



OPEN LANDS ADVISORY BOARD (OLAB)

NORTHERN COLORADO REGIONAL OPEN SPACE BOARDS MEETING

DATE: November 8, 2017

LOCATION: City of Loveland Hatfield Senior Center 700 E 4th St, Loveland

TIME: 5:00 - 7:50 PM –

Northern Colorado Regional Boards meeting

AGENDA

Purpose of Meeting: *Celebrate, Learn and Network*

5:00 Dinner - networking

5:30 Regional Meeting begins

- Welcome and Introductions
- Agency Highlight Reports
- E-bikes, Land Conservation & Trails

7:50 Wrap up and transition to separate board meetings
(Loveland, Fort Collins & Larimer County)

TIME: 8:00PM

Open Lands Advisory Board *regular* meeting

AGENDA

- 1) CALL TO ORDER / INTRODUCTIONS
- 2) PUBLIC COMMENT
- 3) AGENDA REVIEW
- 4) REVIEW AND APPROVAL OF LAST MEETING MINUTES
- 5) INFORMATION & ANNOUNCEMENTS
- 6) ACTION ITEM
 - a. Final Review White Fee purchases – 320 acres total (180 acres residual fee lands with assignment of existing conservation easement to the City of Fort Collins and 140 acres fee lands)
- 7) ADJOURN

OLAB AGENDA

Included in PDF:

- Agenda
- Minutes of last meeting
- CapDev&Acq Summary October 2017
- Final Review of White Fee Purchase

Attached Separately:

- 1.



OPEN LANDS ADVISORY BOARD (OLAB)

Meeting Minutes

Thursday, October 26, 2017

5:00- 8:00 PM • Civic Center Municipal Bldg • Council Chambers • 500 E 3rd St., Loveland CO

The mission of the Larimer County Open Lands Program is to preserve and protect significant open space, natural areas, wildlife habitat, and develop parks and trails for present and future generations. These open lands provide opportunities for leisure, human renewal and protection of our natural and cultural resources.

Members Absent	Members Present	Guests	Staff Present
Jason Brothers Pete Kelly Jeff Hindman Marilyn Hilgenberg	K-Lynn Cameron Suzan Fritchel Gerry Horak David Marvin Ward Nelson Carl Sorrentino Sherri Valentine Nancy Wallace	Brian Hays	Gary Buffington Kerri Rollins Meegan Flenniken Charlie Johnson Chris Fleming Dan Rieves Tim Meyer

1. CALL TO ORDER / INTRODUCTIONS

2. PUBLIC COMMENT: None

3. AGENDA REVIEW

4. REVIEW AND APPROVAL OF LAST MEETING MINUTES

Motioned and seconded to approve the *August 24, 2017 meeting minutes* as submitted in this month's packet. Motion carried unanimously.

5. INFORMATION & ANNOUNCEMENTS

- a. **At your next board meeting, please instruct all members (who have not done so already) to go to future.larimer.org/user and click the link to "Sign Up" to create their user account.** Let them know that we are going paperless, and this is a critical step for future correspondence. See attached flier for more information.
- b. Annual Regional Open Space boards meeting is November 8 at the Loveland Senior Center, beginning at 5pm. Please mark your calendars. If needed, a board meeting will be scheduled after the regional meeting.
- c. Construction of the Front Range Trail is anticipated to be complete by Mid-November, a ribbon cutting with the press is scheduled to highlight the completed project.
- d. The Natural Areas Conference was held in Fort Collins Oct 10-12. Staff that attended presented symposium sessions, mentored student attendees and led field trips.
- e. Wright property, both fee and CE acquisitions, closed on September 22 with partnership dollars from both Fort Collins and GOCO.
- f. September was a busy community engagement month. About 1,000 people were reached through Nature's Harvest Fest (despite rainy weather), 6 guided hikes, 3 campground programs, 2 school field trips and a guided tour. Additionally, there were 4 volunteer events hosted throughout our parks and open spaces.

- g. Awarded grant from Colorado Parks & Wildlife's Wetlands for Wildlife program for \$153,370 toward the Poudre River restoration project at River Bluffs Open Space. The grant matches DOLA's \$1.3 million awarded grant and the \$360,000 from open space sales tax dollars.-Danielle
- h. We received 16 bids for the Long View Trail regional construction and the bid was awarded to Castle Rock Construction. Construction is scheduled to begin February 18 through summer. Meegan
- i. COSA conference was a success – thanks to Alex, Steve and Heather for presenting at the conference! Kerri
- j. Blue Grama Awards for Fort Collins and Larimer County at COSA; Loveland's CPRA Columbine Award for Innovation. Kerri Rollins & Heather Young received individual accomplishment awards.
- k. The trail crew expects to complete the final section of the Limber Pine Trail this late fall! This trail is a part of the Master plan for Hermit Park. Trails will link the Saddle area through Hermit's Hollow across to Kruger Rock and on to Homestead Meadows. 2.8 miles were done this year.
- l. The South Shore area of Carter Lake will be temporarily closed for upgrades to the campground, parking areas, boat ramp and other facilities from Sept. 11, 2017, to spring or early summer of 2018.
- m. Sales Tax Revenue Distribution Report

Natural Resources [events/registration](#) and [NR News](#)

6. UPDATES/DISCUSSION ITEMS

- a. Open Space Operations District Reports
 - a. Big Thompson District: Visitations were at capacity in both regions. \$100,000 in FEMA funds were received. Patrol boats, emergency equipment and training was accomplished with the funding.
 - b. Red Mountain District: Work is being done to help stabilize historic buildings on both Soderberg & Red Mountain. Pre-hunt season meeting was a success.
- b. Lions Open Space Restoration Presentation/Update – Danielle (see electronic packet for materials). Restoration began in 2015 & finished in 2017. FEMA gave less than anticipated so project is short some funding. Remaining concerns are plantings and management of the area. Requesting \$90,000 to compensate for the shortfall and to complete the planting and management.
- c. Hermit Park Open Space development proposal (pages 4-11 – 4-16 of the [Hermit Park Master Plan](#)) – Chris Fleming (see electronic packet for materials.) Funding will create more day use facilities at the Saddle trailhead, Hermit's Cabin and at the Kruger Rock Trailhead. Requesting \$100,000. Requesting funding from GOCO & FEMA. This request is contingent upon GOCO & FEMA funding.
 - a. The Saddle: Accommodating for bikers & hikers, 24 parking spaces, a vault toilet, a small pavilion and picnic tables.
 - b. Hermit's Cabin: Education and campfire area, outdoor classroom, parking, an amphitheater area and stabilizing the cabin.
 - c. Kruger Rock: Parking.
 - d. Bear boxes in the campgrounds and bear aware stickers.
- d. Forks Park development project proposal – Meegan (see electronic packet for materials). After the flood a conservation assessment was done in 2014/15 to consider which of the county's 116 parcels in the Big Thompson canyon will be reopened/utilized. The Forks area is one chosen to be

re-created. Total cost is estimated at \$880,000. CDOT will contribute \$730,000. Requesting \$150,000 for construction + \$5,000 for plantings.

- a. 15 nose in car parking lot with ingress and egress. 4 large vehicle slots and a turnaround area for public school bus will be included. Landscaping will create a barrier between the parking lot and highway.
- b. Vault toilet.
- c. Landscaping.
- d. River restoration.
- e. South Shore at Carter Lake Campground project update – Dan (see electronic packet for materials) As a part of the 2007 Master Plan, South Shore Campground at Carter Lake is being developed further. Requesting \$316,784. CTF Lottery and Bureau of Reclamation will also provide funding. CTF must be a matching amount.
 - a. 22 campsites will be added to the current 30.
 - b. Parking for 30 more trailers at the boat ramp.
 - c. Parking lot for Sundance trail.
 - d. Future plan for a 30 slot parking lot that will help connect South Shore Campground and Chimney Hollow.
- f. Acquisition & Development sheet

7. ACTION ITEMS

- a. Recommendation to approve Lion's Open Space project request of \$90,000 Motion K-Lynn Second Gerry Passed
- b. Recommendation to approve Hermit Park project request of \$100,000 Motion Gerry Second Ward Passed
- c. Recommendation to approve Forks project request of \$155,000 Motion Nancy Second Carl Passed
- d. Recommendation to approve Carter Lake South Shore project of \$316,784 Motion Carl Second Suzanne Passed

8. OTHER BUSINESS

- a. Recommendation to County Manager to approve the Fossil Creek Management plan. Motion Sherri Second Suzanne Motion Passed.

8. EXECUTIVE SESSION: Pursuant to C.R.S. 24-6-402 (4)(a) for discussion regarding the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest the Board moved into Executive Session at 7:00 p.m.

9. ADJOURN - The meeting adjourned at 7:30 p.m.

Department of Natural Resources - Open Lands
Capital Development & Acquisition Summary 2015 - 2018
 Prepared 11/2/2017

DNR FUNDS ONLY (NOT TOTAL PROJECT COST)		PROJECTED							Additional Request							GRANTS & PARTNERS			PARTNERS
	AVAILABLE	2015	2016	2017	2018	New Tax 2019	TOTAL	BALANCE REMAINING	2015	2016	2017	2018	TOTAL	BALANCE REMAINING	Total Project	GRANTS & PARTNERS	Total Project Cost		
SALES TAX (See Note)	\$ 13,973,149																		
Available Funds	\$ 8,000,000																		
Loan from Solid Waste																			
ACQUISITION & DEVELOPMENT																			
57th Street and Taft							\$ -								\$ 200,000	\$ 1,300,000	\$ 1,500,000	Loveland \$1,300,000	
Colorado Front Range Trail Property	\$ 45,000	\$ 244,442	\$ 36,023				\$ 325,465								\$ 325,465	\$ 925,924	\$ 1,251,389	\$3,703 Ft Collins, \$122,221 Loveland, \$350,000 State Parks, \$450,000 CDOT	
Green CE partnership	\$ 75,000						\$ 75,000								\$ 75,000	\$ -	\$ 75,000		
Hermit Day Use Area					\$ 100,000		\$ 100,000								\$ 100,000	\$ 596,515	\$ 696,515	\$300,000 GOCO, \$292,587 FEMA, \$2,000 Friends, \$1,000 Roundup Riders, \$928 HP \$10,000 Roundup Riders, \$2,000 Horseman, \$1,000 Friends, \$1,000 (in kind)	
Hermit - Kruger Equestrian Campground	\$ 1,997						\$ 1,997								\$ -	\$ 107,500	\$ 13,000	\$ 120,500	Backcountry Horsemen
Hermit - Pavilion Upgrade	\$ 7,444						\$ 7,444								\$ -	\$ 188,000	\$ -	\$ 188,000	
Keyhole Parcel at DBB							\$ -								\$ -	\$ 270,000	\$ -	\$ 270,000	
Longview Request Trail Property	\$ 20,000	\$ 459,463					\$ 479,463								\$ -	\$ 479,463	\$ 3,552,851	\$ 4,032,314	\$982,430 Ft Collins, \$570,871 Loveland, \$999,550 GOCO & \$1,000,000 CDOT
Horsetooth Complex Redevelopment	\$ 10,000	\$ 1,770,594	\$ -				\$ 1,780,594								\$ -	\$ 1,780,594	\$ 3,759,649	\$ 5,540,243	\$198,462 Bureau, \$1,365,061 Lottery, \$2,196,126 Parks
Park Project - Carter Lake South Shore				\$ 316,784			\$ 316,784								\$ -	\$ 316,784	\$ 798,475	\$ 1,115,259	\$316,784 CTF, \$200,000 Park Fees, \$281,691 BOR
Park Project - Pinewood/RSOS							\$ -								\$ -	\$ 100,000	\$ 768,156	\$ 868,156	Parks \$149,627, Bureau \$243,417, Lottery \$185,965, GOCO \$154,739 and \$33,908, Friends Group \$500
Poudre River Corridor Acquisition	\$ 100,252						\$ 100,252								\$ -	\$ 154,500	\$ 222,900	\$ 377,400	\$222,900 GOCO contribution
Poudre River Corridor Development	\$ 138,946						\$ 138,946								\$ -	\$ 137,779	\$ 587,215	\$ 724,994	\$231,572 Timnath, \$355,643 GOCO
PRT Timnath partnership at Brunner	\$ 40,000						\$ 40,000								\$ -	\$ 40,000	\$ 40,000	\$ 80,000	Partnership with Timnath on their project
Beierwaltes		\$ 375,000					\$ 375,000								\$ -	\$ 375,000	\$ 2,647,000	\$ 3,022,000	Loveland: \$2,325,000, GOCO & Berthoud requested
Devil's Backbone trail Head	\$ 10,000	\$ 232,000					\$ 242,000								\$ -	\$ 242,000	\$ 121,500	\$ 363,500	Loveland: \$118,500, Overland Mtn Bike Club Grant: \$3,000. (\$232,000 previously approved)
Hermit Trail & Trailhead Development		\$ 234,950					\$ 234,950								\$ -	\$ 234,950	\$ 401,138	\$ 636,088	FEMA \$381,138, VOC in-kind Labor \$20,000
Lions Restoration			\$ 27,000	\$ 63,000			\$ 90,000								\$ -	\$ 90,000	\$ 508,000	\$ 598,000	\$230,000 previously approved, \$74,000 CWCB, \$204,000 FEMA
Lions Park		\$ 160,000					\$ 160,000								\$ -	\$ 230,000	\$ 332,000	\$ 562,000	FEMA \$182,000, CWCB \$150,000. LC = \$70,000 LTM+160,000 A&D=\$230,000
IDENTIFIED PROJECTS							\$ -								\$ -				
Big Thompson Recreation and Conservation Assessment	\$ 30,037						\$ 30,037								\$ -	\$ 20,000	\$ 58,000	\$ 78,000	GOCO \$33,000, City of Loveland \$15,000, Big Thompson River Restoration Coalition \$10,000 (in-kind)
Big Thompson River Restoration Coalition Partnership							\$ -								\$ -	\$ 10,000	\$ 250,000	\$ 260,000	Colorado Water Conservation \$140,000, Comm Fdn of Northern Colorado \$30,000, Larimer County Planning Department \$21,700, No Front Range WQ Plan Assoc \$2,000, City of Loveland \$40,000, Northern Water \$4,347, New Belgium \$3,100, Other \$8,853
Forks Project - Big Thompson Canyon			\$ 55,000	\$ 100,000			\$ 155,000								\$ -	\$ 155,000	\$ 730,000	\$ 885,000	\$730,000 CDOT
Master Plan Update & Regional Study	\$ 1,653						\$ 1,653								\$ -	\$ 84,735	\$ 121,102	\$ 205,837	Regional Study - \$27,185 Fort Collins, \$13,872 Loveland, \$75,265 GOCO, \$1,080 Berthoud, \$1,520 Estes Park, \$500 Johnstown, \$100 Timnath, \$500 Windsor, \$1,080 Wellington
School Initiatives	\$ 30,000				\$ 95,000		\$ 125,000								\$ -	\$ 145,000	\$ -	\$ 145,000	\$80,000 for fort Collins; \$15,000 is Loveland Inspire 2018; \$30,000 Designated for Loveland in 2019
Small Grants	\$ 20,800	\$ 20,748					\$ 41,548								\$ -	\$ 61,037	\$ -	\$ 61,037	
Trust for Public Land Citizen Opinion Survey							\$ -								\$ -	\$ 23,000	\$ 10,000	\$ 33,000	Trust for Public Land \$ 5,000, Legacy Land Trust \$5,000
Historic Assessment II	\$ 43,170						\$ 43,170								\$ -	\$ 43,170	\$ -	\$ 43,170	
Cascade Cottages Partnership	\$ 50,000						\$ 50,000								\$ -	\$ 50,000	\$ -	\$ 50,000	RMNA requested \$100,000
Colorado Water Conservation Board Project	\$ 20,000						\$ 20,000								\$ -	\$ 20,000	\$ 178,425	\$ 198,425	CWCB \$178,425
Malchow		\$ 8,393,944	\$ (3,922,000)				\$ 4,471,944								\$ -	\$ 4,471,944	\$ -	\$ 4,471,944	Revenue to LC for water sharing agreement (Brighton \$3,770,250 , CWCD \$51,750, Gates \$100,000)
Ward CE partnership		\$ 250,000					\$ 250,000								\$ -	\$ 250,000	\$ 2,407,070	\$ 2,657,070	GOCO \$500,000, Loveland \$1,907,070
Soderberg		\$ 15,147					\$ 15,147								\$ -	\$ 15,147	\$ 31,802	\$ 46,949	\$46,948.96 total. LTM: \$22,933.86, Parks: \$8,867.90
Spring Canyon Ranch				\$ 1,250,000			\$ 1,250,000								\$ -	\$ 1,250,000	\$ 2,096,000	\$ 3,346,000	Fort Collins \$2,096,000
River Bluffs OS- Poudre River Restoration & Resiliency (Implementation)				\$ 360,000			\$ 360,000								\$ -	\$ 360,000	\$ 1,153,370	\$ 1,513,370	\$1,000,000 DOLA, \$153,370 CPW
Samen phase I				\$ 760,000			\$ 760,000								\$ -	\$ 760,000	\$ 1,750,000	\$ 2,510,000	GOCO \$1,000,000 , Fort Collins \$750,000
White Ranch							\$ -			\$ 247,500	\$ 122,250	\$ 369,750	\$ -	\$ 369,750	\$ 670,250	\$ 1,040,000	\$ 1,410,000	GOCO \$300,500, Fort Collins \$369,750	
Wright Fee & CE				\$ 980,957			\$ 980,957								\$ -	\$ 980,957	\$ 2,542,655	\$ 3,523,612	Fort Collins \$985,155, GOCO \$1,557,500
OTHER ADJUSTMENTS							\$ -								\$ -	\$ -	\$ -	\$ -	
Repayment of LTM Loan as required	\$ 760,000	\$ 18,352	\$ 1,559,648	\$ 561,640			\$ 2,899,640								\$ -	\$ 2,899,640	\$ -	\$ 2,899,640	
Bond Debt Service Reserve Release							\$ -								\$ -	\$ -	\$ -	\$ -	
LTM Adjustment		\$ (1,660,594)	\$ -				\$ (1,660,594)								\$ -	\$ (1,660,594)	\$ -	\$ (1,660,594)	
Other							\$ -								\$ -	\$ -	\$ -	\$ -	
USEAGES IN FUTURE YEARS							\$ -								\$ -	\$ -	\$ -	\$ -	
Totals		\$ 1,404,299	\$ 10,514,046	\$ 1,423,412	\$ 919,640		\$ 14,261,397		\$ -	\$ -	\$ 247,500	\$ 122,250	\$ 369,750		\$ 15,755,821	\$ 28,572,997	\$ 44,328,818		
Remaining Balance							\$ 7,711,752							\$ 7,342,002					

NOTES:
 Lottery funds may be used for acquisition, development of a new conservation site, maintenance, or capital improvements on any public land for park, recreation, open space, or similar purpose. It may not be used for personnel except maintenance.
 Parks Fund Balance may be used only for expenses incurred at the four BOR reservoirs.
 Sales Tax may be used for acquisition, development, and long term management of open space; and up to 15% may be used for improvements to existing parks.
 Anticipated grant money for proposed project to be received when arrangements are finalized.



DEPARTMENT OF NATURAL RESOURCES

• Parks & Visitor Services • Open Lands • Weed Management & Forestry
1800 South County Road 31
Loveland, CO 80537
(970) 679-4570/ (970) 679-4574 FAX
www.larimer.org/naturalresources

FINAL REVIEW

White Fee Purchase

Date: *November 8, 2017*

Staff Meyer

Values (shown in bold):

Scenic
Buffer
Wildlife
Wetlands

Significant Plants/Natural
Communities
Outdoor Recreational
Historic/Archaeological

Agricultural
Geological/Paleontologic
Educational
Other (explain in narrative)

Property Description:

This proposed 320 acre fee purchase is owned by Marabeth and John (Jack) White and is located approximately 1.5 miles south of CR 38E and is adjacent to our Rimrock Open Space and Blue Sky Trail. It is comprised of rolling grasslands, mountain mahogany shrub-lands and a small ponderosa grove. There are also two spring-fed stock water ponds on the property. The property has primarily been used for grazing purposes by the White’s.

Located adjacent to the Blue Sky Trail, this property provides a scenic buffer from the trail looking to the west. The County also holds a first right of refusal on the property which expires November 17, 2020.

In 2000 the County purchased 207 acres in fee from the White’s which is now part of the Rimrock Open Space and the Blue Sky Trail. In 2001 the County acquired a 180 acre conservation easement from the Whites at the southern end of their property and adjacent to our Indian Creek purchase. This proposed fee purchase includes 140 unencumbered acres, plus the residual fee on the 180 acres (currently under conservation easement with the County).

The property will be purchased in two transactions. The residual fee on the 180 acres will close in December, 2017. At that closing, and prior to title transfer, the conservation easement will be assigned to the City of Fort Collins, who will take over responsibilities of enforcement and monitoring. The 140 acre parcel will be purchased in January, 2018 from a trust that the Whites have created. At this closing, the conservation easement will be amended and restated to add the 140 acres and to comply with GOCO easement requirements. The Whites will retain a 35 acre parcel surrounding their existing home and horse boarding facilities. As part of the negotiation, the County will offer to lease the grazing rights back to the Whites for up to two years, at which time it will go out to bid similar to other grazing leases.



DEPARTMENT OF NATURAL RESOURCES

• Parks & Visitor Services • Open Lands • Weed Management & Forestry
 1800 South County Road 31
 Loveland, CO 80537
 (970) 679-4570/ (970) 679-4574 FAX
 www.larimer.org/naturalresources

FINAL REVIEW

White Fee Purchase

This project was included in a grant for GOCO funding in their Protect Initiative along with other County and City of Fort Collins projects.

Quadrangle: Horsetooth
Approximate Acreage 320 ac (140 ac unencumbered & 180 ac residual fee)
Current O-Open
Adjacent Zoning: O-Open
Water Rights: None
Mineral Rights: Partially severed
Value Estimate: \$1,040,000.00 (appraised)

(140 ac unencumbered \$770,000 (\$5,500 per ac) & 180 CE encumbered \$270,000 (\$1,500 per ac)

Partners	Description
City of Fort Collins	Financial & Third party CE- Holder
Larimer County Open Lands Program	Financial
GOCO	Financial

Potential Funding	Description	Amount
City of Fort Collins		\$369,750.00
Larimer County Open Lands Program		\$369,750.00
GOCO		\$300,500.00

Evaluation Criteria	Staff
Values	
Environmental/Ecological	Medium
Scenic/Aesthetic/Sense of Place	Medium
Outdoor Recreation	Medium
Historical/Archaeological	N/A
Agricultural	Low
Geological/Paleontological	N/A
Information/Education	N/A
Context	High
Political Factors	Low
Price	Unknown