

**OPEN SPACE ADVISORY COMMITTEE
REGULAR MEETING
THURSDAY, JANUARY 9, 2025
MINUTES**

Call to Order

I. RECURRING ITEMS

ROLL CALL

Jennifer Drybread, Committee Member – Present
Jim Guerra, Committee Member – Present
Patti Hostetler, Vice Chair – Present
Brian O’Malley, Committee Member - Present
Tom Rundell, Committee Member – Present
Kathie Shandro, Committee Member – Present
Elizabeth Snow, Committee Member – Present
Jay Sage, Chair – Present

II. Disclosure for Items on the Agenda

None

III. Motion to Approve Agenda

RESULT: Approved
MOVER: Shandro
SECONDER: Drybread
AYES: Shandro, Drybread, Hostetler, Guerra, O’Malley, Rundell, Sage, Snow

IV. Public Comment

There was no public comment provided on anything that was not on the agenda.

NEW BUSINESS

V. External Funding Request – Highlands Ranch Community Association (HRCA) – Proposal for Wildcat Regional Park – Monica Wasden, Board President, HRCA

Monica Wasden, HRCA Board President, presented a request to acquire 202-acres known as Wildcat Regional Park from Douglas County. In addition to the acquisition of the land, HRCA is requesting \$5.4MM from Parks, Trails, Historic Resources and Open Space (PTHROS) Sales Tax to develop the property into a 5k trail and to connect this trail to HRCA’s extensive trail network located within the Highlands Ranch Open Space Conservation Area.

HRCA will develop the property and will take on the long-term costs associated with owning and maintaining the property and infrastructure. The regional park will be open to all members of the public and not restricted to HRCA residents only.

Ms. Wasden presented how the HRCA proposal addresses each of COSAC's scorecard criteria:

- Property Conservation, Attributes and Condition
- Partnerships
- Public Safety
- Public Accessibility and Population Use
- Cost of Funding
- Historic and Cultural Resources
- Management and Maintenance
- Network of Preserved Open Spaces
- Wildlife Values and Critical Habitat
- Scenic Views from the Roadway
- Educational Research

Ms. Wasden concluded her presentation.

Chairperson Sage opened the floor to questions from COSAC members. COSAC members asked several clarifying questions of Ms. Wasden and HRCA staff.

Chairperson Sage asked to reserve further questions until after public comment.

Mike Woodland - district delegate for HRCA – provided comment

Lauren Nobles – Highlands Ranch – provided comment

Len Abersol – Highlands Ranch – provided comment

Clayton Car – Vice President of Hearth HOA, district delegate – Highlands Ranch – provided comment

Rick Stang – Firelight HOA - Highlands Ranch – provided comment

Baird Breeding – Highlands Ranch – provided comment

Daniel Zerian – Highlands Ranch – provided comment

Warren Strict – Highlands Ranch – provided comment

Steve Boand – unincorporated Douglas County – provided comment

Karen Long – Highlands Ranch – provided comment

Shelia Gardner – Highlands Ranch – provided comment

Chairperson Sage closed public comment.

Mike Bailey, HRCA General Manager, requested to speak regarding one of the comments that was made suggesting that the County should remain under Douglas County ownership. Mr. Bailey stated that he believes that the property would best be managed by HRCA. Chairperson Sage explained that COSAC will be taking into consideration the proposal and the public testimony provided. COSAC will use the Board of County Commissioners (Board) approved scorecard to rate the proposal for the Board and will provide said scorecard to staff once individually completed. These scorecards will be used by COSAC and the Board to help determine where funding for the open space portion of the PTHROS sales tax will be utilized.

Chairperson Sage opened the floor to COSAC members for final comment regarding the proposal.

All COSAC members commented on the proposal. In general, COSAC feedback was positive to the request. COSAC would like to have a conservation easement placed on the property and supported the value of the property as open space.

Chairperson Sage explained that COSAC was an advisory committee to the Board and would be providing a recommendation on all open space funding requests in the near future.

Chairperson Sage requested a motion to adjourn the meeting.

ADJOURN REGULAR MEETING

Motion to adjourn the regular COSAC meeting.

RESULT: Approved

MOVER: Shandro

SECONDER: Rundell

AYES: Shandro, Rundell, Drybread, Guerra, Hostetler, O'Malley, Sage, Snow