



## PARKS AND RECREATION DEPARTMENT

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### CITY OF LOVELAND OPEN LANDS ADVISORY COMMISSION

Regular Meeting Minutes – February 11, 2015

Parks & Recreation Conference Room, 500 E. Third St., Loveland, CO 80537

**Commissioners Present:** Gale Bernhardt, Ross Livingston, Darren Pape, Jim Roode, Nathan Thompson, Bill Zawacki, Jean Whittaker, Hugh McKean (City Council Liaison), Kerri Rollins (Larimer County Liaison).

**Commissioners Absent:** Rick Brent, Andy Hawbaker.

**Staff Present:** Rick Anderson, Brian Hayes, Marilyn Hilgenberg, Alan Krcmarik, Debbie Eley.

**The public meeting was called to order at 5:35 pm.**

**New Member Introductions:** Jean Whittaker was appointed by City Council as a regular member on February 3, 2015, for a term effective until December 31, 2018.

**Approval of January 14, 2015 Meeting Minutes:** Ross Livingston made a motion to approve the minutes as written. Jim Roode seconded the motion and it passed unanimously.

**Approval of November 12, 2014 Meeting Minutes:** Tabled until a quorum is present.

**Public Comment:** Two members of the public were present (Kathy Hartman, Gary Long). Kathy Hartman commented on the successful Open Space Sales Tax campaign and the tax extension passing with 82% approval, indicating a continuing demand for open space services. Citizens are interested in open lands properties, such as Boedecker Lake, Morey restoration, River's Edge reconstruction, and a possible northern extension of Meadowbrook.

**City Council Liaison Report.** Hugh McKean reported that several development projects in northwest Loveland are planned but waiting for market conditions to improve.

**Larimer County Open Lands Advisory Board Report.** Hugh McKean reported that OLAB considered a partnership request in Wyoming at their January meeting. Kerri Rollins explained that the property is a continuation of the Mountains-to-Plains Project, which includes Red Mountain OS and Soapstone NA (Fort Collins). The 640-acre property is a Nature Conservancy-City of Cheyenne partnership just across the Wyoming border from Red Mountain OS. Larimer County OLAB recommended a \$75K partnership. The property will provide an opportunity to improve riparian conditions on the Sand Creek headwaters in Wyoming, reintroduce green-back cutthroat trout, and support a genetically pure bison herd.

### DISCUSSION/ACTION ITEMS:

**1. Capital Expansion Fees (CEFs) Update.** Adam Orens from BBC Research & Consulting updated the commission on the proposed Capital Expansion Fees and requested OLAC's recommendation/opinion on the Open Lands CEF. The revised CEFs were calculated using a plan-based methodology, utilizing the 2014 Parks & Recreation Master Plan to calculate CEFs for Open Lands, Parks, Trails, and Recreation. The proposed OL CEF fees are \$815 per single-family unit and \$669 per multi-family unit,

compared to the existing fees of \$884 and \$615, respectively. The commission expressed concern regarding the assumption of future development, operations and maintenance costs (new calculation assumes 34% of revenues for these costs). Also, the 5-year recommended interval for recalculating CEFs may not be sufficient to capture fluctuations in land values and development costs. The commission was also interested in having the existing OL CEF, using the current buy-in methodology, updated with the new assumptions. The commission also expressed concern that utilizing existing Open Space Tax balances and future revenues to pay for growth. Gale Bernhardt made a motion requesting that staff prepare a memo for OLAC review outlining these concerns to City Council. Ross Livingston seconded the motion and it passed unanimously.

**2. Open Lands Financial Report.** A 2014 year-end financial report was provided, including account balances, and revenues and expenditures for 2014 (actual) and 2015 (budgeted).

**3. Property Review Update – Big Thompson River Property (Nicholson).** Staff provided an update on the acquisition of the Nicholson properties, including a contract to purchase Tract U and a non-revocable option to close on Tract T by 2020. Also, a lien has been deleted from the title commitment. Gale Bernhardt made a motion to recommend that staff proceed with a Purchase and Sale Agreement on Tract U and an Option Agreement on Tract T. Darren Pape seconded the motion and it passed unanimously.

#### **REPORTS/CORRESPONDENCE:**

#### **4. Open Lands Projects Report:**

**River's Edge Natural Area Reconstruction.** Bids for construction of permanent repairs are due on 2/12. Staff is working with FEMA to resolve some questions about the proposed Hazard Mitigation.

**Big Thompson Canyon Recreation and Conservation Assessment.** A public open house meeting is scheduled for 2/12, for input on recreation and conservation opportunities in proposed "areas of interest." A project update for OLAC and a study session with City Council are planned for April.

**Mineral Addition.** The HOA voted to approve the sale of a 7-acre parcel to the City, as an addition to River's Edge Natural Area. The contract will be contingent on approval of a boundary line adjustment.

**Sunset Vista Natural Area.** Residents Jim & Pat Horner were recognized for their submission of the name *Sunset Vista*. Staff is working with Larimer County and Fort Collins to submit a \$1M GOCO grant request for the Long View Trail and improvements.

**Morey Wildlife Reserve.** A contract with Anderson Consulting Engineers will provide design to the 75% level, with construction funding to be secured through grants and/or 2016 budget approvals. Concepts include a secondary channel for flood attenuation, wetland enhancement and a cottonwood gallery supported by intermittent flooding. The recently acquired 7-acre Ward parcel could provide parking and trail access to Morey.

**Environmental Education Program.** Current EE offerings include *PEEPs* pre-school programs starting this month, spring *Urban Wilderness* programs at Namaqua Park for 4<sup>th</sup> and 5<sup>th</sup> grade school groups, and *Big Thompson River Ecology* public programs for families and adults in April and May.

**5. Spring Waterway Cleanup – April 18 (Morey Wildlife Reserve).** OLAC has "adopted" Morey Wildlife Reserve as part of the City's Adopt-a-Waterway program. Commission members are asked to participate in the annual waterway cleanup if possible.

**Adjournment:** The meeting was adjourned at 8:35 pm.