



**TOPS Working Committee Meeting  
Meeting Minutes - FINAL  
Wednesday, November 1, 2017**

**Members Present:** Jason Alwine, Cathy Grossman, Nancy Hobbs, Joe Lavorini, Lee Milner, Jim Klever, Becky Wegner, Lily Weissgold

**Members Absent:** Jeff Mohrmann

**Alternates Present:** N/A

**Parks Board Liaisons Present:** Jason Rupinski, Carol Beckman, Mina Liebert

**Parks Board Liaisons Absent:** N/A

**Staff Present:** Britt Haley, Christi Mehew, David Deitemeyer

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Jason Alwine brought the meeting to order at 7:31 a.m.

**Agenda Preview**

Britt Haley announced the closed executive session will not be held today.

**Announcements**

Britt Haley, Design and Development Manager/TOPS Program Manager

- She welcomed the new TOPS Working Committee member who has moved up from the alternate position, Lily Weissgold.
- A Senior Landscape Architect position is open with the Design and Development Department. Interviews will be conducted within the next few weeks.
- The Manitou Incline is tentatively scheduled to reopen on Friday, December 1<sup>st</sup>.

**Citizen Discussion**

No citizens commented at this time.

Committee member Nancy Hobbs announced her new book called “Best Trail Runs: Denver, Boulder, Colorado Springs” which features many Colorado Springs Parks. This is a first in a series of four books.

**Approval of Minutes** – October 4, 2017

Motion: To approve the minutes of the October 4, 2017 TOPS Working Committee meeting.  
1<sup>st</sup> – Nancy Hobbs, 2<sup>nd</sup> – Becky Wegner, Approved, Unanimous

**Presentations**

**TOPS Policies and Procedures** (Presented by Britt Haley, Design and Development Manager/TOPS Manager)

[Link to PowerPoint presentation](#)

The PowerPoint presentation included: formation and purpose of the Committee; notable Committee policies; and alternate members.

Discussion included: representation of districts is not a requirement of the Committee and an inquiry to review financials and percentages per the current ordinance.

**Rockrimmon Expansion – Application for Funding** (Presented by Charles Castle)

[Link to PowerPoint presentation](#)

The PowerPoint presentation included: agenda; mission; goals; wildlife corridor and trails connectivity; wildlife; maps; Friends of South Rockrimmon proposed Open Space; Rockrimmon Working Committee; and summary.

Discussion included: the property is bank owned; clarification of the site location on the map; past proposal and drainage issues; proposed trail to be south of the drainage area; trail connectivity; public works mitigation work; list price is \$250.00/square foot which equates to approximately \$2,000,000 dollars; the seller's representative indicated that the seller has an appraisal for this property which she was not authorized to share at this time; the county assessor has assigned a value to the property, however a new appraisal has not been completed; Cathy Grossman, Nancy Hobbs and Britt Haley will visit the property this week; and fundraising efforts by the Friends of South Rockrimmon Open Space.

Charles Castle introduced Lisa Czelatdo, Broker Associate with Quantum Commercial Group Inc., who is the real estate agent selling the property.

Mary Taylor, citizen, stated that this parcel of land that is being considered for purchase helps maintain the corridor from Pikes Peak down to the creek. The block from Ute Valley Park to the Rockrimmon area will need to be maintained if this parcel is purchased.

Linda Hodges, Aiken Audubon Society Conservation Chair, stated the hilltops in this area have been damaged due to ATV activity.

**Corral Bluffs Expansion – Application for Funding** (Presented by Bill Koerner)

[Link to PowerPoint presentation](#)

The PowerPoint presentation included: on the rim looking southeast; the "green blob" vision – 2008; TOPS application vicinity map; TOPS application area map; project detail; on the rim

looking south; below the rim; is it appropriate for TOPS funding; below the rim view; the proposed acquisition goals; and thank you.

Discussion included: the parcels are continuous to properties that the TOPS Program has already acquired; identified as an Open Space candidate properties in the City of Colorado Springs and El Paso County Park Master Plans; cultural and paleontological value; east to west hiking access; connection to Jimmy Camp Creek; erosion concerns; and public use of the space.

Sharon Milito, scientist, stated two different ecosystems exist at the top of this property, wildlife is extensive and Native American artifacts have been found on the property. There is a feeling of being in the wilderness when down in the bluffs as no other houses are visible.

**Rustic Hills Drainage Improvement at Rock Island Trail** (Presented by David Deitemeyer/John Adair)

[Link to PowerPoint presentation](#)

The PowerPoint presentation included: background information; project goals; existing conditions; conceptual plan; examples of proposed facilities; TOPS policy; project timeline; and questions.

Discussion included: erosion; paving of streets in the area; building two structures to help with the drainage within the pond; waiting to begin the stakeholder engagement process until a design is complete; trail access; request to tour the property; TOPS property signage; stabilizing and protecting the property; the possibility of a new fence line; a question concerning whether the property was acquired with TOPS Open Space or TOPS Trail dollars; and the need for a maintenance road for access.

**Citizen Discussion** N/A

[Link to handouts distributed during meeting](#)

### **Adjournment**

The TOPS Working Committee meeting adjourned at 9:31 a.m.  
1<sup>st</sup> – Nancy Hobbs, 2<sup>nd</sup> – Lee Milner, Approved, Unanimously