OPEN LANDS ADVISORY BOARD (OLAB)

AGENDA

DATE: May 28, 2015
TIME: 5:00- 8:00 PM
LOCATION: Civic Center Municipal Bldg • Council Chambers • 500 E 3rd St., Loveland CO

Please call 970-619-4592 if you are unable to attend a meeting. Votes require a quorum. Thanks!

1) CALL TO ORDER / INTRODUCTION OF GUESTS
2) PUBLIC COMMENT
3) AGENDA REVIEW
4) REVIEW AND APPROVAL OF LAST MEETING MINUTES ***–pgs 3-5***
5) INFORMATION & ANNOUNCEMENTS
   a. The 2014 Natural Resources Annual Report is complete.
   b. The Community Relations Specialist position has been filled. Teddy Parker-Renga will start on June 1 and will be at our June meeting for introductions.
   c. Staff attended the CPW Partners in the Outdoors conference
   d. Boulder County is offering farm and water tours on June 13 and 23 (as well as in July and August) for $20, includes lunch. For more info and registration go to http://www.bouldercounty.org/os/events/pages/agtours.aspx
   e. The Board of County Commissioners recommended the Open Lands Master Plan to the Planning Commission, who approved it on Wednesday, May 20, 2015. We will have printed copies soon.
   f. A new revised DRAFT Big Thompson Canyon Conservation & Recreation Plan has been posted to the website for public review. All feedback and comments are due by end of May. A survey is also available on the website for additional information. REMINDER: a board tour of the canyon will take place May 27 at 1pm, leaving from the Devil's Backbone OS. This is a joint tour with the Loveland Open Lands Advisory Commission.
   g. Get Outdoors Day is June 13 and has been added to your calendars – please make an effort to attend this wonderful family event led by Larimer County!
   h. Rick Andersen, the Loveland Open Lands Manager has resigned his position. Loveland is looking at restructuring before hiring again, and Marilyn Hilgenberg has been appointed as interim.
   i. SB206, the Colorado Coalition of Land Trust bill to reform the conservation easement tax credit passed 59-4 on May 6. The bill now heads to the Governor's desk for signature.
   j. Reminder: June 12 OLAB visit with TNC to the Green CE, space is limited so please RSVP with Sandy via the calendar appointment.
   k. Natural Resources reached an agreement with the Planning Department to monitor 8 conservation easements that were accepted by the Rural Land Use Program in past years. This brings us in to compliance with state certification requirements.
   l. OLAB interviews will be June 1. There were 8 applicants and 3 new members will start at the July meeting. Next month we will honor Peter and Ladonna for their service.
   m. Report from the Open Space Operations Managers ***–pgs 6-8***

OPEN LANDS ADVISORY BOARD (OLAB)
AGENDA

n. Sales Tax Report from prior month ***–pgs 9-10***

6) PRESENTATION
   a. Boulder County Ag Program– Meaghan Huffman, Boulder County Open Space
   b. "Nature in the City" Plan – Justin Scharton and Lindsay Ex, City of Fort Collins
7) DISCUSSION
   a. Rocky Mountain National Park Cascade Cottages project partnership – Larry Gamble, Senior Planner, Rocky Mountain National Park ***–pgs 11-12***
   b. Historic Assessment Report, Phase I – Meegan ***–pgs 13-16***
8) DISCUSSION & ACTION ITEMS
   a. Open Lands Advisory Board By-laws update ***(pgs 17-24)*** and adoption ***(pgs 25-28)***
   b. Poudre River Trail construction along Three Bell Parkway. This item may only be a discussion item depending on construction schedules
9) EXECUTIVE SESSION: Pursuant to C.R.S. (24-6-402(4)(a) for discussion of the purchase, acquisition, lease, transfer or sale of any real or personal property interest
10) ADJOURN

Included in PDF:	***Attached Separately:***
• Agenda • Minutes of last meeting • Open Space Operations Reports • Sales tax report for prior month • Cascade Cottages information • OLAB bylaws proposed changes & draft document • 2014-2017 CapDev&Acq Summary	1. News articles 2. Bylaws - all edits 3. Cascade Cottages Presentation

OPEN LANDS ADVISORY BOARD (OLAB)
Meeting Minutes

Thursday, April 23, 2015
5:00- 8:00 PM
Civic Center Municipal Bldg • Council Chambers • 500 E 3rd St., Loveland CO

The mission of the Larimer County Open Lands Program is to preserve and protect significant open space, natural areas, wildlife habitat, and develop parks and trails for present and future generations. These open lands provide opportunities for leisure, human renewal and protection of our natural and cultural resources.

Members Present	
Carl Sorrentino	At-large
Mary Banken	At-large
Steve Vessey	At-Large
Suzan Fritchel	At-large
Trudy Haines	At-large
Gerry Horak	City of Fort Collins
Nancy Wallace	Planning Commission
Paul Alaback	Town of Berthoud
Ward Nelson	Town of Estes Park

Staff Present
Gary Buffington, Natural Resources Director
Kerri Rollins, Open Lands Program Manager
Charlie Johnson, Senior Land Agent
Alex Castino, Land Agent
Meegan Flenniken, Resource Program Manager
Sandy Werkmeister, Department Specialist
Travis Rollins, Open Space Operations Manager
Zac Wiebe, Fund Dev & Spec Proj Specialist

Members Absent	
Peter Kast	At-large
Ladonna Lee	At-large
Hugh McKean	City of Loveland

1. CALL TO ORDER / INTRODUCTION OF GUESTS
Meeting called to order by Nancy Wallace.

2. PUBLIC COMMENT – No public comment.

3. AGENDA REVIEW – A couple of announcements added to Information items will be reflected in minutes.

4. REVIEW AND APPROVAL OF LAST MEETING MINUTES
   Motion by Paul Alabeck and second by Carl Sorrentino to approve the March 26, 2015 meeting minutes. Motion carried unanimously.

5. INFORMATION & ANNOUNCEMENTS
   a. The NoCo Nature Festival is collaborating to plan a joint event with the Harvest Festival. The event will be called Nature's Harvest Fest and will be on Saturday, September 12 at the Gardens on Spring Creek in Fort Collins. This is a great way to reach a new audience and maximize efforts.
   b. Loveland Open Lands 2014 Annual Report was provided to the Board.
   c. DNR Grant Successes:
      i. Larimer County received a $350,000 State Trails grant for the Colorado Front Range Trail, Loveland to Fort Collins Segment. This 2.2-mile concrete trail will connect existing paved trails in Fort Collins and Loveland. The conceptual estimate for this trail is $1,021,701 and Larimer County has received $800,000 in grants for construction. Construction is planned in 2016.
      ii. A GOCO Paths to Parks application was submitted by Larimer County, Loveland and Fort Collins for the Long View Corridor Trail. The $999,550 request will match the $1 million

CDOT grant received earlier this year, to build this 4.4-mile concrete trail and new trailhead at Sunset Vista Natural Area. Grant awards will be made in June. Construction is planned in 2016 and 2017 if the grant is awarded.

iii. Larimer County received a $73,000 Community Development Block Grant (CDBG) to develop a preliminary conceptual design for the Poudre through River Bluffs Open Space. This reach of the Poudre is in poor condition due to man-made levees and disconnection to the floodplain. The conceptual design will highlight physical improvements to the channel that will improve river function and will be compatible with surrounding land uses.

Kerri said Zac and Jeffrey have been really going after it. All these grant successes equate to $6.75 dollars for every dollar we submit. Kudos to them!

d. Construction of the Poudre River Trail, Timnath's Gateway Park to Stonefly Drive segment is underway. Concrete has been poured on the majority of this 0.75-mile segment and the project should be wrapped up later this summer.

e. The Natural Resources Department is working with Greeley to transfer a $150,000 Colorado Water Conservation Board (CWCB) award to Larimer County for bank repairs at Lions Open Space. The CWCB award, in conjunction with FEMA funds, will be used to repair the banks caused by the September 2013 flood and 2014 spring runoff. Meegan said the restoration work will begin this fall.

f. We have just offered the position of Community Relations & Communications Specialist, but have not received a definite answer back yet. By next month we may have someone for the Board to meet.

g. Open Lands Master Plan adoption – Board of County Commissioner Worksession is in a couple of weeks, where they will make a recommendation to the Planning Commission to adopt the plan. The Planning Commission meets on May 20.

h. Report from the Open Space Operations Managers
Travis reported sadly that they found a dead bald eagle out by River Bluffs. They are hoping it is not one of the pairs with chicks. Red Mountain Open Space opened on March 1 and has been quite busy. Travis shared with the Board that he asked his staff to put some numbers to what happens at the trailheads regarding over-capacity. At Horsetooth Mountain – on Saturday & Sundays they are turning around 600 vehicles each day. On Easter Sunday they turned away 1000 vehicles. The parking lot capacity is 84. Gerry asked if the parking lot capacity is the trail capacity. It would be helpful to know if it is a parking lot issue or "resource" capacity. Meegan explained that there are trails that will always be the most popular (Horsetooth Rock, Horsetooth Falls, Keyhole at DBBOS, etc.) because they lead to iconic landmarks so the capacity on those trails can dictate the capacity of the area.

i. Sales Tax Report from prior month – since 2013-2014, sales tax revenue up by 12.5 %!!

j. Mary announced the Geo-Fest this Saturday, April 25, 2015, a community-wide celebration of our planet, housed in the Estes Park Event Center & Pavillon at 1125 Rooftop Way… lots of activities for kids.

k. Estes Park has been named the #1 best small town in America to visit… WHY? Wilderness-themed art exhibits, classes, films and concerts celebrates the park's highlights—which include some of the tallest mountains in the continental United States and more than 300 miles of hiking trails.

6. PRESENTATIONS

a. Small Grants for Community Partnering (SGCP)Awards – Board of County Commissioners

b. Commissioners Donnelly and Johnson presented award checks to the 10 Small Grant for Community Partnering awardees. Each awardee spoke briefly about their project and were eager to get started if they hadn't already!

Charlie Johnson took a group photo of the SGCP awardees for the website.

- Charlie Johnson took a photo of the Board for the department's annual report.

c. Kerri presented to the Board on *Division of Real Estate (DRE) Certification* changes and conservation tax credit updates. The presentation will be included with meeting minutes.

Things have slowed down so much the DRE is thinking of increasing fees again. They did not announce their 2015 fees until December 31, 2014. The Board discussed the changes occurring. DRE has also changed some processes, such as reviewing the appraisals before the tax credit can go through. The promise of this not bottlenecking the system is not real. Easements that were turned in back in December are still waiting with the DRE.

Mary Banken said having a landowner pay for something such as an appraisal ($10,000 and higher depending on the acreage) with no promise of a result is too scary for the landowner.

Mary asked if this board would consider increasing the fund to help with transaction costs for local land trusts. With the new fees, donating $5000 toward projects does not have the impact it once did. Appraisals were 10-20,000 in the past and will certainly be going up.

7. DISCUSSION & UPDATES

a. Zac presented an update on the Big Thompson Canyon Recreation and Conservation Assessment, showing who the partners are, the evaluation criteria, public priorities and themes and property categories. The presentation will be filed with the meeting minutes. The Board also received a first draft of Chapters 1-3 of the assessment plan.

Paul Alaback provided several comments on the first draft. The Project Vision states "[…] mitigate flooding, which is not true. He thinks they are actually wanting to say "mitigate the impacts of flooding." Paul wants to see some clarification of that vision. The best way to kill a river is to prevent flooding.

He went on to say he knows it is complicated to present this stuff, but there are very different sections of the Big Thompson River. He suggests writing the document to match the channel of the river. There are different ecosystems in the river so consider what is the natural expectation of that channel. Divide the river into these functional sections… to explain to the people better. Be especially careful with the Executive Summary, which will likely be the only thing the majority will read.

Last point… there is a figure that shows the slope, trees, etc. depicted as the riparian section, right next to cliffs… not realistic. Could do a better job of marrying information.

Zac thanked Paul for well thought-out feedback and said he would share it with the team.

Zac - There is approximately $56 million of Natural Resources Conservation Service (NRCS) funding through the Emergency Watershed Protection program that has been allocated for several counties in the state, including Larimer County, to assist with flood recovery. The funding requires a sponsor that has not been announced yet. Staff will continue to monitor the program and evaluate its potential for projects in the county.

8. EXECUTIVE SESSION:

Motion by Carl Sorrentino that the Board move into Executive Session, pursuant to C.R.S. (24-6-402(4)(a) for discussion of the purchase, acquisition, lease, transfer or sale of any real or personal property interest. Second by Paul Alaback. Motion carried unanimously.

9. ADJOURN

Big Thompson District Update 05/21/15

- The 5th annual Ranger Excellence School took place 5/11-15th at the Ranch. Well attended and well received! Lots of work put in by all the full time Rangers and Managers in order to pull it off.
- Staff has been very busy trying to hire and train up a LOT of new staff. Between the rangers and maintenance staff, only 2 returning employees this season.
- Chris attended two seminars- Women in Law Enforcement and the Rocky Mountain Tactical Association presentation from an officer who survived being shot 15 times during an active shooter encounter.
- Pinewood construction continues. Weather is really getting the better of us, causing numerous delays in finishing the heavy construction contracts. We are still working on some erosion mitigation with another subcontractor. Huge thank you to Casey for helping coordinate that portion of the project. We will be opening for the Memorial Day weekend, but construction will be continuing in the weeks following.
- Weather is also wreaking havoc at Hermit Park. The drainage plans to alleviate the flooding at the pavilion are on hold until drier weather arrives. We will most likely need to delay the final touches on the project until the fall in order to open it to the public for the busy recreation season. Springs are popping up everywhere- some we are well versed in dealing with but with all the moisture this season, we have new ones cropping up as well. We had to re-route visitors into the back two campgrounds (Granite Gulch and Kruger) due to the springs coming up in the middle of the road. Springs are also causing some soggy sites in Hermit's Hollow.
- Chris is working with other NR staff on developing a general RFP specifically for our departmental use for architectural and construction design/build oversight. Historically we have piggy backed on the Engineering Dept contractors. We were not allowed to do this for the alternate FEMA project regarding the trails and trailheads for the Hermit Park master plan and it has caused major delays in getting that project off the ground. We are hoping this will allow our department greater flexibility on future projects.
- Chris attended the CDOT public meeting up in Estes Park and represented LCNR for answering questions regarding the Big Thompson recreational draft plan. Approx. 50 people attended.
- The Crazy Legs 10 k went off without (much) of a hitch at the Devil's Backbone Open Space. Chris and the race coordinator were in constant communication the 10 days leading up to the event. The weather finally decided to cooperate for this particular event and 96 runners made the trek.

Crazy Legs 10K at Devil's Backbone Open Space

Crazy Legs 10K at Devil's Backbone Open Space

Red Mountain District - Open Space Operations

General-

- Attended Agricultural Advisory Board (AAB) , Habitat Partnership Program (HPP) and Open Lands Advisory Board (OLAB) meetings
- Quad Rock 25/50 mile endurance race at Horsetooth Mountain was rescheduled to June 14th due to wet and muddy conditions
- CSU Unity Day – removed about 150 feet of old fence near Horsetooth Falls with 18 volunteers and intern
- Working with Webmaster to improve Red Mountain hunting drawing application

Rangers-

- Rangers conducted search at Horsetooth Mountain with Fort Collins PD, Larimer County Sheriff's Office, and Larimer County Search and Rescue for missing twenty-one year old female, subject was later found in town
- Ranger Cook provided an overview of Poudre Valley Hospital medical protocols for full time rangers and managers
- Preparing for Ranger Excellence School which is 5/11 through 5/15 at the Ranch
- Dog bit by rattlesnake at Horsetooth Mountain
- Provided a tour to admin staff of Red Mountain and Eagle's Nest Open Spaces
- Visitor reported a dead bald eagle along the road near River Bluffs, ranger responded and passed on to Parks and Wildlife, thought to be hit by car
- Several property closures due to wet and muddy conditions
- Rangers met Poudre Fire Authority to discuss responsibilities and exchange access maps

Maintenance/Projects/Leases-

- Scheduled Eagle's Nest entry road grading
- Toured proposed bison fence at Red Mountain/Soapstone with Fort Collins' staff and contractors
- Worked with Royal Vista (lessee at River Bluffs) to burn irrigation ditches
- Worked with County Attorney's office to revise FEMA ag property maintenance agreement
- Developing free firewood program for Horsetooth Mountain
- Met with Cattleman's Association to discuss bison project
- Prepared LESA assessment sheets for potential ag conservation easements
- Turned on livestock water systems at Eagle's Nest and Red Mountain and cleaned troughs
- Stocked 19 cow/calf pairs and one bull at Eagle's Nest
- McCorkel attended PineBind demonstration through COSA

OPEN SPACE SALES TAX ACTIVITY
PERIOD ENDING APRIL 30, 2015

REVENUES:					
	SALES TAX	$	739,155.31		
	MV USE TAX	$	82,125.92		
	BUILDING USE TAX	$	79,616.30		
	INTEREST	$	239.55		
	TOTAL REVENUE	$	901,137.08		
EXPENDITURES:					
	PERSONNEL & OPERATING	$	2,895.55	$	11,222.56
				$	11,222.56
	PRIOR MONTH RESERVE TO DISTRIBUTE	$	57,484.70		
	NET REVENUE:	$	955,726.23		
	DISTRIBUTED: 95%	$	907,939.92		
	RESERVE: 5%		47,786.31		

% SALES TAX DISTRIBUTED TO INCORP. AREAS (USED AS A BASIS) 55%

DISTRIBUTION BASED ON POPULATION 2013 State of Colorado Statistics

	2012 POPULATION	% OF INCORP AREA		REVENUE
FORT COLLINS	148,167	62.36	$	311,412.34
LOVELAND	70,436	29.65	$	148,039.98
ESTES PARK	6,026	2.54	$	12,665.24
BERTHOUD	5,216	2.20	$	10,962.81
WELLINGTON	6,576	2.77	$	13,821.21
TIMNATH	1,173	0.49	$	2,465.37
TOTAL INCORP.	237,594	100.00	$	499,366.96
TOTAL UNINCORP.	67,434		$	408,572.96
TOTAL	305,028		$	907,939.92

DISTRIBUTION BASED ON SALES TAX GENERATION 2013 Colorado Department of Revenue Statistics

		2012 GENERATION	% OF INCORP AREA SALES TAX		REVENUE
FORT COLLINS	$	62,386,634	59.85	$	298,861.02
LOVELAND	$	33,615,603	32.24	$	160,984.45
ESTES PARK	$	5,241,223	5.03	$	25,107.90
BERTHOUD	$	924,231	0.89	$	4,427.50
WELLINGTON	$	649,772	0.62	$	3,112.71
TIMNATH	$	1,424,380	1.37	$	6,823.44
TOTAL INCORP	$	104,241,843	99.99	$	499,317.02
TOTAL UNINCORP	$	12,308,925		$	408,622.90
TOTAL	$	116,550,768		$	907,939.92

DISTRIBUTION BASED ON HIGHEST YIELD TO INCORPORATED AREAS:

FORT COLLINS	$	311,412.34
LOVELAND	$	160,984.45
ESTES PARK	$	25,107.90
BERTHOUD	$	10,962.81
WELLINGTON	$	13,821.21
TIMNATH	$	6,823.44
TOTAL INCORP	$	529,112.16
TOTAL UNINCORP	$	378,827.76
TOTAL	$	907,939.92

DISTRIBUTION BASED ON NEW MUNICIPAL AGRREMENT:

DISTRIBUTION BASED ON POPULATION 2013 State of Colorado Statistics

	2012 POPULATION	% OF INCORP AREA	REVENUE
FORT COLLINS	148,167	60.90	$ 322,248.60
LOVELAND	70,436	28.95	$ 153,191.35
ESTES PARK	6,026	2.48	$ 13,105.96
BERTHOUD	5,216	2.14	$ 11,344.29
WELLINGTON	6,576	2.70	$ 14,302.15
WINDSOR	4,877	2.00	$ 10,606.99
JOHNSTOWN	810	0.33	$ 1,761.67
TIMNATH	1,173	0.48	$ 2,551.16
TOTAL INCORP.	243,281	100.00	$ 529,112.16

DISTRIBUTION BASED ON SALES TAX GENERATION 2013 Colorado Department of Revenue Statistics

	2012 GENERATION	% OF INCORP AREA SALES TAX	REVENUE
FORT COLLINS	$ 62,386,634	58.77	$ 310,954.52
LOVELAND	$ 33,615,603	31.66	$ 167,497.78
ESTES PARK	$ 5,241,223	4.94	$ 26,123.90
BERTHOUD	$ 924,231	0.87	$ 4,606.66
WELLINGTON	$ 649,772	0.61	$ 3,238.67
WINDSOR	$ 675,514	0.64	$ 3,366.97
JOHNSTOWN	$ 1,238,122	1.17	$ 6,171.19
TIMNATH	$ 1,424,380	1.34	$ 7,099.56
TOTAL INCORP	$ 106,155,479	99.99	$ 529,059.24

DISTRIBUTION BASED ON HIGHEST YIELD TO INCORPORATED AREAS:

FORT COLLINS	$ 322,248.60	57.00
LOVELAND	$ 167,497.78	29.62
ESTES PARK	$ 26,123.90	4.62
BERTHOUD	$ 11,344.29	2.01
WELLINGTON	$ 14,302.15	2.53
WINDSOR	$ 10,606.99	1.88
JOHNSTOWN	$ 6,171.19	1.09
TIMNATH	$ 7,099.56	1.26
TOTAL INCORP	$ 565,394.45	100.00

NEW DISTRIBUTION FOR MUNICIPAL AGREEMENT:		**YEAR TO DATE**	**PAID TO DATE**
FORT COLLINS	$ 301,569.37	$ 665,849.41	$ 61,183,396.08
LOVELAND	$ 156,749.17	$ 347,029.76	$ 27,257,573.73
ESTES PARK	$ 24,447.48	$ 50,853.85	$ 4,596,708.52
BERTHOUD	$ 10,616.30	$ 23,176.61	$ 2,244,476.26
WELLINGTON	$ 13,384.36	$ 29,419.81	$ 1,790,420.57
WINDSOR	$ 9,926.33	$ 23,151.99	$ 744,065.63
JOHNSTOWN	$ 5,775.17	$ 14,005.34	$ 513,616.82
TIMNATH	$ 6,643.97	$ 14,257.28	$ 426,467.03
TOTAL INCORP	$ 529,112.15	$ 1,167,744.05	$ 98,756,724.64
TOTAL UNINCORP	$ 378,827.77	$ 832,405.11	$ 71,277,987.47
TOTAL	$ 907,939.92	$ 2,000,149.16	$ 170,034,712.11

Rocky Mountain National Park

Fact Sheet

February 2015

Title: Cascade Cottages Land Acquisition

Background:

Cascade Cottages is a private resort within Rocky Mountain National Park (RMNP) and is the largest remaining private inholding within the park. It is named for cascades on Fall River which forms the southern boundary of the property. The property contains approximately 40 acres and is bisected by U.S. Highway 34. The north half of the property is undeveloped. Cascade Cottages is located approximately ½ mile inside the park boundary near the Fall River Entrance to the park. The resort consists of 13 cabins ranging in size from 275 sq. ft. to 710 sq. ft. and a main house containing 1344 sq. ft. All of the structures were constructed in the 1920s and have been in use since that time as a summer resort. The property is zoned T-Tourist in Larimer County, which allows hotels, motels, lodges and resorts as uses permitted by right.

Cascade Cottages is one of only two private resorts that remain within the authorized boundary of the park. It is estimated that more than 800,000 visitors drive past Cascade Cottages each year shortly after they enter the park. This is approximately one quarter of the over 3 million visitors that come to Rocky Mountain National Park annually.

The property belongs to a family-owned Limited Liability Company (LLC). The younger generation is not interested in continuing to operate Cascade Cottages. The older generation, which has been operating the resort, is no longer able to do so as several family members have passed away.

This property is of particular importance to Rocky Mountain National Park because of its location just inside one of the park's three major entrances. Protecting the visual integrity and natural quality of this property and providing access to Fall River is critical for maintaining a high quality visitor experience.

This property is located within the authorized boundary of Rocky Mountain National Park. No change in legal authority is needed in order to acquire the property.

The family approached Rocky Mountain National Park in 2009, expressing interest in selling the property to the NPS. The NPS paid to have the property appraised. As of February 21, 2012 the appraised value was $2.83 million, a figure confirmed by the NPS Office of Valuation Services at the time. The family believed the property was worth more than the appraised fair market value and they paid for a "mini-appraisal" to examine an alternative method of appraising the property. The results of the "mini-appraisal" put the value of the property at $3.1 million. This

value has not been confirmed by the Office of Valuation Services. Total acquisition cost is expected to be $3.6 million.

- RMNP has obtained the assistance of the Trust for Public Land (TPL) and the Rocky Mountain Conservancy (RMC) to acquire the property. If TPL acquires the property they expect to be reimbursed.
- RMNP has submitted this acquisition to the NPS Land Acquisition Ranking System (LARS) in hopes of securing Land and Water Conservation Fund (LWCF) monies to acquire the property. It is RMNP's No. 1 priority for land acquisition. In order for this project to compete well for LWCF monies, it will be critical for the RMC to raise matching funds. Their fundraising efforts will promote this acquisition as a RMNP Centennial Project.

Current Status:

TPL has obtained an Option Agreement from the landowners that will hold the property until funding can be obtained through fundraising and/or the LWCF. RMC is embarking on a Centennial fundraising campaign designed to raise matching funds that would enhance the chances of obtaining LWCF monies.

If the property can be acquired, RMC has expressed an interest in evaluating some of the structures on the property for potential development as an educational field camp for youth and students. This would complement the park's efforts to reach diverse and underserved audiences.

02/09/15

Historic Structures Assessment

Larimer County
Natural Resources
2015

Project Components

Phase I: Spring 2015 - Historical assessment of 21 structures based on site visits and archival research.

For each structure:

- History
- Significance
- Integrity
- National/State Register eligibility
- Recommendations on which should be preserved
- Nod to cost level

Historical Analysis Summary

Of the 21 structures:

- Phase I results show that 15 warrant further evaluation for cost and need to stabilize/restore.
- Only 1 structure *may* be eligible for State/National register.

Building	Year Built	Priority for Preservation/Work	Cost for Preservation
Gypsum Quarries	1887/1916	8 (archaeology)	Low
Rushton Homestead	1895	1	Low
Plaster Mill	1907/1916	10 (archaeology)	Low
Powder Magazine	1950s	1	Low

Project Components

Phase II: Summer/Fall 2015 – Physical inspection of structures based on Phase I findings. Recommendations and costs for following options:

1. Allow to fall down/deteriorate naturally or actively remove;
2. Stabilize/improve to allow public to approach structures;
3. Stabilize/improve to allow public entrance. Are repairs that compromise the historic integrity needed?
4. Complete historic rehab/restoration; full access encouraged.

OLAB BYLAWS

Highlights of Proposed 2015 Revisions

V. MEMBERS

D. All Board members serve at the pleasure of the Board of County Commissioners. No Board member has an entitlement to or property interest in the continued service. The Board of County Commissioners may terminate the service of any member at any time for any reason in its discretion.

County Attorney recommendation. This section, or some variation, is being recommended to all Board & Commission Bylaws as they come up for revision.

VII. OFFICERS

A. The Open Lands Advisory Board shall elect from among their members a Chair and Vice-Chair at the ~~September~~ July meeting each year. Officers shall assume office upon election and serve for one year or until their successors are elected.

Staff is proposing this change so election of officers occurs the same month new board terms begin.

V. MEETINGS

F. A quorum at any meeting of the Board shall consist of ~~seven or more~~ a majority of the currently appointed members. Any action by those present, provided there is a quorum, constitutes an action of the Board. In the event a quorum is not present at any meeting, the members may adjourn and reschedule the meeting later with required notice.

Staff is proposing this change so the Board can reasonably reach a quorum if current membership is below 12.

X. COMMITTEES

~~A. An executive committee from the Open Lands Advisory Board and the Parks Advisory Board consisting of the Chair and Vice-Chair of each board shall be appointed and meet regularly, at least quarterly, to ensure collaboration and coordination between boards.~~

We do not do this. The committee is proposing removal.

XI. PARLIAMENTARY AUTHORITY

A. Each member of the Open Lands Advisory Board ~~shall be entitled to~~ may vote on a recommendation proposed to be made to the Board of County Commissioners. ~~all matters pertaining to the Open Lands Program.~~ A roll call vote shall be taken ~~whenever the vote on a motion to recommend spending funds generated by the open space sales and use tax is not unanimous. All other voting procedures shall be governed by parliamentary procedure according to Robert's Rule of Order Newly Revised.~~ on all votes if not unanimous. No proxy votes shall be allowed.

County Attorney recommendations, for this Board and others.

XI. PARLIAMENTARY AUTHORITY

B. Business, including presentations, discussions, motions and voting, shall be conducted in an orderly manner following such processes and procedures as the Board may determine effective. Robert's Rules of Order shall not apply.

County Attorney recommendation, for this Board and others.

XIII. AMENDMENTS

A. These bylaws may be approved or amended in whole or in part by a 2/3 vote of the Larimer County Open Lands Advisory Board members, subject to approval by the Board of County Commissioners. This shall occur during a regularly scheduled meeting provided any proposed changes to the bylaws are distributed in written form to all members at least ~~ten~~ seven days prior to the meeting at which action is taken on the proposed changes.

Staff is proposing this change so recommendations to revise the bylaws can be sent along with the regular meeting packet one week before the meeting.

LARIMER COUNTY NATURAL RESOURCES
OPEN LANDS ADVISORY BOARD

BYLAWS

I. NAME

The name of this organization shall be the Larimer County Open Lands Advisory Board ("Board").

II. COUNTY VISION

Larimer County will add value to the lives of its citizens by building partnerships, being customer driven, empowering people to take responsibility, being a fulfilling and enjoyable place to work, and being a good steward of public resources.

III. DEPARTMENT MISSION

The mission of the Larimer County Department of Natural Resources is to establish, protect, and manage significant regional parks and open lands providing quality outdoor recreational opportunities and stewardship of natural resource values. The Department is committed to fostering a sense of community and appreciation for the natural and agricultural heritage of Larimer County for present and future generations.

IV. BOARD PURPOSE

A. To make recommendations related to the mission of the Larimer County Open Lands Program, which is to preserve and protect significant open space, natural areas, and wildlife habitat and to develop parks and trails for present and future generations. These open lands provide opportunities for leisure, human renewal and protection of natural and cultural resources.

B. To make recommendations to the Board of County Commissioners concerning Larimer County's share of the open space sales and use tax. Further, the Board shall recommend acquisition, planning, preservation, jurisdictional transfers, disposal, development, use and management of open space, natural areas, wildlife habitat, regional parks and trails purchased in conformance with the Help Preserve Open Spaces Initiative.

C. To review, give advice and recommend adoption of draft management plans developed by Open Lands Program staff for lands acquired in conformance with the Help Preserve Open Spaces Initiative.

D. To function in an advisory capacity by giving advice and recommendations to the Board of County Commissioners, when requested or appropriate, concerning County land use/ownership decisions and open space policy.

E. To make other recommendations consistent with the mission and enabling legislation.

V. MEMBERS

A. The membership of the Board shall consist of

1. One elected official or appointee from each of the municipalities of Berthoud, Estes Park, Fort Collins, and Loveland.

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2. One member from the Larimer County Planning Commission.
3. Seven at-large members appointed by the Board of County Commissioners. These members should reflect a balance in geography, population, and interest.

B. A member of the Open Lands Advisory Board shall be replaced if that member no longer resides in Larimer County or resigns from the Board. Replacement of a member appointed by one of the municipalities shall be selected by that municipality. The Board of County Commissioners shall select replacement of the Planning Commission member with a recommendation by the Planning Commission. Replacement of at-large members shall be by the Board of County Commissioners. All replacements shall serve for the unexpired term of his/her predecessor.

C. At the discretion of the Board of County Commissioners or the respective municipality, Board members missing three consecutive regular monthly meetings or four meetings within a calendar year may be replaced. For the purposes of this section, the term "meetings" shall not include special meetings or field trips.

D. All Board members serve at the pleasure of the Board of County Commissioners. No Board member has an entitlement to or property interest in the continued service. The Board of County Commissioners may terminate the service of any member at any time for any reason in its discretion.

VI. TERMS

A. Member terms shall be for three (3) years. To the extent possible, terms shall be staggered to maintain membership requirements.

B. Term limits shall be in accordance with Larimer County Administrative Procedure 100.1.

VII. OFFICERS

A. The Open Lands Advisory Board shall elect from among its members a Chair and Vice-Chair at the July meeting each year. Officers shall assume office upon election and serve for one year or until their successors are elected.

B. Duties of each of the officers are:

1. Chair: The Chair shall preside over all meetings of the Open Lands Advisory Board and shall be the official spokesperson for the Board.
2. Vice-Chair: The Vice-Chair shall preside in the absence of, or at the request of the Chair.

C. The Board of County Commissioners shall be notified when a new chair is elected.

D. Natural Resources staff shall serve as the Secretary for the Board.

VIII. MEETINGS

A. Regular meetings shall be held once a month at a date, time and location to be announced. Special meetings may be called at any time by the Chair, Larimer County Commissioners, Natural Resources staff, or by four members of the Board. Regular and special meetings are open to the public and shall be held only after required notice.

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B. Field trips and work sessions will be conducted so that Board members can become familiar with properties prior to voting on a recommendation to expend funds. Field trips shall be conducted only after required notice.

C. Executive sessions may be called by a majority vote of the membership present at any meeting for the purpose of discussing any of those matters set out in CRS 24-6-402 (4). The Board shall take no formal action at such sessions.

D. All executive session discussions are confidential.

E. The Chair and Natural Resources staff shall prepare the meeting agenda and mail, email or fax it together with the minutes of the previous meeting and any other needed reports or information to the members at least four business days preceding the regularly scheduled meeting. Reports or materials handed out at meetings shall be sent to members who were absent.

F. A quorum at any meeting of the Board shall consist of a majority of the currently appointed members. Any action by those present, provided there is a quorum, constitutes an action of the Board. In the event a quorum is not present at any meeting, the members may adjourn and reschedule the meeting for a later date with required notice.

IX. ADMINISTRATIVE POLICY AND PROCEDURE

A. The Board shall conduct its business in a manner consistent with the conditions adopted by the Board of County Commissioners, included in Larimer County Administrative Policy and Procedure 100.1E as amended.

X. COMMITTEES

A. Committees may be appointed by the Chair from the Board membership from time to time to work on special projects and report their findings at regular meetings. Upon completion of the assigned task, the chair shall dissolve the committee.

XI. PARLIAMENTARY AUTHORITY

A. Each member of the Open Lands Advisory Board may vote on a recommendation proposed to be made to the Board of County Commissioners. A roll call vote shall be taken on all votes if not unanimous. No proxy votes shall be allowed.

B. Business, including presentations, discussions, motions and voting, shall be conducted in an orderly manner following such processes and procedures as the Board may determine effective. Robert's Rules of Order shall not apply.

XII. CODE OF ETHICS

A. A member shall recuse him/herself from discussion and voting if an actual or potential conflict of interest exists.

B. A conflict may result where a member has a personal or private interest in a matter proposed or pending before the Board; where a member stands to gain or lose financially as a result of a position taken by the Board; or where a member believes he/she cannot fairly and impartially discharge his/her duties.

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XIII. AMENDMENTS

A. These Bylaws may be approved or amended in whole or in part by a 2/3 vote of the Larimer County Open Lands Advisory Board members, subject to approval by the Board of County Commissioners. This shall occur during a regularly scheduled meeting provided any proposed changes to the Bylaws are distributed in written form to all members at least seven days prior to the meeting at which action is taken on the proposed changes.

Approved by the Open Lands Advisory Board this _____ day of _____2015.

Larimer County Open Lands Advisory Board

By: _____
Chair

Approved by the Board of County Commissioners this _____ day of _____ 2015.

Board of Commissioners of Larimer County, Colorado

By: _____
Chair

DRAFT

Department of Natural Resources - Open Lands

Capital Development & Acquisition Summary 2014 - 2017

Prepared 5/12/2015

DNR FUNDS ONLY (NOT TOTAL PROJECT COST)		**budget**						**additional request**								
SALES TAX (See Note)	**PROJECTED AVAILABLE**	**2014**	**2015**	**2016**	**2017**	**TOTAL**	**BALANCE REMAINING**	**2015**	**2016**	**2017**	**TOTAL**	**BALANCE REMAINING**	**Total Project**	**GRANTS & PARTNERS**	**Total Project Cost**	**PARTNERS**
Available Funds	**$ 11,198,846**															
ACQUISITION & DEVELOPMENT																
57th Street and Taft		$ 200,000				$ 200,000							$ 200,000	$ 1,300,000	$ 1,500,000	Loveland 1,300,000
Colorado Front Range Trail Property			$ 45,000	$ 175,000		$ 220,000							$ 220,000	$ 874,924	$ 1,094,924	$2,203 Ft Collins, $72,721 Loveland, $350,000 State Parks, $450,000 CDOT
Green CE partnership			$ 75,000			$ 75,000							$ 75,000		$ 75,000	
Hermit - Kruger Equestrian Campground		$ (2,500)	$ 1,997			$ (503)							$ 107,500	$ 13,000	$ 120,500	$10,000 Roundup Riders, $2,000 Horseman, $1,000 Friends, $1,000 (in kind) Backcountry Horsemen
Hermit - Pavilion Upgrade		$ 175,806	$ 7,444			$ 183,250							$ 188,000		$ 188,000	
Keyhole Parcel at DBB		$ 270,000				$ 270,000							$ 270,000		$ 270,000	
Longview Request Trail Property			$ 20,000	$ 380,000		$ 400,000							$ 400,000	$ 2,900,000	$ 3,300,000	$500,000 Ft Collins, $400,000 Loveland, $1,000,000 GOCO & $1,000,000 CDOT
Office Space			$ 10,000	$ 910,000	$ 200,000	$ 1,120,000							$ 1,120,000	$ 2,200,000	$ 3,320,000	Bureau, Lottery, Parks
Park Project - Pinewood/RSOS		$ 100,000				$ 100,000							$ 100,000	$ 768,156	$ 868,156	Parks 149,627, Bureau 243,417, Lottery 185,965, GOCO 154,739 and 33,908, Friends Group 500
Poudre River Corridor Acquisition		$ 10,674	$ 100,252			$ 110,926							$ 154,500	$ 222,900	$ 377,400	222,900 GOCO contribution
Poudre River Corridor Development			$ 138,946			$ 138,946							$ 137,779	$ 587,215	$ 724,994	231,572 Timnath, 355,643 GOCO
IDENTIFIED PROJECTS																
Big Thompson Recreation and Conservation Assessment		$ (10,037)	$ 30,037			$ 20,000							$ 20,000	$ 58,000	$ 78,000	GOCO $ 33,000, City of Loveland $15,000, Big Thompson River Restoration Coalition $ 10,000 (in-kind)
Big Thompson River Restoration Coalition Partnership		$ 10,000				$ 10,000							$ 10,000	$ 250,000	$ 260,000	Colorado Water Conservation $ 140,000, Comm Fdn of Northern Colorado $ 30,000, Larimer County Planning Department $ 21,700, No Front Range WQ Plan Assoc $ 2,000, City of Loveland $ 40,000, Northern Water $ 4,347, New Belgium $ 3,100, Other $ 8,853
Master Plan Update & Regional Study		$ 47,822	$ 1,653			$ 49,475							$ 84,735	$ 121,102	$ 205,837	Regional Study - 27,185 Fort Collins, 13,872 Loveland, 75,265 GOCO, 1,080 Berthoud, 1,520 Estes Park, 500 Johnstown, 100 Timnath, 500 Windsor, 1,080 Wellington
School Initiatives			$ 30,000			$ 30,000							$ 50,000		$ 50,000	
Small Grants		$ 19,489	$ 20,800			$ 40,289							$ 40,289		$ 40,289	
Trust for Public Land Citizen Opinion Survey		$ 23,000				$ 23,000							$ 23,000	$ 10,000	$ 33,000	Trust for Public Land $ 5,000, Legacy Land Trust $5,000
OTHER ADJUSTMENTS																
Repayment of LTM Loan as required		$ 672,000	$ 760,000	$ 746,000	$ 832,000	$ 3,010,000										
Bond Debt Service Reserve Release		$ (251,733)				$ (251,733)										
LTM Adjustment				$ (900,000)	$ (100,000)	$ (1,000,000)										
USEAGES IN FUTURE YEARS																
Totals		$ 1,264,521	$ 1,241,129	$ 1,311,000	$ 932,000	$ 4,748,650		$ -	$ -		$ -		$ 3,200,803	$ 9,305,297	$ 12,506,100	
Remaining Balance							**$ 6,450,196**					**$ 6,450,196**				

NOTES:

Lottery funds may be used for acquisition, development, maintenance, or capital equipment on any public land for park, recreation, open space, or similar purpose. It may not be used for personnel (except maintenance) or activities.

Parks Fund Balance may be used only for expenses incurred at the four BOR reservoirs.

Sales Tax may be used for acquisition, development, and long term management of open space; and up to 15% may be used for improvements to existing parks.