



# MANITOU SPRINGS OPEN SPACE ADVISORY COMMITTEE REGULAR MEETING AGENDA

This meeting is in-person only in Memorial Hall - 606 Manitou Avenue,  
Manitou Springs, CO 80829

October 27, 2025

6:00 PM

## A. CALL TO ORDER AND INTRODUCTIONS

1. Update on City Council appointment of Cassandra Bresnahan and Marion Ceruzzi as OSAC Alternate Members.

## B. APPROVAL OF AGENDA

## C. APPROVAL OF MINUTES

1. OSAC Minutes for 10-1-2025 Special Meeting

## D. PUBLIC COMMENT ON NON-AGENDA ITEMS

## E. REPORTS

1. Parks & Recreation Director's Report
  - a. Creek Walk Phase 6 Grant Match Information
  - b. VOC Grant Application Update
  - c. Bill Bauers Open Space Public Outreach Survey Update

## F. OLD BUSINESS

1. 2026 OSAC Budget Proposal Revision (Dave)
  - a. Discuss City Council direction pertaining to fire mitigation.
2. Parks and Trails Map Update Project (Dave and Gillian)
3. Iron Mountain Trail Repair Project Update (Paul)
4. October 5th Intemann Trail Workday Review (Paul and Dave)
5. Trail Maintenance - Planning for 2026
  - a. Discussion Points:
    - i Contracting RMFI for trail work in 2026.
    - ii Increased use of user groups in maintenance.
    - iii Outreach to individuals to participate.

- iv Engage the “neighbor anchors” at each trail head to keep them informed and engaged.
- v Use of SeeClickFix as app for users to notify City of any issues.
- vi Post notices at kiosks, handouts on trail encounters.
- vii January to get on CATS, Medicine Wheel and VOC calendars.
- viii Identify two OSAC maintenance dates in 2026 for Paul, Dave and Andrea to coordinate.
- ix Consider certifying volunteers for independent trail maintenance.

**G. OTHER BUSINESS**

- 1. November and December meetings

**H. FUTURE AGENDA ITEMS**

**I. ADJOURNMENT**

**Committee Members:**

David Conley, Chair (03/31/2028)  
 Paul Arlinghaus, Vice Chair (03/21/2029)  
 Judy Carnick, Committee Member (03/31/2029)  
 Sheryl Cline, Committee Member (03/31/2026)  
 Robin Kovats, Committee Member (3/31/2026)  
 Anthony "TJ" Maltese, Committee Member (03/31/2029)  
 Andrea Sutela, Committee Member (03/31/2028)  
 Cassandra Bresnahan, Alternate Member (03/31/2029)  
 Marion Ceruzzi, Alternate Member (03/31/2029)

**Staff and Liaisons:**

Judith Chandler, Council Liaison  
 Gillian Rossi, Parks & Recreation Director

*1 alternate position available*

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**CITY OF MANITOU SPRINGS  
OPEN SPACE ADVISORY COMMITTEE**  
Special Meeting Minutes  
Remote Meeting via Zoom  
October 1, 2025

**A. CALL TO ORDER & ANNOUNCEMENT OF MEMBER OPENINGS**

Chair Conley called the Open Space Advisory Committee (OSAC) meeting to order at 6:02 PM.

**COMMITTEE MEMBERS PRESENT FOR ROLL CALL:**

Chair David Conley  
Committee Member Sheryl Cline  
Committee Member Robin Kovats  
Committee Member Anthony Maltese

**COMMITTEE MEMBERS ABSENT FOR ROLL CALL:**

Vice Chair Paul Arlinghaus (Arrived at 06:12PM)  
Committee Member Judy Carnick  
Committee Member Andrea Sutela

1. Three openings for alternate members.

The committee discussed the need for better communication regarding member attendance.

2. Vote on appointment of Cassandra Bresnahan and Marion Ceruzzi as alternate members.

OSAC members addressed the status of alternate member appointments, noting that Cassandra Bresnahan and Marion Ceruzzi had previously participated in a meeting.

Committee Member Kovats moved to approve recommending the appointments of Cassandra Bresnahan and Marion Ceruzzi to the City Council. The motion was seconded by Committee Member Maltese. The motion carried unanimously (5-0).

**B. AGENDA REVIEW AND PUBLIC COMMENT ON NON-AGENDA ITEMS**

There was no public comment.

## **C. REPORTS**

### 1. Director's Comments (Gillian Rossi, 10 Minutes)

#### a. Project Updates

##### i. Black Canyon Open Space Fire Mitigation & Master Plan Implementation

Parks and Recreation Director Gillian Rossi announced that a contract with Front Range Arborists for fire mitigation in Black Canyon Open Space will be presented to the City Council on October 7, 2025, and gave updates on progress on the master plan implementation involving Kimley Horn for crosswalk and trail corridor permits.

##### ii. Bill Bauers Open Space Public Outreach Survey

Director Rossi shared that the upcoming survey for Bill Bauers open space is expected to be reviewed at the October meeting and issued after Thanksgiving.

##### iii. Iron Mountain Trail Repair

Director Rossi noted that Iron Mountain Trail work by Timberline Trail Craft will start on October 13, 2025.

Chair Conley offered to follow up with a neighbor, Michael Clark, regarding trail access on Oak Ridge Drive. Mr. Clark offered to provide support for trail contractors if questions or issues with access arose.

## **D. NEW BUSINESS**

### 1. Volunteers for Outdoor Colorado Grant Opportunity (Dave, Paul, Gillian, 10 minutes)

The committee discussed a Volunteers for Outdoor Colorado (VOC) grant opportunity due October 15, 2025, which would provide volunteer assistance for trail maintenance in 2026. The consensus was that the committee would pursue trail construction in Black Canyon Open Space as the primary project, with maintenance on other trails as a backup option, rather than focusing on trash cleanup.

Director Rossi and Chair Conley agreed to prepare the VOC services application.

Vice Chair Arlinghaus and Committee Member Maltese provided input on potential trail work locations and cleanup needs in Black Canyon.

### 2. OSAC Meeting Minutes – Resignation of Amanda Robinson (Gillian, All, 5 minutes)

The members discussed the need for a new secretary to handle meeting minutes, as Amanda Robinson's resignation left the position vacant.

Chair Conley suggested waiting to see the AI-generated meeting transcript before making a decision on hiring.

Director Rossi offered to temporarily take on the minutes if needed.

## **E. OLD BUSINESS**

### **1. 2026 OSAC Budget Proposal (Dave Conley, All, 10 Minutes)**

Council Liaison Judith Chandler confirmed that OSAC would present their budget to City Council on October 28, 2025.

Director Rossi mentioned the possibility of OSAC contributing an additional \$20,000 to the Creek Walk 6 project, which could potentially start next year instead of being delayed until 2027.

Committee Member Cline moved to approve the addition of a \$20,000 line item for Creek Walk 6, contingent upon the committee receiving detailed grant information from Director Rossi. The motion was seconded by Vice Chair Arlinghaus. The motion carried (5-0).

OSAC also reviewed and discussed various budget items including professional services, training, noxious weed mitigation, trail building, land acquisition, and administrative support.

Committee Member Cline moved to approve the budget. The motion was seconded by Committee Member Kovats. The motion carried unanimously (5-0).

### **2. Trail Maintenance**

#### **a. Intemann Trail Maintenance (Dave, 5 minutes)**

No discussion.

#### **b. Volunteer Trail Workday on October 5<sup>th</sup> (Paul, 5 minutes)**

Chair Conley provided an update on trail maintenance, and announced that there will be a workday on October 5, 2025 organized by Shanti Toll and Medicine Wheel to improve the Intemann Trail near Spring Street.

Vice Chair Arlinghaus confirmed his attendance for the workday. He shared plans to address rock armoring needs in two areas along the trail access from Laguna Point. He added that he will be meeting with Parks Supervisor Josh Farmer on Monday to source materials.

Chair Conley stated that he plans to attend the workday.

#### **c. Wayfinding Signage Update (Dave, 5 minutes)**

The meeting also touched on the installation of wayfinding signage for the Intemann Trail, noting that arrows had been installed, but one sign still required a post and sign.

### 3. Trail Mapping

- a. Status of trail map on City website and other applications.

It was determined that Vice Chair Arlinghaus would review COTREX, Trail Forks, and other mapping platforms this winter to ensure Manitou Springs trails are correctly represented.

- b. Update and reprint of “Manitou Springs Trails and Parks” brochure. (All) Director Rossi agreed to research printing costs and gather data on paper map usage from the Chamber of Commerce.

The consensus was that the committee would wait until Black Canyon trails are complete before printing new maps, and consider creating a smaller, more cost-effective map with links to digital resources.

## **F. FUTURE AGENDA ITEMS**

1. Preview of OSAC Budget Presentation to City Council.

No discussion.

2. Discuss RMFI Contract for 2026.

No discussion.

## **G. ADJOURNMENT**

Council Liaison Chandler announced that there will be a Candidate Forum on October 9, 2025 at the Cliff House.

Director Rossi shared that she would attend the Colorado Open Space Alliance conference

With no further business to discuss, Chair Conley adjourned the meeting at x07:00 PM.

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*If you need this document in an alternative format, such as large print, accessible PDF, or Braille, please contact the City Clerk’s Office at [cityclerk@manitouspringsco.gov](mailto:cityclerk@manitouspringsco.gov) or (719) 685-2554.*

## Bill Bauers Open Space Questionnaire

Per the current approved Manitou Springs Parks, Open Space and Trails (POST) Master Plan, the Open Space Advisory Committee (OSAC) is seeking your valuable input regarding the use of and development of proposed trail in Bill Bauers Open Space. Your responses will help shape decisions about this project.

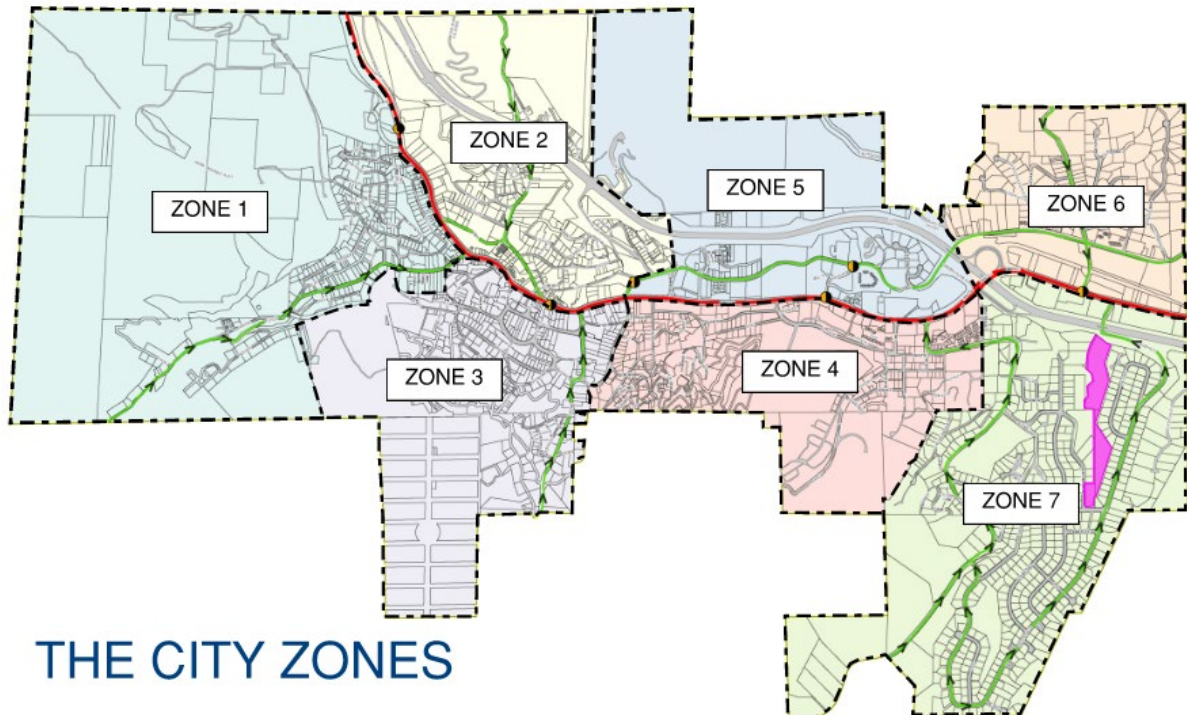
### Related Links:

[City of Manitou Springs 2016 POST Master Plan](#)

*The survey will take about 10 minutes to complete. Thank you.*

\* Indicates required question

1. Email \*
2. Select the option that best describes you?
  - I am a resident of Manitou Springs
  - I am not a resident of Manitou Springs
  - Not sure
3. What City zone do you live in? \*
  - Zone 1
  - Zone 2
  - Zone 3
  - Zone 4
  - Zone 5
  - Zone 6
  - Zone 7



4. How close do you live to Bill Bauers Open Space?
  - Adjacent (within 1 block)
  - Nearby (within the Crystal Hills neighborhood)
  - Elsewhere in Manitou Springs
  - Outside of Manitou Springs
  
5. If a trail and or the open space is developed in other ways, how likely are you to use it?
  - Very likely
  - Somewhat likely
  - Neutral
  - Unlikely
  
6. Do you support the additional use of OSAC funding for an environmental impact study before moving forward with trail and development of the property?
  - Yes
  - No

**Baseline Environment Impact assessment** would consider land use and zoning conditions, geology and soils context, site hydrology, vegetation and wildlife communities, visual resources, archaeological, and historic resources, community services impacts and transportation and traffic conditions.

7. What development and project priorities do you support most?
  - Development of the Bil Bauers trail and open
  - Continuing and ongoing maintenance and upgrades of existing trails
  - Other open space development, such as Black Canyon Open Space
  
8. If the open space is developed, what features or amenities would you like to see included? (Check all that apply)
  - Trail and trail signage
  - Picnic areas / small pavilions
  - Benches/rest areas
  - Trash or recycling receptacles
  - Dog waste stations
  - Other: \_\_\_\_\_
  
9. If a trail is developed, what type of trail would you like to see:
  - Narrow natural surface seasonal walking path near the near creek
  - Permanent 18"-30" wide gravel hiking trail, slightly above the creek
  - 24"-36" wide multiuse biking and hiking trail, well above the creek
  - 72"-120" wide Accessible hard surface creek-walk trail
  - Other: \_\_\_\_\_

10. From a public investment perspective, how would you propose using Bill Bauers Open Space?
- Left as is, with no public access
  - Open for wildlife observation only
  - ~~A natural and active extension of Bill Bauers Park~~
  - Providing neighborhood connections
  - Other: \_\_\_\_\_

11. Would you support the development of a trail through Bill Bauers Open Space?

*Mark only one oval.*

- Yes
- No
- Other:

12. If the open space is developed, what activities would you participate in? (Mark all that apply)
- Walking / hiking
  - Running
  - Biking
  - Dog-walking
  - Nature observation
  - Other: \_\_\_\_\_

13. What concerns, if any, do you have about potential trail development in the open space? (Check all that apply) Move this after the trail question after Question 8.

*Check all that apply.*

- Wildlife impact
- Increased foot and bike traffic in the area
- Parking or access issues
- Urban camping (Transient Encampments)
- Environmental impacts (erosion, vegetation, etc.)
- Other:

\_\_\_\_\_

14. How important is a trail and open space connection for the neighborhood and surrounding area?
- Very important
  - Neutral
  - Not important

15. If developed, how would you access a trail going through the open space?
- Walking from home
  - Driving and parking nearby
  - Biking
  - Other





# Open Space Advisory Committee

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PRESENTATION BY:

DAVID CONLEY, CHAIR

# Committee Members

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David Conley, Chair

Paul Arlinghaus, Vice Chair

Judy Carnick

Sheryl Cline

Robin Kovatz

Anthony "TJ" Maltese

Andrea Sutela

*Cassandra Bresnahan – Alternate*

*Marion Ceruzzi - Alternate*

# 2025 Accomplishments



	Description	Cost if applicable
Accomplishment 1	<p>Trail Maintenance:</p> <ul style="list-style-type: none"> <li>• Hosted 3 volunteer trail workdays</li> <li>• Funded RMFI trail re-route along Intemann Trail</li> <li>• Funded Iron Mtn. mechanical work (1600 ft of trail)</li> <li>• Improved signage on Intemann Trail</li> </ul>	<ul style="list-style-type: none"> <li>• N/A</li> <li>• \$27,531</li> <li>• \$18,773</li> <li>• N/A</li> </ul>
Accomplishment 2	<p>Black Canyon Open Space</p> <ul style="list-style-type: none"> <li>• Completed Master Plan</li> <li>• Approved MSFD fire mitigation plan</li> <li>• Engaged consultant to begin coordination of pedestrian access and bridge design.</li> </ul>	<ul style="list-style-type: none"> <li>• \$3955</li> <li>• N/A</li> <li>• \$5000</li> </ul>
Accomplishment 3	Funded professional survey to assess community thoughts on trail development in Bill Bauers Open Space	\$5700
Accomplishment 4	Approved transfer of \$138,000 for Creek Walk Segment 4 construction, in progress Fall 2025.	\$138,000

# 2026 Goals



	Description	Approximate Budget (if applicable)
Goal 1	Continue development of Black Canyon Open Space with trail construction using contractor and volunteer groups.	\$55,000
Goal 2	Identify open space parcel for fire mitigation work; design and fund fire mitigation work with MSFD.	\$155,000
Goal 3	Continue trail maintenance efforts and establish mechanism for users to report trail issues. Schedule three trail workdays with local trail support groups.	\$40,000
Goal 4	Revise Trail and Parks maps for both print and digital access.	N/A
Goal 5	Continue to investigate potential Open Space acquisition of parcels.	\$400,000

# Trail Improvement Projects



**Iron Mountain Wildcat Gulch**

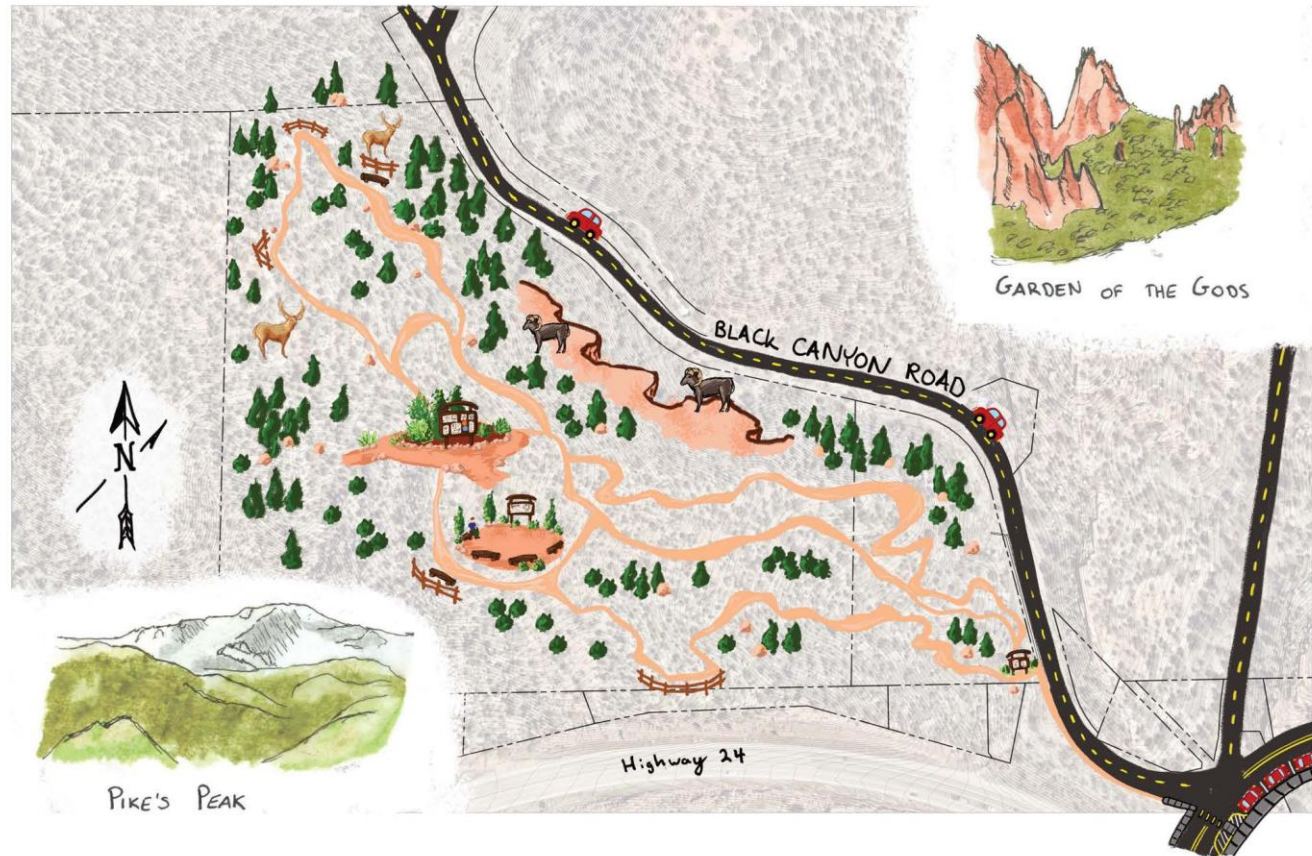
**Pikes Peak Trail CATS Volunteer Day**



**Intemann Trail Reroute**

**Rocky Mountain Field Institute (RMFI)**

# Master Plan Approval



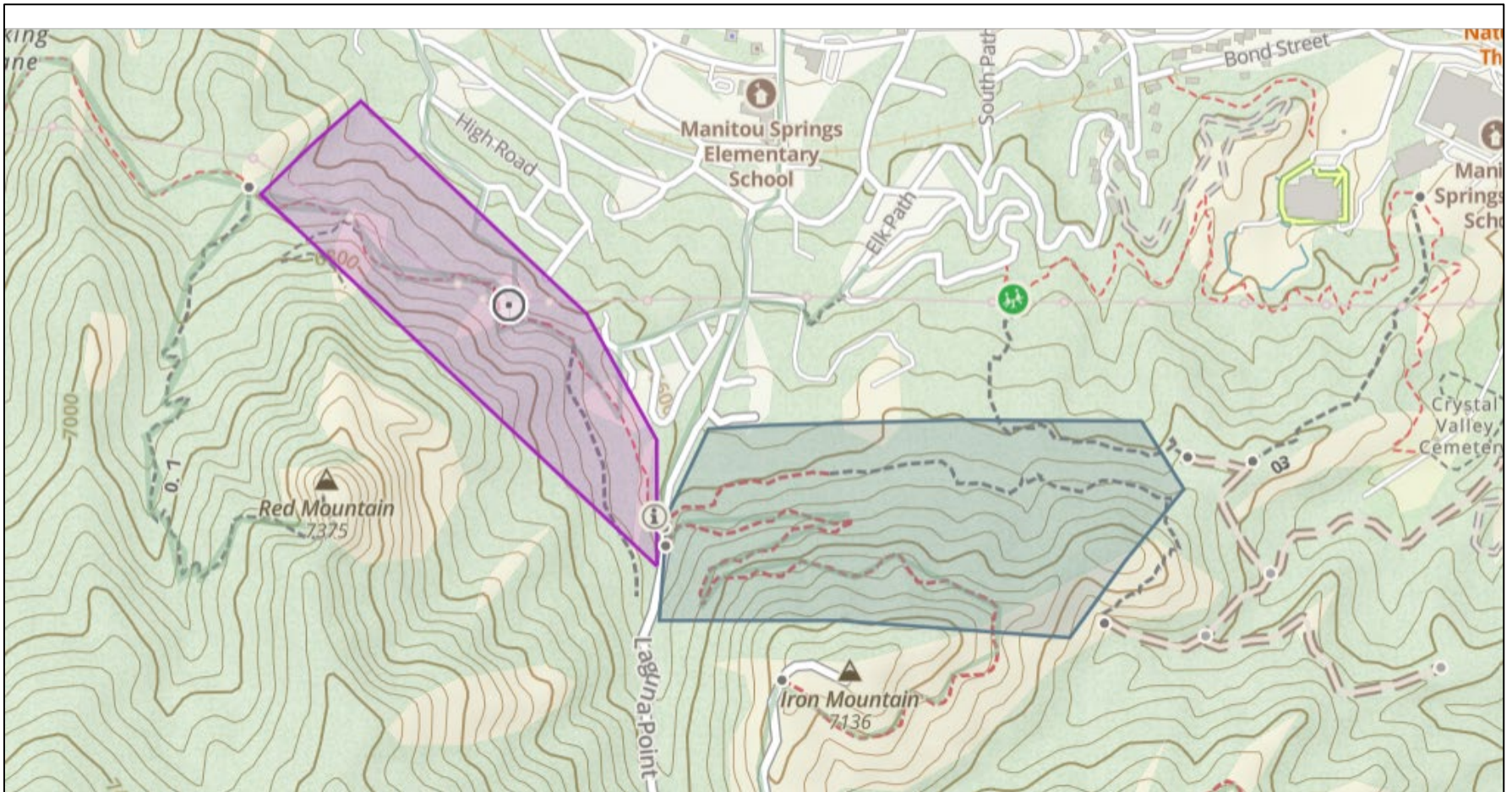
**Black Canyon Open Space  
Master Plan Approved  
February 2025**

# Thank You!

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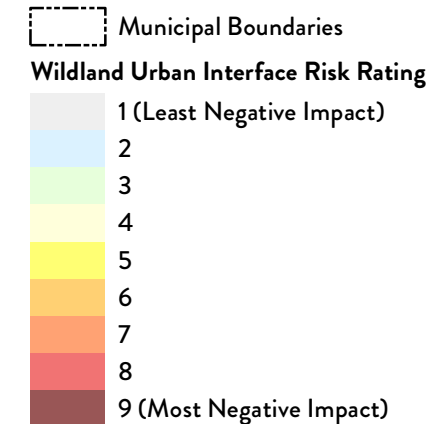


Potential Fire Mitigation Parcels  
Red Mountain and Iron Mountain





## Creating our Future WILDLAND URBAN INTERFACE RISK



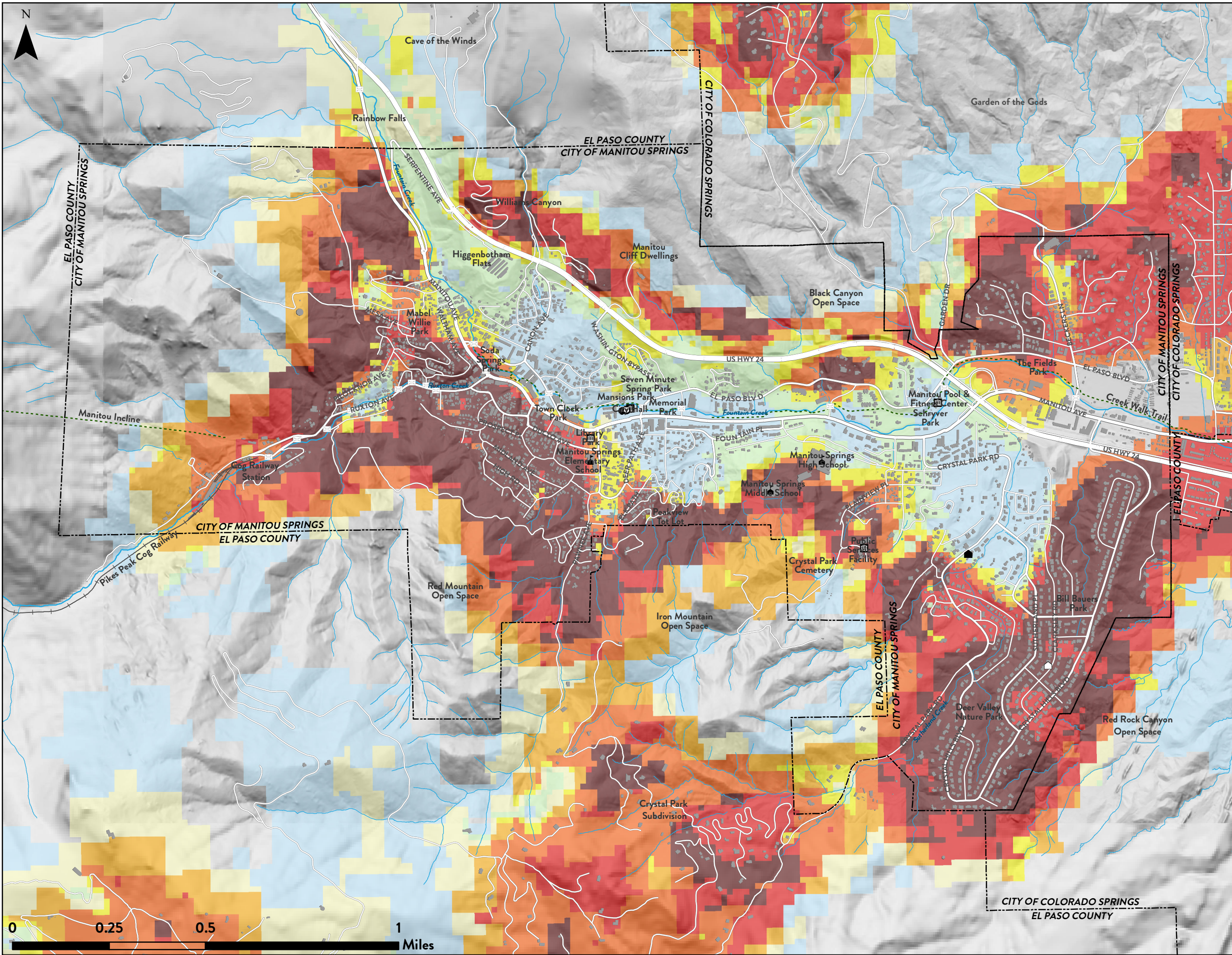
- Critical Facilities**
- Congregate Housing/Group Homes
  - Assisted Living Facilities
  - Government Operations
  - Fire Department
  - Police Department
  - Schools

- Critical Infrastructure**
- Bridges

**About This Map**  
 This map provides a generalized depiction of the Wildland-Urban Interface (WUI) and the areas of greatest potential impacts from wildfire. This map should be used to identify properties that area likely to have a higher wildfire risk and where more site-specific analysis of wildfire hazards and potential mitigation strategies is warranted. Any development proposed in the WUI should be evaluated within the context of the Land Use Categories defined by Plan Manitou.

*Note: The Wildland Urban Interface (WUI) Risk Index is derived using a response function modeling approach. Response functions are a method of assigning a net change in the value to a resource or asset based on susceptibility to fire at different intensity levels, such as flame length. To calculate the WUI Risk Index, housing density data was combined with flame length data and response functions were defined to represent potential impacts. The response functions were defined by a team of experts led by Colorado State Forest Service mitigation planning staff in 2012. By combining flame length with the WUI housing density data, it is possible to determine where the greatest potential impact to homes and people is likely to occur.*

Source: City of Manitou Springs, Colorado State Forest Service - CO-WRAP, U.S. Department of Homeland Security, CDPHE



**Wayfinding Signage  
Installed by Parks Maintenance Staff  
October 2025**





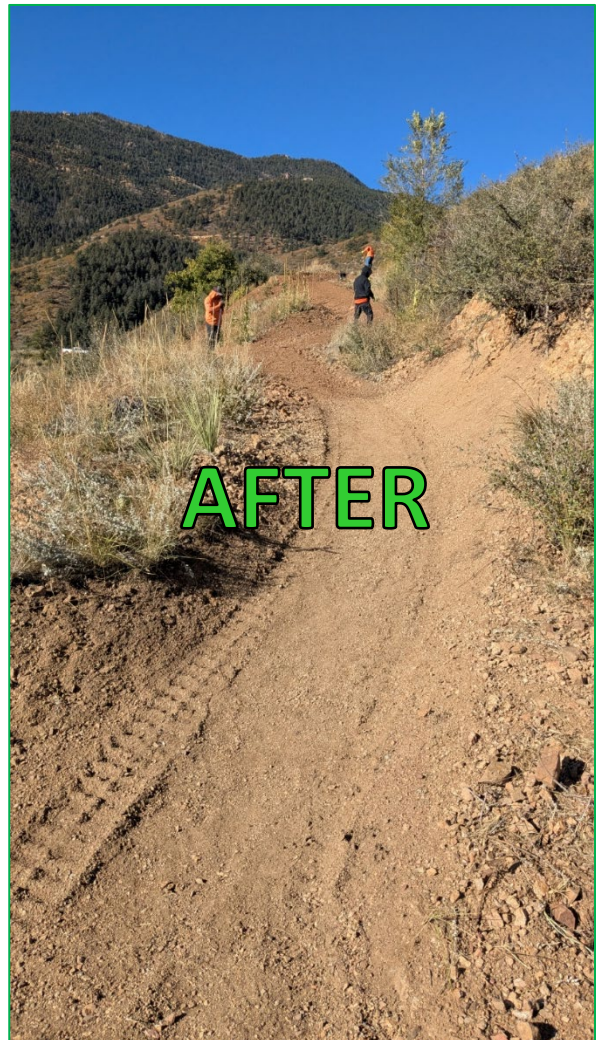
# Iron Mountain Trail Repair Project Timberline TrailCraft

Project Start: 10/13

Project End: 10/17



Before picture from the short section on the ridge line, looking down toward Oak Ridge Dr., taken 8/27.

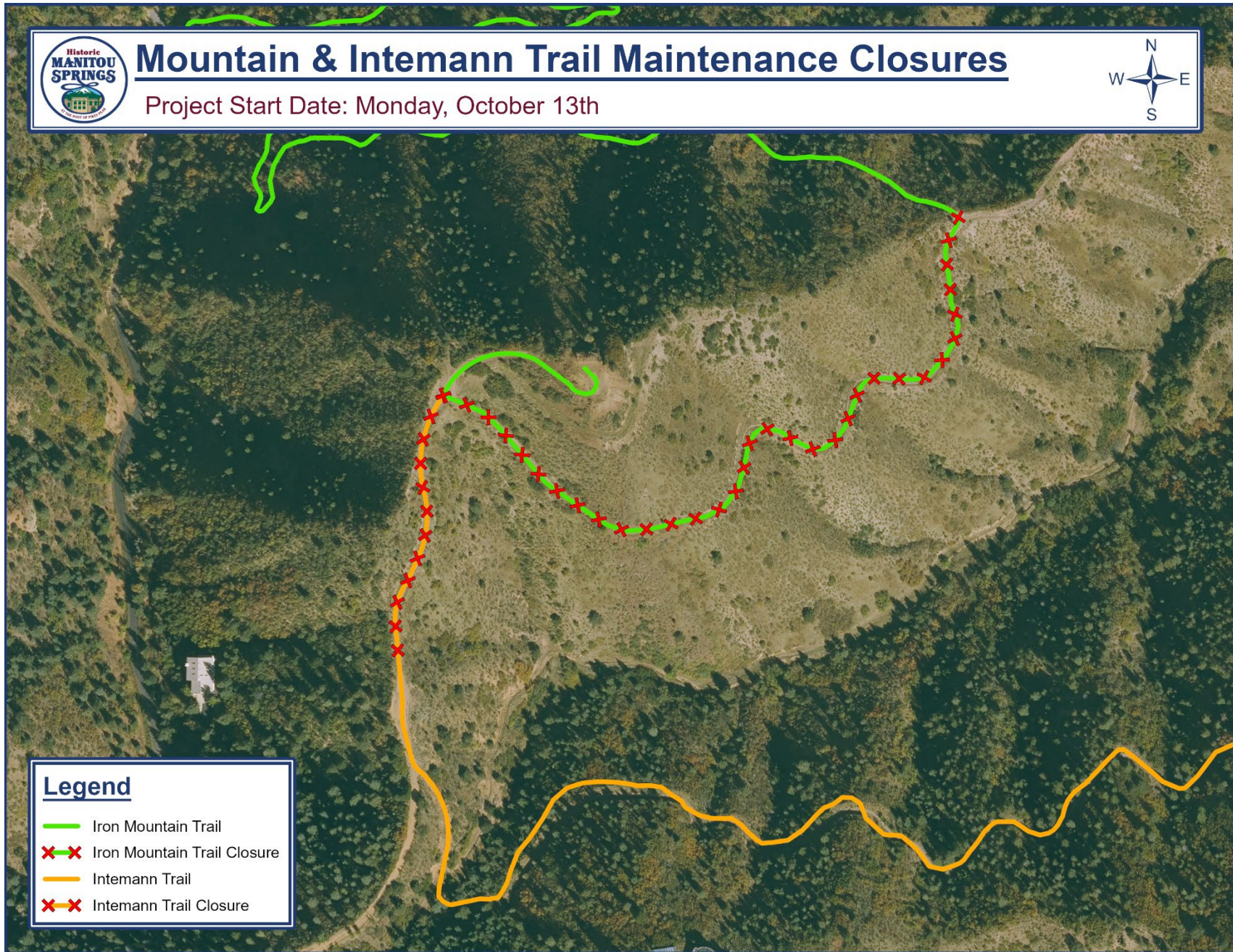




Before picture from the short section on the ridge line, looking down toward Oak Ridge Dr., taken 8/27.



# Iron Mountain Trail Repair Project Map



**Intemann Trail Volunteer Workday**  
**Sunday, October 5<sup>th</sup>, 2025**  
**OSAC, Medicine Wheel Trail Advocates, Pikes Peak Trail CATS**

*Volunteers replaced and installed drains on the climb out of the Spring St. trailhead and restored the historic drain path off of Red Mountain near the west end of the 2025 RMFI reroute trail.*







**Wayfinding Signage  
Installed by Parks Maintenance Staff  
October 2025**







November ▾

2025 ▾

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	31	01
02	03 Parks and Recreation Advisory Board Regular Meeting- Via Zoom Only	04 Urban Renewal Authority Regular Meeting	05 Historic Preservation Commission Regular Meeting	06	07	08
09	10	11 Veteran's Day City Hall closed	12 City Planning Commission Regular Meeting	13 Coffee with the City Administrator	14	15
16	17	18 City Council Regular Meeting	19 Housing Advisory Board Regular Meeting	20	21	22
23	24 Open Space Advisory Committee Regular Meeting- Virtual Only	25	26 Mobility and Parking Board (MAP) Regular Meeting	27 Thanksgiving Day City Hall closed	28 day after Thanksgiving Day City Hall closed	29
30	01	02	03	04	05	06



December ▾

2025 ▾

Sunday

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

30

01

Parks and Recreation  
Advisory Board Regular  
Meeting- Via Zoom Only

02

Urban Renewal Authority  
Regular Meeting  
City Council Regular  
Meeting

03

Historic Preservation  
Commission Regular  
Meeting

04

05

06

07

08

09

City Council Work  
Session

10

City Planning  
Commission Regular  
Meeting

11

Coffee with the City  
Administrator

12

13

14

15

16

City Council Regular  
Meeting

17

Housing Advisory Board  
Regular Meeting

18

19

20

21

22

Open Space Advisory  
Committee Regular  
Meeting- Virtual Only

23

24

Mobility and Parking  
Board (MAP) Regular  
Meeting

25

Christmas Day  
City Hall closed

26

27

28

29

30

31

01

02

03