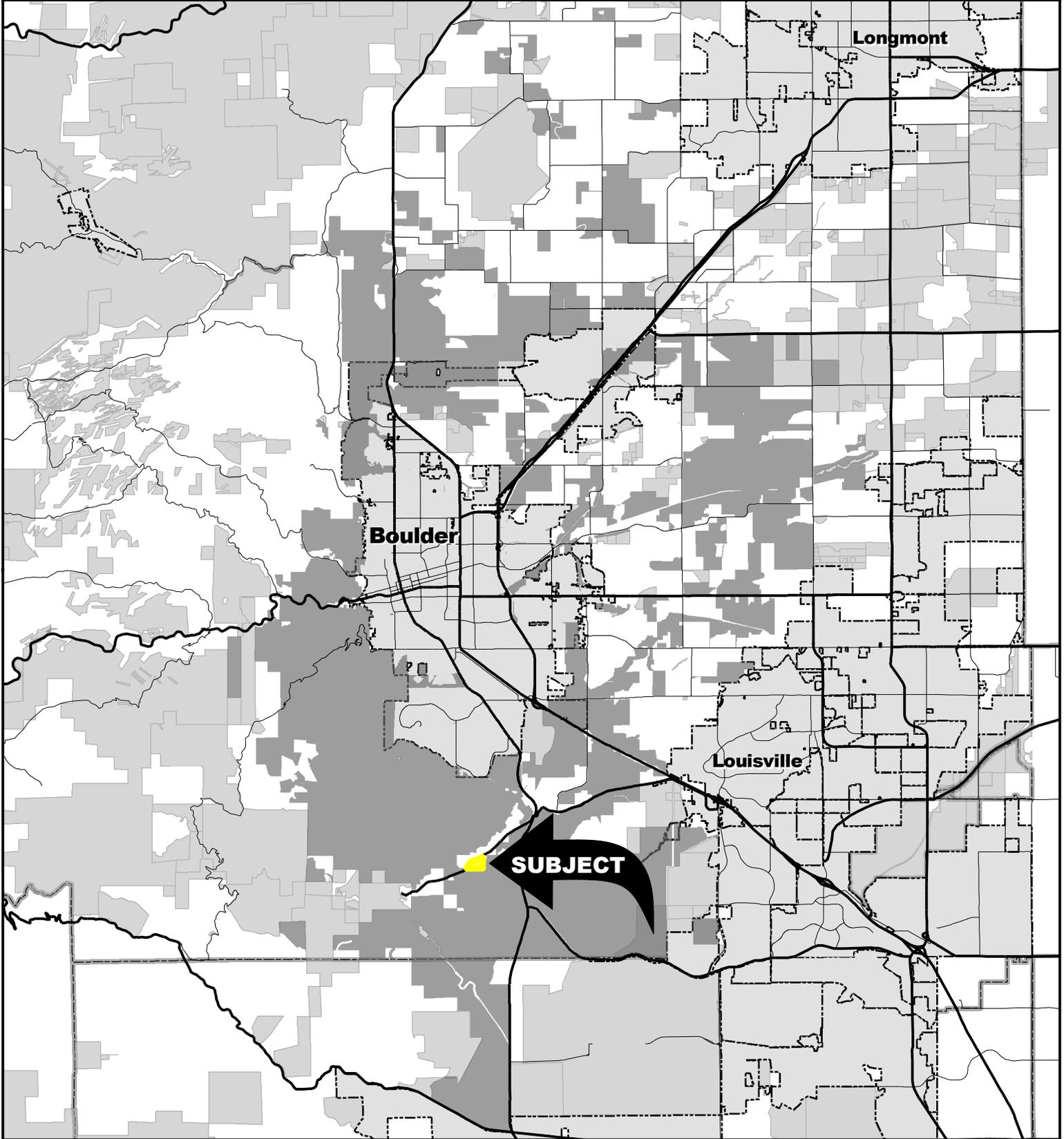
Bethany Collins, Property Agent

### **ATTACHMENTS:**

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

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# ATTACHMENT A - City of Boulder Open Space & Mountain Parks VICINITY MAP - Trigg-Delier



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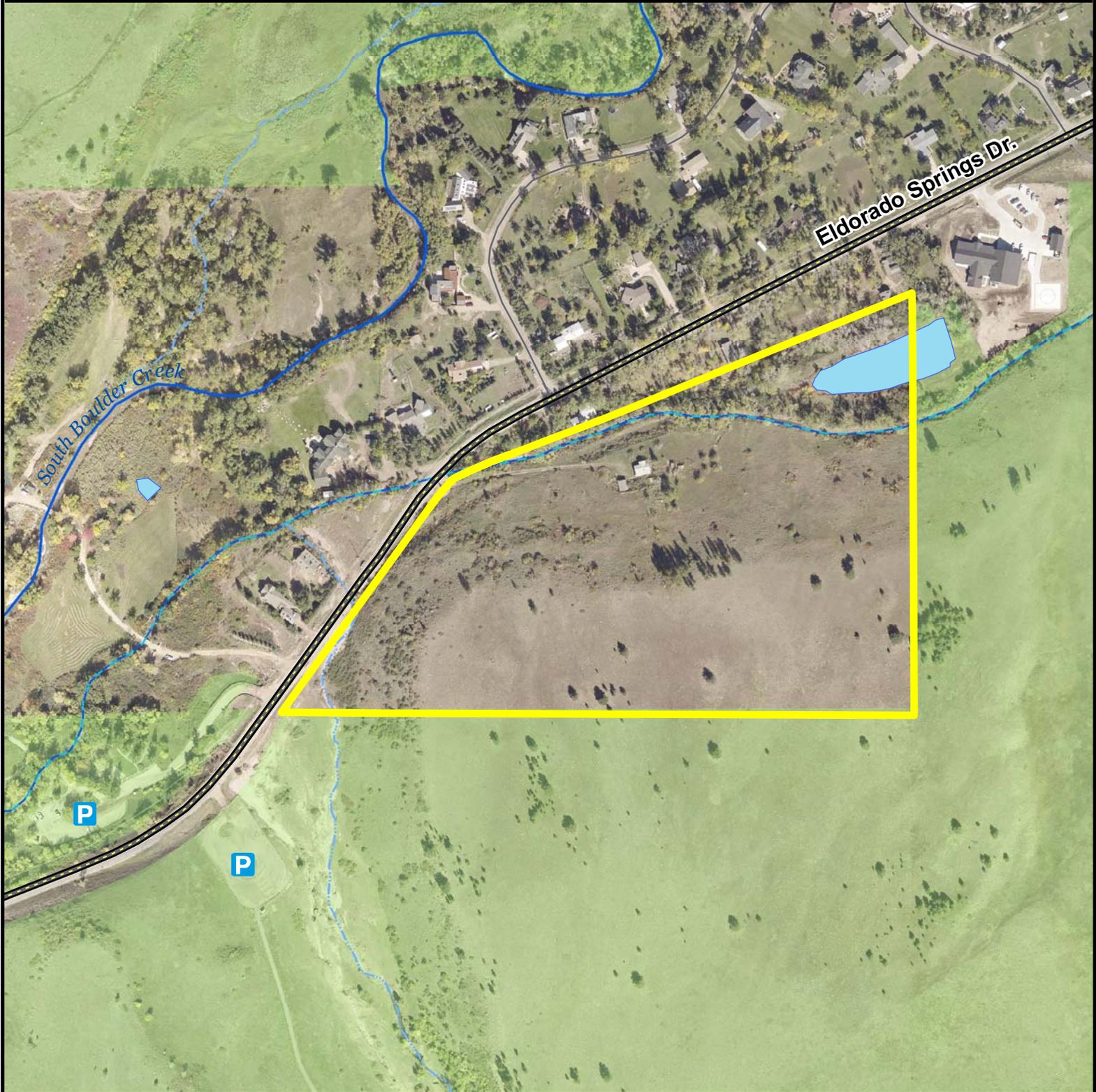
-  Subject Property
-  City of Boulder OSMP
-  Other Public Lands



0 0.5 1 2 3 4 5 Miles

Approximate property boundaries from Boulder County Assessor's data.

# ATTACHMENT B - City of Boulder Open Space & Mountain Parks LOCATION MAP - Trigg-Delier Property

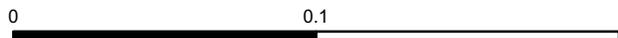


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-  OSMP Trailhead with Designated Parking
-  Trigg-Delier Parcel
-  OSMP Fee Property



0.2 Miles

# ATTACHMENT C

## Projected Open Space Cashflow 2014-2020 Trigg-Delier

	<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>
<b>PROJECTED SALES TAX GROWTH</b>							
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	6.18%	3.03%	4.39%	2.10%	3.57%	-9.37%
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%
5	<b>BEGINNING CASH BALANCE</b>	\$17,110,163	\$30,931,434	\$25,685,062	\$28,031,561	\$33,368,096	\$39,506,806
<b>SOURCES OF FUNDS</b>							
6	OS Sales Tax Revenue (for 2014 budget used as not all 2014 sales tax received)	\$28,425,675	\$29,286,214	\$ 30,572,783	\$ 31,216,301	\$ 32,331,488	\$ 29,301,107
7	OS Fund - Investments/Leases/Misc.	\$831,242	\$671,856	\$817,193	\$669,163	\$682,428	\$696,090
8	Proceeds from RE sale	\$6,791					
9	Proceeds from 2014 Bond Sale	\$10,123,341					
10	Funds from CDOT for Granite acquisition						
11	General Fund Transfer for Mountain Parks:	\$1,103,384	\$1,140,735	\$1,171,553	\$1,208,122	\$1,245,832	\$1,284,720
12	General Fund Appropriation for Real Estate Services:	\$152,642	\$148,889	\$150,378	\$151,882	\$153,400	\$154,934
13	Lottery Fund Appropriation for CIP Purposes:	\$343,000	\$355,300	\$360,630	\$355,300	\$355,300	\$355,300
14	Unexpended Lottery Funds Carried Over from Previous Year	\$141,764					
15	Grants	\$72,525					
16	Total Annual Sources of Funds:	<u>\$41,200,364</u>	<u>\$31,602,994</u>	<u>\$33,072,537</u>	<u>\$33,600,768</u>	<u>\$34,768,448</u>	<u>\$31,792,151</u>
17	Total Sources of Funds Available:	<u><b>\$58,310,527</b></u>	<u><b>\$62,534,428</b></u>	<u><b>\$58,757,599</b></u>	<u><b>\$61,632,329</b></u>	<u><b>\$68,136,545</b></u>	<u><b>\$71,298,958</b></u>
<b>USES OF FUNDS</b>							
18	Total Debt Service for Bonds & Notes:	\$7,313,610	\$5,499,199	\$5,377,423	\$4,780,124	\$4,566,365	\$2,685,917
19	Capital Available for Land Acquisitions & Preservation	\$5,400,000	\$5,400,000	\$5,400,000	\$5,400,000	\$5,400,000	\$5,400,000
20	2014 Bond Proceeds	\$10,123,341	\$6,892,413				
21	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
22	RE Acquisition 2014	\$5,174,203					
23	Less Immediate Improvements Budget YTD		\$92,000				
24	Less Other 2015 Land Acquisition/Commitments YTD		\$2,350,000				
25	<b>Trigg-Delier</b>		<b>\$1,600,000</b>				
26	<b>Trigg-Delier Immediate Improvements (Acquisition CIP)</b>		<b>\$100,000</b>				
27	Remaining Land Acquisition Capital Available:	<u>\$10,349,138</u>	<u>\$8,150,413</u>	<u>\$5,400,000</u>	<u>\$5,400,000</u>	<u>\$5,400,000</u>	<u>\$5,400,000</u>
28	Capital for Visitor Infrastructure:	\$1,005,257	\$1,758,700	\$1,010,000	\$1,010,000	\$1,070,000	\$920,000
29	Unexpended Visitor Infrastructure Funds Carried Over from Previous Year						\$930,000
30	Supplemental Visitor Infrastructure Appropriation			\$300,000			
31	Vehicle Acquisition						
32	Highway 93 Underpass						
33	Capital for Water Rights Acquisition:	\$89,511	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
34	Unexpended Water Rights Funds Carried Over from Previous Year						
35	South Boulder Creek Flow In Stream Flow:	\$1,912	\$150,000	\$2,000,000			
36	South Boulder Creek Flow In Stream Flow Carried Over from Previous Year						
37	Capital for Mineral Rights Acquisition:	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
38	Unexpended Mineral Rights Funds Carried Over from Previous Year						
39	Lottery Capital for MP Restoration	\$224,226	\$355,300	\$355,300	\$355,300	\$355,300	\$355,300
40	Unexpended Lottery Funds Carried Over from Previous Year						
41	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>
42	Management Operating Expenditures - OSMP Program:	\$12,309,332	\$14,996,163	\$14,416,801	\$14,779,984	\$15,223,383	\$15,680,085
43	Operating Supplemental and Carryover						
44	Management Operating Expenditures - RE Services:	\$152,642	\$148,889	\$150,378	\$151,882	\$153,400	\$154,934
45	Cost Allocation:	\$1,108,400	\$1,348,701	\$1,416,136	\$1,486,943	\$1,561,290	\$1,639,354
46	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>
47	Total Uses of Funds:	<u><b>\$27,379,093</b></u>	<u><b>\$36,849,365</b></u>	<u><b>\$30,726,038</b></u>	<u><b>\$28,264,233</b></u>	<u><b>\$28,629,738</b></u>	<u><b>\$27,135,590</b></u>
<b>ENDING CASH BALANCE:</b>							
48	Less Reserves:	\$30,931,434	\$25,685,062	\$28,031,561	\$33,368,096	\$39,506,806	\$44,163,367
49	Less Reserve for 27th Pay Period	\$3,500,000	\$2,500,000	\$2,400,000	\$2,000,000	\$2,000,000	\$1,100,000
50	Less Reserve for 27th Pay Period	\$45,000	\$95,000	\$145,000	\$195,000		
51	Sick/Vacation/Bonus Reserve	\$490,000	\$490,000	\$490,000	\$490,000	\$490,000	\$490,000
52	Property and Casualty Reserve	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000
53	South Boulder Creek Flow Reserve	\$1,750,000	\$2,000,000				
54	IBM Connector Trail		\$200,000				
55	Vehicle Acquisition Reserve	\$150,000	\$300,000				
56	Facility Maintenance Reserve	\$100,000	\$200,000	\$300,000	\$400,000	\$500,000	\$600,000
56	<b>UNRESTRICTED CASH BALANCE AFTER RESERVES:</b>	<u><b>\$24,496,434</b></u>	<u><b>\$19,500,062</b></u>	<u><b>\$24,296,561</b></u>	<u><b>\$29,883,096</b></u>	<u><b>\$36,116,806</b></u>	<u><b>\$41,573,367</b></u>