# 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  

<table>
<thead>
<tr>
<th>TIME</th>
<th>5:00 - 7:50 PM – Northern Colorado Regional Boards meeting</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>AGENDA</strong></td>
<td>Purpose of Meeting: <em>Celebrate, Learn and Network</em></td>
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<tr>
<td>5:00</td>
<td>Dinner - networking</td>
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<tr>
<td>5:30</td>
<td>Regional Meeting begins</td>
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<tr>
<td></td>
<td>- Welcome and Introductions</td>
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<td></td>
<td>- Agency Highlight Reports</td>
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<td>- E-bikes, Land Conservation &amp; Trails</td>
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| 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
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.

<table>
<thead>
<tr>
<th>Included in PDF:</th>
<th>Attached Separately:</th>
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</thead>
<tbody>
<tr>
<td>• Agenda</td>
<td>1.</td>
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<tr>
<td>• Minutes of last meeting</td>
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<tr>
<td>• CapDev&amp;Acq Summary October 2017</td>
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<td>• Final Review of White Fee Purchase</td>
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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.

<table>
<thead>
<tr>
<th>Members Absent</th>
<th>Members Present</th>
<th>Guests</th>
<th>Staff Present</th>
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</thead>
<tbody>
<tr>
<td>Jason Brothers</td>
<td>K-Lynn Cameron</td>
<td>Brian Hays</td>
<td>Gary Buffington</td>
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<tr>
<td>Pete Kelly</td>
<td>Suzan Fritchel</td>
<td></td>
<td>Kerri Rollins</td>
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<tr>
<td>Jeff Hindman</td>
<td>Gerry Horak</td>
<td></td>
<td>Meegan Flenniken</td>
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<td>Marilyn Hilgenberg</td>
<td>David Marvin</td>
<td></td>
<td>Charlie Johnson</td>
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<td></td>
<td>Ward Nelson</td>
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<td>Chris Fleming</td>
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<td></td>
<td>Carl Sorrentino</td>
<td></td>
<td>Dan Rieves</td>
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<td></td>
<td>Sherri Valentine</td>
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<td>Tim Meyer</td>
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<td></td>
<td>Nancy Wallace</td>
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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.
   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.
## Capital Development & Acquisition Summary 2015 - 2018
Prepared 11/2/2017

### Available Project Cost

<table>
<thead>
<tr>
<th>Project</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
<th>Total</th>
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<tbody>
<tr>
<td>State Bond Sale</td>
<td>$2,437,150</td>
<td>$2,437,150</td>
<td>$2,437,150</td>
<td>$2,437,150</td>
<td>$9,771,550</td>
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<tr>
<td>Interest on Sale</td>
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<td>$2,437,150</td>
<td>$2,437,150</td>
<td>$2,437,150</td>
<td>$9,771,550</td>
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<tr>
<td>Bond Sale Notice</td>
<td>$225,000</td>
<td>$225,000</td>
<td>$225,000</td>
<td>$225,000</td>
<td>$900,000</td>
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<tr>
<td>Capital Improvement - Project</td>
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<td>$100,000</td>
<td>$100,000</td>
<td>$100,000</td>
<td>$400,000</td>
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<td><strong>Total</strong></td>
<td>$2,802,150</td>
<td>$2,802,150</td>
<td>$2,802,150</td>
<td>$2,802,150</td>
<td>$11,771,550</td>
</tr>
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### Remaining Balance

- Available Funds: $3,132,950
- Remaining Balance: $7,543,500

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### Notes

- **Grant Fund Balance** may be used for acquisitions, development, and long-term management of open space and up to 10% may be used for improvements in existing parks.
- Anticipated grant money for proposed project to be received when arrangements are finalized.
Date: November 8, 2017

**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.
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**
- City of Fort Collins
- Larimer County Open Lands Program
- GOCO

**Description**
- Financial & Third party CE- Holder
- Financial

**Potential Funding**
- City of Fort Collins $369,750.00
- Larimer County Open Lands Program $369,750.00
- GOCO $300,500.00

**Evaluation Criteria**

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<tr>
<th>Values</th>
<th>Staff</th>
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<tbody>
<tr>
<td>Environmental/Ecological</td>
<td>Medium</td>
</tr>
<tr>
<td>Scenic/Aesthetic/Sense of Place</td>
<td>Medium</td>
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<tr>
<td>Outdoor Recreation</td>
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<td>Historical/Archaeological</td>
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<td>Agricultural</td>
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<td>Geological/Paleontological</td>
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<td>Information/Education</td>
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<td>Context</td>
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<td>Political Factors</td>
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<td>Price</td>
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