



CITY OF MANITOU SPRINGS
OPEN SPACE ADVISORY COMMITTEE
Regular Meeting Minutes
Remote Meeting via Zoom
April 28, 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 Andrea Sutela
Alternate Committee Member Paul Arlinghaus

COMMITTEE MEMBERS ABSENT FOR ROLL CALL:

Committee Member Judy Carnick (arrived at 6:32 PM)
Committee Member Anthony Maltese
Alternate Committee Member Nancy Wilson

1. There is one opening for a member and one opening for an alternate member.

There was no discussion about open positions.

2. Nomination of Paul Arlinghaus as full member, recommended approval by City Council

Committee Member Sutela moved to nominate Alternate Committee Member Paul Arlinghaus for full membership. Committee Member Kovats seconded the motion. The motion carried unanimously (4-0).

3. Elect Vice Chairperson

There was a brief discussion regarding input from committee members as it relates to Vice Chair election. Chair Conley suggested members send him an email with input.

B. APPROVAL OF MINUTES

1. Draft minutes of OSAC 04-08-2024 Special Meeting

Committee Member Sutela moved to approve the minutes as amended with April 8, 2025, corrected to reflect April 8, 2024. The motion was seconded by Committee Member Kovats. The motion was carried (3-0), with Chair Conley recusing.

C. AGENDA REVIEW AND PUBLIC COMMENT ON NON-AGENDA ITEMS

There was no public comment.

D. REPORTS

1. Parks and Recreation Advisory Board (PARAB)

a. Approved Minutes for PARAB 03-03-2025 meeting

The committee briefly reviewed PARAB minutes.

E. OLD BUSINESS

1. Black Canyon Open Space

a. Next Steps on Fire Mitigation and Trail Construction (Gillian and David, 10-15 minutes)

There was a discussion regarding the Fire Mitigation plan, during which Parks and Recreation Director Gillian Rossi stated the project is on her list to discuss with the Manitou Springs Fire Department (MSFD). Director Rossi stated that it had not been at the top of her priority list due to a few other bigger projects.

Director Rossi provided an update on the Deer Valley Park project, noting that the contractors finished their work, except for areas where there were property line concerns. The City's forestry service will complete the mitigation. The project is 95% complete and the 5% remaining will be completed next Spring.

There was a brief discussion regarding the Deer Valley Park trail construction.

b. Name confusion with Colorado Springs Quarry Site (Gillian)

There was a brief discussion regarding Colorado Springs' lack of concern to change the name of the Black Canyon Quarry Open Space, though they are willing to change the name during the Master Plan process.

2. Bill Bauer Trail Development: gauge interest in project and if appropriate, issue survey to residents (Andrea and Robin 10 minutes)

Chair Conley expressed concern that the committee hasn't shown much support for the project. He shared that he received an email from Neal Minch.

Note for the Record – The floor was opened for public comment.

Neal Minch, 151 Clarksley Road, expressed concern for the wildlife that use the area for cover and safe boundary from human contact. He also voiced concern about the development providing a corridor for homeless individuals or perpetrators.

Jess Wilson, 130 Pallisade Circle, expressed opposition for the project and added that roughly a dozen of her neighbors agree. She stated that the animal habitat would be disturbed and that the trail may be dangerous due to the amount of wildlife that currently uses the area. She shared that homeless encampments are also a concern.

Randy Zimdahl, 16 Mountain View Road, shared some concerns with previous speakers, including animal inhabitation and homeless encampments. He raised a concern about fire danger as well.

Doug Miles, 23 Mountain View Road, echoed concerns about fire and animal inhabitation. Doug stated that his main concern is logistical in nature, particularly, how the trail would avoid interference with private property lines.

Cory Sutela, Resident and Chair of the Manitou Springs Mobility and Parking Board (MAP) expressed support for the Bill Bauer project. He stated that the trail would help citizens navigate the area without using public roads. He encouraged a more detailed discussion regarding pros and cons.

Darlene Stewart, 131 Palisade Circle, stated that she was against the development for reasons regarding disruption and fire risks.

Jennifer McGrath, 152 Clarksley Road, stated that she shares the concerns of most residents opposed to the project. She expressed concern about visibility for children using the proposed trail and noted that off-leash dogs would be a concern as well.

Note for the Record – The floor was closed to public comment.

Note for the Record – Committee Member Carnick arrived at 6:32 PM.

Chair Conley suggested that the committee could consider a survey and asked for input.

Committee Member Sutela raised concerns about the purchase of open space properties for the purpose of keep them undeveloped. She suggested that this should be considered in future purchases.

Committee Member Kovats stated she thinks the survey should be sent out.

Chair Conley added that he thinks the committee should be used and is a valuable data source.

Committee Member Arlinghaus shared that he thinks the survey will provide good feedback on the overall community opinion, not just that of the community members who would be most impacted by the trail development.

Committee Member Carnick commented that sending the survey will be good for the community to see that the committee was seeking their input. She added that the survey should be done quickly.

Committee Member Cline suggested that the survey should not restrict certain citizens.

Committee Member Sutela suggested that everyone should be included in the survey, without targeting a specific group.

Committee Member Kovats recommended that the survey be more targeted to the community most affected and that the committee should make sure they are aware of the survey.

There was further discussion regarding the forms of communication that could be used to issue the survey and what audience should receive it.

Committee Member Cline motioned to move forward with a survey that would allow 3 weeks to complete and return citywide. Committee Member Carnick seconded the motion. The motion carried unanimously (5-0).

Director Rossi clarified that the text alert system is used for emergency purposes and discouraged the use of the system for a survey. She further suggested that the survey could be properly advertised without using the alert system.

Committee Member Arlinghaus stated that he believes the community will organically share the information regarding the survey to each other.

3. Trail Maintenance:

- a. Update on Wildcat Gulch repair of April 13, 2025 (Paul, Dave and Gillian 5 minutes)

There was a brief discussion regarding the completion of Wildcat Gulch repair.

- b. RMFI work proposal: reroute of Intemann Trail near Red Mountain intersection (Gillian 10 minutes)

There was a discussion about the proposal to reroute the trail and its benefits. It was noted that the project is set to start on May 14, 2025, and that Rocky Mountain Field Institute (RMFI) will call for volunteers.

There was discussion about Iron Mountain Trail during which Committee Member Arlinghaus suggested possible future consideration for repair and water run off mitigation.

- c. Signage on Old Intemann and Creek Walk trails (Gillian, 2 minutes)

Director Rossi reported that signage is still on its way.

4. Re-Zoning of Open Space Parcels

- a. Update on Council approval, but rejection on 0 Beckers Lane parcel (Gillian, 5 minutes)

Director Rossi announced that the 0 Beckers Lane property was not approved to be re-zoned as open space by City Council.

- b. Discussion of new responsibilities for OSAC on re-zoned parcels (10 minutes)

There was a discussion about Council's expectations of OSAC to keep the spaces maintained. Director Rossi advised that the committee discuss the matter on a future agenda to allow time to review the discussion from the Council meeting when the rezoning was voted on.

5. Fire Mitigation on Open Space Parcels

- a. Outline process for parcel evaluation, Request for Proposals (RFP's), and grant process (Gillian 10 minutes)

Chair Conley stated that the committee will follow up on Fire Mitigation according to the update provided by Director Rossi to meet with MSFD soon.

Committee Member Carnick suggested that the MSFD do a demonstration for homeowners showing proper fire mitigation and mentioned possibly getting the Home Ignition Zone pamphlet out to the residents.

Director Rossi mentioned a committee member could speak with MSFD and the Public Information Officer (PIO) Cassandra Hessel to determine the best way to deliver fire mitigation information to the public.

Committee Member Carnick volunteered to speak with MSFD and the PIO.

- b. Review Community Wildfire Protection Plan (CWPP) and prepare comments for MSFD. (10 minutes) CWPP available online at: <https://www.manitouspringsco.gov/DocumentCenter/View/6346/Manitou-Springs-CWPP-Draft-for-Public-Comment-PDF?bidId=>

Chair Conley suggested that committee members reach out to Lieutenant Mike Willie or the PIO with any questions regarding the Community Wildfire Protection Plan (CWPP).

- c. Discuss allocation of OSAC funds for Fire Mitigation grant matches. (10 minutes)

Chair Conley shared that he had conversation with Mayor John Graham regarding using OSAC funding for fire mitigation.

Committee Member Sutela stated that fire mitigation is within the scope of use of OSAC's funding.

F. NEW BUSINESS

1. Park Director's Comments on new matters (Gillian)

Director Rossi mentioned a discussion with Chair Cory Sutela and Vice Chair Karl Stang with MAP suggesting more involvement with OSAC and citing the occasional overlap in interest where mobility is concerned.

MAP Chair Sutela stated that the MAP Board has prioritized improving the mobility of the public within the city and wants to improve their connection with OSAC to collaborate.

2. Discuss mixed meeting format: in-person and Zoom

Chair Conley stated that he would like to hold either the May or June 2025 meeting as mixed meeting format and emphasized that he would rather have in-person meetings.

3. Discuss rescheduling May 26 meeting, Memorial Day.

There was a brief discussion about the date of the May meeting due to it falling on Memorial Day. The consensus was that the committee would reschedule the May meeting to May 28, 2025, at 6:00 PM.

G. FUTURE AGENDA ITEMS

No future agenda items were discussed.

H. ADJOURNMENT

Chair Conley adjourned the meeting at 7:53 PM.

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