

# 2007 CLEAR CREEK COUNTY OPEN SPACE COMMISSION

## MEETING MINUTES

### OPEN SPACE COMMISSION MEETING MINUTES

**January 10, 2007**

The Open Space Commission met on January 10, 2007 at the Majestic Building in Idaho Springs for their regularly scheduled monthly meeting. In attendance were Sue Howell, Fran Enright, Martha Tableman, Frank Young, Sarah Donahue, Candy Decker, Hal Wahlborg, and Pete Helseth. Absent from the meeting were Roy Beaton, Suzanna Gould, and Matt Sailor.

The meeting was called to order at 7:05 p.m.

**Approval of December 13, 2006 meeting minutes:** Fran Enright made the motion to approve the December 13, 2006 meeting minutes as presented. Candy Decker seconded and the motion passed unanimously.

**Approval of December 13, 2006 Executive Session meeting minutes:** Sarah Donahue made the motion to approve the December 13, 2006 Executive Session meeting minutes as presented. Fran Enright seconded and the motion passed unanimously.

#### **New Business:**

**Geneva Basin Properties and Mile Hi Jeep Club:** In attendance were Jeff Miller, Linda Myers, and Valerie Douglas of the Land Use Committee of the Mile Hi Jeep Club. Fran Enright presented topographical map of the Geneva Basin. Fran Enright explained a history of the Geneva Iron Fens, the acquisition of these properties by the county, and their adoption into the Colorado Natural Areas program. The value of these properties was geologic and environmental. There were eight fens in the world and all of them were in Colorado. The Open Space Commission was asked to take management of these properties by the county. The Open Space Commission wanted to keep people off the wetlands within the property. The Forest Service had allowed the Open Space Commission to install a gate, however, a vandal had cut the lock. There were three roads into the fen and the Open Space Commission had felled some trees to attempt to block motorized access into the wetlands. Fran Enright presented photos of the damage to the property which occurred over the past summer. The Open Space Commission had a wetland biologist working in the fens and had found six fens on this property. Fran Enright explained to the Mile Hi Jeep Club that the Open Space Commission was trying to figure strategies to control vehicle traffic in the area and simultaneously provide public access.

Fran Enright explained that the Open Space Commission had worked with the Forest Service on the gate. Frank Young suggested using buck/rail fencing for this area. The Mile Hi Jeep Club representatives made the following suggestions for the area:

- They suggested applying to the Forest Service to decommission the roads through this property. If anyone challenged access across the property, the Open Space Commission would be protected by the Forest Service decommission.

- They agreed with the buck/rail fencing idea to protect the area. It was a good detriment and people would be afraid of being caught knocking it down. Using larger logs for this fencing would help against vandalism.
- The Land Use Committee of the Mile Hi Jeep Club supported what the Open Space Commission was doing in this area and wanted to assist in the protection of the area.
- The Land Use Committee would like to see a parking area with informational signage in this area in the long term. Fran Enright agreed adding that the Open Space Commission wanted a graduate student to assist the commission in exactly what they had in the fens and what could be presented.
- The Mile Hi Jeep Club had earmarked \$650 toward this project and they could also provide volunteers. They asked if the Open Space Commission had sought grant funding for this property. They suggested the State Trails Grant program as well as grants from Ford and GM. Frank Young replied they had no luck with the State Trails Grants.
- They asked that representatives of the Open Space Commission attend a Mile Hi Jeep Club meeting to provide an update, history, and plan for the fens.
- The Land Use Committee may be able to obtain additional funding from Warn, one of their sponsors, for a special project such as this one.
- They suggested that some of the mining companies which owned parcels near the fens may assist in protection of this property.
- They asked that Pete Helseth finalize the design on the gate and Mile Hi would provide the welders. They would need plans for the buck/rail fencing and could begin scheduling working days. They suggested the Open Space Commission come to the Mile Hi meeting in either April or May. The Mile Hi Jeep Club would get the Forest Service standards for buck/rail fencing. Fran Enright and Hal Wahlborg shared that they really needed a parking lot in this area but they would need permission from the Forest Service which could be time consuming.

**Padilla Planned Development Application:** Martha Tableman stated that the Open Space Commission had responded as a referral agency. Padilla was proposing to expand for more parking as well as other uses that it was thought there was not enough room. Another issue facing this property and area was the rebuild of the Lawson Bridge. Frank Young noted that the Open Space Commission needed to keep commenting on this proposal yet they had no leverage with Padilla.

**Old Business:**

**Board of County Commissioners Activities:** Martha Tableman reported that the Open Space Commission had met with the Board of County Commissioners on January 3<sup>rd</sup> where the Board approved proceeding with the acquisition of the Philadelphia Millsite. They had to extend the contract to allow time for the Environmental Assessment and the seller had agreed.

The Open Space Commission had met with the Board of County Commissioners also on Block 83 in Georgetown where the Board had approved proceeding with participation with Georgetown on acquiring this parcel. The Open Space Commission was asking for an agreement that if, in the future, Georgetown decided to sell the property or use it for a different use, the Open Space Commission would be reimbursed the grant match. Per the GOCO regulations, Georgetown and the Open Space Commission would have to define acceptable uses for the property. County

Attorney Robert Loeffler would assist in writing what uses the Open Space Commission did not want on this property. Fran Enright suggested using language from the Master Plan.

**GOCO Grant Cycle:** Martha Tableman reported that GOCO informed her that they would have funding for legacy and other grants. Fran Enright suggested using this grant for the foreclosure property. The commission discussed obtaining a temporary attorney at Roy Beaton's recommendation and approval, to assist the Open Space Commission on property acquisitions while Roy Beaton was on leave. Fran Enright would work with Roy Beaton.

**Greenway:** Frank Young reminded the commission that he wanted to see a Greenway Authority or Foundation in place to work on the Greenway, find grant funding, and create its nonprofit status.

**Historic Georgetown Inc., Update:** Frank Young reported that HGI had agreed to hold Open Space Commission conservation easements but wanted a fund to hold for liability and administration expenses. The price per easement mentioned by HGI was too much; however, they would consider a bulk payment by the Open Space Commission for all their easements, somewhere between \$2000-\$8000, one time fee. Sue Howell was concerned with a lump sum and a future change in the HGI Board of Directors who could change their minds. Fran Enright and Candy Decker would work with MALT to discuss their fees for conservation easements. Martha Tableman reported that HGI was also trying to determine their boundaries for conservation easements within the county. Frank Young stated that the county was considering a Historic District and county legislation. Fran Enright suggested MALT being easement holder for east end properties and one entity holding easement for the entire Greenway. Sarah Donahue made the motion to ask MALT to hold the conservation easement for the Philadelphia Millsite and the Anderson mining claims which were donated. Sue Howell seconded and the motion passed unanimously.

**Lathrop Floating Easement:** Frank Young reported that per Brian Kleinwachter and Ski Country Antiques, the Open Space Commission would have a trailhead and parking area. They needed an easement to cross the Lathrop property so they could access the open space properties above. Martha Tableman reported that the potential buyers of the Lathrop property wanted a defined easement; yet, Lathrop had the ability to dissolve the easement. Lathrop claimed this easement impacted his property value. The Open Space Commission could not define the easement until they knew the use of the Lathrop property. Martha Tableman was waiting to hear back from the potential buyer.

**Beaver Brook Watershed Update:** Mel Andrew had reported that he expected Congress to operate at the 2006 levels. Frank Young would contact Swartout at GOCO to determine how to proceed.

**Correspondence:** Holiday cards were received from Eric Twitty and Gary Lacy. Candy Decker requested a three-month leave of absence from February 1<sup>st</sup> to May 1<sup>st</sup>. The commission approved. Martha Tableman reported that holiday cards had been sent out from the Open Space Commission. Fran Enright reported that Beaver Brook Watershed stationary had been given to the Board of County Commissioners as a gift.

**Bills:** Martha Tableman presented the following bills for approval:

- Reimburse Martha Tableman for holiday card expense: \$125
- Phone bills for July-Sept: \$107.91
- Phone bills for Oct.-Dec.: \$107.91
- Clear Creek County Clerk for the election: \$3661.84
- Clear Creek County Mapping Department: \$22.50

Sue Howell made the motion to approve the bills for payment as presented. Candy Decker seconded and the motion passed unanimously.

The meeting adjourned at 9:45 p.m.

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Frank Young, Chairman

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Candy Decker, Secretary

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Attest

## **OPEN SPACE COMMISSION MEETING MINUTES**

**January 31, 2007**

The Open Space Commission met on January 31, 2007 via an online vote to consider the following matter. In attendance were Martha Tableman, Frank Young, Fran Enright, Pete Helseth, Hal Wahlborg, Candy Decker, and Matt Sailor. Absent from the meeting were Roy Beaton, Suzanna Gould, Sarah Donahue, and Sue Howell.

**Consideration of approval of Landmark Surveying and Mapping bill for the whitewater stream bed survey:** Martha Tableman presented. Martha Tableman stated that the bill was received from Landmark Surveying and Mapping for the whitewater stream bed survey totaling \$1592.50. Frank Young made the motion to approve this bill for payment. Fran Enright seconded the motion and the motion passed unanimously.

The meeting adjourned.

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Frank Young, Chairman

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Candy Decker, Secretary

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Attest

## OPEN SPACE COMMISSION MEETING MINUTES

**March 14, 2007**

The Open Space Commission met on March 14, 2007 at the Clear Creek Metro Rec District in Idaho Springs. In attendance were Sue Howell, Martha Tableman, Pete Helseth, Frank Young, Fran Enright, Roy Beaton, Hal Wahlborg, and Clear Creek Metro Recreation District representative Matt Robie. Absent from the meeting were Sarah Donahue, Matt Sailor, Ginny Chamberlain, Suzanna Gould, and Candy Decker.

The meeting was called to order at 7:15 p.m.

**Approval of January 10, 2007 meeting minutes:** Hal Wahlborg made the motion to approve the January 10<sup>th</sup> meeting minutes. Fran Enright seconded. During discussion, Fran Enright corrected the minutes to say that the representative from Mile Hi Jeep Club was Linda Myers and that the Open Space Commission had worked with the Forest Service to put a gate up near the Geneva Iron Fens. The vote was unanimous to approve the minutes with the listed amendments.

There were no minutes of the February 2007 meeting as it was a working session only.

Sarah Donahue attended the meeting at this time.

**Philadelphia Millsite:** Frank Young reported the following update:

- The property was closed on last week.
- He discussed the importance of the conservation easement and protection of the property.
- Open Space signs were placed on the property.
- A gate was placed across the road on the property but was immediately knocked down. Sue Howell asked that the Sheriff deputies watch the property. Road & Bridge was watching the property as well.

**Unscheduled Appearances:** Matt Robie asked for the Open Space Commission view on the Greenway Advisory Committee (GAC) and finding a group to maintain the bike trails. He would like for Clear Creek Metro Recreation District to take this over eventually but they could not financially take over the program at this time. Frank Young replied that Sue Howell was the

Open Space Commission representative to the GAC. The Open Space Commission had begun the Greenway Master Plan and they would like to eventually see a Greenway Foundation take over management/maintenance of the Greenway. Sue Howell added that the immediate problem was the maintenance of the bike trails. Lisa Vogel and Bert Weaver were spearheading this GAC through the county and obtaining estimates for improving the bike trails in the county.

**Slacker Race Permission Request:** Roy Beaton made the motion to approve the permission request of the Slacker Races to host the event on June 23, 2007. Fran Enright seconded and the motion passed unanimously.

**Earth Day:** Martha Tableman stated that the Open Space Commission had a booth at the Earth Day celebration on April 21, 2007 at the Evergreen Lake House. Fran Enright and Sarah Donahue volunteered.

**Future Meeting Location:** The group and Matt Robie agreed that the Open Space Commission could meet at the Clear Creek Metro Recreation District location for future meetings until decided otherwise.

**Interactions/Relationships with the county, Sellers & Brokers:** Frank Young asked members to consider this topic and bring ideas to the next meeting.

**Welcome New Member:** Frank Young reported that Ginny Chamberlain had been appointed to fill the vacancy of the Associate Member on the Open Space Commission. Ginny Chamberlain lives on the west end of Beaver Brook Watershed.

**Beaver Brook Watershed Enforcement:** The group discussed hiring the Sheriff patrol for enforcement of the area again this summer. Martha Tableman reported that the commission paid \$6000 to the Sheriff's office last summer for enforcement. Fran Enright asked to approach the Lookout Mountain Water District again and ask for their assistance in paying the \$6000 in 2007. Christine O'Shea was the contact at Lookout Mountain Water District.

The commission took a break at 8:15 p.m. and reconvened at 8:25 p.m.

**Election of Officers:** Sue Howell explained that both Frank Young and Fran Enright were interested in being the Chair of the Open Space Commission but neither were interested in the position of Vice Chair. She proposed that Frank Young and Fran Enright be co-Chairs instead and save any hard feelings. Martha Tableman agreed stating that there could be a separation of duties required for each co-chair. Sue Howell asked that the members consider this idea until the next meeting and motioned to delay the election until the next Open Space Commission meeting. Hal Wahlborg seconded. Roy Beaton expressed concern for the delay in the election and that the co-chair proposal was acceptable. Sarah Donahue supported the idea of leadership rotation and agreed with delaying the election. Fran Enright stated that she had changes in mind for the Open Space Commission. Frank Young stated that as chairman he had been overworked and the job structure needed reworking. Fran Enright agreed stating that the positions needed to be reworked so the commission could easily attract new members. The vote was unanimous.

**Eclipse Snow Park Update:** Sue Howell provided the following update on the Eclipse Snow Park:

- It was 800-ft from the James Peak Wilderness boundary.
- The county needed access to the glacier area for visitors.
- The Forest Service needed access to the James Peak Wilderness area for visitors.
- Coors was offering facilities and trail access to these 2 areas.
- The problem of concern was if Coors decided to just sell off his land.
- Coors was proposing a land trade with the Forest Service.
- Coors had plans for using water out of Glacier Lake.
- If the Forest Service could provide facilities and access, then they should hold onto their lands.
- Coors was asking for a legislative process for the land trade to expedite the process.

**Old Business:**

**GOCO Large Concept Projects:** Fran Enright stated that it was too late to apply for this, this year, but she suggested the commission consider this for the Greenway improvements. A concept letter would be needed for the next round of large concept grants.

**Approval from Towns of Greenway Plan:** Frank Young stated that the Greenway Master Plan had been accepted by the Planning Commission and the Board of County Commissioners and the next step was to have formal acceptance from the Towns. Georgetown and Idaho Springs had internal plans incorporated. Fran Enright and Sue Howell suggested not an approval from the Towns but a letter of support, update on the plan and presentation of the concept. Roy Beaton stated that the courts need a Resolution from a jurisdiction before they recognized something and not a letter of support. Frank Young agreed to present to Silver Plume, Hal Wahlborg to Georgetown, and Sue Howell & Tim Mauck to Idaho Springs.

**Executive Session to receive legal advice:** The commission adjourned into Executive Session to discuss real estate matters as allowed by CRS 24-6-402(4)(a).

The commission then adjourned Executive Session and convened in regular session to continue the meeting agenda.

**Lathrop Easement:** Frank Young reported that the commission was receiving pressure from the Lathrop attorney to define the easement. He did a site visit with a potential buyer of the property and reviewed a footprint of the path. This would not be an ADA accessible trail. He discussed the trail with Ski Country Antiques as well. Frank Young would GPS the route and give to the Lathrop attorney.

**Beaver Brook Watershed Appropriations:** Frank Young stated that all appropriate filings were done with the legislators and Governor. Martha Tableman stated that commission representatives needed to meet with GOCO and MALT would sent a representative too.

**Mile Hi Jeep Club Meeting:** This meeting would be held on May 17, 2007 at 7:00 p.m. at the Lakewood meeting location. Fran Enright would be attending and presenting. She reported that the Colorado Natural Areas had some funding. She needed a cost estimate on the buck/rail

fencing. Pete Helseth stated that the Forest Service was thinning forests and maybe their lumber could be used for the fencing at little to no cost.

**Correspondence:** No correspondence was received.

**Bills:** Martha Tableman presented the bills for approval and payment:

- TLI \$4050 Environmental Assessment on the Philadelphia Millsite
- Recreation Engineering & Planning \$705.78 Whitewater Park
- Recreation Engineering & Planning \$14,780 Whitewater Park
- Reimburse Sarah Donahue \$64.27 thank you flowers

Sue Howell made the motion to approve the bills for payment. Hal Wahlborg seconded and the motion passed unanimously.

The meeting adjourned at 9:55 p.m.

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Frank Young, Chairman

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Candy Decker, Secretary

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Attest

## OPEN SPACE COMMISSION MEETING MINUTES

**April 11, 2007**

The Open Space Commission met on April 11, 2007 at the Clear Creek Metro Rec District Building for their regularly scheduled monthly meeting. In attendance were Frank Young, Martha Tableman, Sue Howell, Roy Beaton, Fran Enright, Sarah Donahue, Hal Wahlborg, Pete Helseth, and guest Crystal Allen. Absent from the meeting were Matt Sailor, Suzanna Gould, Candy Decker, and Ginny Chamberlain.

The meeting was called to order at 7:02 p.m.

**Approval of March 14, 2007 meeting minutes:** Hal Wahlborg made the motion to approve the meeting minutes of March 14, 2007. Fran Enright seconded and the motion passed unanimously.

**Unscheduled Appearances:** Crystal Allen of the GAAVA project and Chip Webster attended the hearing. She updated the commission that they were working on the commercial retreat



portion of their project. They were also working on the trail system with the US Forest Service. They had decided the best access to their properties was South Spring Gulch Road.

**New Business:**

**Slacker Race Sponsor:** Sue Howell made the motion to approve a \$500 sponsorship of the Slacker races for 2007. Sarah Donahue seconded and the motion passed unanimously.

**Special Use Permits:** Frank Young reported that the Spider Study group was requesting a permit renewal for their study area again from last year. Also, another spider study was being counted in the watershed area as well. The Search & Rescue Dog group was requesting a special use permit like last year with the same restrictions of no cars, installation of signage, and one month's notice of the training date. Roy Beaton made the motion to approve all permit applications for the listed purposes. Frank Young seconded and the motion passed unanimously.

**Office Space and Storage Space:** Martha Tableman reported that the county would be hiring a County Administrator so there was a need for office space in the courthouse building. The county had purchased the yellow house adjacent the courthouse and would be relocating the County Lands, Community Development and the Open Space Commission office into this house. The yellow house had a garage space that the county would rent to the Open Space Commission for \$75/month. The yellow house also had a conference room which the Open Space Commission could use for meetings. Frank Young made the motion to accept the new office location. Hal Wahlborg seconded and the motion passed unanimously.

**Whitewater Park Restrooms & Parking:** Pete Helseth reported that Martha Tableman had been doing much work on this project. A site plan was needed. A rendering was done at one time by Marilyn Hogan and a plan was also done by Gary Lacy. Restrooms would be going in and a design was needed for the restroom building. Martha Tableman stated that once the Intergovernmental Agreement was obtained with CDOT, a bid package and site plan would be needed. She would get the building specs for the parking lot from CDOT. Pete Helseth had solicited the Mountain Design Group for engineering services for the Whitewater Park site plan. Frank Young made the motion to approve the contract with Mountain Design Group for the site plan for the Whitewater Park not to exceed \$4000. Sue Howell seconded and the motion passed unanimously.

**Bellevue Mountain Development:** Sue Howell attended a pre-application meeting with the developer of some property at the top of Virginia Canyon. There were 14 building sites and each site would hold a \$3-4 million home. The developer, Bonanza Land Company, proposed a gated community open space. The developer wanted to offer the commission a 100-ft easement along Fall River and ending in York Gulch. The terrain was very steep and had a lot of loose rock. The developer envisioned a future hiking/biking trail. Sue Howell stated that this easement did include the land with the cribbing and cabin at the end of Fall River Road. Frank Young was interested in a route from York Gulch to Russell Gulch. Fran Enright asked that Sue Howell stay involved in this development. Sue Howell had concerns on retaining access to the telecom towers. Sue Howell would write a letter to Frederick Rollenhagen regarding the Greenway plan, the Idaho Springs 400 acres of public land and connecting with this potential development, and to keep the Open Space Commission informed.

**Earth Day Celebration:** The Earth Day Celebration at Evergreen Lake House would be on April 21<sup>st</sup> from 9:00 a.m. to 3:00 p.m. Fran Enright and Martha Tableman would do the display and handouts.

**Approval of Bills for Payment:** The bills for payment were a FedEx bill for the mailing of the Philadelphia Millsite paperwork and a mapping of the Himschoot property. Sue Howell made the motion to approve the bills listed for payment. Hal Wahlborg seconded and the motion passed unanimously.

**Beaver Brook Watershed:** Martha Tableman reported that the commission would be meeting with GOCO and Mel Andrew regarding lobbying for the watershed to be fully purchased by the US Forest Service.

**Sheep Keep Lands:** Frank Young reported that he had met with the Division of Wildlife, Special Projects Division Director Lisa Vogel, County Lands Planner II Holland Smith, and Hal Wahlborg. They had discussed the land north of I-70 near Georgetown. The Division of Wildlife wanted to do a cooperative management agreement for the 1600 acres of sheep keep land. The long term objective was for the Division of Wildlife to have these lands.

**Douglas Mountain Lands:** Frank Young reported that this property was a 40 acre parcel on the north side of I-70 in the Empire Junction area. The Division of Wildlife was interested in obtaining this parcel from the county. The parcel was also wanted by the Adjacent Property Owner Jim Pals. Mr. Pals needed the land to add to his property for a higher density development. The county would be offering Mr. Pals one more chance to purchase this parcel and if he declines, they will offer the land to the Division of Wildlife at a lower price.

**Amendment to the Open Space Commission Bylaws:** Fran Enright reminded the members that under the bylaws, all members can vote but an abstention vote was considered in the affirmative. Roy Beaton reported that the bylaws discussed term limits for officers and he suggested that each officer cannot serve more than 2, 1-year terms. The officers can do a term and then become a regular member and then become an officer again later. This allowed officers a chance to rotate. Frank Young stated that a motion was on the floor per an email vote. Sue Howell voted against the bylaw rule on officer terms due to lack of flexibility. She did not want to change officers during controversial votes or issues. Sarah Donahue agreed stating that the existing commission officers were great and she did not want to disrupt that. Roy Beaton replied that it didn't impede flexibility but it enhanced it. He suggested the bylaws be amended to say that after two consecutive terms, an officer should step down for at least one year before becoming holding the same office again. Frank Young stated that it was healthy to rotate officers in such a young organization. He agreed it should be included in the bylaws. Roy Beaton made the motion to amend the bylaws to state that officers serve a maximum of 2, 1-year terms and then step down from that office for one year before assuming that office again. Sarah Donahue seconded the motion. During discussion, the group discussed co-chair positions and whether to table the vote. The group agreed not to table the vote. With the issue of co-chairs, if they are approved to lead the commission, their terms should be staggered so there was continuity with one chair. Pete Helseth suggested that with this amendment, if no one else ran

for a particular office, and the commission voted in favor of this exemption, officers could remain in their positions. Roy Beaton amended his motion to include Pete Helseth's amendment. Sarah Donahue amended her second to include Pete Helseth's amendment and the vote passed unanimously.

Regarding who could vote, Roy Beaton suggested amending the bylaws to clarify who could vote. If the commission allowed all 11 members to vote, 9 Full Members and 2 Associate Members, it could be difficult to obtain in a quorum at all meetings. Fran Enright and Martha Tableman would review the Resolution of creation for the Open Space Commission to see if it clarified who could vote. Roy Beaton would continue to review this section of the bylaws and to cleanup the elections and co-chair sections.

**Associate Member Status:** Sue Howell reported that Suzanna Gould would be submitting a letter of resignation to the Open Space Commission. There would be a vacancy for an Associate Member on the commission.

The commission took a break at 8:25 p.m. and reconvened at 8:35 p.m.

**Election of Officers:** The commission discussed the offices for election as: Secretary, Treasurer, and the question of how the chairmanship office should proceed. The group discussed three different options:

1. Chair & Vice Chair
2. Co-Chairs
3. Vice Chair, Chair, and Past Chair

Roy Beaton reported that any change in the chairmanship of the commission by title would require a second vote since it would be in violation of the bylaws. Some members were against option #2, co-chairs. Frank Young stated that he was withdrawing running for Chair of the Open Space Commission and he would be Vice Chair. Sue Howell thanked Frank Young for all of his years of service and his dedication to the Open Space Commission. The commission voted unanimously for the following officers:

- Chairman Fran Enright
- Vice Chairman Frank Young
- Secretary Candy Decker
- Treasurer Matt Sailor

**Executive Session:** The Open Space Commission adjourned into Executive Session to receive legal advice regarding real estate matters as allowed by CRS 24-6-402(4)(a), specifically properties along Hwy 6 and the Singin River Ranch.

The meeting adjourned at 10:00 p.m.

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Frank Young, Chairman

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Candy Decker, Secretary

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Attest

## OPEN SPACE COMMISSION MEETING MINUTES

APRIL 20, 2007

The Open Space Commission met on April 20, 2007 via an online vote to consider the following matter. In attendance were Martha Tableman, Roy Beaton, Pete Helseth, Fran Enright, Sue Howell, Hal Wahlborg, and Frank Young. Absent from the meeting were Candy Decker, Sarah Donahue, Matt Sailor, Suzanna Gould, and Ginny Chamberlain.

The meeting was called to order at 3:30 p.m.

**Consideration of approval of payment of the Mountain Design Group's invoice for design at the Whitewater Park site plan:** Pete Helseth presented the following information:

- The commission approved a first vote of this proposal during the meeting of April 11, 2007.
- Mountain Design Group was an Evergreen architectural firm solicited to compile a site plan for the Whitewater Park.
- The drawings would include a structure design of an enclosure for a changing room with evaporative toilets.
- The work was not to exceed \$4000 without further direction from the Open Space Commission to do so. Exceeding the \$4000 should only occur if CDOT incorporated more requirements in the drawings in the future.
- Mr. Helseth was having County Attorney Robert Loeffler review the contract for approval.

Mr. Helseth made the motion to approve this contract between the Mountain Design Group and the Open Space Commission for the site plan drawings at the Whitewater Park. Frank Young seconded. During discussion, Roy Beaton reminded everyone that the commission would like to keep the price under \$4000 as he did not want the vendor to hit the \$4000 mark and only be half finished with the plan. The motion passed unanimously.

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Fran Enright, Chairman

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Candy Decker, Secretary

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Attest

## OPEN SPACE COMMISSION MEETING MINUTES

May 9, 2007

The Open Space Commission met on May 9, 2007 at the Clear Creek Metro Rec District in Idaho Springs for their regularly scheduled monthly meeting. In attendance was Martha Tableman, Fran Enright, Frank Young, Pete Helseth, Sarah Donahue, Matt Sailor, and Sue Howell. Absent from the meeting were Ginny Chamberlain, Candy Decker, Hal Wahlborg, and Roy Beaton. Crystal Allen, of the GAAVA proposal, attended the meeting.

The meeting was called to order at 7:10 p.m.

**Approval of April 11, 2007 Meeting Minutes:** Sarah Donahue made the motion to approve the April 11, 2007 meeting minutes. Sue Howell seconded and the motion passed unanimously.

**Announcements:** Fran Enright thanked Martha Tableman, Frank Young, Sue Howell and Matt Sailor for attending Earth Day. Fran Enright thanked Frank Young for providing the Board of County Commissioners update during the recent snowstorm. Fran Enright reported that MALT would be doing their annual conservation easement visit to the Beaver Brook Watershed on May 11<sup>th</sup> at 9:00 a.m. Martha Tableman and Frank Young would attend.

**Review of properties owned by the Clear Creek County Open Space Commission and management plans:** The commissioners reviewed the properties they owned and planned the following:

Property Name	Location	Plans
Alps Mountain	Lamartine area	Frank Young, Pete Helseth, and Crystal Allen would install signage and inspect the cabins.
Anna claim	Silverdale	Frank Young, county wildfire team, & boy scouts would finish a ½ mile of trail building.
Arrastra	Mill Creek	Fran Enright, Candy Decker, & Martha Tableman would work on weeds, signage, & spill clean up inspection.

Elmgreen property	Floyd Hill	Matt Sailor & Pete Helseth would GPS the corners & take photos.
Geneva Iron Fens	Geneva Basin	Mile Hi Jeep Club fence/gate project.
Lila B mining claim	Guanella area	
Mammoth claim	Waldorf area	GPS/photos/signage/mark corners
Oakley claim	Waldorf area	GPS/photos/signage/mark corners
Saxon Mountain	Georgetown	
Shockley property	Georgetown	
Snyder Mountain	Witter Gulch area	Matt Sailor and Fran Enright would research.
Sheepkeep property	North of I-70	Work with Division of Wildlife on management plan.
Beaver Brook Watershed	Squaw Pass area	Continue ongoing work.
Whitewater Park	Lawson	Continue ongoing work.
Bunker Hill	Georgetown	Inaccessible
Faurot	Georgetown	Inaccessible.
Humboldt	Waldorf	GPS/photos/signage/mark corners
Maggie claim	Idaho Springs	Sue Howell would research.
Morningstar claim	Idaho Springs	Sue Howell would research.
Philadelphia Millsite	North Spring Gulch	Install signage, big entry sign, reinforce the gate, monitor trash.
Waldorf Basin millsite	Waldorf	GPS/photos/signage/mark corners
West of Alps Mountain parcel	Lamartine	Frank Young, Pete Helseth, and Crystal Allen would install signage and inspect.
Dunbarten claim	Georgetown	Silver Creek Trail
Panes Mountain tract	Waldorf	GPS/photos/signage/mark corners

**Thank You Party for Frank Young:** Roy Beaton would be hosting this party of thanks for Frank Young at his cabin in Evergreen. Date/time to be determined.

**Office Relocation:** Martha Tableman reported that the Open Space Commission office would be relocating to the Yellow House adjacent to the courthouse sometime this summer. The office would need furniture, file cabinets, and a sign for the front door.

**Whitewater Park:** Martha Tableman reported that they were waiting for County Attorney Robert Loeffler to review the Intergovernmental Agreement with CDOT to move forward. The commission had a contract with the architectural firm for design on the parking lot and changing structure. They would be seeking bidders for the construction of the final design. The commission still planned to be in the water for construction of the park. CDOT would be providing specifics on the changing station.

**Interactions & relationships during real estate transactions:** Sarah Donahue expressed a desire to have a good working relationship with local realtors so they begin to contact the commission when parcels become available. She also desired a good working relationship with County Attorney Robert Loeffler to assist in the transfer of these parcels. Matt Sailor suggested standardizing contracts and documents to ease the transfer of property. Sarah Donahue suggested compiling a media kit to send to local realtors to keep the commission fresh in their minds.

**Old Business:**

**Bike Path Maintenance:** Sue Howell reported that a new group had formed the Clear Creek Bicycle Advisory Team (CCBAT). Sue Howell stated that the group had concerns about maintaining the bike trails they had. Clear Creek Metro Recreation District was budgeting for bike path maintenance. CDOT had reminded the group that when bike paths were established in their right of way, that the county would maintain responsibility for maintenance. CCBAT did ask CDOT to clean up a section of the bike path that had interstate debris. Sue Howell and Frank Young would work with the City of Idaho Springs regarding the trail adjacent to the Ranger District building.

**Beaver Brook Watershed Special Use Permit for Flower Arranging:** Martha Tableman reported that the applicant knew the permit was for nonmotorized access. Pete Helseth made the motion to approve the special use permit for flower arranging. Sue Howell seconded and the motion passed unanimously.

**Whitewater Park and Philadelphia Millsite Signage:** Martha Tableman proposed 4' X6' plastic signs that were heavy duty and had a reusable base. These signs would be funded by the Open Space Commission. The cost per sign was \$243 for plastic and \$159 for core-plast signs. These signs would be placed at the Whitewater Park and the Philadelphia Millsite.

**Approval of Bills for Payment:** Martha Tableman presented the following bills for payment:

- \$18.18 for a FedEx bill
- \$107.91 for a phone bill
- \$107.91 for a phone bill
- \$0.86 for phone rental

Sarah Donahue made the motion to approve the bills for payment. Frank Young seconded and the motion passed unanimously.

The Open Space Commission took a break at 9:00 p.m. and reconvened at 9:05 p.m.

**Executive Session to receive legal advice:** The Open Space Commission adjourned into Executive Session to receive legal advice regarding Hwy 6 parcels as allowed by CRS 24-6-402(4)(a).

The meeting adjourned 10:00 p.m.

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Fran Enright, Chairman

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Candy Decker, Secretary

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Attest

## **OPEN SPACE COMMISSION MEETING MINUTES**

**JUNE 13, 2007**

The Open Space Commission met on June 13, 2007 at the Clear Creek Metro Rec District Building in Idaho Springs for their regularly scheduled monthly meeting. In attendance were Sue Howell, Sarah Donahue, Frank Young, Fran Enright, Hal Wahlborg, Pete Helseth, Roy Beaton, Candy Decker, Matt Sailor, and Martha Tableman. Absent from the meeting was Ginny Chamberlain.

The meeting was called to order at 7:10 p.m.

**Staff Reports** : Frank Young had attended a planning meeting of the Denver Mountain Parks who were undertaking a strategic planning effort. He noted that Clear Creek Open Space was now included on regional maps. He also said that the Denver Mountain Park effort was stressing the need for regional coordination and cooperation. He also reported that the Denver Parks were facing limited funding as they were constantly fighting for money from the City/County of Denver budget. They had no designated source of funding. Their budget was \$600,000 for 14,000 acres. In comparison, Jefferson County Open Space had \$30 million. This process with Denver Mountain Parks would include some public meetings.

For the Treasurer's Report, Matt Sailor stated that the commission had about \$615,000 in acquisition funds. He also asked if with the passage of the legislation to allow the use of sales tax to support Open Space programs, was the commission considering pursuing this route. A brief discussion ensued that suggested it might be a viable route but not this fall.

### **Old Business**



**Mile Hi Jeep Club** : Fran Enright reported that she was going to meet members of the Club at the outhouse so that the group could proceed to the Iron Fen to fix the lock on the gate. She also reported that commission was scheduled to do a presentation to the Club on the Iron Fen on June 21<sup>st</sup> at the Grange in Wheat Ridge. The goal was to get the Club to help build buck and rail fence in the Fen to keep vehicles out of the Fen itself.

**Clear Creek White Water Park** : Martha Tableman reported that the contract with Mountain Design Group had been approved by the BOCC. Thus, the work on the site plan could be done and the bid package put together. One answered issue that could be addressed in the site plan was signage for the park, and where it was to be placed. Issues include type, placement, and liability (confirm with County Attorney Bob Loeffler). Pete said that he had examples of signs from other white water parks. He said that he would email them to the commission so they could begin the discussion. Additionally, it was stated that the Intergovernmental Act Agreement has been received and was being reviewed.

**Open Space Office Relocation**: The move was in process. Decisions were still needed on office furniture. The office was supplied with a computer and workstation.

**Executive Session to receive legal advice**: The Open Space Commission adjourned into Executive Session to receive legal advice regarding real estate matters as allowed by CRS 24-6-402(4)(a).

**Consideration of approval of easement offer**: Once back in regular session, Fran Enright made the motion to make an offer to present and proposed owners of Property E to purchase for \$100,000 a 35 foot wide easement on the south side of the loop on the Creek. The following caveats would be included in the offer: proof of clear ownership and a shared driveway with the Open Space Commission. Sue Howell seconded and the motion passed unanimously.

## **New Business**

**Witter Gulch**: It was reported that the Forest Service had sent a letter requesting financial assistance with replacing the gate and fence at Witter Gulch. Matt Sailor said he would take the proposal to Friends of Beaver Brook at their next meeting. The Open Space Commissioners would be willing to help with actual labor. It was suggested that support for the effort should be sought from the Evergreen community.

**Beaver Brook Watershed**: Candy Decker reported that the weed spraying had been postponed as the weeds were not "ready" yet.

**Land Use & M-2 Zoning Regulations**: The issue of M-2 zoning had been discussed via emails. It was reported that the Board of County Commissioners would have an

Action session to discuss this issue on July 11<sup>th</sup>. Pete Helseth offered to attend, as did Frank Young.

**GOCO**: It was reported that June 21<sup>st</sup> was the day the GOCO Board met to approve grants. The commission should hear soon regarding their application for the Blue Hill Parcel. It was also noted that the next round of GOCO grant applications was due late August. The dates and requirements would be posted on the GOCO web site on June 26<sup>th</sup>. Candy Decker agreed to take the lead on developing a GOCO proposal.

**White Water Park Re-zoning**: Martha Tableman reported that it had recently come to light that the zoning on the White Water Park was Commercial Retail Office, which would not support the white water park. She had several conversations with Fred Rollenhagen about the appropriate zoning to pursue. Fred was considering the options and had spoken with County Attorney Bob Loeffler. It was unclear at this time which zoning to pursue. It was clear that a rezoning was needed.

**Greenway Brochure**: Sue Howell reported that she and Frank had spoken to the Idaho Springs City Council about the Greenway. She said that it was clear that having a brochure such as Hugh Osborne had developed would be very helpful. She offered to look into getting copies made.

**Saddleback Trailhead for the Beaver Brook Watershed**: Pete Helseth explained that the third trail entrance to Beaver Brook Watershed was in need of some work. He noted where users had previously parked had been reduced in size due to the construction of a culvert. Pete Helseth stated that he wanted to see the trailhead area improved under Clear Creek ownership as he was fairly certain that once ownership was transferred to the Forest Service, work on that trailhead would not occur. He had asked a contractor for an estimate to do the work. The estimate was for \$3,000. He stated that he was willing to assist the contractor on the project. During the discussion, it was noted that Pete Helseth should check with Public Works Division Director Tim Allen.

Pete Helseth made the motion to accept the bid from Renaud for the work at the Saddleback Trailhead up to \$3000. Frank Young seconded and the motion passed unanimously.

**Saxon Mountain**: Frank Young was approached by a landowner on Saxon Mountain. The individual wants to use our road to access his property to remove wood from his land. It was noted that removal of the wood would improve forest health. He also asked about the possible, future purchase of the parcel of Open Space that he needs to cross. In response, Frank Young told the landowner that the Open Space Commission might consider a trade at some future time. The landowner offered to make the necessary minor improvements to the road so that it was useable. Frank noted that the Open Space Commission would not want to open the road up to public use. It was suggested that a gate might be needed. Frank Young explained that the road in question was the historic access for the property. Frank Young made the motion to provide access subject to the following constraints: road would not be open to the public, no guarantee

of access in the future, and permission would be time limited (one year.) Hal Wahlborg seconded and the motion passed unanimously. Frank and Martha will draft a letter to the landowner.

**Autocret Mining Claim:** Fran Enright reported that the commission had been contacted about a mining claim that was for sale for \$10,000. Hal Wahlborg reported that he had checked it out on his way to the meeting. It was located across from Georgetown Lake on the steep hillside. The lot was unbuildable and had no access. It was decided to pass on the property as the Rocky Mountain Elk Foundation had expressed some interest. Fran Enright said that she would call Ruthanne Metz who contacted the commission as well as the Division of Wildlife to let them know of the commission's decision.

**Bills and Expenses:** The Commission voted to approve the bills listed on the agenda. Candy Decker made the motion to approve the listed bills. Hal Wahlborg seconded and the motion passed unanimously.

The meeting adjourned at 9:45 p.m.

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Fran Enright, Chairman

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Candy Decker, Secretary

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Attest

## OPEN SPACE COMMISSION MEETING MINUTES

JUNE 14, 2007

The Open Space Commission met on June 14, 2007 via an online vote to consider the following matter. In attendance were Fran Enright, Pete Helseth, Martha Tableman, Frank Young, Hal Wahlborg, Candy Decker, and Sue Howell.

**Consideration of approval of second vote to authorize the expenditure of \$3000 for earthwork at the Saddle Ridge Drive Trailhead of the Beaver Brook Watershed:** Pete Helseth noted that at the prior Open Space Commission meeting, the commission had voted unanimously as a first vote to approve the expenditure of \$3000 for earthwork at the Saddle Ridge Drive Trailhead of the Beaver Brook Watershed. A second vote was needed in order to complete and expend these funds. Pete Helseth made the motion to approve a second and final vote to expend \$3000 for earthwork at the Saddle Ridge Drive Trailhead of the Beaver Brook Watershed. Fran Enright seconded and the motion passed unanimously.

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Fran Enright, Chairman

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Candy Decker, Secretary

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Attest

**OPEN SPACE COMMISSION MEETING MINUTES**

**JUNE 20, 2007**

The Open Space Commission met on June 20, 2007 via an online vote to consider the following matter. In attendance were Martha Tableman, Fran Enright, Pete Helseth, Frank Young, Matt Sailor, Hal Wahlborg, Roy Beaton, and Sue Howell.

**Consideration of approval of payment of JJB Solutions bill of \$135.35 for the dog leash signs on open space property:** Martha Tableman presented a bill from JJB Solutions for the dog leash signs requiring people to have their dogs on leash when hiking/visiting open space property. She requested that the commission motion and approve to pay this bill. Fran Enright made the motion to authorize payment in the amount of \$135.35 for the dog leash signs from JJB Solutions. Pete Helseth seconded and the motion passed unanimously.

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Fran Enright, Chairman

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Candy Decker, Secretary

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Attest

**OPEN SPACE COMMISSION MEETING MINUTES**

**July 11, 2007**

The Open Space Commission met on July 11, 2007 at the Clear Creek Metro Rec District Building in Idaho Springs for their regularly scheduled monthly meeting. In attendance were Fran Enright, Candy Decker, Pete Helseth, Sue Howell, Hal Wahlborg, Martha Tableman, Frank Young, Matt Sailor, and resident Crystal Allen. Absent from the meeting were Sarah Donahue, Ginny Chamberlain, and Roy Beaton.

The meeting was called to order at 7:10 p.m.

**Approval of June 13<sup>th</sup>, June 13<sup>th</sup> Executive Session, June 14<sup>th</sup> online, and June 20<sup>th</sup>, online, 2007 meeting minutes:** Pete Helseth made the motion to approve the meeting minutes of June 13<sup>th</sup>, June 14<sup>th</sup> online and June 20<sup>th</sup> online meeting minutes. Candy Decker seconded and the motion passed unanimously.

**Officers Report:** Matt Sailor confirmed following a discussion with Chief Accountant Carl Small, that the Open Space Commission had \$615,000 in acquisition funds after the May financial reports. This amount did not reflect the purchase of the Blue Hill property.

**New Business:**

**Whitewater Park Signage:** Pete Helseth requested the commission decide what the signage should say and then approval would be needed from County Attorney Robert Loeffler. Fran Enright suggested signs be located adjacent the changing and launching areas.

**Beaver Brook Watershed Lobbying Effort:** Fran Enright talked with US Senator Allard's office and the request would be before the entire Senate after the August break. The amount was \$1 million. It was unknown how the funds would be allocated, however, the Open Space Commission preferred to reimburse their \$500,000 as soon as possible and use the remainder for the Forest Service purchase.

**Beaver Brook Watershed Camping:** Matt Sailor reported that many people were seen camping in the Beaver Brook Watershed. He would notify the Sheriff patrol and the commission would install signage prohibiting camping.

**Beaver Brook Watershed Noxious Weed Spraying:** Candy Decker reported that they would be spraying for leafy spurge and toadflax. The weed grant would finish at the end of August. Candy Decker reported that Volunteer Weed Day training and spraying would be on August 4<sup>th</sup> from 9:00 a.m. to 11:00 a.m.

**Beaver Brook Watershed Witter Gulch Gate & Fence:** Martha Tableman was working with County Attorney Robert Loeffler on any responsibility of the county to repair the gate and fence. Fran Enright stated that the commission would follow up with the Forest Service when they received direction from County Attorney Robert Loeffler.

**Beaver Brook Watershed Second Bench Request:** Martha Tableman reported that a lady had contacted the commission about doing a memorial bench for her deceased son but apparently the lady had moved away and Martha had not heard from her since.

**County Lands along Hwy 6:** Martha Tableman reported that Special Projects Division Director Lisa Vogel had met with Roc Pring of the Clear Creek Land Conservancy and the Frei family regarding the county lands along Hwy 6. The Clear Creek Land Conservancy could compose a conservation easement for the Freis to enable them tax credits as long as they filed before the end of the year. The Freis may agree to “walk off” their unpatented claims.

**GOCO Grants:** Candy Decker sent out the info on the new round of GOCO grants which were due at the end of August. The grants available were for trails, small government, open space, parks/rec facilities, mini and planning grants. The commission discussed which grants they may apply. Suggestions for grant funding were restrooms, trailheads, parking lots, the trail adjacent the Forest Service building in Idaho Springs, Philadelphia Millsite, the Elmgreen property, and the sheepkeep lands.

**Elmgreen Property:** Frank Young reported that the preferred trail easement was marked via GPS. County Attorney Robert Loeffler had sent a letter to the new owners to begin negotiations. Frank Young stated that the commission tried to keep the easement far away from the homesite which resulted in some steep portions of the trail. The easement was not recorded but the land use hearings were recorded so the easement agreement was documented. The commission wanted the easement recorded as a separate agreement so it surfaced in title searches. Martha Tableman would meet with Mr. Loeffler to see if another letter could be sent to the new owners to generate a meeting.

**Arrastra Property:** Fran Enright wanted to apply for a Colorado Historic Society grant for this property as well as for the Alps Mountain property. Frank Young stated that the oil spill was cleaned up but the fence still needed repair. Fran Enright stated that the cottonwood trees had died on the property and needed to be taken down. The group discussed permitting for wood cutting on open space properties.

**Special Use Permits for open space properties:** Martha Tableman reported that she had drafted some language for this permit application. She would meet with Roy Beaton to edit the permit application language and prepare for approval by the commission.

**Old Business:**

**Mile Hi Jeep Club:** Fran Enright stated that she attended the Mile Hi Jeep Club meeting. The Open Space Commission needed to decide the fence location and costs so this info could be shared with the Mile Hi Jeep Club. Mr. Bathke of the Forest Service wrote a letter that the culvert in the area was now exposed. Fran Enright stated that this culvert was a Forest Service problem to be resolved by the Forest Service.

**Whitewater Park:** Martha Tableman had met with CDOT and given a different fiscal year, the Intergovernmental Agreement had to be amended and the Transportation Commission had to approve the funding in the new fiscal cycle. Martha requested of CDOT to begin the process such as the bid cycle and bid language while waiting for CDOT’s internal process. She would inform the architects designing the site plan of the delay. Additionally, it was discovered by the Planning Department that the Whitewater Park property would have to be rezoned to allow the park. Martha Tableman would be working with Planning Director Frederick Rollenhagen to set

up the rezoning change, the Planning Commission meetings and the Board of County Commissioners meetings.

**Use Allowances on M-2 Lands:** Martha Tableman reported that the Board of County Commissioners held a hearing to decide what uses they would revise to be allowed on M-2 lands. The hearing resulted in the county allowing driveways across M-2 lands to access M-1 building sites; and the hearing resulted in the county allowing leachfields on M-2 lands with conditions that the M-2 lands were former BLM lands and the lands had been combined with M-1 lands. Many of the open space issues with these types of parcels would surface during the remote-rural overlay district hearings.

**Greenway Brochure:** Sue Howell had completed research on the pricing of the printing of the Greenway brochure. Hugh Osborne stated that the government printing would cost \$3000 for 2100 brochures, however, this cost was a couple years old. He asked if the commission did print this brochure, he wanted 100-200 copies for distribution. Sue Howell suggested printing 1000 brochures. She would pursue the printing with Alpine Printers and send out the costs to the commission via email.

**Chamber & Tourism Bureau Recreation Map:** Frank Young reported that the Chamber & Tourism Bureau had printed a recreation map of the county and had left off the Greenway footprint and the Beaver Brook Watershed. This map was in visitor centers now.

**Saddleback Trailhead:** Pete Helseth reported that Public Works Division Director Tim Allen had reviewed the trailhead area and was in approval. The proposal of the trailhead and parking lot was approved by all agencies and Pete Helseth would meet with the excavators on site in the coming days. He would update the commission via email.

**Blue Hill Property:** Martha Tableman stated that she informed GOCO to send the funds for the Blue Hill property upon the closing. The appraisal needed to be redone and an Environmental Assessment was needed. She would put a contract for service on the Board of County Commissioners agenda for approval and if the Environmental Assessment cost was more than 10-20% of the project, she would contact the commission members. Sue Howell noted that there was a lot of junk on the property.

**Correspondence:** A letter was received from Mr. Loeffler regarding the Elmgreen property.

**Bills for Payment:** Martha Tableman presented two bills for payment: \$30 for weed work in the Beaver Brook Watershed, and \$150 to the Mapping Department for maps. Frank Young made the motion to pay the bills as presented. Matt Sailor seconded and the motion passed unanimously.

**Executive Session to receive legal advice:** Frank Young made the motion to adjourn into Executive Session to receive legal advice regarding real estate matters as allowed by CRS 24-6-402(4)(a). Matt Sailor seconded and the motion passed unanimously.

**I-70 Discussion:** Fran Enright reported that the Board of County Commissioners had held their I-70 Quarterly Update the prior Tuesday. The Keystone Center had been awarded the bid to be the facilitator for CDOT and stakeholders regarding new truck chain up areas along the I-70 corridor. Additionally, it was discussed between Clear Creek County and CDOT the relocation of the port of entry to the Empire Junction area. The Open Space Commission definitely wanted to be a part of that discussion to reserve a trail right of way through this area.

The meeting adjourned at 8:55 p.m.

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Fran Enright, Chairman

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Candy Decker, Secretary

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Attest

## **OPEN SPACE COMMISSION MEETING MINUTES**

**August 8, 2007**

The Open Space Commission met on August 8, 2007 at the Clear Creek Metro Rec District Building in Idaho Springs for their regularly scheduled monthly meeting. In attendance were Martha Tableman, Sue Howell, Fran Enright, Candy Decker, Pete Helseth, Matt Sailor, Roy Beaton, Frank Young, GAAVA representative Crystal Allen and Clear Creek Land Conservancy President Rock Pring. Absent from the meeting were Sarah Donahue, Ginny Chamberlain, and Hal Wahlborg.

The meeting was called to order at 7:00 p.m.

**Approval of July 11, 2007 Meeting Minutes and Executive Session minutes:** Matt Sailor made the motion to approve both sets of minutes. Candy Decker seconded and the motion passed unanimously.

**Announcements:** Fran Enright announced that the Geneva Iron Fen site visit would be Friday, August 10, 2007 at 9:00 a.m. at the Duck Creek outhouse station.

**Officer's Report:** Frank Young updated the commission on his meetings with the Denver Mountain Parks group. He shared maps and other handouts from these meetings which showed most of the Clear Creek County open space lands.

**New Business:**



**Dogs in Beaver Brook Watershed:** Candy Decker reported that there was a big problem with dogs off leash on Saturday mornings in the Beaver Brook Watershed. She had approached one person who disregarded the reminder of dogs being on leash and walked off. She agreed to ask Animal Control to monitor the watershed on Saturday mornings.

**GOCO Grants:** Fran Enright asked if any members had ideas for these grants. Roy Beaton mentioned the Rich property. Martha Tableman stated that GOCO needed only a letter of intent and an agreement on the price from Rich.

**Open Space Commission Summer Activity List:** Frank Young reported that he had the materials for the signs on the Philadelphia Millsite. He was also working with the new animal shelter manager to get an access easement across the property for the Greenway. Frank Young would also inspect the abandoned shed and building materials on the Blue Hill property to determine their worth.

**Whitewater Park Update:** Pete Helseth presented the site design drawings from the Mountain Design Group for the Whitewater Park area. Gary Lacey had done the design of the stream work and Mountain Design Group had designed the land and parking lot design to tie it all together. There was federal funding to pave the parking lot if desired. Paving the lot would better align and control the parking. Frank Young disagreed with paving the parking lot due to creating stormwater issues, and gravel had a better image for the Open Space Commission. Pete Helseth and Martha Tableman would be working on the signage for the Whitewater Park.

**Clear Creek Land Conservancy (CCLC):** Rock Pring made the following presentation:

- The Clear Creek Land Conservancy was a volunteer group and the oldest of its kind in Colorado. It was organized 21 years ago.
- It completed the first basin wide plan with the Clear Creek Canyon.
- CCLC worked with many partners.
- CCLC was the first land trust which Jefferson County gave an easement to on their own land.
- CCLC had a belief that if a piece of land has only one owner, then it was not protected.
- He explained the importance of conservation easements.
- CCLC created win/win situations for people owning land and those preserving it.
- CCLC did work gratis and hopefully landowners made donations to CCLC afterward.
- He distributed brochures on CCLC and their mission.
- Tax credits could be sold. The rich would buy them at \$0.90 on the \$1 and they received a 10% cheaper tax bill.
- Colorado had more conservation transactions than any other state. Hence, the Legislature made stricter reporting requirements to weed out unqualified appraisers and holders.
- If the conservation transaction were a straight landowner and land trust deal, the owner gives up development right but keeps the land. The owner can open the land up to the public or not; it was still open space.
- Mr. Pring had done work in the Mount Vernon area with trail easements and public use.
- Responding to Roy Beaton question on the conservatism of County Attorney Robert Loeffler and conservation easements, Mr. Pring replied that Mr. Loeffler was being conservative by not preventing future Board of County Commissioners decisions. Roy

Beaton stated that the Open Space Commission did not like to purchase land without a conservation easement already in place. The commissioners wanted to protect the lands they purchased in perpetuity. Mr. Pring understood this position. He explained that it took a court order to release a conservation easement.

- Mr. Pring explained that some landowners felt a conservation easement could be a liability to them if the public were hurt on their lands. He continued that there was a recreation statute which protected landowners against this liability. A landowner who welcomed the public was better protected than one that had gates and “no trespassing” signs.
- Mr. Pring stated that a conservation easement was unique and could represent what each party wanted.
- He agreed to provide the commission with a sample easement for them to review.
- In response to another question from the commission, Mr. Pring explained that a conservation easement could have a trail easement across it, however, he recommended a trail agreement between both parties in advance.

**Approval of Bills:** Martha Tableman presented three bills for payment: \$110 to the Information Technology Department; \$225 to Harry Heilmann for his abstract research; and \$78.02 reimbursement to Frank Young for his sign materials. Roy Beaton made the motion to pay the bills as presented. Candy Decker seconded and the motion passed unanimously.

**Executive Session to receive legal advice:** Roy Beaton made the motion to adjourn into Executive Session to receive legal advice regarding real estate matters as allowed by CRS 24-6-402(4)(a). Matt Sailor seconded and the motion passed unanimously.

The meeting adjourned.

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Fran Enright, Chairman

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Candy Decker, Secretary

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Attest

## OPEN SPACE COMMISSION MEETING MINUTES

**September 12, 2007**

The Open Space Commission met on September 12, 2007 at the Clear Creek Metro Rec District Building in Idaho Springs for their regularly scheduled monthly meeting. In attendance were Martha Tableman, Fran Enright, Hal Wahlborg, Frank Young, Pete Helseth, Candy Decker, Sue Howell, Sarah Donahue, and Matt Sailor. Absent from the meeting was Roy Beaton.

The meeting was called to order at 7:00 p.m.

**Approval of Minutes:** Pete Helseth made the motion to approve the minutes with the spelling correction mentioned. Candy Decker seconded and the motion passed unanimously.

**Officer Reports:**

**Geneva Fen Workday:** Frank Young reported this workday would be held this Saturday, 9/15/07, at 8:00 a.m. with the Mile Hi Jeep Club. They would be installing pipe and cable fencing. Frank Young had given the club a discussion on the fens and why they are our friends.

**Mill Creek Valley Historical Society Meeting:** Fran Enright reported this meeting would be held on Tuesday, September 18<sup>th</sup> at 6:30 p.m. at the Dumont School House. The society asked for a meeting with the commission to discuss the arrastra. Fran Enright wanted to propose the society becoming the first land stewards for the Open Space Commission. She asked Martha Tableman to obtain land stewardship documentation from the Colorado Natural Areas to distribute to the society. Fran Enright would pursue the Chain Gang to assist in putting the fence back at the arrastra.

**Professor Bob Finch:** Fran Enright was waiting to hear if any of Professor Finch's students from University of Colorado - Denver had chosen any of the Open Space Commission projects to study.

**Open Space Commission Vacancy:** Fran Enright reported Marion Jennings had submitted her application for the Open Space Commission vacancy. Mrs. Jennings would be attending the October meeting to confirm if she wanted to apply for the commission. If so, the Board of County Commissioners would then interview and consider appointing her to the commission.

**Weed Day:** Candy Decker reported that Sylvia Robertson and Marilyn Krause would be providing an educational day on noxious weeds at the Idaho Springs Safeway this coming Saturday, September 15, 2007.

**CDOT Meeting:** Martha Tableman reported the CDOT meeting would be this coming Tuesday, September 18<sup>th</sup> at 10:00 a.m. at the Golden offices. Pete Helseth and Martha Tableman would be attending.

**Alps Mountain:** Frank Young reported he and Crystal Allen went up to the Alps Mountain property to try to find the corners of the claims. They found some but there were still more to find. He wanted to install signage in the area. This would be a continuing project.

**Elmgreen Land:** Pete Helseth reported he and Matt Sailor were going to GPS the trail at the Elmgreen property before the flags disappeared. They would also use the county GPS/camera device to photograph the trail too.

**Annual Report:** Candy Decker reported she would begin working on the annual report to submit to the Board of County Commissioners.

Lookout Mountain Water District: Matt Sailor attended the Lookout Mountain Water District meeting and asked for the \$2500 toward enforcement costs in the watershed. The district requested a written report from the Sheriff on the findings.

Commission Budget Update: Matt Sailor reported the county assessment would be up next year which would increase the commission's funds. However, the commission was still spending more in operation than it was receiving. He suggested in 2008, trying to rearrange funds via the ballot. As of 2008, the commission would have \$800,000 in the acquisition fund. Fran Enright asked Martha Tableman to make sure she was allotting time under the acquisition line item where necessary.

### **New Business:**

**Idaho Springs Annexation:** Pete Helseth made the following statements:

- He had emailed most of the information to the commissioners, including maps.
- Mr. Kleinwachter had applied for annexation into Idaho Springs for his 2.6 acre parcel adjacent to the Floyd Hill park-n-ride. His application did not include the Ski Country Antiques facility. Kleinwachter wanted to first see how this initial annexation happened.
- This was not a money maker for the city.
- Per the Colorado Revised Statutes, a city could annex via a road right of way or a narrow strip. Idaho Springs was planning to annex from Hidden Valley, at their current boundary, up I-70, to Floyd Hill park-n-ride parcel.
- The city must assure they will get more than they will spend.
- Kleinwachter was the applicant on the application however, David Elmgreen signed the application.
- Once the City had run water to this area, the applications would snowball.
- Pete Helseth reminded the commission of the Williams development that was still proposed for this area. Williams was pursuing water and sewer on his own.
- The current players in this annexation were Kleinwachter and Elmgreen.
- Pete Helseth reported the City could annex up to three miles per year.
- Pete Helseth stated this application was between the applicant and the city only. There will be public hearings and he and his neighbors would be objecting.
- Pete Helseth noted the City Council voted on whether to allow the annexation in the Floyd Hill neighborhood, however the Floyd Hill residents were not allowed to vote on the Council members. Martha Tableman reported that Commissioner Dale's believed some neighbors would be opposing this application as well.
- The Mayor had been quoted as saying "whatever benefits the city, we'll do." Sue Howell believed that Macy opposed this application and Macy carried some weight in Idaho Springs.
- Pete Helseth stated the city recently heard a hearing on allowing RV storage in the city at private homes. The residents were in favor, however, the council voted against its people and denied allowance of this parking. The City Council was not afraid to oppose their people. Sue Howell expressed concern that the Floyd Hill was one way in and one way out. Would these residents have anything to say about the annexation? Sue Howell also had concern with regard to water rights.

Frank Young suggested listing all the impacts on the Open Space Commission lands of this proposed annexation, e.g., the bike trail from Hidden Valley to Kermitts, the proposed Greenway

along US Hwy 6, the maintenance of the bike trails in the City of Idaho Springs, and the Elmgreen property. Sue Howell stated written comments were due by 9/21/07. Pete Helseth and Sue Howell would work on the letter language.

Martha Tableman stated Kleinwachter could decide what parcels he wanted annexed as a property could not be annexed if they did not choose. Sue Howell expressed concern about the City tearing up the bike path to install the water lines. Frank Young replied the City would have to work with all the private landowners under the bike path and the county who owned the bike path easement.

Pete Helseth stated the proposal discussed a water main, however, the City still had not run water to Hidden Valley. If the water was not to Floyd Hill in a timely manner, the annexation applicant could withdraw and de-annex. It could take longer than three years to obtain right of way through CDOT property.

**Old Business:**

**Beaver Brook Watershed:** The following updates were provided on the Beaver Brook Watershed:

- Matt Sailor would be installing signs soon.
- Martha Tableman stated the Lookout Mountain Water District suggested revised language, e.g., “no swimming.” The district agreed with the Open Space Commission language and this made it simpler for the enforcing deputies. Sheriff Krueger suggested the language be on the entry kiosks so there would be no dispute when issuing citations. Fran Enright stated the Witter entrance would be difficult as there were four other accesses leading to this entrance.
- Martha Tableman stated Road & Bridge had contacted the Forest Service to fix the gate but their calls were not returned.
- Regarding animal control, no one confirmed seeing animal control in the watershed enforcing the leash law.
- Candy Decker reported the weed grant was finished and she and Ginny Ades would be completing the final report. Their findings were discovery of spurge, toadflax, and thistle. These were mapped and some were eradicated. The final spray was down two weeks ago. This would be an ongoing project. Ginny Ades was completing a weed educational poster with methods of eradication. Candy Decker and Fran Enright noted problems with the kiosk construction and asked for someone to look into repairing them. Candy Decker asked for a metal framing around the kiosk to prevent sagging. Pete Helseth suggested looking at the Clear Creek Park kiosks and simulating these. Frank Young was concerned on spending too much funding on signage if the Forest Service was going to purchase the property. Pete Helseth and Matt Sailor volunteered to look at the kiosks.
- Matt Sailor stated the Lookout Mountain Water District would post their own rules next to the water. Frank Young stated if all rules were posted then the Open Space Commission and the Lookout Mountain Water District had enforceability.

**Lookout Mountain Water District Expansion:** Frank Young reported the Lookout Mountain Water District was proposing to expand their plant at the lower reservoir. A zoning comment

sheet was being circulated. He suggested commenting that the district stay on their own property and not cross onto open space or Forest Service lands. Their access for construction did not affect the Open Space Commission.

**Whitewater Park:** Martha Tableman and Pete Helseth presented the following update:

- The meeting with CDOT this coming Tuesday would produce new information.
- There was a chance CDOT could do this Intergovernmental Agreement administratively and expedite the process. Nothing could be done with the Whitewater Park until this Intergovernmental Agreement was signed by both CDOT and the Board of County Commissioners.
- The commission needed to review the drawings for the bid package.
- The rezoning hearing could not proceed until the drawings and traffic impacts were known. The proposed zoning would be Commercial-Tourism/Recreation.
- The commission would also need a building permit and a site plan.
- CDOT had been delayed on this Intergovernmental Agreement due to the prioritization of the chain up areas along I-70.
- Gary Lacy believed the water construction could be done in March. The land construction work could be done in June.
- The only change needed in the site plan drawings for the land portion was to add trash receptacles.
- Martha Tableman was working with Matt Robie of Clear Creek Metro Recreation District on a maintenance plan for the Whitewater Park. Matt Robie was attempting for find funding for the park.
- Pete Helseth submitted a list of suggested items needed for the Whitewater Park. Some items were just suggestions and some were policy discussions which needed to be held. Pete Helseth suggested having this list reviewed by Sheriff Krueger and Mr. Loeffler.
- He suggested whatever contractor completed the land construction, also install the signs.
- Martha Tableman updated the commission that the Lawson bridge funding was on hold per CDOT.

Sue Howell noted that Matt Robie of Clear Creek Metro Recreation District was willing to write grants for the bike trails if anyone was interested.

**Blue Hill Property:** Frank Young made the following statements regarding the Blue Hill property:

- He had met with Clear Creek Surveying, Greg Markle, on the boundary issues of this parcel.
- Markle had submitted the plat survey but would not sign it until the commission was satisfied.
- The survey did reveal the property included some of the creek bed.
- There were three discrepancies not affecting the purchase transaction:
- At the west end of the property, there was a gap between the boundary of the Blue Hill property and the section line which resulted in a 27-ft gap. Ownership of the gap was uncertain. At this same area, the Silver Lakes plat extended into the Blue Hill property by about 4-ft. This did not affect any of the lots on the Silver Lakes side as there was an

easement, probably for a road along that side. The commission could attempt to resolve this through a state dictated process of mutual agreement.

- Along the southern boundary, the legal description placed the boundary in the Blue Ridge Subdivision (which was owned by County Lands). According to the rules the Surveyors followed, the boundary was pushed back to the section line that was on the south side. As a result, the commission lost some acreage.
- One the east end near the animal shelter, the legal description for the former BLM land that was combined was off a little. As the area involved on both sides was or will be county, it was not a problem as it could be addressed internally.
- These three issues resulted from dueling surveyor reports.
- This would not affect the closing of the purchase as long as GOCO was satisfied.
- Frank Young and Pete Helseth examined the old shed on the Blue Hill property and would contact the bank about demolition.

**Georgetown Greenway:** Frank Young presented the following info regarding a new parcel in Georgetown:

- The Town of Georgetown was once again requesting the Open Space Commission assistance in the purchase of another critical piece of the Greenway footprint in the town limits.
- This parcel would extend from 15<sup>th</sup> Street to Clear Creek Drive parallel with Clear Creek.
- Georgetown had been in a court case to settle who owned this parcel. The Mayor had contacted Frank Young to say the Town had reached settlement with the disputed owner and needed \$10,000 from the Open Space Commission for the purchase. Sue Howell was in favor of this financial support but wanted Georgetown's support in the open space mill levy.

Frank Young made the motion to commit \$10,000 toward the purchase of the Greenway trail footprint between 15<sup>th</sup> Street and Clear Creek Drive. Hal Wahlborg seconded. During discussion, Fran Enright requested a sign along this property displaying the Open Space Commission support. The vote was unanimous. This motion would require two votes. The second vote would be held either online or at the October meeting.

**Approval of Bills:** Martha Tableman presented the following bills for payment:

- \$525 for new desk for new open space office
- \$93.18 reimbursement to Martha Tableman for Beaver Brook Watershed signs
- \$66.42 reimbursement to Martha Tableman for a plaque at Zuni signs
- \$84.90 reimbursement to Martha Tableman for fen signs at Zuni signs
- \$3839.50 installment to Mountain Design Group
- \$25 to Bindertek for archiving notebook
- \$3400 to Clear Creek Surveying for Blue Hill parcel

Sarah Donahue made the motion to pay the bills as presented. Sue Howell seconded and the motion passed unanimously.

**Correspondence:** Candy Decker submitted a brochure from Issacson and Rosenbaum regarding conservation easement updates.

**Open Space Commission Brochures:** Martha Tableman had researched the printing costs from the two potential vendors. Frank Young would finish the final editing on the brochure and map. Frank Young suggested printing 1000 brochures.

**Executive Session to receive legal advice:** Candy Decker made the motion to adjourn into Executive Session to discuss real estate matters as allowed by CRS 24-6-402(4)(a). Hal Wahlborg seconded and the motion passed unanimously.

The meeting adjourned at 10:00 p.m.

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Fran Enright, Chairman

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Candy Decker, Secretary

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Attest

## **OPEN SPACE COMMISSION MEETING MINUTES**

**October 10, 2007**

The Open Space Commission met on October 10, 2007 at the Clear Creek Metro Rec District Building in Idaho Springs for their regularly scheduled monthly meeting. In attendance were Martha Tableman, Frank Young, Hal Wahlborg, Matt Sailor, Pete Helseth, Sue Howell, Sarah Donahue, and resident Marion Jennings. Absent from the meeting were Fran Enright, Roy Beaton, Ginny Chamberlain, and Candy Decker.

The meeting was called to order at 7:10 p.m.

**Approval of September 12, 2007 Meeting Minutes:** Sue Howell made the motion to approve the minutes with minor corrections. Matt Sailor seconded and the motion passed unanimously.

**Officer Reports:** Sue Howell expressed thanks to Sarah Donahue for the nice party she hosted at her home.

**Denver Mountain Parks:** Frank Young reported that Denver Mountain Parks was doing a master plan for their parks and he and Bert Weaver were on the advisory board during this process. The Denver Mountain Parks had presented the Board of County Commissioners with a recent update on their work. The Denver Mountain Parks was not considering dispensing any lands. They were funded by the City/County of Denver's general fund and they were considering reinstating a mill levy to fund the management of their parks. A Denver Mountain Parks Foundation had



been formed to receive donations toward the parks – something the Clear Creek County Open Space Commission was considering for its Greenway.

Jefferson County Planning: Frank Young reported the Jefferson County Planning Department had contacted him to see if the Open Space Commission could hold conservation easements. Jefferson County was experiencing residents with 35-acres which wanted to secure some of their property under conservation easement and they were handing out a list of possible easement holders to these residents for contact. Frank Young reported the Open Space Commission did not have a restriction against holding the easements and he wanted to stay apprised of any Jefferson County properties along the Clear Creek County boundary line.

Budget Presentation: Martha Tableman reported the Open Space Commission budget presentation would be on October 30<sup>th</sup> if anyone wanted to attend.

**New Business:**

**Silver Plume Dingers Park:** Frank Young reported Silver Plume had received a GOCO grant to upgrade Dingers Park, which was along the Greenway footprint. They were constructing a pavilion, and restrooms with running water. They were using voluntary labor. The GOCO grant was reimbursable and the Town had intended to be the banker, however, they did not have the funds to front the expenses. The Town requested the Open Space Commission be the banker up to an amount of \$26,000. The grant expired 12/31/07 and the funds would be reimbursed at that time. This would also require Board of County Commissioners approval should the Open Space Commission approve it. Hal Wahlborg questioned if this type of transaction was allowed. Matt Sailor cautioned this would leave the commission with only \$11,000 in maintenance funds for the remainder of the year. Pete Helseth was in favor as long as there were no legal objections from County Attorney Bob Loeffler. Frank Young motioned to loan Silver Plume \$26,000 to finish the Dingers Park Project to be reimbursed upon receipt of the GOCO funds to the Town. Pete Helseth seconded and the motion passed unanimously. This vote would need a second vote for approval at a later date. Frank Young and Martha Tableman would work with Chief Accountant Carl Small and County Attorney Bob Loeffler on this project.

**Floyd Hill Master Plan:** Pete Helseth reported the county was requesting the Open Space Commission to participate in the Floyd Hill Master Plan project. He expressed frustration, as this plan would be fraught with the Idaho Springs annexation proposal, which was vehemently opposed by many Floyd Hill residents. Sue Howell agreed to assist Pete Helseth on this project. They would ask Fran Enright to assist as well.

**Signage:** Pete Helseth was attempting to finalize the Saddleback trailhead to the Beaver Brook Watershed. When the parking area and trailhead were complete, it would be very inviting to visitors and he suggested signage be installed as soon as possible. Frank Young suggested the standard rules for the watershed and trail markers. Sue Howell made the motion to install signage and trail markers at the Saddleback trailhead to the Beaver Brook Watershed. Sarah Donahue seconded and the motion passed unanimously. Martha Tableman would obtain the signage and markers.

**Stewardship Forms:** Frank Young distributed samples of the stewardship forms, which the commission would hand out to interested parties. He asked the commissioners to review the language.

**Howl Gift Basket:** Beth Luther reported that each county department was being asked to donate a gift basket of their choice and these baskets would be auctioned at the Howl at the Moon fundraiser for the animal shelter. Sue Howell and Sarah Donahue agreed to assemble the basket with County Lands and Community Development departments. Pete Helseth made the motion to fund a gift basket up to \$100. Hal Wahlborg seconded and the motion passed unanimously. The theme of the basket would be “Wild About Birds.”

**Procedural Item:** Pete Helseth reported at the annexation hearing in Idaho Springs, they did not receive the comment letter from the Open Space Commission nor SOLVE. These letters both went via email but the City claimed not to have received them. Pete Helseth suggested backup authorities to approve letters be sent when officer’s are out of town. The commission agreed to resend the letter again as public comment was not yet closed.

The commission took a break at 8:30 p.m.

The commission reconvened at 8:45 p.m.

**Old Business:**

**Greenway Brochures:** Frank Young had completed his review and they were read to print. Martha Tableman reported that new train photos would have to be added, as there was a new train owner. She would quickly update these and order 1000 copies.

**Bills:** Sarah Donahue made the motion to pay the one bill to reimburse Martha Tableman \$41.46 for mileage for delivering documents to GOCO. Hal Wahlborg seconded and the motion passed unanimously.

**Executive Session to receive legal advice:** Matt Sailor made the motion to adjourn into Executive Session to receive legal advice regard real estate matters as allowed by CRS 24-6-402(4)(a). Pete Helseth seconded and the motion passed unanimously.

The meeting adjourned at 9:45 p.m.

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Frank Young, Vice Chairman

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Candy Decker, Secretary

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Attest

## OPEN SPACE COMMISSION MEETING MINUTES

November 14, 2007

The Open Space Commission met on November 14, 2007 at the Clear Creek Metro Rec District Building in Idaho Springs for their regularly scheduled monthly meeting. In attendance were Pete Helseth, Sarah Donahue, Candy Decker, Hal Wahlborg, Marion Jennings, Frank Young, Martha Tableman, Roy Beaton, Fran Enright, and Sue Howell. Absent from the meeting was Matt Sailor.

The meeting was called to order at 7:12 p.m.

### **Officer Reports:**

Fran Enright welcomed Marion Jennings to her first Open Space Commission meeting. She also noted the first open space tax in Colorado was approved in November of 1967.

Frank Young updated the commission on the Alvarado wildfire as 2/3 of the fire was on open space lands. No serious damage was done and some rehab work would be needed on the hiking trail. Fran Enright suggested researching protocol post wildfires with the OEM office. Frank Young volunteered to do a post-fire assessment.

Candy Decker was working on the 2007 Open Space Commission annual report.

### **Consideration of approval of October 10, 2007 meeting minutes and Executive Session**

**minutes:** Frank Young made the motion to approve the October 10, 2007 and Executive Session meeting minutes. Candy Decker seconded and the motion passed unanimously.

### **New Business:**

**Community Wildfire Protection Plan:** Pete Helseth reported meetings were being held to reach an understanding on handling wildfires in the community. Martha Tableman reported the result of the plan would show the hot spot areas which needed to be thinned. Roy Beaton suggested the commission mark the trees on open space land and permit people to cut the trees for firewood. He also knew of a company that would pay to enter properties and thin them for firewood.

**Jefferson County Open Space Master Plan:** Martha Tableman reported the Jefferson County Open Space Commission updated their master plan every 5 years and survey their Adjacent Property Owners to investigate their plans. Comments were due to Jefferson County Open Space Commission by November 30<sup>th</sup>. Jefferson County was setting priorities of land use to match the Clear Creek County uses along the boundary.

**Neighborhood Trailheads:** Pete Helseth was working on trailheads at the north end of the Beaver Brook Watershed in the Grand Preserve subdivision. There were three trailheads so far at Floyd Hill. Pete Helseth saw the opportunity for another trailhead in the Grand Preserve subdivision. It was uncertain if the road was public right of way, however, the residents would be able to monitor the trailhead and maintain controlled access. This would also prevent the

public from all using and impacting the same entrance. Roy Beaton suggested an agreement with the residents to allow public access on/off the trailhead. Pete Helseth also suggested signage at the trailhead of no shooting/hunting within 100 yards of structures.

**Trailmarkers:** Martha Tableman asked about the number of trailmarkers which should be purchased. Sarah Donahue made the motion to purchase 300 trailmarkers in equally distributed colors of blue, green, and red. Frank Young seconded and the motion passed unanimously.

**Tax Lien Properties:** Martha Tableman reported there were some desirable properties in tax lien. There were lands in the Waldorf and the sheepkeep areas. The question on some of these parcels was the need of an Environmental Assessment. Frank Young added if there were no tailing sites, then an Environmental Assessment was not necessary. The inspection of the parcels should be done in the spring/summer. Frank Young suggested doing an inventory of private in holdings in the sheepkeep area for possible future purchase.

**Old Business:**

**Dingers Park in Silver Plume:** Silver Plume was attempting to finish their improvements to Dingers Park and had needed an agency to front the funding until reimbursement from GOCO. Frank Young had met with Silver Plume and County Attorney Robert Loeffler to find that Towns could not borrow money. Silver Plume decided it was more complicated than anticipated and they needed to complete the grant by December 31, 2007. Silver Plume decided not to have the Open Space Commission front the funding to finish the park.

**Bills:** Martha Tableman presented the bills as followed:

- \$4900, Clear Creek Sheriff, Beaver Brook Watershed enforcement
- \$2900, Renaud Inc., trailhead construction on Floyd Hill
- \$2000, CTL Thompson, Environmental Assessment
- \$1500, Clear Creek Surveying
- \$107.91, phone bill-July-Sept
- \$107.91, phone bill-Oct-Dec
- \$1.21, long distance bill
- \$3.71, long distance bill
- \$235.68, reimbursement to Martha Tableman for Zuni signs
- \$6500, Nash Johnson, Hanna appraisal
- \$100.01, reimbursement to Sue Howell for fundraising gift basket
- \$38.19, reimbursement to Martha Tableman for sign cost
- \$48.00, reimbursement to Martha Tableman for mileage to CDOT meeting

Roy Beaton made the motion to approve the bills as presented with the deferral of the \$6500 Nash appraisal bill. Pete Helseth seconded and the motion passed unanimously.

**Executive Session to receive legal advice:** Fran Enright made the motion to adjourn into Executive Session to receive legal advice regarding real estate matters as allowed by CRS 24-6-402(4)(a). Roy Beaton seconded and the motion passed unanimously.

The Open Space Commission then adjourned from Executive Session to adjourn the meeting for the evening.

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Fran Enright, Chairman

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Candy Decker, Secretary

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Attest

## OPEN SPACE COMMISSION MEETING MINUTES

November 19, 2007

### ONLINE VOTE

The Open Space Commission met on November 19, 2007 for an online vote to consider the following matter. In attendance were Fran Enright, Candy Decker, Frank Young, Sue Howell, Hal Wahlborg, Roy Beaton, and Martha Tableman. Absent from the discussion were Matt Sailor, Sarah Donahue, Pete Helseth, and Marion Jennings.

**Consideration of approval of first of two votes for payment to Nash Johnson for appraisal of the Hanna property:** Fran Enright reported the appraisal was complete and the cost was \$6500, which would require two votes of the Open Space Commission. The appraisal came in at two different values depending on whether CDOT exercised a right of way claim for 4.42 acres along both sides of clear creek in the north area of the site. Fran Enright made the motion to approve the first vote of approval of payment to Nash Johnson for the appraisal of the Hanna property. Frank Young seconded and the motion passed unanimously. The second vote would be taken at a later date.

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Fran Enright, Chairman

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Candy Decker, Secretary

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Attest

## OPEN SPACE COMMISSION MEETING MINUTES

## December 12, 2007

The Open Space Commission met on December 12, 2007 at the Clear Creek Metro Rec District Building in Idaho Springs for their regularly scheduled monthly meeting. In attendance were Fran Enright, Martha Tableman, Sue Howell, Pete Helseth, Hal Wahlborg, Marion Jennings, Sarah Donahue, and Roy Beaton. Absent from the meeting were Frank Young, Matt Sailor, and Candy Decker.

The meeting was called to order at 7:08 p.m.

**Approval of November 14, 2007 meeting minutes:** The minutes reviewed from November 14, 2007. Hal Wahlborg motioned to approve the minutes and Sarah Donahue seconded. The motion passed unanimously.

### **New Business**

**CDOT enhancement and Right-Of-Way Funds:** Martha Tableman said that Bert Weaver asked that the Open Space Commission apply for enhancement funds for the Frei property. She then started to discuss the issue with Jay Kramer, CDOT ROW manager for Region 1. She found there were rules about land which either bordered CDOT or was on CDOT ROW's. There was a meeting scheduled on December 20<sup>th</sup> to clarify the rules. It would involve the Frei property and what processes would need to be completed in order to comply with CDOT rules. Design might be part of the process.

Martha also suggested looking at the CDOT enhancement projects and to see what they were doing in other areas besides trails/easements.

County Attorney Robert Loeffler would be attending the meeting on December 20<sup>th</sup> to research what was required for using enhancement funds.

Public Works Division Director Tim Allen gave a timetable for improving roads in the west end of the county. The new bridge at Lawson (tubes) will be replaced with 2009 monies.

**Review of 2007 Accomplishments:** The Open Space Commission would review Candy Decker's annual report in January.

**Executive Session to receive legal advice:** Fran Enright made the motion to adjourn into Executive Session to receive legal advice regarding real estate matters as allowed by CRS-24-6-402(4)(a). Pete Helseth seconded the motion and the motion passed unanimously.

The Open Space Commission adjourned from Executive Session to consider the remaining items.

### **Approval of bills:**

Martha Tableman presented the following bills for payment:

- Long Distance           \$1.12
- Appraisal (Hanna)       \$6500

Roy Beaton made the motion to pay the bills as presented noting this was the second vote to pay for the appraisal on the Hanna property. Pete Helseth seconded and the motion passed unanimously.

**Email Updates:** Updates need to be included in the meeting minutes. They would be approved on a consent agenda with the regular minutes. This will start in January for December's minutes.

**Green Lake property:** The Green Lake property was being purchased for water rights by the County. The county would like to put in some pipelines before the Guanella Pass improvement project simultaneous to the road improvements in this area. The Monarch group was also looking at purchasing the whole property.

Meeting was adjourned at 8:55 p.m.

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Fran Enright, Chairman

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Candy Decker, Secretary

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Attest