



MANITOU SPRINGS OPEN SPACE ADVISORY COMMITTEE REGULAR MEETING AGENDA

All upcoming OSAC meetings are scheduled to be remote, via Zoom. A link is provided on the City's Official Website at

<https://www.manitouspringsgov.com/544/All-Boards-and-Commissions>

March 23, 2026

6:00 PM

A. CALL TO ORDER & ANNOUNCEMENT OF MEMBER OPENINGS

1. No openings for regular members or alternates at this time.
2. Committee Membership Change Proposal: Sheryl Cline to move to an alternate position, to be replaced by Cassandra Bresnahan as a regular member. Request committee approval for recommendation to City Council to approve change.

B. APPROVAL OF AGENDA

C. APPROVAL OF MINUTES

1. Draft minutes of OSAC Feb. 23, 2026 meeting

D. PUBLIC COMMENT ON NON-AGENDA ITEMS

E. REPORTS

1. Parks and Recreation Advisory Board (PARAB) Update
 - a. Approved Minutes for PARAB 02-02-2026 meeting
2. Director's Comments
 - a. Adopt-a-Trail Program Updates
 - b. Bill Bauers Open Space – Survey Presentation Date/Vote Update
- i Presentation of results by Kimley-Horn has been moved to Tuesday, April 7th.

F. OLD BUSINESS

1. Governing Protocols
 - a. Standard Operating Procedure was adopted Feb. 23, 2026 and has been filed with City Clerk's office.
2. Fire Mitigation Plans
 - a. Update on meeting with MS Fire Department about starting a volunteer Wildfire Mitigation Program for open space parcels. (Judy, Gillian)

3. Volunteers for Outdoor Colorado (VOC) Workday in BCOS – April 4, 2026
 - a. Vote on contributing funding to support the project.
4. BCOS Vision Quest Site – Management Options
 - a. Paul Arlinghaus and Marion Ceruzzi on site inspection and discussion with Manny Pulido on options to protect site and to install signage.
5. West End
 - a. Update on communications with David Walton.

G. NEW BUSINESS

1. Trail Maintenance
 - a. Discuss trail workday schedule for Spring-Summer 2026.

H. FUTURE AGENDA ITEMS

1. Discussion with Mobility & Parking Department on Creek Walk Trail and Path wayfinding.

I. EXECUTIVE SESSION

1. Continue discussion of potential open space acquisition.

J. 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)
 Anthony Lane, Alternate Member (03/31/2030)

Staff and Liaisons:

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

No vacancies

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MANITOU SPRINGS OPEN SPACE ADVISORY COMMITTEE REGULAR MEETING MINUTES Hybrid Meeting In Person and by Zoom

February 23, 2026

6:00 PM

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.

Chair Conley took roll and confirmed that all members and alternates were present. Council Member Carey Storm was also in attendance.

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

The agenda was approved unanimously on a motion by Arlinghaus and second by Kovats.

Public comment from Cory Sutela with Medicine Wheel Trail Advocates about trail work partnerships.

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

On a motion by Kovats, and second by Carnick, the Committee unanimously approved the draft minutes for all three meetings.

Director Rossi and Chair Conley discussed the process of generating meeting minutes, which involves multiple steps and review by different individuals. For now, the Committee will continue with this process.

D. REPORTS

1. Parks and Recreation Advisory Board (PARAB) Update
No update.
2. Director's Comments:
 - a. Black Canyon site damage.

Director Rossi gave an update on a recent hike with Paul Arlinghaus, Manuel Pulido, and Mike Maio to a sacred site in Black Canyon Open Space (BCOS) to assess damage from vandalism. Maio is the President of the Manitou Springs Heritage Museum. Pulido is a representative of the local indigenous community. Rossi said that during the hike, Maio and Pulido suggested that OSAC and City revise the Black Canyon Master Plan to relocate the trail well away from the site. Rossi mentioned that

she plans to discuss the concerns with Anna Cordova, Garden of the Gods Park Manager and former City of Colorado Springs Archeologist, and the Palmer Land Conservancy, the conservation easement holders for that section of the open space property. OSAC discussed potential signage options to protect the site while maintaining access for spiritual users.

- b. Funding request to support 4/4 VOC Trail Workday at Black Canyon Open Space

Director Rossi discussed the VOC Trail Workday on April 4th and asked the committee to consider contributing \$2000 in funding to support VOC's project costs. The Committee requested a breakdown of what the funding would be used for; Rossi will bring the breakdown to the March OSAC Meeting. Committee Member Carnick suggested they could raise additional funds through community donations and local businesses.

E. OLD BUSINESS

1. Bill Bauers Open Space: Survey results presentation and discussion.

Director Rossi shared a brief summary of the Bill Bauers Open Space community survey results. The survey showed majority support for a natural trail through the open space. The Committee also discussed the community's priorities highlighted in the survey, which showed that respondents value maintaining existing trails and open spaces more than acquiring new ones. They reviewed plans for addressing a difficult trail pinch point, acknowledging it would be a long-term project. The City Council will receive and discuss the survey results at a work session on March 10. Final direction from City Council will be issued on March 17th at the regular meeting.

2. Governing Protocols.

- a. Election of Officers for 2026.

On a motion by Carnick and a second from Cline, the Committee unanimously confirmed its current officers, with David Conley retaining his position as Chair and Paul Arlinghaus as Vice Chair. The Committee did not vote on a secretary and agreed to continue using an AI tool to generate meeting minutes.

- b. Confirm regular meeting dates as fourth Monday of each month.

The committee confirmed their regular meeting dates as the fourth Monday of each month.

- c. Review and Approve Standard Operating Procedures.

The draft SOP had been issued at a previous meeting. The Committee discussed the approval of the OSAC standard operating procedures (SOP). The group discussed two modifications suggested by Carnick, including changing the submission timeline for agenda items to 6 days before meetings and ensuring minutes are prepared and published at least 4 days in advance. They also discussed updating and distributing current open space and trail maps to all members annually. On a motion by Kovats, seconded by Arlinghaus, the Committee unanimously approved the draft SOP with the two changes. Alternate member Ceruzzi and Chair Conley agreed to insert the changes and submit the final SOP to the City Clerk.

3. Fire Mitigation Plans: review Council discussion from Feb. 10 Work Session.

Committee Member Carnick explained the city's two chipping programs and the upcoming neighborhood chipping schedule, which will be distributed to residents. The group also touched on the city's efforts to address fire hazards on vacant properties, noting that while City Council previously declined to involve citizens in mitigating these properties, there is now a renewed focus on fire safety measures.

Carnick also shared that the fire department presented their fire mitigation plans at a previous City Council Work Session, which focused on updating sirens and discussed the need for a risk assessment of open spaces, which currently lacks vegetation data. They also reviewed the Black Canyon project, which was reduced to 14 mitigable acres at an estimated cost of \$60,000, and identified Red Mountain as the next priority area for mitigation. Judy noted that the OSAC list of open space parcels would be shared with the Fire Department and Council.

The group discussed progress on fire mitigation efforts, noting that the city has identified two consultants but is still seeking a third to obtain competitive bids. Carnick presented a map created by their GIS technician showing numerous small open space parcels that require fire mitigation, and the group discussed the potential for involving citizens in mitigating these smaller parcels. They agreed that a work session would be helpful to develop strategies for addressing fire hazards in specific zones, with suggestions including creating a system where fire department personnel could assist residents with mitigation efforts on designated days.

The group discussed addressing community concerns about wildfire mitigation and tree removal in Manitou. They agreed to propose an "Adopt an Open Space" program similar to their Adopt-A-Park initiative, which would include a 4-hour fire department training for volunteers to safely remove dead brush from local open space parcels. Carnick and Director

Rossi plan to meet with Mike Willey to discuss the program details, and they will provide an update to OSAC at the March meeting or send a memo beforehand.

F. NEW BUSINESS

1. Trail Maintenance

- a. Discuss potential for 2026 contract with RMFI for one, two, or three weeks.

On a motion by Kovats, seconded by Cline, the Committee unanimously approved a motion to engage RMFI for three weeks of trail work in the fall, with a budget of \$26,000.

- b. Discuss project options for Pikes Peak Trail CATS 2026 Volunteer Workdays.

Arlinghaus discussed plans for volunteer workdays with Pikes Peak Trail Cats and Medicine Wheel. The group also addressed trail maintenance needs, particularly at Black Canyon and Red Mountain, and agreed to schedule monthly volunteer workdays this summer.

G. FUTURE AGENDA ITEMS:

Chair Conley identified the following items for the March meeting:

El Paso County Trail staff will visit.

Update on Bill Bauer survey and Council response.

Update on communication with Walton family on West End Parcel access.

H. ADJOURNMENT

On a motion by Kovats, seconded by Cline, the Committee voted to adjourn at 7:45pm.

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
PARKS AND RECREATION ADVISORY BOARD**
Regular Meeting Minutes
In-Person Meeting at the Manitou Arts Center
(MAC)
515 Manitou Avenue, Manitou Springs, CO, 80929
February 2, 2026

A. CALL TO ORDER AND INTRODUCTIONS

Chair Fatt called the Parks and Recreations Advisory Board (PARAB) meeting to order at 6:05 PM.

BOARD MEMBERS PRESENT FOR ROLL CALL:

Chair Danu Fatt
Vice Chair Tim Bresnahan
Board Member Christina Grow
Board Member Rebecca Wood

BOARD MEMBERS ABSENT FOR ROLL CALL:

Board Member Anthony Lane (Excused)
Board Member Colin McAllister (Excused)

B. APPROVAL OF AGENDA

Vice Chair Bresnahan moved to approve the agenda as presented. The motion was seconded by Board Member Grow. The motion was carried (4-0).

C. NEW BUSINESS

1. Elect New Officers for 2026

Vice Chair Bresnahan nominated himself to continue as Vice Chair.

Chair Fatt nominated herself to continue as Chair.

All board members expressed support to keep current officer roles the same.

Board Member Grow motioned to reelect Tim Bresnahan as Vice Chair, reelect Danu Fatt as Chair, and continue rotating the Secretary position until the position is filled officially. Chair Fatt seconded the motion. The motion was carried (4-0).

2. Review PARAB SOP Draft

The Board reviewed the PARAB Standard Operating Procedures (SOP) Draft.

Board Member Grow moved to approve the SOP with the following edits:

- “Parks and Recreation Advisory Committee” be corrected to “Parks and Recreation Advisory Board.”
- Several minor grammatical corrections.
- Under the Non-Discrimination section, replace “handicap” with “ability”.
- Under the Regular Meetings section, add, “unless otherwise noted” at the end of item 1.
- Replacing “Zoom” with “City-approved remote conference software” throughout the document.
- Merging items 3 and 4 under the Agenda and Minutes section.
- Cite the related City Ordinance after item 1 in the Budget section.
- Add, “Meetings may be in-person if pre-determined by the board,” under the Remote Participation section.

The motion was seconded by Vice Chair Bresnahan. The motion was carried (4-0).

3. Review Mission and Vision Statements

The Board reviewed the current PARAB Mission and Vision Statements and discussed the need for the Mission Statement to be more concise. Chair Fatt shared that the Mission Statement was created by the current PARAB Board, about 15 years ago. Fatt suggested that the correct language is being used, but needs to be adjusted.

Vice Chair Bresnahan concurred and stated that a lot of what is in the Mission Statement could be used in a different place, such as PARAB’s Values.

Board Member Grow mentioned that PARAB’s Values should reflect the community’s values. Vice Chair Bresnahan recommended reviewing PARAB’s Values before reworking the Mission Statement. The Board agreed that the Mission Statement needs reworked and that the Vision Statement is acceptable as is. Further discussion regarding the Mission Statement was tabled until a future meeting. Board Member Wood suggested that all PARAB Members review the Parks, Open Space, and Trails (POST) Plan and Plan Manitou 2.0 prior to the next PARAB Meeting.

There was a discussion about local artists crafting playground equipment instead of ordering from a catalog and “Interactive sculptures” versus “playground equipment”.

4. Discuss how to document the values that have been developed as PARAB, to be able to pass down to future PARAB.

- a. Current Value: Using organic land management practices for our parks (and within the City)

Vice Chair Bresnahan suggested combining some of the values included on the list to avoid being redundant. He also mentioned that “Sustainability” should be one of PARAB’s values.

- b. Current Value: Minimize concrete in our parks, by providing permeable ground surfaces and greenspaces.

No discussion.

- c. Current Value: Urban forestry, planting new trees, minimize cutting down trees and continued maintenance.

No discussion.

- d. Current Value: Plantings should be pollinator friendly and drought resistant.

No discussion.

- e. Current Value: Provide recreation for the community of all ages.

The Board agreed to adjust this value to read, “Support passive and active recreation opportunities for the whole community.”

- f. Current Value: Using engineered wood fiber for playground mulch, steel or aluminum or sustainably harvested timber when possible for playground equipment or recycled plastics for benches and tables.

The Board discussed recommending that local artists be considered first to craft playground equipment instead of ordering equipment from a catalog. Director Rossi emphasized the importance of ensuring playground equipment meets Playground Safety Standards, and that some locally crafted pieces may need to be categorized as “interactive sculptures”.

- g. Current Value: Incorporate stormwater infrastructure with natural bio-swales, open air rock swales, and rain gardens where geologically feasible.

No discussion.

5. Discuss future focus and visions after current park development is completed.

The Board discussed adding another value to the list: "Connectivity to other parks, trails, and open spaces." This would include language from the POST Plan.

The Board also discussed creating a "PARAB Playbook" or "PARAB Manual", consisting of lessons learned and institutional knowledge from Board members who have served several years. The goal of the playbook would be to support a consistent decision-making framework. Jehan-Ara Khan, PARAB Applicant, recommended that Chair Fatt write down each time she completes a task for PARAB to include in the manual. Khan offered to help put Chair Fatt's process into the manual. Board Member Grow commented that a playbook or manual will help PARAB be more credible.

Vice Chair Bresnahan offered to review the values list and edit. He mentioned that he will include an "Art" value.

The Board agreed that a Special Meeting is needed to finalize the Mission Statement, Values, and Playbook.

D. OLD BUSINESS

1. Identify PARAB projects and goals for 2026-2027-2028

a. Continue with the Flats Overlook Park.

Chair Fatt shared a brief history of the acquisition of the park. She mentioned that now that there is a Master Plan, she would like Hord Coplan Macht (HCM) to do a schematic design for the park to figure out the cost for construction, in order to apply for grants. PARAB would like the park dedicated to the area's indigenous peoples. It was noted that \$60,000 is allocated for the schematic design in 2026.

Vice Chair Bresnahan moved to authorize Chair Fatt to request schematic drawings from Hord Coplan Macht for the design of Flats Overlook Park, for an amount up to and not exceeding \$60,000. Board Member Wood seconded the motion. The motion carried (3-0); Chair Fatt recused herself due to a potential conflict of interest as she is also on the Save the Flats Committee.

Director Rossi mentioned that projects exceeding a certain amount must go through a bid or Request for Proposal (RFP) process. Chair Fatt stated that the Higginbotham Flats Master Plan contract awarded to HCM was issued as "Design and Build," eliminating the need to go through the formal RFP process. Director Rossi to check the validity of this.

b. Explore future funding for Soda Springs Park, west side (Phase 3)

Director Rossi stated that grants are currently the only option to continue with construction of Soda Springs Park Phase 3.

c. Research available grants for both projects.

Chair Fatt mentioned that researching grants will most likely be a goal for the next three years.

Vice Chair Bresnahan suggested the Board could revisit rezoning 0 Beckers Lane from Open Space to Park property. The Board expressed mixed feelings.

Board Member Grow expressed interest in acquiring the land across from Fountain Creek, behind the Dillon Mobility Hub. She added that she would like to build a bridge connecting that parcel to Fields Park. Grow also suggested that if the Bill Bauers Open Space connection trail goes in, PARAB goals could include support for signage in Bill Bauers Park, as well as a potential stairway, and a pocket park near Emerald Fields to connect the trail.

Vice Chair Bresnahan suggested goals, including discussion about the timing to rezone 0 Beckers Lane to Park property, acquiring the space behind the Dillon Mobility Hub, potentially connecting the land to Fields Park, and exploring opportunities for pocket parks.

The consensus was that PARAB would support construction of a bridge.

E. ADJOURNMENT

Chair Fatt moved to adjourn the meeting at 7:57 PM. Vice Chair Bresnahan seconded the motion. The motion carried unanimously (4-0).

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 or (719) 685-2554.



Project Budget for Black Canyon Open Space Trail Construction Project

Personnel	\$ 1,802	staff time for planning and execution
Travel	\$ 326	mileage to and from project and site visit for VOC truck and van (hauling tools/equipment)
Volunteer	\$ 486	volunteer appreciation, food, and management and advertising
Project	\$ 113	tools and supplies
Chainsaw	\$ -	n/a for this project
OSI	\$ 119	prorated cost for training leaders to have on projects
Contractor	\$ -	n/a for this project
Other/Indirect	\$ 284	prorated costs for overhead
Total Costs	\$ 3,130	
In-Kind	\$ 9,298	value of donated volunteer labor - 30 volunteers at the Colorado rate of \$38.74/hour
Total Project Value	\$ 12,428	costs + in-kind labor
City of Manitou Investment	\$ 2,000	
Net Income to City of Manitou	\$ 10,428	total project value - City of Manitou Investment
Return on City of Manitou Investment	5.2	