

**OPEN SPACE ADVISORY COMMITTEE  
REGULAR MEETING  
THURSDAY, OCTOBER 2, 2025  
MINUTES**

**Call to Order**

**I. RECURRING ITEMS**

**ROLL CALL**

Jay Sage, Chair – Present  
Jim Guerra, Vice Chair – Present  
Jennifer Drybread, Committee Member – Excused  
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 – Present  
Kathie Shandro, Committee Member – Present

**II. Disclosure for Items on the Agenda**

Mark Giebel abstained as a COSAC member from discussions surrounding Funding Request for Wildcat Regional Park due to a conflict of interest.  
Wildcat was not an agenda line item – the funding request document is in the packet. A recommendation was made by COSAC at the April 22, 2025, meeting.

**III. Motion to Approve Agenda**

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

**IV. Motion to Approve Minutes from September 4, 2025**

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

**V. Public Comment**

None.

**VI. Administrative Announcements**

Scott McEldowney, Assistant Director, provided the following updates:

- 30<sup>th</sup> Anniversary Fall Festival was a huge success. Planning for next year has started.
- Sandstone Forest Mitigation project is in the finishing stages.
- Spruce Meadows prescribed burn will be starting in the beginning of November 2025.
- Spruce Mountain treatments are underway to get good control on the dwarf mistletoe that is killing the Ponderosa Pines.
- Schmidt Jackson Creek/Garber Creek Forest Management Prescription Project is getting close to starting. Project is almost 100% funded by grants and \$300,000 from General Fund.

Dan Dertz, Director, provided the following updates:

- County Manager Report Update. Wildcat Land Transfer is going to the Board of County Commissioners on October 14, 2025. Funding requests will happen at the same time.

Jay Sage, COSAC Chair, provided the following updates

- The 30<sup>th</sup> Open Space Anniversary had a wonderful turnout and was very successful.
- Introduced David Walker and explained that he is following Brian O'Malley around getting footage for Mr. O'Malley's Oak Leaf Award presentation.

## **VII. NEW BUSINESS**

**Historic Preservation Finance Request Presentation by Brittany Cassell.** Brittany Cassell, Historic Preservation, presented COSAC an overview of the request for Open Space sites. Ms. Cassell discussed the cost breakdown for each project on the 3 proposed properties. The purpose of this presentation was to update COSAC on each project and cost as the request will be presented at the BOCC business meeting on Tuesday, October 14, 2025. COSAC recommends the BOCC approve Historic Preservation's request for \$1,757,500.

## **VIII. Motion to Approve \$1,757,500 Historical Preservation Funding Request**

RESULT: Approved

MOVER: Shandro

SECONDER: O'Malley

AYES: Guerra, O'Malley, Snow, Shandro, Giebel, Hostetler, Rundell

NAYS: Sage, Ochs

ABSENT: Drybread

Comment details on COSAC votes

**Jim Guerra** This conversation has been discussed for a while now. This is already paired down to highest priorities of repair needed. No choice. A discussion needs to be had on future projects and payroll for

Open Space needs to be moved to the general fund. That will free up money to maintain structures and our core properties.

**Brian O'Malley** It's our obligation to take care of these properties and we have let them go for far too long. Watching them deteriorate.

**Elizabeth Snow** Yes, for taking care of the obligation of taking care of what was previously prioritized by COSAC. This request has already been pared down from the backlog of items that are on the deferred maintenance list.

**Kathie Shandro** Structures going down are not an option.

**Mark Giebel** Supporting staff's recommendation to move forward with this request. In the future I would like to learn more on if this is mandatory on the conservation easements and what the value is.

**Patti Hostetler** Agree with Jim. Has been put off for some time. Necessary. We need to take care of what we currently own. Moving forward it would be nice to work with historic preservation on an assessment on any future acquisitions for budgeting purposes.

**Tom Rundell** Would like to see a 10% cut in the funding request but in risk of losing the funding altogether feels it is imperative that COSAC approves this request tonight. If we lose the structure, does it mean we lose the importance of open space? This supports the Commissioners with their request to open properties.

**Jay Sage** Voted no. Suggested to fund some degree of historic preservation. Wants more detail and definition of levels of historic need. Better definition of what needs to be funded.

**Greg Ochs** voted no. Needs more details of the repairs and value to historic structures.

#### **Open Space & Natural Resources Department Vehicle Requirements Request – Motion Required.**

Kirk Inderbitzen, Ranger Supervisor, presented COSAC an overview of the request for Department Vehicle Requirements. Mr. Inderbitzen is requesting 11 vehicles for staff; 4 vehicles are retained and need to be turned into fleet and the purchase of 4 new vehicles with a funding request of \$425,000. COSAC recommends the BOCC approve the vehicle request for \$425,000.

#### **IX. Motion to Approve \$425,000 Open Space Vehicle Requirement Funding Request**

RESULT: Approved

MOVER: Rundell

SECONDER: Guerra

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

ABSENT: Drybread

No Comment details on COSAC votes given.

**Highlands Ranch Community Association \$3.5 Million Funding Request – No Motion Required** COSAC refreshed the scorecards and reopened the request to the Board of County Commissioners with COSAC's recommendation. This item will be presented to the Board of County Commissioners on October 14, 2025.

#### **COSAC Budget Subcommittee - No Action Required.**

Scott McEldowney presented the budget tool that was created by Jay Sage, COSAC Chairman, Jim Guerra, COSAC Vice Chairman, Kirk Inderbitzen, Ranger Supervisor, and Darcy Wilson, Administrative Assistant and Volunteer Coordinator. This is an interactive spreadsheet to outline five-year budget requests.

### **EXECUTIVE SESSION**

COSAC entered executive session pursuant to C.R.S. § 24-6-402(4)(a),(b) and discussed the potential acquisition of specific real property in Douglas County for preservation as open space. The discussion included the costs, benefits, and relative merits of potential property acquisitions, existing protections and encumbrances, limitations upon use, wildlife, natural resources, terrain, surrounding properties, and how the property relates to the objectives of COSAC and Douglas County. COSAC also received legal advice from an assistant county attorney regarding executive sessions and compliance with the Colorado Open Meetings Law.

**Motion for COSAC to enter an executive session.**

RESULT: Approved

MOVER: Sage

SECONDER: Hostetler

AYES: Sage, Guerera, O'Malley, Snow, Ochs, Shandro, Giebel, Hostetler, Rundell

ABSENT: Drybread

**X.COSAC Discussion for the Good of the Order**

COSAC members and staff engaged in a collective discussion pertaining to the scorecard completion and process of evaluating projects. COSAC will discuss project scoring at an upcoming premeeting.

**ADJOURN REGULAR MEETING**

After adjourning the executive session, COSAC members came back to the regular COSAC meeting. COSAC Chair, Jay Sage stated that COSAC was now finished with the executive session pursuant to C.R.S. § 24-6-402(4)(a),(b) for the purposes of discussing the potential acquisition of specific properties and legal advice, stated that no decisions were made in the executive session, and asked for a motion for adjournment.

**Motion to adjourn the regular COSAC meeting.**

RESULT: Approved

MOVER: Hostetler

SECONDER: Gerra

AYES: Sage, Guerera, O'Malley, Snow, Ochs, Shandro, Giebel, Hostetler, Rundell

ABSENT: Drybread