



**CITY OF MANITOU SPRINGS**  
**OPEN SPACE ADVISORY COMMITTEE**  
Regular Meeting Minutes  
Hybrid Meeting In Person and by Zoom  
July 28, 2025

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

Chair Conley called the Open Space Advisory Committee (OSAC) meeting to order at 6:07 PM.

1. Three (3) Alternate Positions Open.

There was no discussion.

**B. ROLL CALL**

**COMMITTEE MEMBERS PRESENT FOR ROLL CALL:**

Chair David Conley  
Vice Chair Paul Arlinghaus  
Committee Member Andrea Sutela  
Committee Member Judy Carnick

**COMMITTEE MEMBERS ABSENT FOR ROLL CALL:**

Committee Member Robin Kovats  
Committee Member Anthony Maltese (arrived at 6:12 PM  
and left at 7:09 PM)  
Committee Member Sheryl Cline (arrives at 6:14 PM)

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

There was no public comment.

**D. REPORTS**

1. Director's Report

a. 0 Beckers Lane Split Rail Fence Funding Request

Parks and Recreation Director Gillian Rossi presented a request to complete the removal of the chain link fence and replace it with split rail fencing. The cost for the new fencing will be \$600.

Chair Conley shared concerns about 0 Beckers Lane being zoned as open space, as it was previously proposed to City Council that the property be rezoned to parks. Chair Conley expressed uncertainty about which entity is responsible for the property.

**Note for the Record** – Committee Member Maltese arrived at 6:12 PM and Committee Member Cline arrived at 6:14 PM.

Director Rossi clarified that City Council felt there was not enough information to determine the property should be zoned parks, therefore, keeping it zoned open space. Director Rossi confirmed that OSAC would provide small maintenance to the property.

Committee Member Carnick made a motion to fund the \$600 fence material for 0 Beckers Lane. Committee Member Sutela seconded the motion. The motion carried unanimously (6-0).

b. Creek Walk Phase 6 Update

Director Rossi reported on Creek Walk, noting that OSAC's contribution currently totals \$39,000. The funds are not slated for any specific phase of the project. Director Rossi shared that she had a discussion with Public Services Director Ben Schmitt and that the committee could consider contributing funding to Phase 4 or Phase 6. Phase 4 is expected to be completed by the end of October.

There was a brief discussion about funding for Phase 4, during which Director Rossi stated that a large portion of the funding is coming from a Pikes Peak Rural Transportation Authority (PPRTA) grant.

Committee Member Carnick expressed support for considering the use of funds for Phase 4 but recommended requesting a proposal or presentation from Director Schmitt before making the decision.

Committee Member Maltese asked whether the request to reallocate funds is related to the upcoming City Council meeting that will be addressing the budget shortfall.

Director Rossi stated she did not believe the reallocation was in any way related.

Vice Chair Arlinghaus agreed with using the money for the current Phase 4, as they have no way to know how long the following phases would take to complete. He also agreed to hearing more information before making a decision.

The committee agreed that inviting Director Schmitt to the August meeting would be beneficial before making the decision.

## **E. OLD BUSINESS**

### **1. Bill Bauer Open Space**

- a. Update on professional survey design, costs, and next steps (Gillian)

Director Rossi provided an update, stating that she has pursued quotes for third party surveys and received a quote from Kimley-Horn for \$5,700 for a public outreach survey. They also offered to include an environmental impact review and memo for a higher quote of \$14,000.00. She reported that she is waiting for a response from another company, Hord Coplan Macht. Director Rossi added that she is meeting with Rocky Mountain Field Institute (RMFI) in early August to walk the site and provide a formal quote for multi-use construction. She will be reaching out to a few other trail builders to gather comparison quotes.

Committee Member Carnick voiced concerns regarding wasteful spending of time and money on anything beyond a survey. She discussed limiting funding to the survey alone. She also stated that previous discussions with committee members seemed to suggest limited momentum on the project.

Chair Conley reiterated that City Council was clear in their instructions about having the Parks Department and Director Rossi conduct a survey by way of an outside contractor.

Committee Member Sutela stated that her impression of past discussions was that the committee had not reached a consensus to discontinue the project.

### **2. Rocky Mountain Field Institute 2025 Project Closeout**

- a. Review and discussion on "Manitou Open Space Final Report" (All)

There was no discussion about this item.

### **3. Black Canyon Open Space**

- a. Fire Mitigation Update (Judy)

Committee Member Carnick reported that Fire Lieutenant Mike Willie is continuing to obtain estimates. He has met with two companies and is working to connect with a third. According to feedback received from the first two companies, mitigation would be very difficult and costly. The estimated the cost is approximately \$5,000 to \$5,500 per acre, due to limited equipment access and the amount of hand work required.

Director Rossi reported that she received the first quote for fire mitigation from Front Range Arborists, and it was \$150,000 for the entire 35 acres. She stated she will send the scope of work to the committee. She shared that some companies suggested building a temporary road to truck in the equipment.

Vice Chair Paul Arlinghaus voiced concerns about having to create a temporary road more than once in the area.

Committee Member Sutela suggested that the committee could limit the areas being cleared. She also noted that the ground does not recover quickly.

Committee Member Maltese stated that it would be helpful to utilize the initial path or road during trail building. He added that it would take significant effort for volunteers to cover the road once construction is complete.

Chair Conley stated that he would like to see the Fire Department's recommendations to understand what is needed to complete the mitigation.

b. Homeless Camp Cleanup Report/Discussion on hiring Keep Colorado Springs Beautiful for remaining debris

Director Rossi shared that the Police Department has another cleanup scheduled at Black Canyon Open Space for August 13, 2025, from 8:00 AM to 12:00 PM. She stated that OSAC participation would be great. She explained that requesting assistance from Keep Colorado Springs Beautiful is as simple as sending an email. She added that it would make sense for School Resource Officer Gary Johnson to be the point of contact, as he has been leading the current cleanup efforts and is most familiar with the camps.

Committee Member Carnick suggested that the committee could consider Richard's Rubbish Roundup for help with cleanup and volunteered to reach out for more information.

c. Next Steps for Master Plan Implementation (Gillian)

Director Rossi stated that she reached out to Jim Houck from Kimley-Horn, who wrote the Master Plan for Black Canyon, to request a possible list of tangible action items. Phase One would include the wildfire mitigation, implementing Colorado Department of Transportation (CDOT) permits for pedestrians' crossings. He would assist with contracting the structural engineering of the drainage improvements and the bridge, as well as with civil engineering and permitting for drainage, protection and improvement. She stated that the committee could either contract the work or pay for "on-call" business.

Chair Conley suggested contracting Kimley-Horn for Phase One because they have the necessary knowledge and experience. He added that they can serve as a point person to advance the project.

The consensus was that the committee is in favor of the Kimley-Horn proposal.

#### 4. Trail Maintenance

##### a. Update on Intemann Trail Wayfinding Project (Dave)

Chair Conley announced that the trail signs have been received. He shared that he visited the trailhead to scout positions for the signs, and reported that some of the signs have already been posted.

##### b. Iron Mountain Trail Maintenance Update (Gillian, Dave, Paul)

Vice Chair Arlinghaus stated that the Traction Trail Works meeting went well and the committee should have a quote from them in a few weeks.

Director Rossi noted that there will also be a meeting with Timberline on July 30, 2025.

### **F. NEW BUSINESS**

#### 1. 2026 Goals/Budget Planning Workshop Summary (All)

Chair Conley and Director Rossi will meet later in the week to put a summary on paper for the committee to look over.

#### 2. Discussion on using 121 Pawnee for a Pollinator Garden (Garden Club representatives, Gillian)

Garden Club representative Greg DiFiore reported that the lot was acquired by the City after an attempt by private owners to build was halted due to water and gas main running through the property. There is a water tap on the property. The idea is to turn the open space into a pollinator garden. To maintain the City's status as a "Pollinator City" two projects per year are required. The Garden Club is requesting permission to use the open space for a pollinator garden and complete all the work locally.

Committee Member Maltese voiced concerns regarding the Post Plan, stating that the lot was intended to be undeveloped. He suggested the committee look at the Post Plan to get clear direction on what should or should not be done with the space and that any consideration for vegetation only be native to the area.

Garden Club Member Becky Elder confirmed that they intend to keep the garden vegetation native to the area.

**Note for the Record** – Committee Member Maltese left the meeting at 7:09 PM.

Committee Member Cline moved to approve the concept for a pollinator garden and Committee Member Sutela seconded the motion. The motion carried unanimously (5-0).

3. COSA Conference – Registration Open for Oct. 6-8 Conference in Steamboat Springs

- a. Determine which OSAC Members can attend.

Director Rossi volunteered to attend the conference, with committee consensus supporting her attendance.

4. Consider recommending approval of three (3) proposed land donations adjacent to Black Canyon Open Space to City Council

Chair Conley explained that City Council is looking for OSAC's recommendation for donation of the three lots next to the Black Canyon Open Space.

Vice Chair Arlinghaus made a motion to approve the land donations for the three lots next to the Black Canyon Open Space. Committee Member Cline seconded the motion. The motion carried unanimously (5-0).

## **G. FUTURE AGENDA ITEMS**

1. Presentations from City Clerk and Deputy City Clerk on (1) Colorado Sunshine Law and (2) Open Records Law & Process

There was a brief discussion regarding the training, however, no decision was made.

## **H. ADJOURNMENT**

Chair Conley adjourned the meeting at 7:29 PM.

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