



**OPEN SPACE ADVISORY COMMITTEE
THURSDAY, October 2, 2025
AGENDA**

Thursday, October 2, 2025	6:00 PM	Highland Heritage Regional Park 9651 S Quebec Stret Highlands Ranch, 80130 Conference Room Instructions for virtually joining the meeting can be found at: https://www.douglas.co.us/board-county-commissioners/boards-commissions/open-space-advisory-committee/
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The purpose of the Douglas County Open Space Advisory Committee is to advise and make recommendations to the Douglas County Board of County Commissioners (Board) and municipal officials regarding disbursement of funds from the Parks, Trails, Historic Resources, Open Space Sales and Use Tax Fund, and to select open space land to be proposed for acquisition, maintenance, or preservation, to establish priorities, and to make recommendations to the Board on lands involving conservation easements acquired with such funds.

Administrative questions on anything on the agenda

CALL TO ORDER – 6:00 PM

- I. Roll Call**
- II. COSAC Disclosures**
- III. Adoption of Agenda**
- IV. Approval of Minutes – September 4, 2025**
- V. Public comment (Provisions for additional public comment will be made as deemed appropriate by Chair)**
- VI. Administrative Announcements**
 - i. Parks & Trails Updates**

- ii. Historic Preservation Updates
- iii. Open Space Updates
 - 1. 30th Anniversary Fall Festival
- iv. Other Updates
 - 1. County Manager Report,

NEW BUSINESS

- VII. Historic Preservation Finance Request**
- VIII. Open Space Vehicle Finance Request**
- IX. Review New Budget Tracking Grid**

EXECUTIVE SESSION

ADJOURN REGULAR MEETING

The Next Meeting Will be Held on Thursday, November 6, 2025 @ 5:30 p.m.

**OPEN SPACE ADVISORY COMMITTEE
REGULAR MEETING
THURSDAY, SEPTEMBER 4, 2025
MINUTES**

Call to Order

I. RECURRING ITEMS

ROLL CALL

Jay Sage, Chair – Present
Jim Guerra, Vice Chair – Present
Jennifer Drybread, Committee Member – Present
Mark Giebel, Committee Member – Present
Patti Hostetler, Committee Member – Present
Gregory Ochs, Committee Member - Present
Brian O'Malley, Committee Member – Present
Tom Rundell, Committee Member – Present
Elizabeth Snow, Committee Member – Excused
Kathie Shandro, Committee Member – Present

II. Disclosure for Items on the Agenda

Mark Giebel abstained as a COSAC member from discussion surrounding Wildcat Regional Park due to a conflict of interest.

III. Motion to Approve Agenda

RESULT: Approved

MOVER: O'Malley

SECONDER: Hostetler

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

IV. Motion to Approve Minutes from July 10, 2025

RESULT: Approved

MOVER: O'Malley

SECONDER: Guerra

AYES: Drybread, Guerra, Hostetler, O'Malley, Sage

Abstain: Giebel, Ochs, Rundell, Shandro

V. Motion to Approve Minutes from August 7, 2025

RESULT: Approved

MOVER: Shandro

SECONDER: Guerra

AYES: Drybread, Giebel, Guerra, O'Malley, Rundell, Sage, Shandro

Abstain: Hostetler, Ochs

VI. Public Comment

None.

VII. Administrative Announcements

Kirk Inderbitzen, Ranger Supervisor, provided the following updates:

- An injury update on Land Manager/Ranger Janee Petersen.
- Sharptail Ridge Open Space will be closed for hunting on Friday, September 12th through Monday September 22nd.
- Douglas Land Conservancy's conservation easement monitoring is October 14-16th.
- Four members of staff are attending the Colorado Open Space Alliance (COSA) Conference in Steamboat Springs on October 6-8th.
- Two land manager/rangers will attend the trail symposium on September 16-18th.
- The 30 events for the 30th anniversary of Open Space.
- Trailhead security cameras are being installed at 11 Open Space properties.
- Forestry work is underway at Sandstone Ranch Open Space and will soon begin at Schmit.
- The Office of Emergency Management will be conducting mistletoe removal on Spruce Mountain Open Space.
- Trail work is being completed at Spruce Meadows and will begin at Spruce Mountain.
- Open Space staff are implementing Cartograph to conduct conservation easement monitoring. All monitoring forms will be digitalized and completed in Cartograph.
- Staff will collect dead and downed wood at Dupont Open Space through September.
- Kyle Kowalski, Land Manager/Ranger, is working with Brittany Cassell from Historic Resources and Preservation to inspect historic structures on Open Space.

Dan Dertz, Director, provided the following updates:

- The Evans Homestead restoration at Lincoln Mountain is nearing completion. Staff is working with the County's curator on potential future improvements to this area. The trail network will be extended once the curation of the homestead is complete.
- He proposed changing COSAC meetings to the first Wednesday night of the month in 2026 due to ongoing room scheduling issues. COSAC agreed that Wednesday's will work for individual schedules.
- The Board of County Commissioners (BOCC) directed staff to move forward with a funding request from the Highline Canal Conservancy for improvements to the Highline Canal trailhead

located at the intersection of Waterton Road and Dante Drive, near the Ravenna subdivision entrance near Roxborough Park. The Board directed staff to move forward to issue the Highline Canal Conservancy \$450,000 from the Acquisitions and Trails account from the Parks, Trails, Historic Resources and Open Space Sales and Use Tax. This will take place at an upcoming business meeting.

- Cherokee Ranch and Castle Foundation (CRCF) did not accept the \$575,000 that was agreed to per the County's Memorandum of Understanding with CRCF; however, there is ongoing communication to seek an agreement. Staff will follow up at an upcoming COSAC meeting.

Jackie Sanderson, Natural Resources Specialist, provided the following updates:

- She is taking a group from Aging Resources to tour Prairie Canyon Ranch in early October
- On Monday September 22nd, Open Space is hosting a Fall Festival at Sandstone Ranch. Volunteers are offering to help with the activities and preparations.
- She is meeting with a 55-plus community south of Castle Rock to discuss how to live around wildlife.
- Staff continue to work with Ms. Sanderson on special projects before she retires.

Jay Sage, COSAC Chair, provided the following updates

- He will be conducting a proclamation about the sales and use tax at the BOCC business meeting Tuesday, September 9th.
- Brian O'Malley, COSAC member, will be honored at the Douglas Land Conservancy's Oakleaf Symposium on Thursday, November 13th.

VIII. NEW BUSINESS

HRCA Backcountry Wildcat Regional Park Presentation by Mark Giebel - No Action Required.

Mark Giebel, Backcountry Wilderness Area Director, presented COSAC an entire overview of the Highlands Ranch Backcountry area and the development plan for the 200 acres of Wildcat Regional Park. Mark discussed the current backcountry trail systems, wildlife connectivity, terrain and trail design for Wildcat, the public trail connections into the park and the overall goals of the project. The purpose of this presentation was to update COSAC on project because the land transfer will occur at the BOCC business meeting on Tuesday, September 9th.

Larkspur Share Back Fund – Motion Required.

Town of Larkspur is requesting their share back funds from Douglas County. They are requesting \$25,000 from the account to create a crosswalk signal at Upper Lake Gulch Road, additional fencing along the trails, new trail signage and improve walkways throughout the community park. COSAC recommends the BOCC approve the town of Larkspur's request for \$25,000.

IX. Motion to Approve Larkspur Funding Share Back Request

RESULT: Approved

MOVER: O'Malley

SECONDER: Guerra

AYES: Drybread, Giebel, Guerra, Hostetler, Ochs, O'Malley, Rundell, Sage

COSAC Budget Subcommittee - No Action Required.

Jim Guerra and Jay Sage met with staff on Wednesday, September 3rd to discuss the budget. Jim Guerra and Darcy Wilson, Administrative Assistant and Volunteer Coordinator, will be working to finalize the budget spreadsheet with staff before next meeting. The goal is to create an interactive spreadsheet to outline five-year budget requests. There is no need for a budget subcommittee. Darcy and Jim hope to have a draft of the spreadsheet ready to present to COSAC at the October meeting.

X. There was no motion to move into an Executive Session.

ADJOURN REGULAR MEETING

XI. Motion to adjourn the regular COSAC meeting.

RESULT: Approved

MOVER: Shandro

SECONDER: Rundell

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



HIGHLANDS RANCH

COMMUNITY ASSOCIATION

Wednesday – October 01, 2025

Sent Via: Email to: ddertz@douglas.co.us

Mr. Dan Dertz, Director

Douglas County

Open Space & Natural Resources

100 Third Street

Castle Rock, CO 80104-2425

RE: **Wildcat Regional Park**

Highlands Ranch, CO

PROJECT SUMMARY AND REQUEST FOR FUNDING

Greetings, Mr. Dertz, DougCo COSAC, and the DougCo Board of County Commissioners:

The Highlands Ranch Community Association (“HRCA”) is pleased to present our funding request proposal for the Wildcat Regional Park.

As you know, the Wildcat Regional Park property is a valuable natural asset located in southeastern Highlands Ranch. Our proposal is to develop the Wildcat Regional Park property with an emphasis on passive recreation, conservation, and wildlife preservation in this beautiful open space and wilderness area, which will benefit the community and preserve the environment.

Our proposal includes the construction of five miles of pedestrian trails that will accommodate all, with benches to relax and enjoy the surrounding open space. Also included is a family picnic area and shade structure. This five-mile trail will provide additional connectivity of the existing Douglas County east/west trail network to neighboring communities like Lone Tree, Castle Pines North, South Suburban, Parker, and Sterling Ranch/Chatfield, making it a true regional treasure.

Also included is the construction of five miles of directional single-track mountain bike trails and a bike skills area on property currently owned by HRCA.

The mountain bike trails will be located on the east and west side of Grigs Road, each approximately two-and-a-half to three miles in length and will include natural features like berms, humps, rock/wood features (no large arial jumps are planned). These trails will have direct access to the Douglas County East-West Trail and both the proposed Wildcat Regional Park parking area as well as the Grigs Road Pavilion parking area.

The bike skills area, located on the east side of Grigs Road and occupying approximately three to four-acres, will include a playground for riders of all ages and skill levels. The amenities will include pump tracks, flow lines, skinnies, logs, berms, and more.

All these amenities, including those on property currently owned by the HRCA, will be open to all Douglas County residents.



As you can see from our current conceptual plan (reference Exhibit B, attached), our proposal is centered on preserving the natural beauty of the Wildcat property and protecting wildlife habitats. By dedicating the park to wildlife preservation, passive recreation opportunities are realized. Our proposal emphasizes conservation, safeguarding the existing ecosystems, including the significant elk population in the area. This approach aligns with community values about the importance of maintaining open spaces while introducing a passive recreational system that future generations can enjoy.

We are respectfully requesting funding from the Parks, Trails, Historic Resources, and Open Space (PTHROS) Sales and Use Tax in the amount of \$3,500,000.00 to construct Wildcat Regional Park's amenities, as described above (reference Exhibit A, attached).

Our intention is to internally fund all future maintenance requirements once the trail network is complete.

We greatly appreciate your consideration of this request. HRCA looks forward to working with Douglas County to ensure that Wildcat Regional Park becomes a lasting community resource—enhancing recreation, conservation, and connectivity for all residents.

Please let us know if additional information or clarification would be helpful as you review this proposal.

Thank you.

My best,

Mike Bailey
CEO/General Manager

Attachments: As noted, if applicable.

Cc:



HELP CONSERVE OUR NATURAL RESOURCES!



OPINION OF PROBABLE CONSTRUCTION COSTS

Project: HRCA IMPROVEMENTS FOR WILDCAT REGIONAL PARK
Between Monarch Boulevard & Daniel's Park Road (Highlands Ranch, CO)

Reference: Wildcat Regional Park Improvements

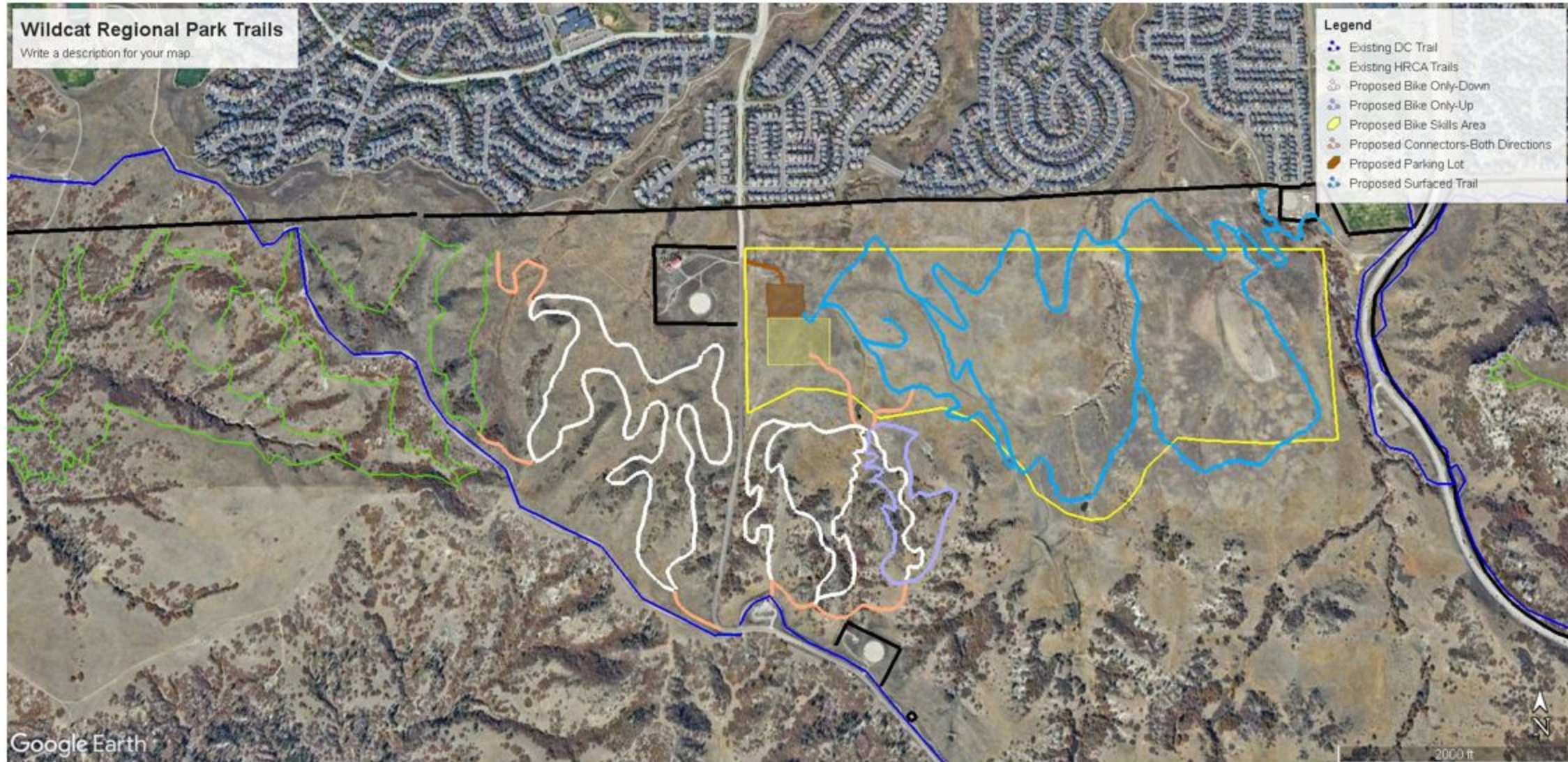
Job No.: HRCA
Date: 10/01/2025
By: WAB
Chk'd: _____

QTY	UNIT	RSMEANS® LINE NUMBER REFERENCE	DESCRIPTION	UNIT PRICE			TOTAL		
							UNIT	SECTION	
OVERHEAD ACTIVITIES							\$	391,609	
1	LS	01 11 31.10 0020	Construction Management Fees	@	4.00%	/ LS	\$	100,411.00	
1	LS	01 11 31.30 0800	Engineering Fees: Design	@	6.50%	/ LS	\$	163,167.88	
1	LS	01 31 13.30 0200	Insurance: All Risk, Average	@	4.40%	/ LS	\$	110,452.10	
1	LS	01 31 13.80 0150	Contractor OH&P: Average	@	10.00%	/ LS	\$	251,027.50	
CONSTRUCTION ACTIVITIES							\$	2,510,275	
		Parking Area (Drive, Parking, Picnic Shelter, PortaPotties)						\$	673,300
1	LS		Construction Erosion Control	@	\$ 20,000.00	/ LS	\$	20,000.00	
4	DAY	01 71 23 1100	Construction Layout: Survey, 2 Man Crew	@	\$ 2,500.00	/ DAY	\$	10,000.00	
1	EA		Stormwater Management Pond (6,000cf) w/OCS	@	\$ 15,000.00	/ EA	\$	15,000.00	
71.2	KCY	G1030 115 1300	Site Earthwork, Cut & Fill	@	\$ 2,000.00	/ KCY	\$	142,400.00	
200	LF	G2010 230 1050	Bitum Roadway, 2 lanes, 3.5" Pvmnt, 6" Grav Base, 24' W	@	\$ 275.00	/ LF	\$	55,000.00	
120	SP	G2020 210 2200	Parking Lot, 45° angle, 3" Pvmnt, 6" Grav Base	@	\$ 2,250.00	/ SP	\$	270,000.00	
925	LF	G2030 120 1620	Conc Sidewalk, 4" th, 4" Grav Base, 5' W, Reinforced	@	\$ 90.00	/ LF	\$	83,250.00	
325	SF	G2030 120 1620	Conc Sidewalk, 4" th, 4" Grav Base, Reinforced (Area)	@	\$ 162.00	/ SF	\$	52,650.00	
1	EA		Picnic Shelter, Open, Wood	@	\$ 20,000.00	/ EA	\$	20,000.00	
1	EA		Portapotty Shelter, Wood	@	\$ 5,000.00	/ EA	\$	5,000.00	
		Trails						\$	1,836,975
1	EA		Initial Wildlife Management	@	\$ 50,000.00	/ EA	\$	50,000.00	
20.3	KLF		8' wide Crusher Fine Pedestrial Trail, 5 miles	@	\$ 48,250.00	/ KLF	\$	979,475.00	
30.0	LF		Concrete Waterway Crossing, 10' wide	@	\$ 750.00	/ LF	\$	22,500.00	
1	EA		Single-Track Bike Course, 5 miles	@	\$ 750,000.00	/ EA	\$	750,000.00	
1	EA		Bike Skills/Terrain Area	@	\$ 85,000.00	/ EA	\$	85,000.00	

Cost Estimates for Proposed Construction: In providing opinions of probable construction costs, it is understood that HRCA has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that HRCA's opinions of probable construction costs are made on the basis of HRCA's professional judgment and experience. HRCA makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from HRCA's opinion of probable construction cost.

SUBTOTAL: \$ 2,901,884
± 20 % Contingency: \$ 580,377
TOTAL: \$ 3,482,260
"SAY:" \$ 3,500,000

Wildcat Regional Park Conceptual Plan



County Open Space Advisory Committee

Department Vehicle Requirements
October 2, 2025

Staff Representative
Dan Dertz, Director



Department vehicle requirements

- 8 Land Manager / Ranger staff positions
 - To include a supervisor and a manager
 - 8 ranger trucks
- 3 office-oriented staff positions
 - 1 pool vehicle
- 1 field staff position
 - 1 field vehicle
- 1-2 seasonal staff positions
 - 1 seasonal vehicle

11 Vehicles
required



Current Vehicle Status

- 5 Fleet supported active vehicles, Fleet supported budget
 - 4 ranger trucks and 1 field truck
- 5 Fleet supported retained vehicles, OSNR supported budget
 - 4 ranger truck and 1 pool vehicle



Current/Requests

Current Disposition	Requested Model	Description
Retained / in pipeline	Ranger truck	Previous budget approved item
Retained / in pipeline	Ranger truck	Previous budget approved item
Trade in	Ranger truck \$115k	Fleet submitted for 2026 budget / not approved / potential new request
Trade in	Ranger truck \$115k	Fleet submitted for 2026 budget / not approved / potential new request
Retained	Pool vehicle \$80k	Needs to be submitted for 2026 / new request
New vehicle	Ranger truck \$115k	Need to be submitted for 2026 / new request



Historic Resources and Open Space Sales Tax 2026 Funding Request

COSAC

October 2, 2025

Staff Representatives

Brittany Cassell, Curator

Lauren Pulver, Planning Supervisor

Kati Carter, AICP, Assistant Director of Planning Resources

2026 Funding Request

Overview of Request for Open Space Sites

Prairie Canyon Ranch	\$836,500
Sandstone Ranch	\$786,000
William Converse Ranch	\$135,000
Total	\$1,757,500

Prairie Canyon Ranch

- Maintenance Plan \$7,500
- Professional Services - Hire a Preservation Architect and other consultants that are familiar with the Secretary of the Interior's Standards
- Structural Engineer to assess the granary, chicken coop and garage for structural deficiencies \$4,000
- Structural and electrical assessment of the House and architectural and mechanical construction documents for its restoration \$55,000
- A full cultural resource survey of the property \$65,000
- Total Professional Services \$131,500



PCR Saloon

- Replace roof with shingles to match the current wood shingles \$45,000
- Implement completed construction documents \$150,000
- Address the foundation stabilization not completed during last SHF grant \$75,000
- The newer, incompatible mortar in the stone needs to be removed (80%) and repointed \$15,000
- Re-nail the loose battens \$500
- Window restoration \$25,000
- Apply a coat of boiled linseed oil to the building annually
- Saloon Restoration Costs \$311,000



PCR Bunkhouse

- Foundation work, southwest corner is failing, and west wall is bowing. Structure needs a new foundation - \$95,000
- Reattach the loose roof panel at the northwest corner of the building. Install with ring shank nails and washers to prevent lifting during high winds \$500
- Replace battens as needed with replica battens and reattach loose battens \$9,500
- Replace board that has woodpecker hole \$350
- Treat exterior with linseed oil \$2,000
- Monitor roof condition. Serious deterioration will warrant replacing the roof. The 2001 HSA recommended replacing the roof in 2 to 3 years. The roof is still in fair condition, so continue monitoring it and replace it if there is evidence of water infiltration \$12,000 (includes flashing)
- **Bunkhouse Restoration Costs \$119,000**



PCR Barn

- A full restoration of the barn siding should be completed to stop the continued failure of the battens. Upon completion, the barn should be painted and maintained to protect the historic siding \$250,000
- Douglas County Open Space has cleared the barn of all the stored materials. If DCOS finds they want to utilize the space for interpretive uses, the floors should be restored by replacing the existing rotted planks with replica boards \$10,000
- If the building is to be used as a future interpretive or classroom setting, installation of additional lighting may be required. New lighting should be as simple as possible and should be as non-descriptive as possible \$15,000
- **Barn Restoration Costs \$275,000**



Sandstone Ranch

1. Maintenance Plan \$10,000
2. Professional Services - Hire a Preservation Architect and other consultants, majority of the historic structures require construction documents costing about \$200,000 to do measure/draft the buildings and have a structural engineer/mechanical and electrical where needed
3. Structural Engineer to assess the Sandstone Ranch barn, north pasture loafing shed, storage shed, and possibly other structures for structural deficiencies \$21,000
4. Cultural Resource survey of remaining property would include Class II and Class III surveys of the entire Sandstone Ranch property (about 2080 acres) \$55,000
 - Total Professional Services \$286,000

Stable Barn (Palm Barn)

- Replace roof - possibly asphalt shingles to reduce fire risk
- Install drip edge flashing at the rake and fascia
- Install flashing and counterflashing between the cupola and roof
- Reconstruct Doors 103, 104, 105, 106
- Doors 101, 102: Repair Class I: Routine Maintenance required
- Repainting and restaining (solid body stain)
- Exterior boards with holes from birds needs to be replaced. Warped siding boards need to be replaced.
- Stable Barn Restoration Costs \$250,000



Storage Shed (by Palm Barn)

- Install new concrete piers for each log post
- Structural engineer evaluation of roof framing systems
- Roof maintenance
- Improve drainage around structure
- Replace the bottom 12" to 18" of siding where rotted with new replica flat log siding.
- The building should be covered with a natural linseed oil sealer to prevent further deterioration.
- **Storage Shed Restoration Costs \$250,000**



William Converse Ranch



- \$60,000 is for the develop of construction documents to implement the needs of the Master Plan for the large white house located at the Hidden Mesa Open Space property, in partnership with the Douglas County Open Space and Natural Resources Department.
- The other \$75,000 is for replacing the roof on the 2-story white house, one story white house, the granary and the pump house.
- William Converse Ranch Costs \$135,000



Parks, Trails, Historic Resources and Open Space Sales Tax 2026 Funding Request

COSAC

October 2, 2025

Staff Representatives

Brittany Cassell, Curator

Lauren Pulver, Planning Supervisor

Kati Carter, AICP, Assistant Director of Planning Resources