



# MANITOU SPRINGS OPEN SPACE ADVISORY COMMITTEE REGULAR MEETING AGENDA

This meeting will be held in hybrid form by Zoom (remote) or in-person  
at Memorial Hall.

Memorial Hall  
606 Manitou Avenue  
Manitou Springs, CO 80829

Remote: A link is provided on the City's Official Website at  
<https://www.manitouspringsgov.com/544/All-Boards-and-Commissions>

February 23, 2026

6:00 PM

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

1. There is one opening for one alternate member. OSAC has sent its recommendation to City Council concerning applicant Anthony Lane.

## B. AGENDA REVIEW and PUBLIC COMMENT ON NON-AGENDA ITEMS

## C. APPROVAL OF MINUTES

1. Draft minutes of OSAC October 27, 2025 meeting
2. Draft minutes of OSAC November 17, 2025 meeting
3. Draft minutes of OSAC January 29, 2026 meeting

## D. REPORTS

1. Parks and Recreation Advisory Board (PARAB) Update
2. Director's Comments
  - a. Funding request to support 4/4 VOC Trail Workday at Black Canyon Open Space

## E. OLD BUSINESS

1. Bill Bauers Open Space: Survey results presentation and discussion.
2. Governing Protocols
  - a. Election of Officers for 2026
  - b. Confirm regular meeting dates as fourth Monday of each month.
  - c. Review and Approve Standard Operating Procedures
3. Fire Mitigation Plans: review Council discussion from Feb. 10 Work Session (Judy)

## F. NEW BUSINESS

1. Trail Maintenance

- a. Discuss potential for 2026 contract with RMFI for one, two, or three weeks.
- b. Discuss project options for Pikes Peak Trail CATS 2026 Volunteer Workdays.

**G. FUTURE AGENDA ITEMS**

**H. 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:**

Carey Storm, Council Liaison  
Gillian Rossi, Parks & Recreation Director

*1 alternate position available*

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**CITY OF MANITOU SPRINGS  
OPEN SPACE ADVISORY COMMITTEE**  
Regular Meeting Minutes  
In-Person Meeting at 606 Manitou Avenue  
October 27, 2025

**A. CALL TO ORDER AND INTRODUCTIONS**

Chair Conley called the Open Space Advisory Committee (OSAC) meeting to order at 6:05 PM and noted that a quorum was present.

**COMMITTEE MEMBERS PRESENT FOR ROLL CALL:**

Chair David Conley  
Vice Chair Paul Arlinghaus  
Committee Member Andrea Sutela  
Committee Member Anothony Maltese  
Alternate Committee Member Cassandra Bresnahan  
Alternate Committee Member Marion Ceruzzi

**COMMITTEE MEMBER'S ABSENT FOR ROLL CALL**

Committee Member Sheryl Cline (Arrived at 6:06 PM)  
Committee Member Robin Kovats (Arrived at 6:07 PM)  
Committee Member Judy Carnick (Arrived at 6:20 PM)

1. The Chair confirmed to the members that the City Council had appointed Cassandra Bresnahan and Marion Ceruzzi as OSAC Alternate Members.

**B. APPROVAL OF AGENDA**

The agenda was approved.

**Note for the Record** – Committee Member Cline arrived at 6:06 PM and Committee Member Kovats arrived at 6:07 PM.

### **C. APPROVAL OF MINUTES**

#### 1. OSAC Minutes for 10-01-2025 Special Meeting

Committee Member Sutela moved to approve the October 1, 2025 meeting minutes. The motion was seconded by Committee Member Maltese. The motion carried unanimously (6-0).

The committee discussed the process of generating the agenda and emphasized the importance of member input for future meetings.

### **D. PUBLIC COMMENTS NOT ON THE AGENDA**

No members of the public requested an opportunity to comment.

### **E. REPORTS**

#### 1. Parks & Recreation Director's Report

##### a. Creek Walk Phase 6 Grant Match Information

Parks and Recreation Director Gillian Rossi gave an update on Creek Walk Phase 6, which is set to begin construction in early 2027 after final design completion next year, with a \$20,000 OSAC budget line item confirmed for the grant match. Creek Walk Phase 4's ribbon-cutting is scheduled for November 18, 2025 with OSAC's participation requested for a public thank you.

##### b. VOC Grant Application Update

The Volunteers Outdoor Colorado (VOC) grant application deadline was extended due to the government shutdown, with the new deadline yet to be announced.

##### c. Bill Bauers Open Space Public Outreach Survey Update

Director Rossi reported on the community survey recommended by City Council and being conducted by Kimley-Horn. The survey is set to launch in early December, with Kimley-Horn compiling and presenting results afterward.

Several committee members provided feedback on the survey questions, suggesting improvements to make them more clear and specific for those unfamiliar with the area. The Committee members agreed to review the survey further and submit any suggestions or edits to Director Rossi by Friday November 7, 2025 ahead of her meeting with Kimley-Horn the following Wednesday.

## **F. OLD BUSINESS**

### 1. 2026 OSAC Budget Proposal Revision (Dave)

- a. Discuss City Council direction pertaining to fire mitigation.

Chair Conley shared that the City Council at its October 7, 2025 meeting, through a unanimous vote, directed the Fire Department and OSAC to prioritize fire mitigation efforts in high-risk areas, specifically the bases of Red Mountain and Iron Mountain. The Council requested specific parcel recommendations and mapping for the initial fire mitigation project, which differs from the previously planned Black Canyon project. He stated that he plans to meet with Fire Lieutenant Mike Willie and Director Rossi to discuss next steps and get new quotes for the Red Mountain and Iron Mountain parcels, as the terrain and access are different.

**Note for the Record** – Committee Member Carnick arrived at 6:20 PM.

There was a discussion about potentially involving citizens in a training day for small parcel fire mitigation, though details are still being worked out.

The Committee discussed concerns about the process, noting that key stakeholders were not present at the Council meeting where Black Canyon was rejected. They agreed that the Fire Department should develop a prioritized list of mitigation sites and request OSAC funding, rather than having OSAC select sites. The committee also discussed the need for a clearer process and better representation at future Council meetings.

The Committee also considered how to allocate the \$155,000 budget for fire mitigation, with options to use it for other open space parcels or to combine efforts with the Fire Department on priority areas.

Committee Member Kovats moved to approve the revised budget as presented. The motion was seconded by Committee Member Sutela. The motion carried unanimously (7-0). With this revised budget approved, Director Rossi explained that the next step was presentation of the budget at the Council's budget meeting for its consideration.

### 2. Parks and Trails Map Update Project (Dave and Gillian)

Director Rossi noted the need for cost estimates and consideration of a digital format with a Quick Response (QR) code.

A subcommittee was proposed to gather input from various stakeholders, including the Mobility and Parking Department, for creating a community map.

### 3. Iron Mountain Trail Repair Project Update (Paul)

Vice Chair Arlinghaus presented an update on the Iron Mountain Trail repair project, showcasing before-and-after photos of trail improvements to address drainage issues and enhance safety. The final cost was \$17,000 and the Committee consensus was that the work was well received and the money well spent.

The Committee discussed trail improvements and maintenance efforts.

There was a discussion about fire mitigation services, and it was confirmed that the trail construction contractor does not provide this service.

### 4. October 5<sup>th</sup> Intemann Trail Workday Review (Paul and Dave)

Cory Sutela of Medicine Wheel Trail Advocates shared details about a successful trail workday on October 5, 2025 which involved 18 volunteers and partners from OSAC, Medicine Wheel, and Trail Cats. The group completed drainage installations and repairs on the Intemann Trail, with three new trail maintenance volunteers joining the effort.

### 5. Trail Maintenance – Planning for 2026

#### a. Discussion Points:

#### i. Contracting RMFI for trail work in 2026.

The Committee planned to reevaluate engaging Rocky Mountain Field Institute (RMFI) for trail maintenance during the January meeting.

#### ii. Increased use of user groups in maintenance.

The Committee discussed trail maintenance initiatives, including connecting the three Adopt-a-Trail volunteers to coordinate efforts and creating a volunteer email chain for smaller-scale projects.

#### iii. Outreach to individuals to participate.

The Committee discussed trail maintenance and the Adopt-a-Trail program, emphasizing the importance of early identification and repair of trail issues. OSAC explored the possibility of extending the Adopt-a-Trail concept to more trail segments to increase reporting and involvement. It was acknowledged that new trail signs were recently installed at a key trail junction on Intemann Trail above the Junior High School. The committee discussed engaging the “neighbor anchors” at each trail head to keep them informed and engaged.

#### iv. Use of SeeClickFix as app for users to notify City of any issues.

OSAC explored advertising the SeeClickFix application at trailheads to help residents report maintenance issues, and considered pre-scheduling volunteer work days with

groups like Medicine Wheel and Pikes Peak Trail Cats. SeeClickFix notices would be posted at kiosks, handouts on trail encounters.

The Committee discussed plans in January to get on CATS, Medicine Wheel and VOC calendars, and to identify two OSAC maintenance dates in 2026 for Paul, Dave and Andrea to coordinate. Last, Paul explained how the Committee might set up a program for certifying volunteers for independent trail maintenance.

There was discussion about upcoming training opportunities for trail maintenance volunteers, including the Pikes Peak Regional Crew Leader Training in 2026.

## **G. OTHER BUSINESS**

### **1. November and December meetings**

OSAC rescheduled their next meeting for November 24, 2025 to November 17, 2025. It was noted that the Garden Club requested to present their Pollinator Garden Plan during the November meeting. There is no regular meeting scheduled for December, but a special meeting may be held if necessary.

## **H. ADJOURNMENT**

Chair Conley adjourned the meeting (time was not noted).

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**CITY OF MANITOU SPRINGS  
OPEN SPACE ADVISORY COMMITTEE**

Regular Meeting Minutes  
Remote Meeting via Zoom  
November 17, 2025

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

Chair Conley called the Open Space Advisory Committee (OSAC) meeting to order at 6:00 PM.

**COMMITTEE MEMBERS PRESENT FOR ROLL CALL:**

Chair David Conley  
Vice Chair Paul Arlinghaus  
Committee Member Judy Carnick  
Committee Member Sheryl Cline  
Committee Member Robin Kovats  
Committee Member Anthony Maltese  
Committee Member Andrea Sutela  
Alternate Committee Member Cassandra Bresnahan  
Alternate Committee Member Marion Ceruzzi

1. There is one opening for an alternate member

The opening for an alternate member was not discussed.

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

Cory Sutela of Medicine Wheel Trail Advocates, thanked OSAC for their support on November 9, 2025, Volunteer Trail Workday.

**C. APPROVAL OF MINUTES**

1. Draft minutes of OSAC March 24, 2025 meeting

Committee Member Kovats moved to approve the minutes as amended to correct the word “proceed” to “precede” on page eight. The motion was seconded by Committee Member Carnick. The motion carried unanimously (7-0).

2. Draft minutes of OSAC April 28, 2025 meeting

Committee Member Kovats moved to approve the minutes as presented. The motion was seconded by Committee Member Carnick. The motion carried unanimously (7-0).

3. Draft minutes of OSAC June 23, 2025 meeting

Committee Member Cline moved to approve the minutes as presented. The motion was seconded by Committee Member Carnick. The motion carried unanimously (7-0).

4. Draft minutes of OSAC July 28, 2025 meeting

Committee Member Carnick moved to approve the minutes as presented. The motion was seconded by Committee Member Kovats. The motion carried unanimously (7-0).

5. Draft minutes of OSAC August 25, 2025 meeting

Committee Member Kovats moved to approve the minutes as presented. The motion was seconded by Committee Member Cline. The motion carried unanimously (7-0).

#### **D. PRESENTATIONS**

1. Update on the Pollinator Garden Project at 121 Pawnee Open Space Presented by the Manitou Springs Garden Club.

Manitou Springs Garden Club members, Greg DiFiore and Becky Elder, updated OSAC regarding the native pollinator plant garden project. They reviewed the garden's design, dimensions, and plans for planting native species. A permit for the fence was obtained and the site is being prepped for planting. The educational aspect of the garden was emphasized and the potential for collaboration with Pikes Peak Permaculture was noted. The water source for the garden and the city's involvement in preparing the site was discussed. Planting is planned for the spring.

#### **E. REPORTS**

1. Parks & Recreation Advisory Board (PARAB) Update

No update was submitted.

2. Parks & Recreation Director's Comments

a. Update on Bill Bauers Park questionnaire

The Committee discussed feedback on the Bill Bauer's Open Space outreach questionnaire, which is being revised by Kimley-Horne for distribution after Thanksgiving through various channels.

b. Update on Black Canyon planning efforts

Parks and Recreation Director Gillian Rossi reported that quotes are being obtained for Black Canyon survey work for the crosswalk, pathway, and bridge.

c. Creek Walk 4: grand opening Nov. 18

Director Rossi announced the Creek Walk Trail Phase 4 ribbon-cutting event scheduled for November 18, 2025 at 10:00 AM, inviting OSAC members to attend. She also mentioned that El Paso County trail department representatives would like to introduce themselves at an upcoming OSAC meeting in February or March.

## F. OLD BUSINESS

1. Fire Mitigation: update on meeting with MSFD Lt. Mike Willie on parcel selection and next steps. (Gillian and Dave)

Chair Conley provided an update on a planned meeting with Fire Lieutenant Mike Willie regarding fire mitigation efforts. This meeting is to follow up on the Council's instructions to OSAC at the October 7, 2025 meeting to spend mitigation funds on high risk parcels. Conley clarified that a meeting the Fire Department had earlier in November was with the Colorado Springs Fire Department, not Colorado Springs Utilities.

2. Trail Maintenance

a. Update on November 9 work day: Paul

Vice Chair Arlinghaus reported that the work day was a big success, accomplishing more trail repair than had been planned. 18 volunteers and OSAC members comprised the crew. Good weather and the large crew contributed to the significant work accomplished.

b. Sign placement on Iron Mountain on OSAC funding for the repair. Dave

Chair Conley explained that he and Director Rossi had prepared three signs that he placed on the recently repaired Iron Mt. trail stating: "Thanks to you, Manitou's Open Space Tax funded this trail repair".

3. West End Parcels: discussion on potential open space and trail option

Chair Conley provided an update on previous conversations with the Walton and Jenkins families, noting that both were open to proposals but wary of past rejections.

OSAC discussed the need for organized community engagement and agreed to explore options for preserving trail access while avoiding increased traffic in the Ruxton Corridor. They decided to schedule a site visit to better understand the properties and trails in question.

Several members expressed interest in seeing the water treatment plant area.

Chair Conley opened the floor for public comment at 6:55 PM.

Manitou Springs residents, Jeff Beiri and Amy Karas, shared concerns about increased traffic in the Ruxton Corridor and highlighted ongoing survey activities that may indicate development plans. Amy suggested possible incentives like tax breaks to the Walton family or trade-offs for maintaining access to their property.

Cory Sutela, a resident of Pilot Knob Avenue, expressed interest in exploring trail connections and emphasized the importance of designing sustainable trails without being limited by existing unofficial trails. He suggested collaboration with the City of Colorado Springs to utilize available funds for potential land purchases or easements, while emphasizing the need for fair market value for private property.

Chair Conley closed public comment at 7:10 PM.

Committee Member Carnick proposed forming a subcommittee to address traffic concerns and develop innovative solutions to ensure cooperation among all parties involved.

Vice Chair Arlinghaus highlighted the complexity of the issue, suggesting that trail access could be developed without increasing traffic, and recommended involving city staff in any discussions with private landowners.

Council Liaison Judith Chandler advised caution and suggested consulting the City Administrator before engaging with developers, noting the emotional nature of the issue and the potential for future proposals.

OSAC acknowledged the need to for quick action, as delays would not be productive.

Committee Member Cline motioned to form a subcommittee. The motion was seconded by Committee Member Carnick. The motion carried (7-0).

Committee Members Carnick and Cline, as well as Chair Conley volunteered to serve.

#### 4. Beisel Parcels: update on status: Dave

Chair Conley stated that broker Gary Feffer had been actively gathering information for his value opinion and that he expected to issue his opinion in early December.

### **G. NEW BUSINESS**

#### 1. Draft OSAC Standard Operating Procedure: Dave

- a. For distribution and discussion

The Committee discussed the process for reviewing and finalizing the Standard Operating Procedure (SOP).

Committee Member Ceruzzi suggested collating comments and potentially holding a

meeting to resolve conflicts.

Chair Conley proposed using Adobe for document editing. Director Rossi noted potential access issues with Adobe.

It was determined that comments would be submitted to Committee Member Ceruzzi who would submit a revised draft for the full committee to consider in a future meeting.

Council Liaison Chandler suggested creating identification tags for members during site visits. Chair Conley agreed to explore options for pins or lanyards.

- b. Anticipate final approval in future meeting.

There was a general discussion about scheduling, during which the Committee discussed canceling the regular December meeting and agreed to consider a special meeting on December 8, 2025, to keep momentum during the holiday season.

## **H. FUTURE AGENDA ITEMS**

No discussion.

## **I. ADJOURNMENT**

The meeting adjourned at 7:55 PM.

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**CITY OF MANITOU SPRINGS  
OPEN SPACE ADVISORY COMMITTEE**  
Regular Meeting Minutes  
In-person meeting at the MAC  
January 29, 2026

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

Chair Conley called the Open Space Advisory Committee (OSAC) meeting to order at 6:01 PM.

1. There is one opening for an alternate member.

There was no discussion.

2. Welcome to new Council Liaison, Carey Storm.

Chair Conley notified the Committee that Mayor Pro Tem Judith Chandler had withdrawn as the Council Liaison for OSAC and that Councilor Carey Storm, who is also the Liaison for the Parks and Recreation Advisory Board (PARAB), will work with OSAC. Conley shared that he had met with Council Liaison Storm during January to discuss the Committee's plans and projects. Council Liaison Storm was out of town and could not attend this OSAC meeting.

**COMMITTEE MEMBERS PRESENT FOR ROLL CALL:**

Chair David Conley  
Vice Chair Paul Arlinghaus  
Committee Member Judy Carnick  
Committee Member Sheryl Cline  
Committee Member Robin Kovats  
Committee Member Anthony Maltese  
Committee Member Andrea Sutela  
Alternate Committee Member Cassandra Bresnahan  
Alternate Committee Member Marion Ceruzzi

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

There was no public comment.

## **A. APPROVAL OF MINUTES**

### 1. Draft minutes of OSAC November 17, 2025 meeting

There was a discussion about the minutes, which were generated by an Artificial Intelligence (AI) program. It was noted that the drafted minutes needed editing and Chair Conley offered to revise and resubmit for approval in February.

## **B. EXECUTIVE SESSION**

### 1. An Executive Session to hold a conference with the City Administrator and Finance Director to discuss potential open space acquisitions.

Committee Member Carnick moved to enter Executive Session for the stated purpose. The motion was seconded by Committee Member Kovats. The motion passed unanimously (7-0).

The Committee entered executive session at 6:07 PM.

The Committee returned to regular session at 7:06 PM.

Committee Member Cline made a motion to recommend an open space acquisition to City Council. The motion was seconded by Committee Member Kovats. The motion carried unanimously (7-0).

## **C. REPORTS**

### 1. Parks & Recreation Director Report.

Parks and Recreation Director Gillian Rossi was absent, but Chair Conley read her report.

#### a. Update on BCOS Master Plan Implementation

Compass Surveying and Mapping has been hired to conduct a field survey to provide a basis for planning the pedestrian street crossing, the trail along Black Canyon Road and the proposed bridge crossing for Black Canyon Open Space (BCOS).

#### b. BCOS – Sacred Site Vandalism

Manuel Pulido and Mike Maio reported that a vision quest site located on the cliff rim of BCOS had been damaged. The site is only a few feet from the proposed trail route. Pulido estimated that the site could be as old as 1,000 to 1,200 years. The stones forming a low wall had been pulled down.

The Committee discussed the tension between hiding and preserving a site versus identifying and signing a site as a means to protect it.

Vice Chair Arlinghaus agreed to tour the site with Pulido to evaluate whether the proposed trail can be shifted away from the site.

City Administrator Denise Howell noted that an interpretive sign would be appropriate within the Open Space and that the Parks Department would be the proper party to coordinate the text, style and placement of any signage.

c. Mile High Youth Corps Project Dates and Noxious Weed Management Workshop

Mile High Youth Corps project dates are June 22, 2026 through June 25, 2026 and June 29, 2026 through July 2, 2026.

A Noxious Weed Management Workshop is scheduled for June 11, 2026 from 8:00 AM to 12:30 PM and OSAC members were invited to attend.

#### **D. OLD BUSINESS**

1. Fire Mitigation: update on Council budget authorization and planning meeting with MSFD Lt. Mike Willie and City Administrator

City Administrator Howell reported that Council had allocated \$690,000 for fire mitigation efforts in 2026 and that the Fire Department and her office was meeting to plan the project. Their recommendations will go to Council at a work session on February 10, 2026. The Committee will arrange for one or more members to also attend.

2. West End Trail Access: update on communication with David Walton

Chair Conley reported that he had followed up on David Walton's invitation to inquire in January about meeting, but that Walton had responded that he wanted to postpone the meeting until early March.

#### **E. NEW BUSINESS**

1. Black Canyon Open Space: Volunteers for Outdoor Colorado (VOC) Workday

There was a discussion about a Black Canyon workday. Volunteer for Outdoor Colorado is planning a workday at BCOS on April 4, 2026. Vice Chair Arlinghaus and Chair Conley met with the VOC coordinator and Director Rossi on site in early January to plan the workday.

a. Discuss additional funding for this project

There was no discussion.

2. Alternate Application by Anthony Lane.

It was noted that Anthony Lane had submitted his application and attended multiple OSAC Meetings.

Committee Member Kovats moved to recommend that City Council appoint Anthony Lane as an Alternate Member of OSAC. The motion was seconded by Committee Member Sutela. The motion carried unanimously (7-0).

3. Vote on OSAC Board Positions.

The committee determined that they will vote on the board positions at the February OSAC Meeting.

**F. FUTURE AGENDA ITEMS**

1. Standard Operating Procedures: review draft and adopt

There was no discussion.

2. Review Bill Bauers Open Space Questionnaire results

There was no discussion.

**G. ADJOURNMENT**

Committee Member Kovats moved to adjourn the meeting. The motion was seconded by Vice Chair Arlinghaus. The motion was carried (7-0).  
The meeting adjourned at 7:55 PM.

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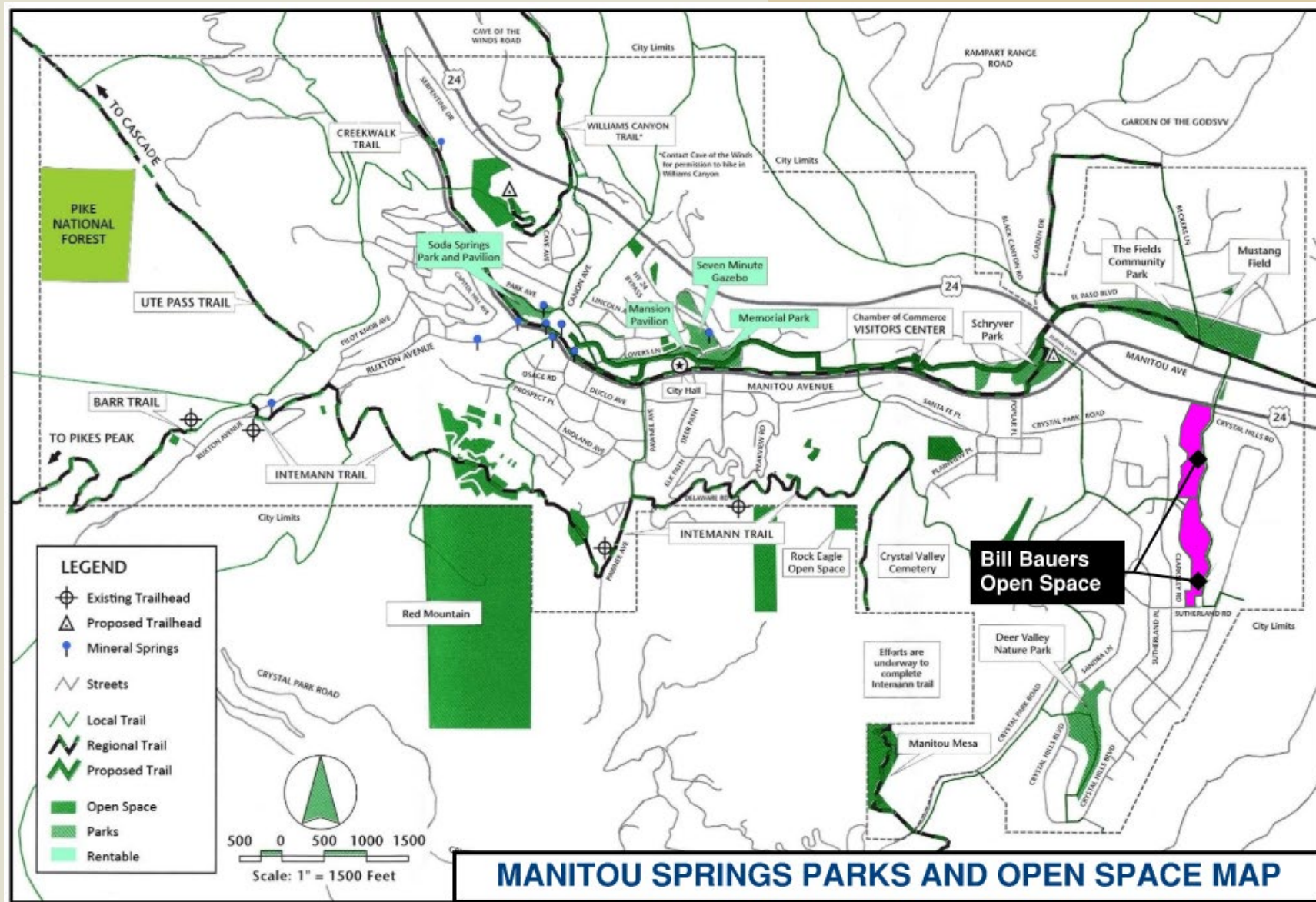
DISCOVERING COMMUNITY VIEWS ON  
OPEN SPACE PRESERVATION  
MANITOU SPRINGS, COLORADO

Kimley  Horn  
Planning • Engineering • Design

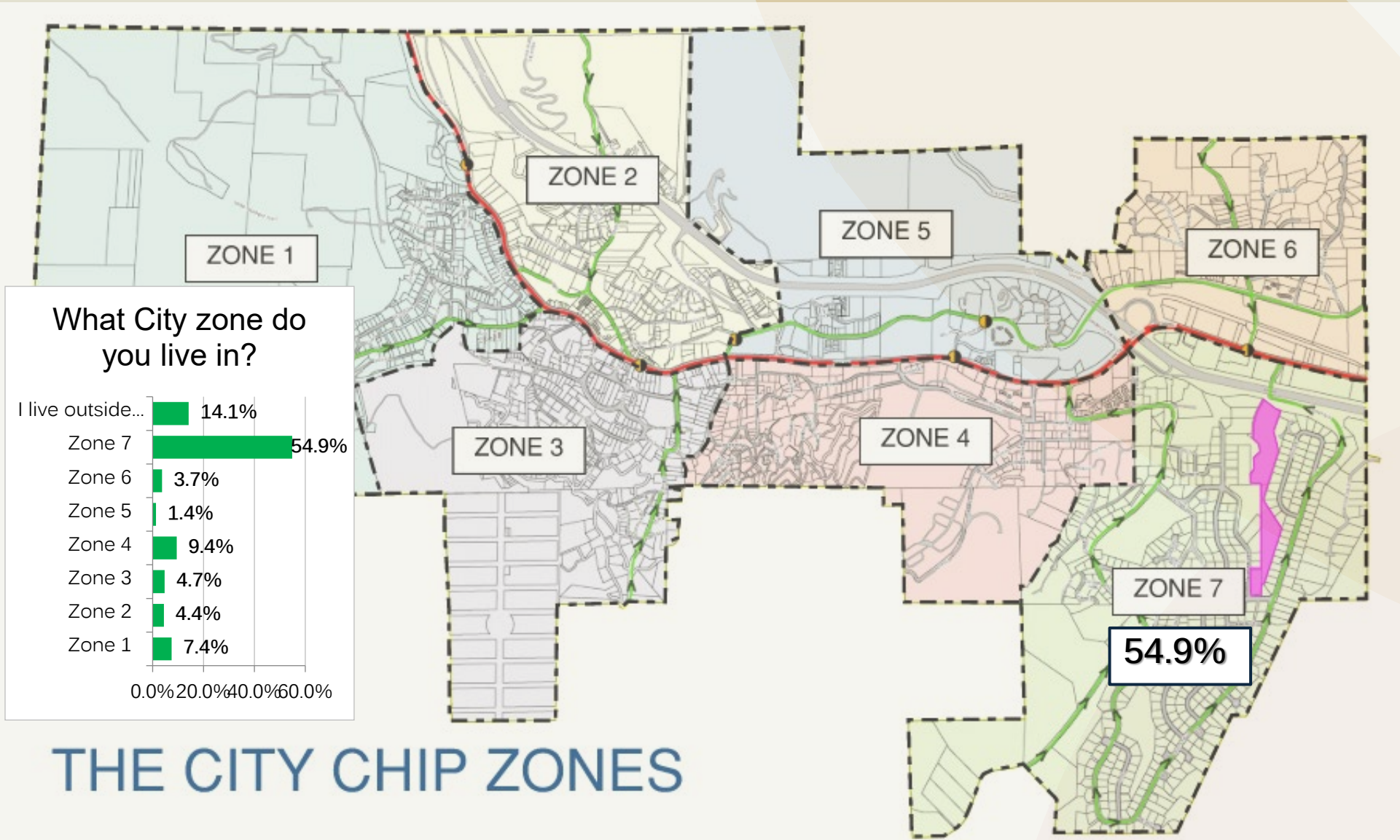


# Bill Bauers Open Space Community Survey: Key Summary & Themes

# Community Context

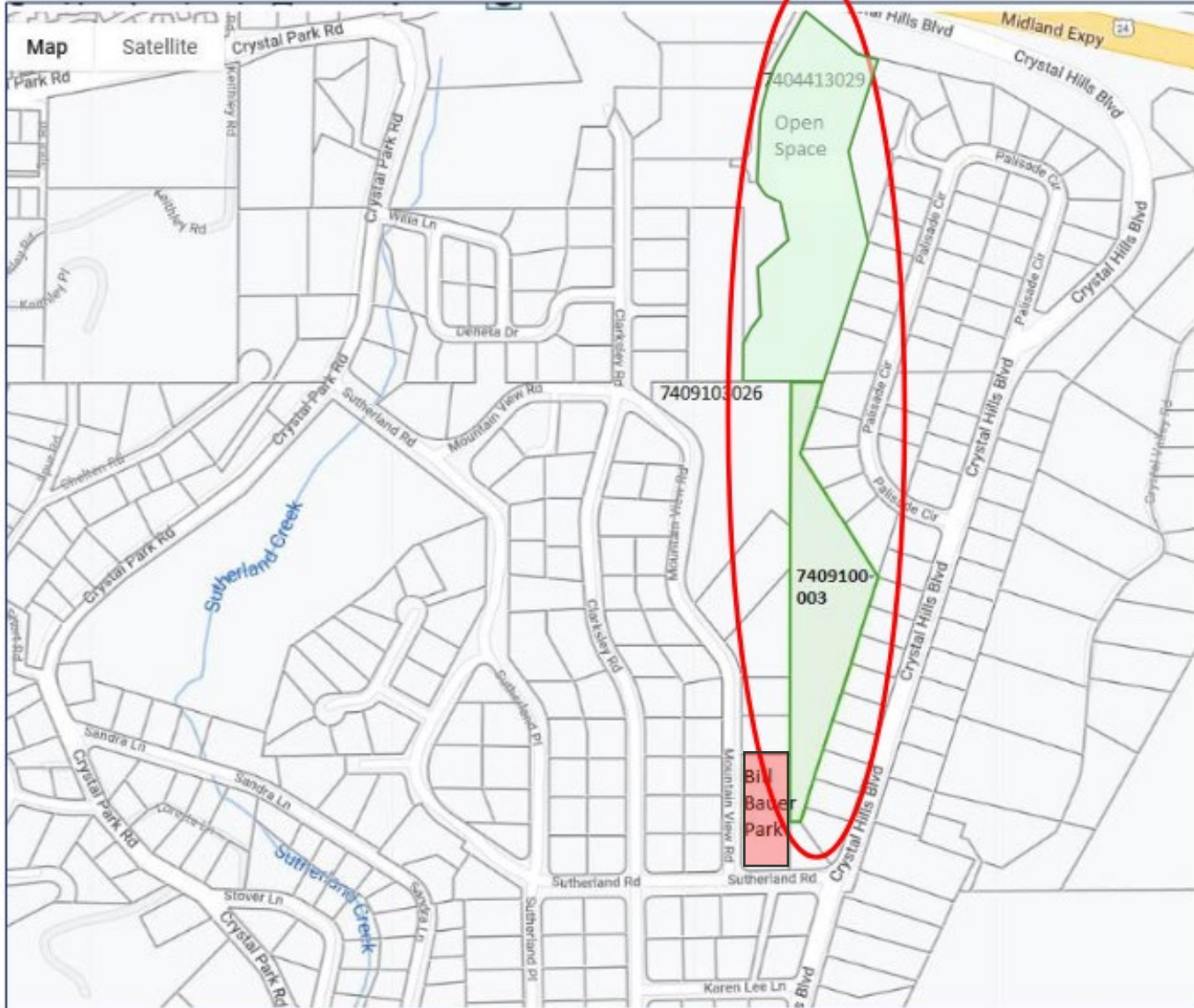


# Community Context



THE CITY CHIP ZONES

# Neighborhood Context



# Survey Format

- Digital Survey: December 10th, 2025 to January 5th , 2026
- 297 Responses, 15 Questions
- 82% Manitou Springs Resident
- 14% Non-Resident
- 2% Property Owner/ Non-Resident

A sample size of ~297 produces a reasonable margin of error with a **confidence level** of (  $\pm 5-6\%$ ) at **95%**



# Survey Themes

**Finding: Yes, there is support for a trail, and....**

- Open Space Preservation
- Conservation and Land Management
- Passive Recreation & Low-Impact Access
- Thoughtful Trail Planning
- Neighborhood Compatibility & Quality of Life
- Support for Development
- Considerations and Support

# Open Space Preservation



# Community support for preservation and opposition to high-impact development

## Support for Open Space

Community members **strongly support preserving** the open space for recreational trails and natural habitat use.

## Low Impact Development

There is clear community message to limit high-impact recreation **developments and to protect the natural environment.**

## Long-Term Stewardship

The community desires long-term protection and stewardship to maintain the area's natural and recreational value.

# Policy alignment with POST and Comprehensive Plan

## **POST Plan / Alignment**

The POST Plan focuses on acquiring and protecting lands that offer ecological, scenic, and community benefits.

## **Plan Manitou Goals /Alignment**

The Comprehensive Plan aims to conserve open lands permanently to preserve mountain character and environmental quality.





# Survey summary reinforcing preservation commitment

## Community Support

Survey results show strong community support for preserving open spaces in Manitou Springs.

## Preservation Policy

City's long-standing policy focuses on **maintaining open space as a key feature of Manitou Springs.**

## Ongoing Commitment

The community's ongoing support reinforces continued efforts to protect natural areas for future generations.

# Conservation and Land Management



# Community priorities for habitat protection and minimal disturbance

## Emphasis on Natural Character

Community prioritizes preserving the **natural character and ecological integrity** of the land.

## Habitat Protection Priority

Strong focus on **protecting habitats** to support biodiversity and ecosystem health.

## Minimal Human Disturbance

Community advises **against over-programming** or intensive park-style developments to reduce disturbance.

# Passive Recreation & Low-Impact Access



# Community support for passive recreation and quiet use

## Preference for Passive Recreation

Community favors walking, hiking, and observing nature instead of more active recreational activities.

## Desire for Quiet Use

Residents seek low-impact, quiet recreation that preserves the natural environment and tranquility.

# Thoughtful Trail Planning



# Community input on trail design, erosion, and user conflicts

## Community Support for Trails

Trails receive community support when designed thoughtfully to **balance use and conservation.**

## Erosion Concerns

Community members express concerns about **erosion risks** on poorly planned trails.

## User Conflicts

Plan trail carefully to reduce user conflicts and protect the **quiet trail experience.**

# Policy alignment and summary for sustainable trail planning

## Environmental Trail Design

POST advocates environmentally sensitive trail design focusing on preservation and stewardship.

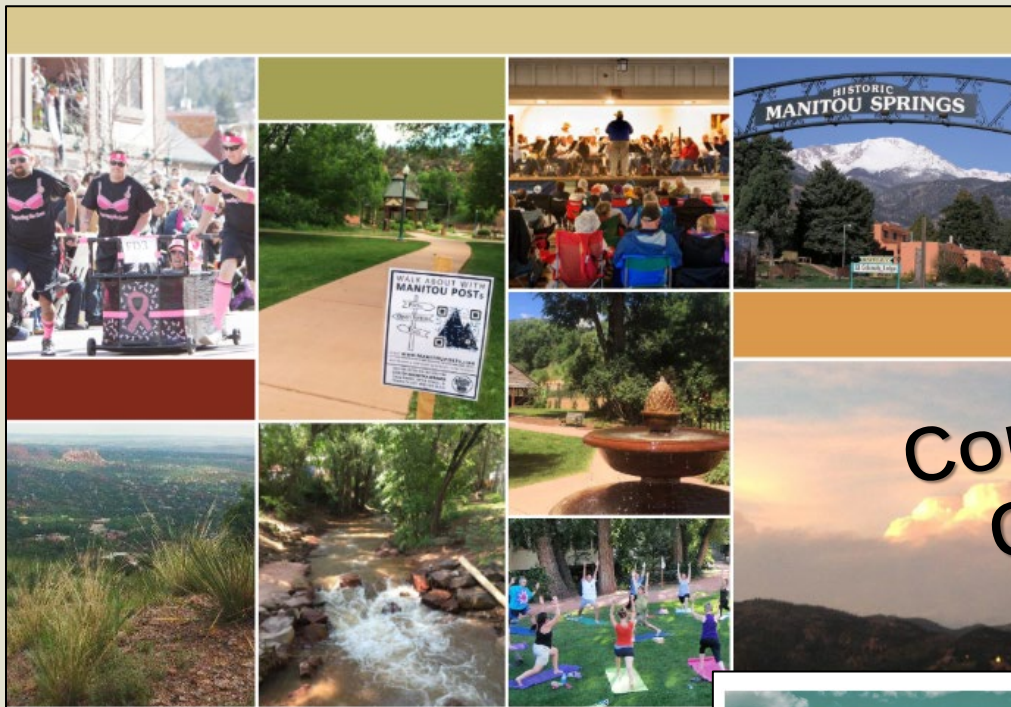
## Multimodal Access

Plan Manitou encourages multimodal and pedestrian access minimizing environmental and neighborhood disruptions.

## Community Support

Public input emphasizes quality, sustainability, and stewardship in city trail planning policies.

Consistent with  
Community  
Plans



A circular photograph showing a rocky trail winding through a forest. The trees have sparse green and yellow leaves, suggesting an autumn setting. Large, dark grey rocks are scattered along the path. The background shows a dense forest of similar trees.

# Community & Neighborhood Impacts

## Respect for Neighborhood

Community members **emphasize the importance of** respecting the character of the site and neighborhood.

## Traffic Concerns

Residents express **worries about increased traffic** and parking impacts and while preserving convenience for the neighborhood.

## Noise and Overuse Issues

**Concerns include** noise pollution and affecting quality of life.

# Areas of Support for Development

# Safe pedestrian access and connectivity

## Safer Pedestrian Routes

The trail provides support for off-street walking paths avoiding unsafe roads (**Crystal Hills Blvd**) that are lacking sidewalks.... enhancing safety for all ages.

## Connectivity to Trails

Linking neighborhoods to Manitou Avenue and trail systems **boosts daily mobility** and recreational access.





# Wildlife impacts, fire risk, and safety concerns

## Wildlife and Habitat Protection

Concerns centers on **protecting wildlife corridors** and habitats for diverse species like bears and mountain lions.

## Fire Risk Concerns

Concerns focus on **increased fire risk** from human activities and challenges in fire suppression in steep terrain.

## Safety and Crime Issues

**Fears of illegal camping**, trash, increased fire risk, and crime raise safety concerns, especially for families.

# Conclusion

## Community Commitment

The survey highlights strong community **dedication to open space** preservation and sustainable land use.

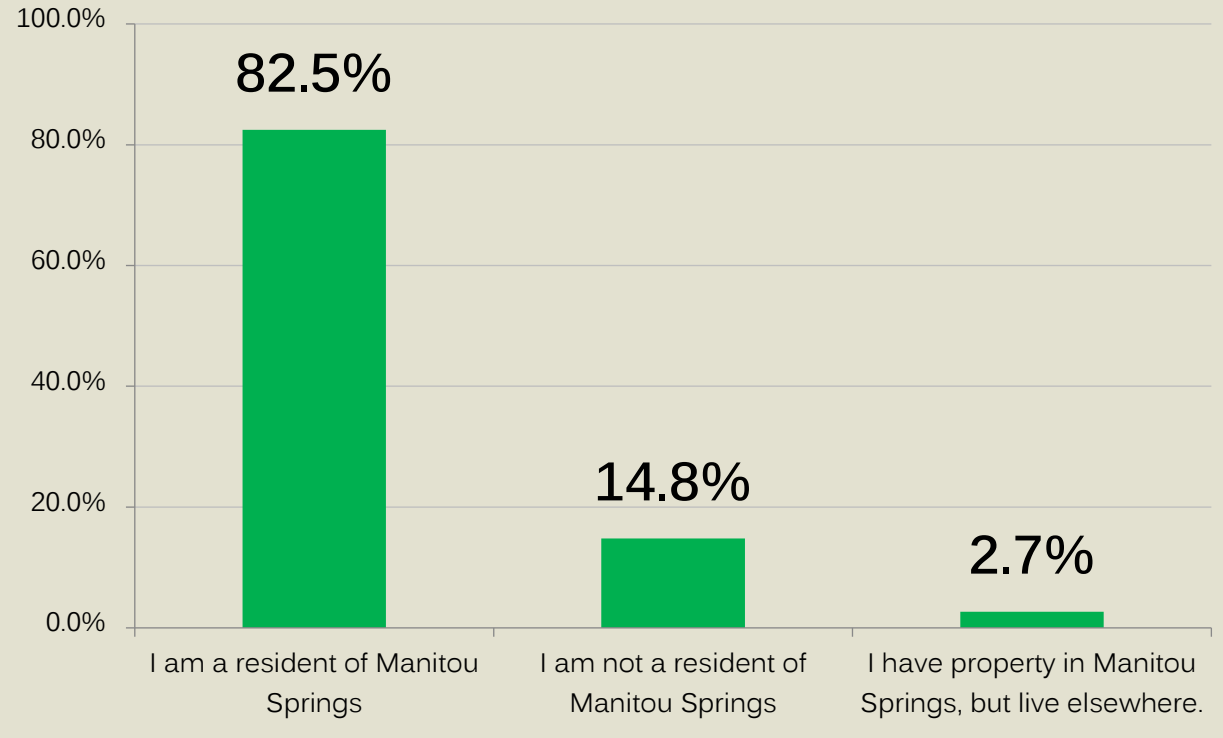
## Conservation and Development

Residents prefer **balanced approaches** combining conservation with thoughtful development.

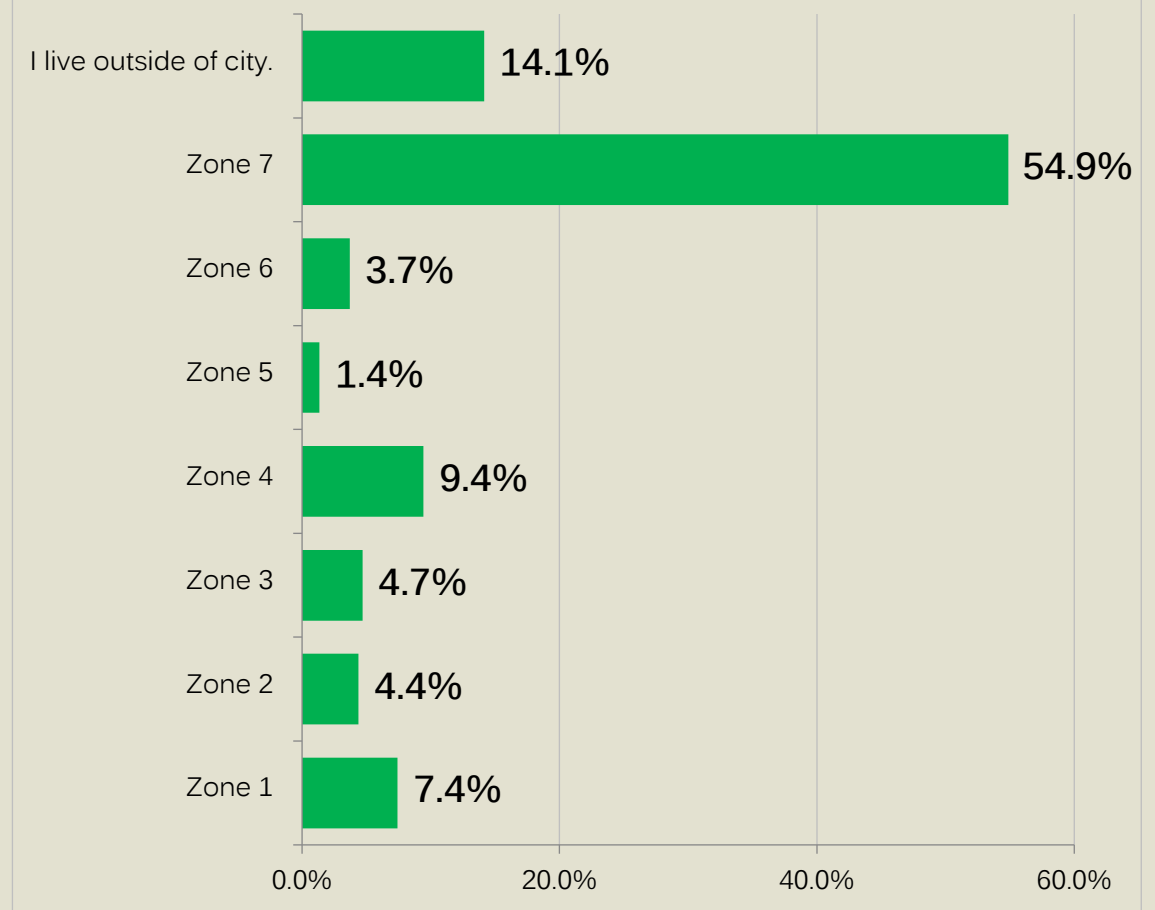
## Key Planning Considerations

**Future efforts must** address safety, neighborhood impact, and ecological health for effective planning.

### Select the option that best describes you.

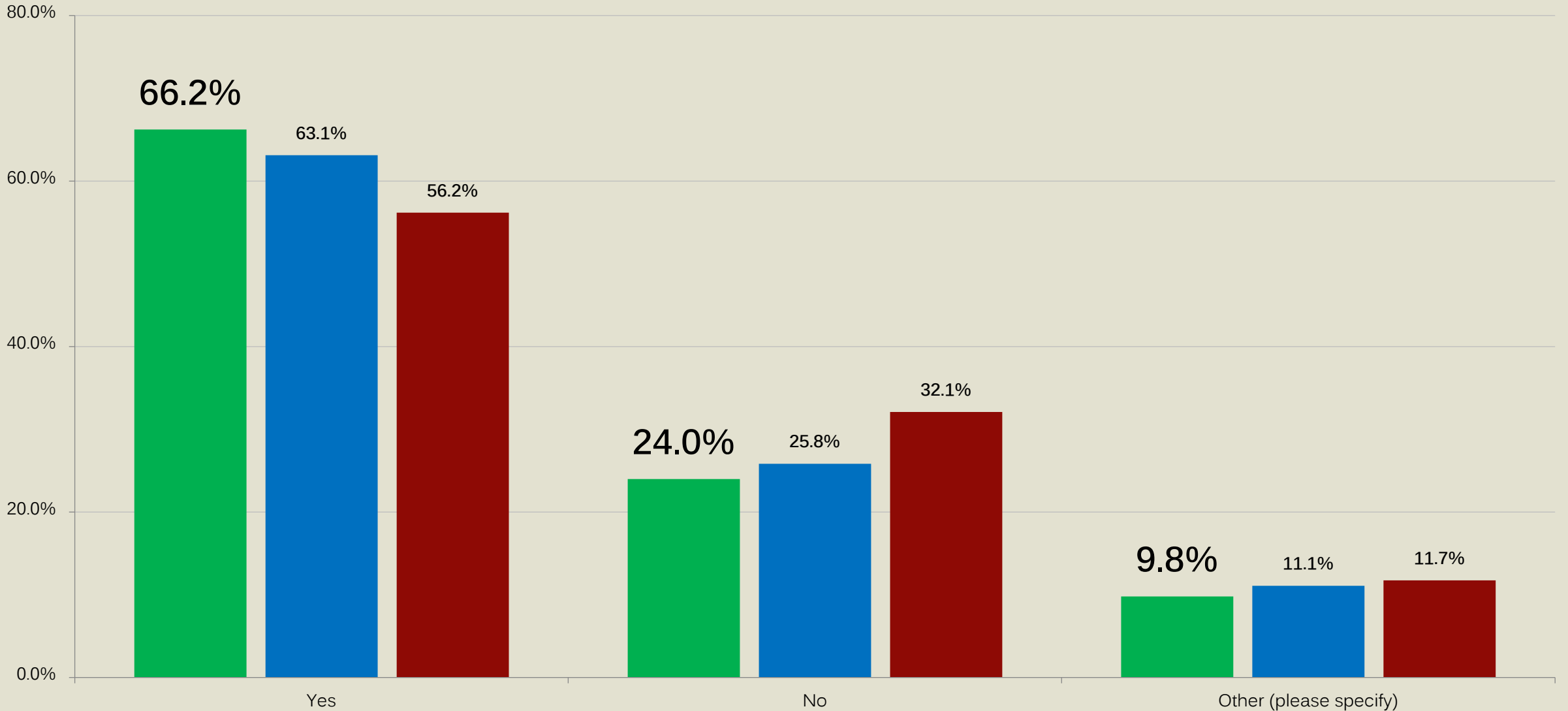


### What City zone do you live in?



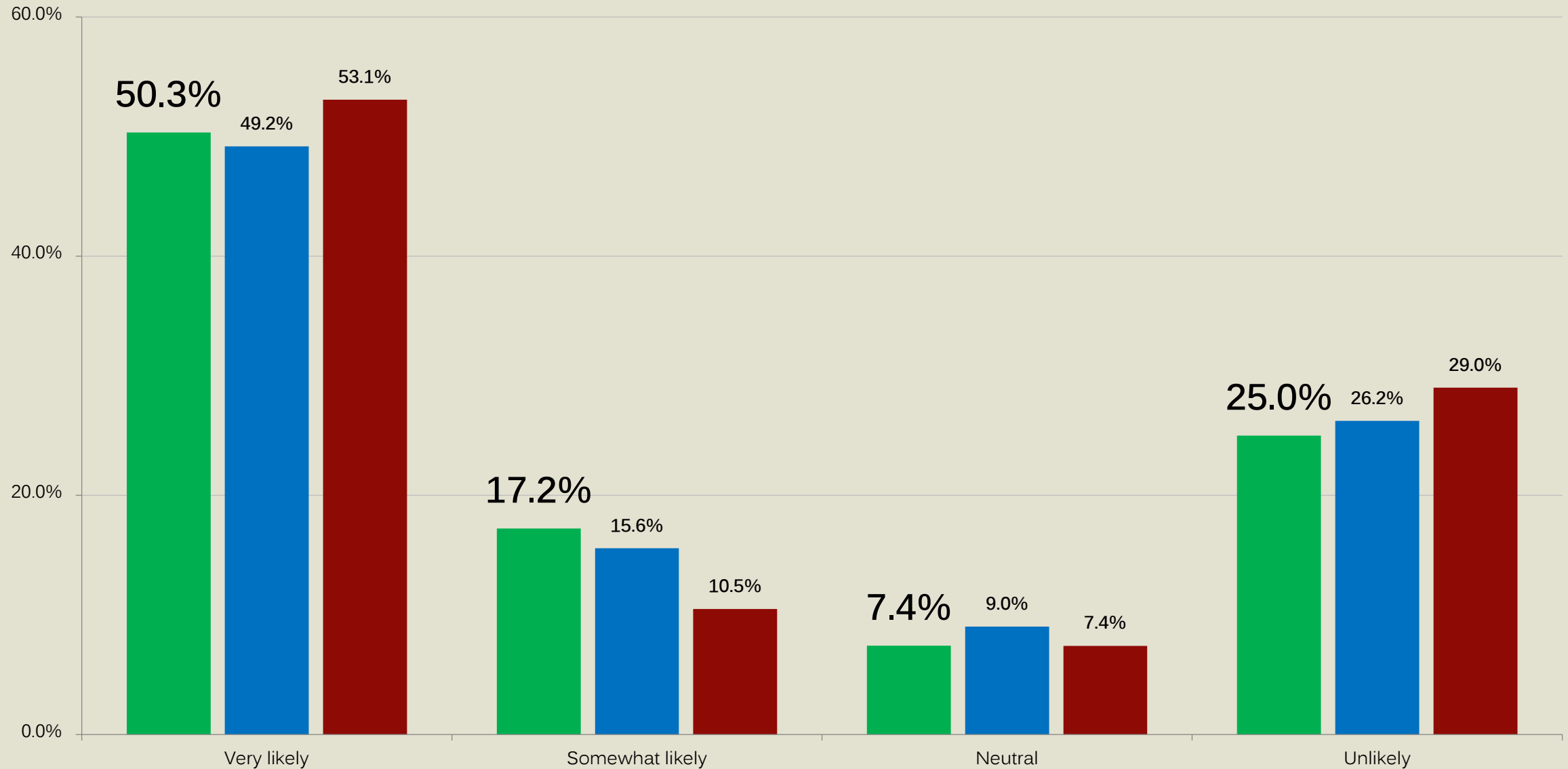
# Would you support the development of a trail through Bill Bauers Open Space?

■ All Responses   ■ City Only   ■ City Zone 7



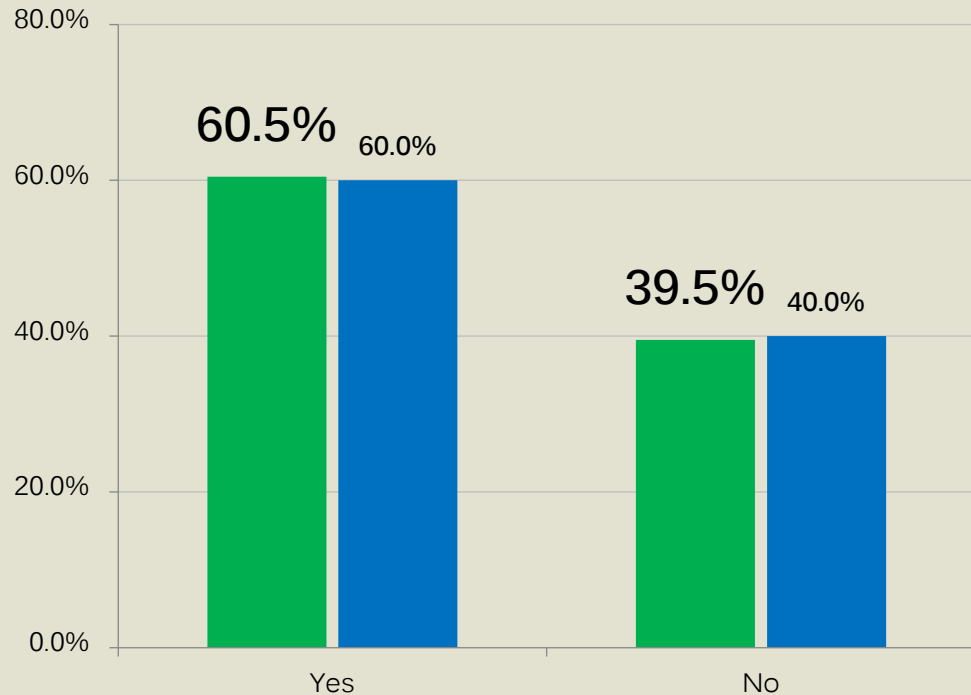
# If a trail through the open space is developed, how likely are you to use it?

■ All Responses ■ City Only ■ City Zone 7



Do you support the additional use of OSAC funding for additional environmental impact studies beyond the Baseline Environmental Impact Assessment before moving forward with trail and site development of the property?

All Responses		City Only	
60.5%	176	60.0%	144



# What **concerns**, if any, do you have about potential trail development

Rank	Theme	Description	Approx. Mentions	%
<b>1</b>	Homeless / Encampments / Transient Access	Concerns about unhoused individuals using the trail as a corridor, establishing camps, fire risk, trash, crime, and impacts to nearby homes and parks	146	<b>18.67%</b>
<b>2</b>	Wildlife Impacts & Habitat Disruption	Displacement of bears, mountain lions, deer, birds; loss of wildlife corridors; increased human-wildlife conflict	121	<b>15.47%</b>
<b>3</b>	Fire Risk	Fire danger from camps, cigarettes, trash, limited emergency access in ravines/corridors	103	<b>13.17%</b>
<b>4</b>	Traffic, Parking & Access Impacts	Increased vehicle traffic, illegal U-turns, parking shortages, congestion on Crystal Hills Blvd and neighborhood streets	88	<b>11.25%</b>
<b>5</b>	Neighborhood Safety & Crime	Trespassing, vandalism, theft, robbery concerns, unsafe pedestrian conditions, children's safety	79	<b>10.10%</b>
<b>6</b>	Privacy & Neighborhood Intrusion	Loss of privacy, increased foot traffic near homes, trail backing up to residences	63	<b>8.06%</b>
<b>7</b>	Environmental Degradation (Erosion, Hydrology, Vegetation)	Erosion in steep terrain, drainage/flood zone issues, loss of natural vegetation, overbuilding	57	<b>7.29%</b>
<b>8</b>	Cost, Funding & Budget Constraints	Use of taxpayer funds, city budget shortfall, construction and long-term maintenance costs	49	<b>6.27%</b>
<b>9</b>	Questioning Need / Utility of the Trail	Trail "goes nowhere," redundancy with nearby trails, limited benefit to residents, not a destination	44	<b>5.63%</b>
<b>10</b>	Trail Design & Use Conflicts	Bikes vs. pedestrians, dogs, trail width/surface, singletrack vs. multi-use, maintenance burden	32	<b>4.09%</b>

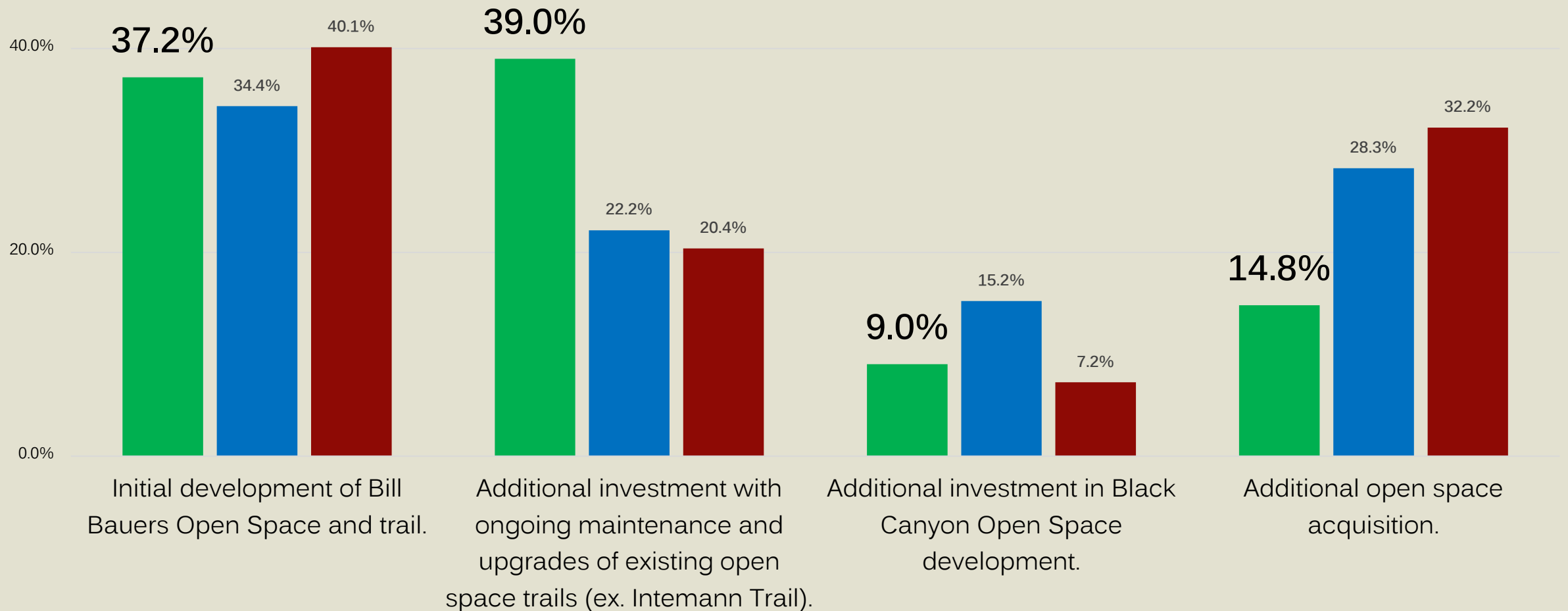
# What **benefits** do you see from trail development

Rank	Theme	Description	Approx. Mentions	%
1	Safe Pedestrian Access / Off-Street Safety	Safer walking route, avoiding Crystal Hills Blvd & Crystal Park Rd, no sidewalks today, safer for kids, families, seniors	172	<b>17.44%</b>
2	Connectivity to Manitou Ave & Trail System	Neighborhood–town connection, access to Manitou Ave, Intemann, Creek Walk, Fountain Creek, Red Rock Canyon	141	<b>14.30%</b>
3	Outdoor Recreation & Exercise	Walking, running, hiking, biking, dog walking, general recreation close to home	128	<b>12.98%</b>
4	Active Transportation / Reduced Car Dependence	Walking/biking instead of driving, fewer cars, pedestrian commuting, bike access	112	<b>11.36%</b>
5	Community Health & Quality of Life	Physical health, mental health, “nature therapy,” family use, livability, happiness	96	<b>9.74%</b>
6	Access to Nature / Open Space Enjoyment	Nature exposure, scenic valley, forested trail, preservation through managed access	91	<b>9.23%</b>
7	Fire Mitigation & Reduced Illegal Camping	“Eyes on the space,” activation deterring encampments, managed use vs. unmanaged use	78	<b>7.91%</b>
8	Equity & Accessibility (Non-Drivers, Kids)	Access for children, non-drivers, seniors, families without cars, equitable access	69	<b>7.00%</b>
9	Economic Benefits & Property Value	Increased property values, tourism spillover, local spending, community asset	52	<b>5.27%</b>
10	Efficient Use of Underutilized Land	Formalizing existing social trails, managing erosion, stewardship, avoiding rogue trails	47	<b>4.77%</b>

# What OSAC open space development and project priority do you support most?

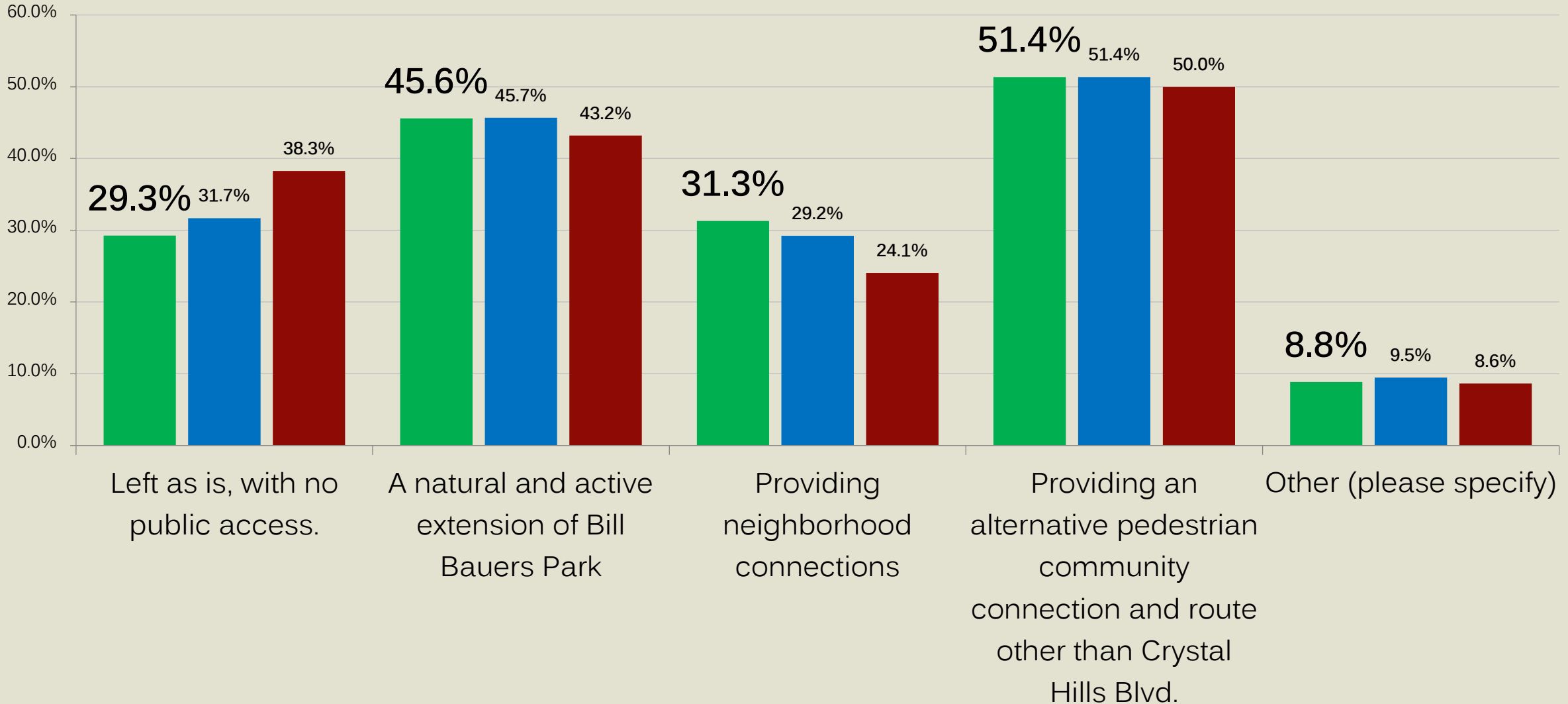
## #1 Ranking

■ All Responses   ■ City Only   ■ City Zone 7



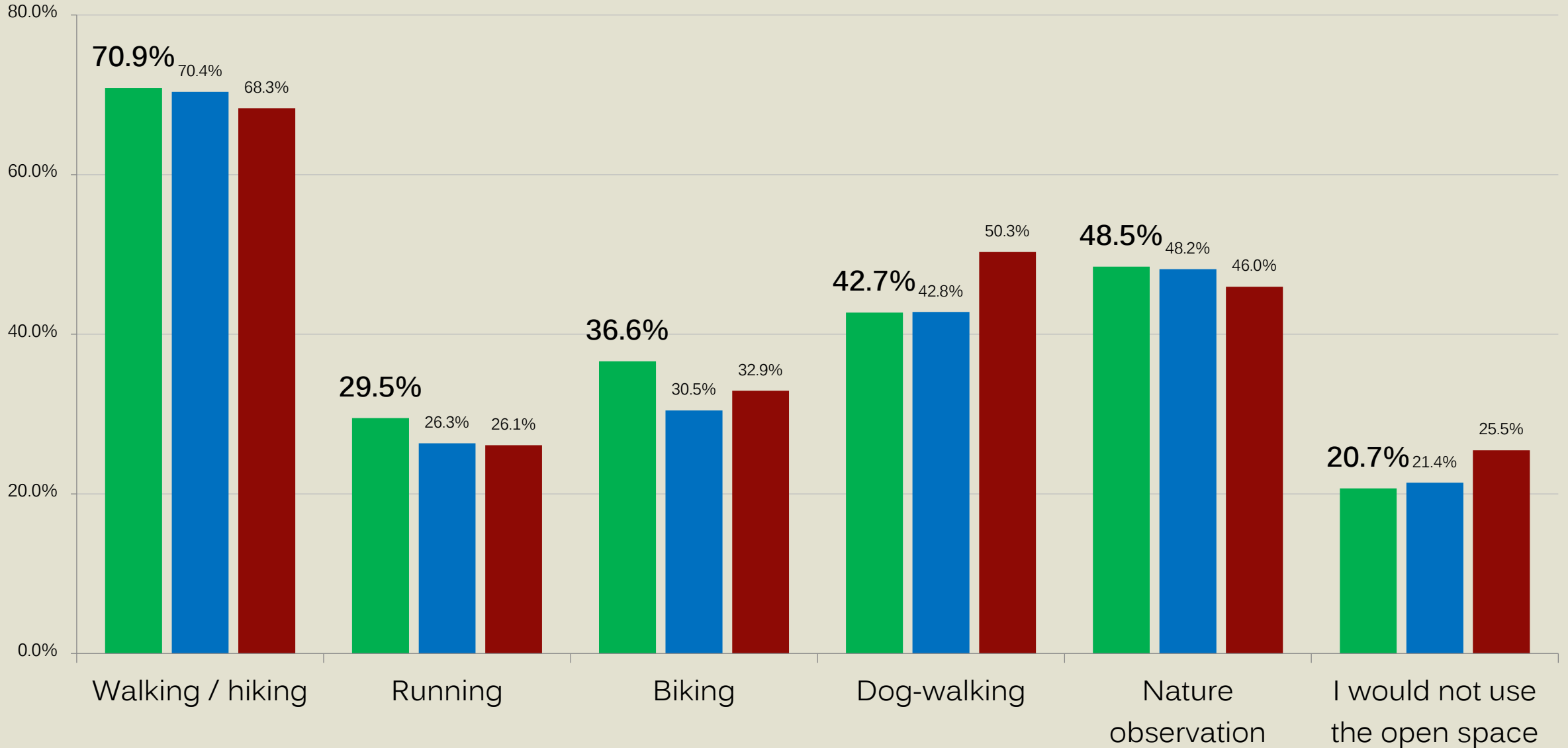
From a public investment and community development perspective, how would you propose using Bill Bauers Open Space?

■ All Responses   ■ City Only   ■ City Zone 7



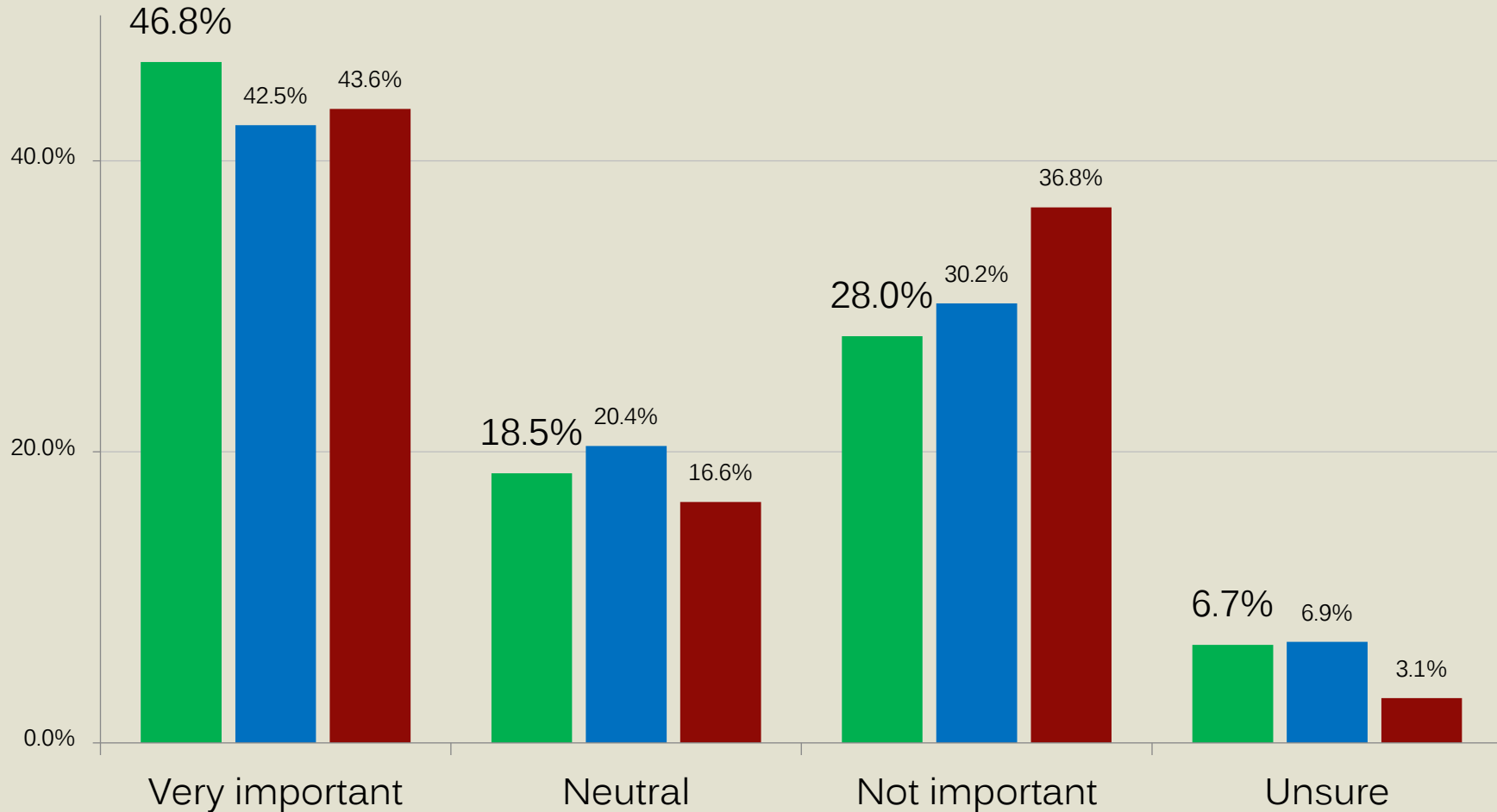
# If Bill Bauers Open Space is developed, what activities would you participate in?

■ All Responses   ■ City Only   ■ City Zone 7



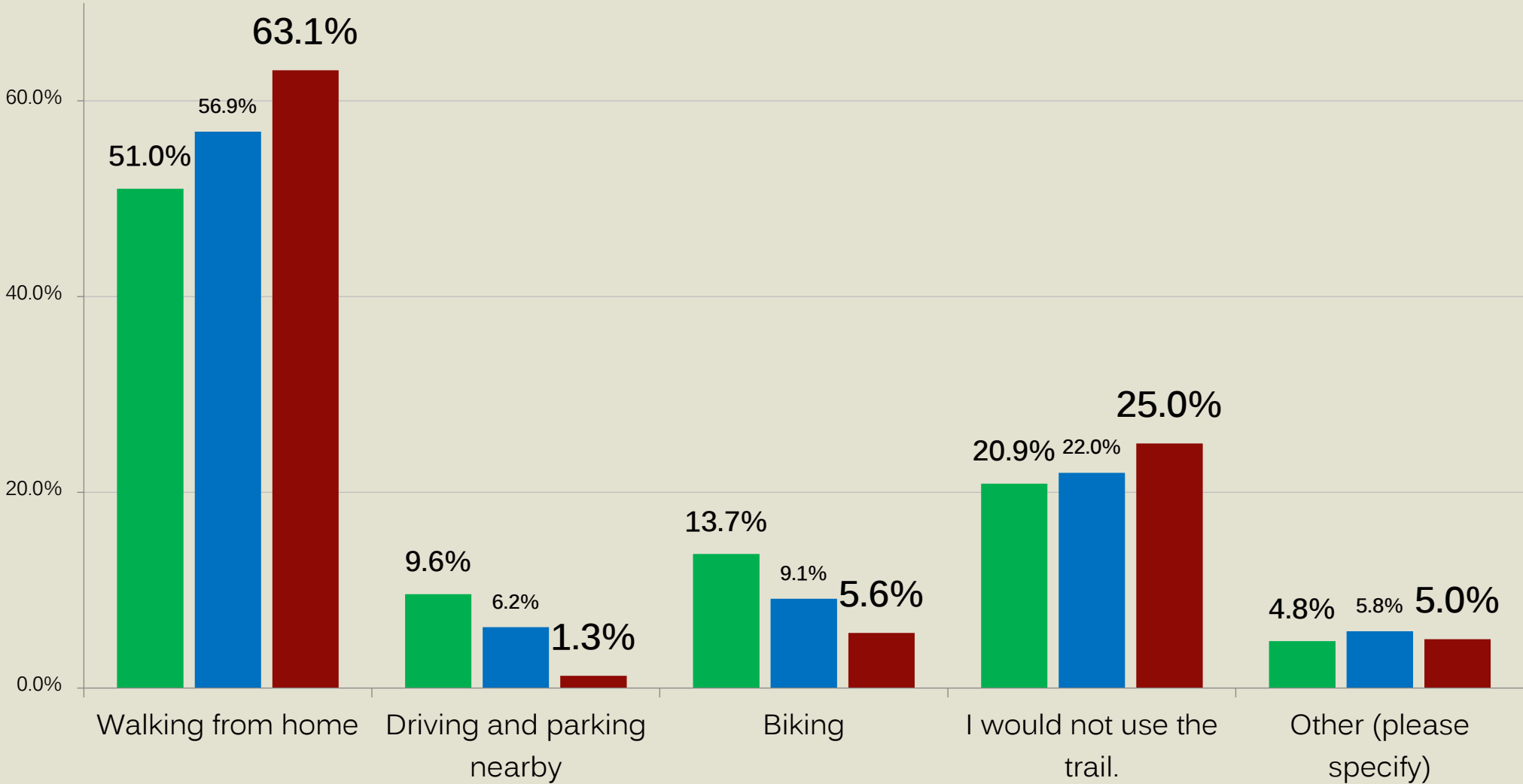
# How important or desirable is a trail and trail connection through Bill Bauers Open Space for the neighborhood and surrounding area?

■ All Responses   ■ City Only   ■ City Zone 7



### If developed, how would you access a trail within the open space?

■ All Responses   ■ City Only   ■ City Zone 7

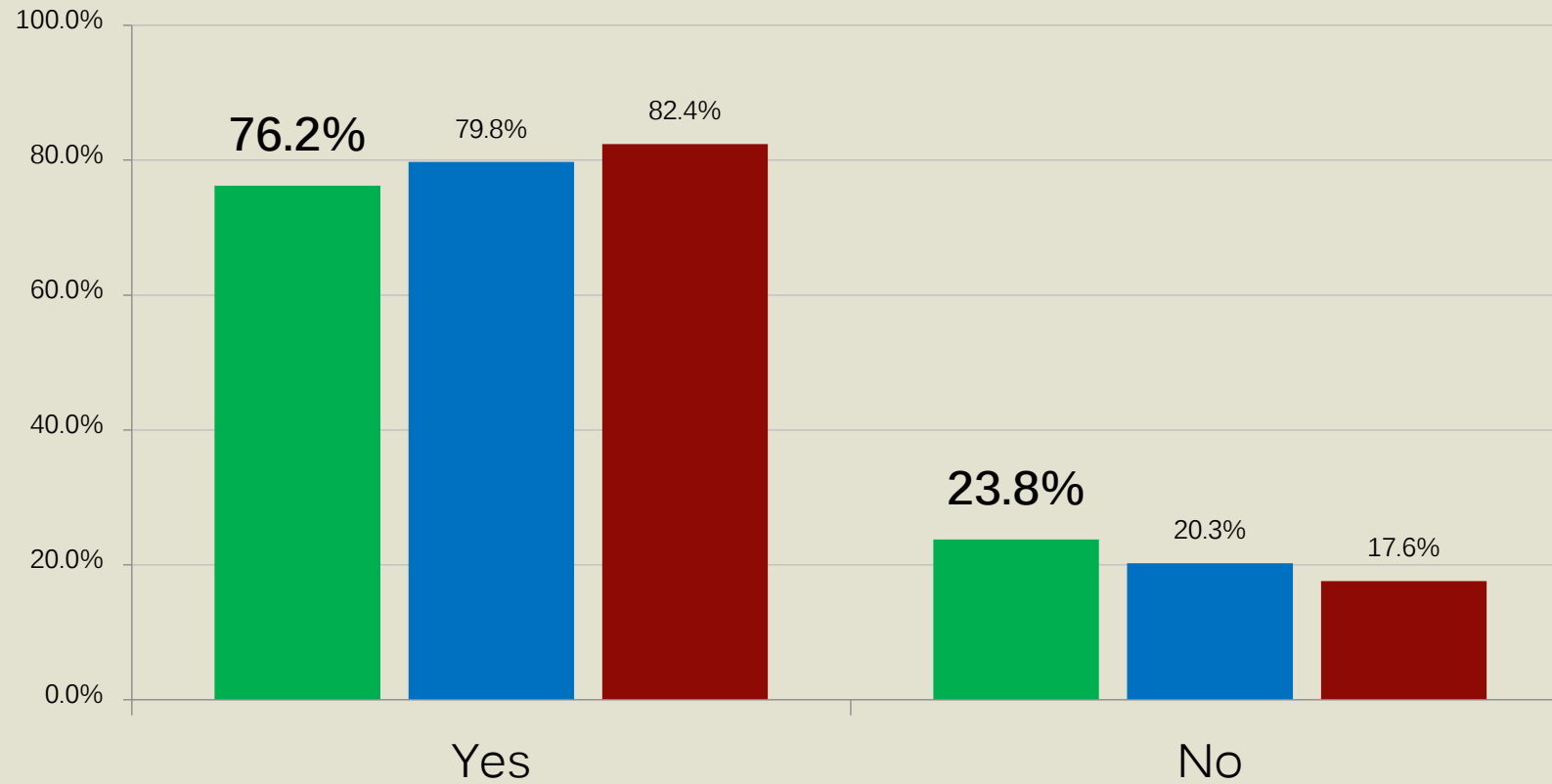


# Please share any additional thoughts or suggestions regarding the proposed trail or open space development

Rank	Theme	Description	Approx. Mentions	%
1	Wildlife Impacts & Habitat / Corridor Loss	Bears, mountain lions, birds, bobcats, deer; protection of remaining wildlife corridors; "leave it wild"	61	15.76%
2	Fire Risk & Emergency Response	Campfires, wildfire spread, lack of hydrants/access, ravine fire danger	56	14.47%
3	Homeless / Encampments / Crime Risk	Encampments, trespassing, crime, security concerns	53	13.70%
4	Neighborhood Privacy, Character & Security	Loss of quiet, privacy, "close-knit" feel, intrusion by non-residents	41	10.59%
5	Cost, Budget & Funding Priorities	City finances, infrastructure first (sewer, roads), maintenance costs	39	10.08%
6	Opposition to Development / Leave Open Space Undeveloped	"Leave it alone," preserve raw/natural condition	37	9.56%
7	Traffic, Parking & Access Impacts	Parking spillover, access points, increased visitation	31	8.01%
8	Environmental Degradation (Erosion, Drainage, Vegetation)	Steep terrain, drainage ditch, erosion-prone slopes	29	7.49%
9	Trail Use Conflicts (Bikes, Width, Multi-Use)	Bike speed, shared-use safety, single-track preferences	22	5.68%
10	Process & Engagement Concerns	Insufficient outreach, unclear maps, need for studies	18	4.65%

# Would you like to participate in future community discussions about Bill Bauers Open Space?

■ All Responses   ■ City Only   ■ City Zone 7



# MANITOU SPRINGS

## OPEN SPACE ADVISORY COMMITTEE

### STANDARD OPERATING PROCEDURES

# DRAFT

*marion*  
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Should track version  
number and date. For  
example version 1.2  
December 12, 2025

Version 1.4  
December 2025

Notes: January 2022 (version 1.1) from Tim Beeson based on a Nancy Wilson draft from March 2018 (version 1.0)

Revised by Dave Conley October 2025 (version 1.3)

# **INDEX**

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**7. Empowered Volunteer**

**8. Agenda**

**9. Minutes**

**10. Budget**

**11. Subcommittees**

## **12. Orientation of New Members**

PURPOSE: This document is intended to guide the procedures of the Manitou Springs Open Space Advisory Committee (OSAC). These procedures are required by the enabling ordinance that created OSAC.

IMPLEMENTATION AND REVIEW: OSAC will implement this Standard Operating Procedure (SOP) with a majority vote. The SOP can be reviewed at any time and changes made with a majority vote. Votes will be recorded by the secretary and changes to the SOP will be made by the secretary who shall maintain the official version of the SOP. At least annually, the Chair shall place review of the SOP on the agenda to inquire if any updates or changes are desired by the members.

REGULAR MEETINGS:

1. Meetings shall be held the 4<sup>th</sup> Monday of the month at 6:00 and conducted in Council Chambers or online via Zoom or other remote meeting application as needed. Meetings may also be held in other locations within the City so long as members of the public may participate via Zoom or other remote meeting application.
2. Meetings and Agendas shall be posted at least 24 hours in advance consistent with City ORDINANCE NO. 1219
3. In the event a meeting falls on a holiday, or a date that **most members may be unavailable**, OSAC will agree to another day (and location if needed) or cancellation. The City Clerk's office will post the change in accordance with the City's requirements for open meetings.
4. QUORUMS: At the discretion of the attending members and chair of OSAC, if a quorum is not met fifteen minutes after the scheduled meeting time, members and chair may choose to meet to discuss agenda items (which would be recorded in the minutes) but would not vote on those agenda items. Alternatively, members and chair may choose to adjourn. Members will inform the chair if unable to attend a meeting, either in person or remotely-**the latter for meetings that are only held remotely**. Alternates may be used to meet the quorum and conduct business as usual. A majority of the appointed non-vacant seats shall constitute a quorum.
5. Alternates will be assigned voting status by the chair rotating in alphabetical order by last name if more than one alternate is present.
6. Executive Session:

Executive Sessions are not open to the public and are held under very limited circumstances. Staff Liaisons and the City Clerk's Office can provide additional assistance for the requirements of holding an Executive **Session**.

7. Work Sessions:

A Work Session may be called by the Chair, in compliance with Open Meetings Law

public notice. Work Sessions are for the purpose of discussion only, and no action shall be taken at a Work Session. Minutes are not required for a Work Session.

8.

SPECIAL MEETINGS:

1. The Chair may call special meetings as needed. These meetings may be at a time and place at the Chair's direction. A quorum is necessary however, to conduct any business.
2. Anytime three or more OSAC members are meeting, the place, location and purpose of the meeting must be published consistent with open meeting requirements.

OFFICER DUTIES AND RESPONSIBILITIES: Officers shall be elected by current OSAC member at the March meeting each year. Officers assume their positions upon the affirmative

vote. Should a vacancy occur prior to that date, members may appoint an interim in that position until a February appointment.

1. Chairperson:

- a. Create agenda in collaboration with OSAC members and assigned city staff liaison.
- b. Submit agenda and minutes to Staff liaison in sufficient time e.g. at least 5 days ahead of meeting date, to publish in accord with open meeting requirements.
- c. Conduct meetings
- d. Ensure minutes are prepared and published at least x days before the next meeting.
- e. Call special meetings as needed (ensuring adequate time for staff liaison to post in accord with open meeting requirements)
- f. Create subcommittees as needed, see below under SUBCOMMITTEES
- g. Orient new members of the Committee using OSAC orientation packet which consists of OSAC history of open space acquisitions, member contact information and open space and trails map.

2. Vice Chairperson

- a. Assume all Chairperson duties in absence of Chair
- b. Communicate regularly with Chair

3. Secretary:

- a. Record minutes of all meetings. The secretary may also use AI to assist in the recording of meetings.
- b. Forward minutes to Chair in sufficient time to submit with the agenda for the next meeting.
- c. Once OSAC has approved minutes, make necessary changes and submit to staff liaison for publication on City's website.
- d. Assure the most current SOP is available.

STAFF LIAISON: The Staff liaison or designee shall be available at the monthly meetings to respond to questions, issues, protocols, technical explanations and expertise, as well as providing guidance on City processes and procedures. Staff liaison will assist OSAC in implementing OSAC goals as needed.

EMPOWERED VOLUNTEER: From time to time OSAC may work with one or more volunteer(s) or group(s). They are NOT empowered to represent OSAC unless specifically noted in a Memorandum of Understanding approved by OSAC and signed by the volunteer or group.

AGENDA AND MINUTES: The agenda and minutes will be posted on the City's website by the staff liaison to OSAC.

1. Agenda: The agenda will be in the format approved by the City Clerk.
2. Minutes:
  1. The minutes will be in the format approved by the City Clerk.
  2. The secretary will take care to ensure that any decision made by the committee is captured in the minutes.

BUDGET:

1. Any expenditure of funding must be voted on by OSAC and be in accordance with the budget approved by City Council. The secretary will capture all votes on budget in the OSAC minutes.
2. OSAC must collaborate with their assigned City Staff to expend funds as only City staff has the authority to sign contracts and invoices. If the assigned Staff liaison does not have the time to oversee a required contract or paperwork, OSAC may go to City Council to request that OSAC work be assigned as a priority to the City Administrator for completion.
3. If there is an unfunded requirement, **or project** during the year for which OSAC has adequate funding, OSAC must vote to recommend to City Council that they allow the expenditure of funds.
4. Similarly, if OSAC has an unfunded requirement **or emergency project** that exceeds OSAC's budget they must vote to request that City Council fund the requirement out of General Funds.
5. Annual Budget Process:
  - a. July: OSAC prepares a draft budget based on the Master Plan (POST) priorities.

- b. August: The Chair and the Staff Liaison meet with the Chief Financial Officer to determine the likely next year's total budget. OSAC discusses budget priorities and a proposed budget, with approval in next meeting.
- c. September: The Chair or designee briefs City Council on the proposed OSAC budget and submits it to the OSAC City Council liaison for inclusion in the City's overall draft budget.
- d. October: City Council reviews the budget proposal from OSAC.
- e. November: City Council has first reading of City budget. December: City Council has second reading
- f. NOTE: these dates may slide slightly. It is critical that the Chair attend all budget meetings to ensure that no decisions are made for which staff or Council are not adequately informed and can answer any queries pertaining to OSAC. Even though Open Space Funding is a special fund under statute and approved by the voters for specific uses, the Chair or its designee must be present to ensure the funding is not inappropriately diverted. This is especially true for roll-over funding. All funding not expended in a fiscal year, should be rolled over for use in the next fiscal year.

SUBCOMMITTEES:

1. The Chair may establish permanent or temporary subcommittees. The Chair will direct the primary expected outcome of the subcommittee.
2. At least two-thirds of the subcommittee members shall be OSAC members or alternates. Other members of the subcommittee may be from other boards, commissions or committees, or interested parties from the community. Every effort should be made to ensure good representation of groups or individuals who have a vested interest in the subcommittee topic.
3. The OSAC Chair may assign the chair of the subcommittee or leave it to the members to elect its own chair.
4. Meetings will be announced in accord with open meeting requirements.
5. Subcommittees will establish their own meeting agenda and will provide routine, i.e. at least monthly updates to OSAC.
6. Subcommittees will not make independent decisions but rather will develop recommendations for OSAC.

ORIENTATION OF NEW MEMBERS:

1. New Members shall be supplied with a copy of City ORDINANCE NO. 1219 REGARDING THE ADMINISTRATION OF BOARDS AND COMMISSIONS as well as the Standard Operating Procedures (SOP) of OSAC.
2. New Members shall be made aware of the POST Master Plan (available at the City website) and be provided with a hard copy by the City Staff if desired.
3. New Members may request a meeting with the Chairperson of OSAC for further information regarding OSAC's operations, responsibilities, goals or any other matters.
4. The primary responsibility for orientation of new members lies with the Chair, however, all OSAC members are invited to welcome and meet with new members on an individual basis.

## 2/10/26 City Council Working Session Notes

### Topics relating to OSAC involvement re: Fire Mitigation

The below are just notes relating to OSAC interest in fire mitigation in Manitou.

#### 1) Fire Chief:

Sirens: City has a grant that will cover half the cost of adding four new fire sirens to the already existing two. That will cut down on the echoing problems of the current system and give City better coverage and clearer coverage for warnings.

#### 2) Chipping days in Manitou

Fire Chief:

Chipping days will continue, but Fire Dept is only allowed to take down or trim trees on City Property. That runs from spring thru fall.

Homeowners can be notified by Fire Dept if they are leaving dead trees standing.

There is an ordinance for this. Citing can take up to two years.

Mike Willie: Fire Dept has funds to help home owners remove dead trees if needed.

Natalie: Do you think we need to form more fire codes for the City?

Should we be using a consultant?

Chipper days in April are for the Fire Dept work? Public chipper days by neighborhood are in the fall?

Chief: Right.

#### 3) Fire Mitigation:

John: Try to use the red dots on the existing fire assessment maps as a plan for mitigation?

Even that may help with City=s insurance rates.

Fire Chief: Dots are a map of structures...aspect and topography. Only on City property.

Trees are a side bar.

Not other properties, not open spaces.

Fire Dept. can look at open spaces in house.

John: When was the heat map in Plan Manitou done? Was it done with a fly over?

Does it show where will a fire run?

21% minimum saturation for grasses. Less the grasses are tinder.

I want fewer studies and more activity. Just take GIS data from the newest fly over and start working.

Denise: Maybe use the tree canopy report to help?

Natalie: What about protecting our water resources? Is that covered in the plan?

What is the plan with Higginbotham Flats? Is that where we need a landing pad for a fire helicopter? So it can use the fire hydrant up there?

Chief: No need for one. We are 100% ready for a helicopter. It will pick up water in our reservoir.

Only need a copter pad for paramedic helicopter for an evacuation.

#### 4) Current Fire Plan:

Mike Willie: Black Canyon needs 15 acres out of the total (35 acres?) To be mitigated.

\$16,000 as of now if OSAC wants to spend it.  
Highest priority per Mike should be around Red Mtn, but it is very expensive.  
Should be next for Fire Dept.

5) Judy Carnick: Making statement:

Two or three years ago, OSAC started to do an assessment of vacant properties the City owns in order to try to organize them on a fire mitigation priority basis. Not sure if it was completed, but we do have a list of all vacant properties the City owns.

Residents are anxious about fire mitigation. Why aren't City meetings being held right now so citizens who want to help by adopting vacant City properties next to their own can help by mitigating those on a voluntary basis? What else can they be doing along with taking down dead trees? Spring is coming. We are already in a drought. Why aren't meetings scheduled right now to get interested citizens together to see if they will help and give them permission and the information they need to do this job and others?

Julie: Where is this list? Can we get a copy of it?

Judy: I can ask and see if Chairman Dave knows. Must be somewhere in our possession.

Council: Agrees it would be great to get the list of City owned and vacant properties. Can be incorporated into City Mitigation Fire Plan.

Denise: Planning Dept should have it also.

6) Fire Marshall from Manitou Fire Dept:

Meetings have been ongoing for over two years to get a unified Fire Code for all counties in CO. Now there is one.

Many jurisdictions have already adopted it. Manitou should do the same even if the funds are not available to fund it. Most jurisdictions that have adopted it do not have the funds to put it into effect right now.

However, even just having it may improve City fire insurance rates and means that it will be ready when it can be funded. No one knows what, if any, effects adopting without funds will have.

Following the end of this meeting Judy met outside meeting with a man who ID'd himself as a City employee (Tony) who had been assigned to photograph all of the vacant City properties. He had just completed that task. He asked if having a copy of that would be helpful to OSAC. He offered to check and see if the City would allow OSAC to have a copy.

Judy said she would check at the next OSAC meeting and get back to him, but it sounded great to her.