



**OPEN SPACE ADVISORY COMMITTEE  
THURSDAY, MARCH 6, 2025  
AGENDA**

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**Thursday, March 6, 2025**                      **5:30 PM**                      **100 Third St. Castle Rock, CO 80104**  
**Conference Rooms A&B**  
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.**

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**COSAC Administrative Pre-Meeting 5:00 PM – Open Meeting**

- **Dinner is provided for COSAC members and staff**
- **Administrative questions pertaining to anything on regular agenda**

**CALL TO ORDER – 5:30 PM**

- I. Roll Call**
- II. COSAC Disclosures**
- III. Adoption of Agenda**
- IV. Approval of Minutes – February 6, 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. **Staffing Update – Kirk Inderbitzen, staff**
  - 2. **Map of Parks, Historic Resources and Open Space – Dan Dertz, staff**
  - 3. **Budget Tool – Dan Dertz, staff**
- iv. **Other Updates**

**NEW BUSINESS**

- VII. Decision Making Principles for 2025 Budget – Jay Sage, Chair**
- VIII. HRCA Request for the Acquisition of Wildcat Regional Park Update – Dan Dertz, staff**

**EXECUTIVE SESSION**

**Pursuant to C.R.S. (24-6-402(4)(a)) for discussion pertaining to the purchase, acquisition, lease, transfer or sale of any real, personal or other property interest**

**ADJOURN REGULAR MEETING**

*\*\*The Next Meeting Will be Held on Thursday, April 3, 2025 @ 5:30 p.m. \*\**

**OPEN SPACE ADVISORY COMMITTEE  
REGULAR MEETING  
THURSDAY, FEBRUARY 6, 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 – Excused  
Elizabeth Snow, Committee Member – Excused  
Jay Sage, Chair – Present

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

None

**III. Motion to Approve Agenda**

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

**IV. Celebration of Mark Weston**

Chairman Jay Sage announced that long-time Douglas County resident Mark Weston had passed away. The chair provided a background on Mark and showed a short presentation that was developed by Douglas Land Conservancy regarding the efforts that Mark had made to conserve open space throughout his life in Douglas County. COSAC members and staff provided comment regarding the legacy that Mark has left in the County. COSAC members asked staff to pursue some form of memorialization for all Mark had done for Douglas County.

**V. Motion to Approve January 9, 2025, Minutes**

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

**VI. Public Comment**

There were 13 people who provided public comment on the staff proposal to develop a camping program at Sandstone Ranch Open Space. The following people provided comment in opposition to the proposal:

Pam Wood  
Ed Chambers  
Gary Wood  
Kim Greer  
Ted Johnson  
Troy Giesler  
Greg Ochs  
Dan Wilson  
Robert Mars  
Alan Seddmek  
Aaron Matheson  
Clint Wages  
Elaine Petro

**VII. Administrative Announcements**

- a. **Brittany Cassel, County Curator, provided a brief overview of 2024 historic preservation accomplishments**
- b. **Amy Knopp, Rueter-Hess Reservoir Manager, provided an overview of staff's successes in managing the programing at Rueter-Hess reservoir**
- c. **Project Updates – Open Space and Natural Resource staff provided several project updates**
- d. **Staff presented the COSAC email distribution. Staff will create the email address [COSAC@douglas.co.us](mailto:COSAC@douglas.co.us). This email will be used to provide the public with a way to contact COSAC members directly.**

**NEW BUSINESS**

**VIII. COSAC Prioritization of Internal and External Funding Requests – Dan Dertz, Director of Open Space and Natural Resources**

Staff presented a short explanation of where the County is in the budget process for 2025 Parks, Trails, Historic Resources, and Open Space (PTHROS) sales tax fund. Staff provided the spreadsheet of all projects that have been brought forth to COSAC for consideration, which included the scores that were compiled for each project. Staff also provided a synthesis of comments that was created by a subcommittee from COSAC. Staff requested direction on whether to use individual comments to provide summaries to the Board of County Commissioners (Board) on each project or the synthesis of comments. COSAC will continue to work on the synthesis of comments and evaluate at a upcoming meeting. COSAC has requested a special meeting to review all projects and to prioritize funding requests. COSAC's recommendation will be provided to the Board as a requirement of the PTHROS sales tax resolution.

**ADJOURN REGULAR MEETING**

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

RESULT: Approved

MOVER: Hostetler

SECONDER: O'Malley

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

## **Budget Decision-Making Guidance Principles for 2025**

### **Operations and Maintenance**

Use the language from the 2022 Sales Tax Resolution for guidance on O&M projects.

Conservation is a key decision factor. (Conservation values may include protecting and adding: wildlife, habitat, community buffers, view shed corridors, and streams, as examples).

Adding to public access is a goal.

Maintaining current properties to a high standard is desired before adding more trails, trailheads, etc.

Shovel-ready projects. Projects at the stage of development where building will begin soon are desirable.

Reviewing projects per location in the county, i.e. urban/rural, north/south/east/west, BOCC district will be a consideration.

Working with partners is key to expanding the funding, breadth, and scope of projects. The expectation should be that open space staff will work with partners to generate more creative plans. County staff should work with partners from start to finish on their projects. Consider phased financing of partners' projects.

A key consideration is funding trails and trailheads before supportive infrastructure such as access roads.

The scope of a project (large, medium, and small) requires equal consideration.

Funding more projects of various sizes and locations throughout the county is more desirable than funding fewer larger projects.

Maintain a reserve account for emergency maintenance/repair projects

## Acquisitions

Maintain a reserve fund to buy a property(s) at market prices with little or no partnership funding

Properties with funding partnerships are desirable.



COSAC's strategic initiatives:

Public Access and Safety

Interpretation and Education

Programs to manage natural and cultural resources

Volunteers

Modern Structures

Acquisitions and Easements