



**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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