



# Parks and Open Space

5201 St. Vrain Road • Longmont, Colorado 80503  
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## MINUTES AND PROCEEDINGS OF THE PARKS AND OPEN SPACE ADVISORY COMMITTEE January 26, 2017

The meeting was called to order at 6:00 p.m. by Eric Hozempa in the Hearing Room of the Board of Commissioners, Third Floor, Boulder County Courthouse, Boulder, Colorado.

### **POSAC Members in Attendance**

Present: Jenn Archuleta, Sue Cass, Cathy Comstock, Eric Hozempa, Jim Krug, James Mapes, Scott Miller, John Nibarger, and Gordon Pedrow

Excused:

### **Staff in Attendance**

Janis Whisman, Renata Frye, Tina Nielsen, Jesse Rounds, Ernst Streng, Conrad Lattes, and Therese Glowacki

### **Approval of the November 17, 2016 Meeting Minutes**

Action Taken: Jim Krug moved to accept the November 17 minutes. Sue Cass seconded the motion. Motion carried 8-0. Jenn Archuleta abstained because she did not attend the November meeting.

### **Boulder County Open Space Ballot Polling and 2016**

#### **General Election Overview**

*Presenter: Bob Drake, Talmey-Drake Research & Strategy*

*Presenter: Hillary Hall, Boulder County Clerk & Recorder*

***Action Requested: Information Only***

#### **Questions for Bob Drake**

Jenn Archuleta: Were these questions asked of open space users?

Bob Drake: No; these were asked of voters.

Jim Krug: What was the biggest take-away or surprise for you this time around?

Bob Drake: How high [the support for] sustainability was and that voters were willing to split the open space money. The public understood that there is a need for sustainability as well as open space.

Cathy Comstock: Did you give an idea of what sustainability funds would be spent on? And can you share that with us?

Bob Drake: Yes. The language included the following: “Programs to conserve our water resources by helping farmers, residents and businesses reduce their water use; recycling and composting services and facilities for Boulder County residents and business owners to help reduce waste; energy efficiency and renewable energy services such as EnergySmart programs for homes and businesses and home weatherization for low income households; assistance to local farmers to grow more local and organic food for Boulder County residents; and programs to increase transportation choices by making it easier to use public transit, providing affordable transportation options for low income residents and students, and promoting electric vehicles and charging stations.”

#### Questions for Hillary Hall

Sue Cass: How does Boulder County compare to other areas around the state regarding the turnout of vote?

Hillary Hall: We were at 89%, which was one of the highest in the state.

Jim Krug: I hate to throw a firecracker in the chicken coop, but [was there] any fraud?

Hillary Hall: No. I think it’s all of our responsibility to educate ourselves on the process and then defend our democracy. When you chip away at its legitimacy, you chip away at the democracy. If people doubt the process, they don’t participate. As someone who has dedicated a good portion of her life to voting, I encourage you all to help find out the information and encourage others to vote. We have security measures in place and we’re happy to talk about them and share them as do elected officials all over the nation.

Eric Hozempa: I’m honored to volunteer and help with the voting. I’ve really loved it and enjoyed it and I encourage anyone who wants to get involved to do that. You run an amazing ship over there. The amount of redundancy protects us from fraud and the amount of training you do really is phenomenal. The Elections Division provides tours as well.

#### Public Comments

None

#### **Public Participation - Items not on the Agenda**

- Kelly Macaulay, 1950 Shamrock Dr., Superior. She spoke about the Hodgson-Harris Reservoir.
- Susan Bauer, 1770 Morrison Ct., Superior. She spoke about the Hodgson-Harris Reservoir.

## **2016 Acquisitions Summary**

*Staff Presenter: Janis Whisman, Real Estate Division Manager*

**Action Requested: Information Only**

### Questions

John Nibarger: When will the open space bonds be issued?

Janis Whisman: We are working closely with the Budget Office to start looking at that. The county has a financial advisor and the Budget Office is reaching out to the financial advisor, as they typically do, to start that process. The decision will be made later by the commissioners about when they would like to bond. They could bond early, but there are penalties for doing that before the taxes are collected.

Jim Mapes: What is the Farm in Boulder Valley?

Janis Whisman: The Farm in Boulder Valley, which is better known as the Boulder Valley Farm, is on 95<sup>th</sup> at Boulder Creek. The county acquired a couple conservation easements over it when it was platted as an NUPUD. The City of Boulder later purchased some conservation easements; one was over the Heron rookery. In 2006 the county partnered with the City of Boulder to help them buy eleven of the development rights.

Scott Miller: Does the county have any interest in purchasing the Farm in Boulder Valley? I know it's for sale.

Janis Whisman: No; we are comfortable with the CEs we have over it and the additional layers that the city has, so we won't be pursuing that.

### Public Comments

None

## **St. Vrain Reach 3 Project Update**

*Staff Presenter: Jesse Rounds, Planner*

**Action Requested: Information Only**

### Questions

Jim Mapes: Do you have a contractor lined up for construction?

Jesse Rounds: No; we can't go after a contractor until we have a set of plans to use. As we get closer we're looking at ways to break the project into pieces and considering different funding sources.

Jim Mapes: Can you estimate the total cost of this project?

Jesse Rounds: The initial estimate is \$7.3 million. The grant funding gets us \$6.3 million, so the remainder will either need to be taken from the budget or we'll need to find another source.

Sue Cass: I know there are a lot of other water shed coalitions in the county. Is Boulder County involved with any of the other water shed projects?

Jesse Rounds: Either Parks & Open Space or the Transportation Department is involved with them.

#### Public Comments

None

#### Director's Update [Recorded during the dinner period in advance of the meeting]

- Eric Lane handed out a memo outlining POSAC updates, field trips, and known decision items that staff intends to bring to the Committee in 2017, and asked that POSAC members provide input on any items they would like staff to bring before them.
- Eric Lane would like to meet individually with each POSAC member to get to know them better and hear their feedback about serving on the committee.
- The POSAC Retreat will be on February 11. The agenda will be posted on the POSAC webpage.
- Information about the Sustainable Agriculture Research and Innovation Initiative (SARII) is online here: <http://www.bouldercounty.org/os/openspace/pages/croplandpolicy.aspx>

#### Adjournment

The meeting adjourned at 7:51 p.m.

The full audio, available staff memos, and related materials for this meeting can be found on our website: [www.BoulderCountyOpenSpace.org/POSAC](http://www.BoulderCountyOpenSpace.org/POSAC)



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## PARKS AND OPEN SPACE ADVISORY COMMITTEE MEETING

**DATE:** Thursday, January 26, 2017  
**TIME:** 6:00 pm  
**PLACE:** Commissioners' Hearing Room, 3rd Floor, Boulder County Courthouse,  
1325 Pearl Street, Boulder, CO

*Please note the earlier start time for this month's agenda*

### AGENDA

#### *Suggested Timetable*

- 6:00 1. **Approval of the November 17, 2016 Meeting Minutes**
- 6:05 2. **Boulder County Open Space Ballot Polling and 2016 General Election Overview**  
*Presenter: Bob Drake, Tamley-Drake Research & Strategy*  
*Presenter: Hillary Hall, Boulder County Clerk & Recorder*  
**Action Requested: Information Only**
- 6:45 3. **Public Participation - Items not on the Agenda**
- 6:50 4. **2016 Acquisitions Summary**  
*Staff Presenter: Janis Whisman, Real Estate Division Manager*  
**Action Requested: Information Only**
- 7:00 5. **St. Vrain Reach 3 Project Update**  
*Staff Presenter: Jesse Rounds, Planner*  
**Action Requested: Information Only**
- 7:30 6. **Director's Update**
- 7:40 7. **Adjourn**

Available staff memos & related materials for this meeting may be viewed on our website:  
[www.BoulderCountyOpenSpace.org/POSAC](http://www.BoulderCountyOpenSpace.org/POSAC)



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## PARKS AND OPEN SPACE ADVISORY COMMITTEE MEETING

**TO:** Parks & Open Space Advisory Committee

**DATE:** Thursday, January 26, 2017

**AGENDA ITEM TITLE:** Boulder County Open Space Ballot Polling and 2016 General Election Overview

**PRESENTERS:** Bob Drake, Talmey-Drake Research & Strategy, and Hillary Hall, Boulder County Clerk & Recorder

**ACTION REQUESTED:** Information only

### Background

As we all know, County Issue 1B, the Countywide Open Space Sales and Use Tax Bond Authorization and Tax Extension, and 1C, Countywide Sustainability Sales and Use Tax Extension, passed by wide margins in the November 2016 election.

In June of 2016, the Board of County Commissioners retained Talmey-Drake Research & Strategy, Inc., to conduct the 2016 Boulder County June Issues Survey. The objective of this study was to better understand community reaction towards three issues that were under consideration for the November 2016 election ballot. Bob Drake, principal of Talmey-Drake Research and Strategy, Inc., will present findings from the June 2016 Issues Survey, with particular focus on the results from the open space ballot issue questions. The survey and report are on the county's web page:

<http://www.bouldercounty.org/gov/about/pages/opinion.aspx>

County Clerk and Recorder Hillary Hall will present an overview of November 2016 general election results, including voting trends, and demographic breakdown of voters. Boulder County election results are on the county's web page:

<http://www.bouldercounty.org/elections/results/pages/electionresults2016.aspx>

### POSAC Action Requested

Information only.



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### PARKS AND OPEN SPACE ADVISORY COMMITTEE MEETING

Time/Date of Meeting: 6:00 p.m., Thursday, January 26, 2017

Location: BOCC Hearing Room, 1325 Pearl Street, 3<sup>rd</sup> Floor, Boulder, CO

<b>TO:</b>	Parks & Open Space Advisory Committee
<b>AGENDA ITEM:</b>	2016 Acquisitions Summary
<b>PRESENTER:</b>	Janis Whisman, Real Estate Division Manager
<b>ACTION REQUESTED:</b>	Information Only

This memo and the attached spreadsheet together provide the annual summary of open space acquisitions and other real estate activity for the Parks and Open Space Department. In summary, Boulder County accomplished these transactions in 2016:

- Invested a net of \$246,628 to preserve 745.9 acres of land and water rights valued at \$2,198,700, including:
  - 20.27 acres of conservation easement that extinguished seven development rights and completed the 10-year Williams (Les & Martha) conservation easement project along Boulder Creek at Weld County Road 16.5;
  - 63.88 acres in fee title acquisitions that extinguished three development rights and completed the seventh of 10 closings on the Loukonen-Dairy Farm project;
  - 661.75 acres in conservation easements over City of Longmont open space, accepted at the city's request;
  - Mineral rights under the Sherwood and Money properties at Rabbit Mountain;
  - 69 shares of Left Hand Ditch Company water rights; and
  - Three amended conservation easements that enhanced open space protections.
- Sold 189.5 acres subject to conservation easements.
- Completed 11 condemnation transactions (also called 'takings') by CDOT (bridge repairs), Boulder County's Transportation Department (road repairs), and Xcel (new pipeline and infrastructure replacement).
- Invested \$623,585 to make option payments on five properties (Dowe Flats/CEMEX, Golden-Fredstrom, Loukonen-Dairy Farm, Walker Trust and Zweck) to be purchased in future years and to make the 10<sup>th</sup> and final payment on the Farm in Boulder Valley-Culver transaction. (This amount is not shown on the enclosed spreadsheet.)

Two of the year's most significant projects were:

**Strawberry Holdings 1 & 2 Sale:** Boulder County sold this 147.7-acre property to Dave Asbury, an organic vegetable farmer and established tenant of the property.

**12 condemnations/takings:** We continue to be extremely busy with projects to meet the needs of CDOT, Xcel, Boulder County Transportation, and other road and utility companies.

In addition to these 31 projects, we also continue handling a high volume of inquiries about open space properties from the public and utility companies and often focus on uses, such as oil and gas activity on open space. Inquiries from staff often relate to property histories or flood-repair projects, with Real Estate staff helping project partners access open space or POS staff obtain temporary access to private properties. This work can take just a few minutes or may require several days of effort. Anything that takes more than just a few hours of work is tracked as a project, and we are working on 80-100 projects at once, not counting innumerable small inquiries. These are vital duties that the Real Estate Division fulfills in providing the best in public service to others.

# Boulder County Parks and Open Space 2016 Closings

Acquisitions (* These projects were a Boulder County priority)										Resulting County Interest							
#	Closing Date	Property	Dev. Rights Acquired	Dev. Rights Retained by Seller	Acres	Price	Donation Value	Grants	Total Value	Fee	CE Am.	Trail	Other	Land Ofcr	Para-legal	Notes	
1	2/12/2016	Williams (Les & Martha) P. 7	7		20.27	\$210,000	\$0	\$0	\$210,000	1				MS	MJL		
2	3/24/2016	Kirkmeyer NUPUD (Outlot A)-CE Amendment	N/A	N/A	N/A	N/A	N/A	N/A	N/A		1			JW	AS	Clarified demonstration farm rights and restrictions.	
3	5/6/2016	Byrne Family Farm NUPUD (Outlot A)-CE Amendment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1			JW	AS	Clarified demonstration farm rights and restrictions. Created separate house lot and CE.	
4	5/24/2016	Sherwood & Money-Spath Trust Minerals	N/A	N/A	n/a	\$500	\$0	\$0	\$500				1	MS	MJL	Mineral rights only acquisition	
5	5/31/2016	Wallace-Gordon Gulch	1		22.38	\$10,000	\$0	\$0	\$10,000	1				SD	MD		
6	7/15/2016	Welch (William)-Parcel 1 Division of Land	0	1	n/a	\$0	\$0	\$0	\$0		1			JW	MD	Separated a pre-approved building lot.	
7	9/8/2016	Loukonen-Dairy Farm-Parcel G*	1	0	40.00	\$1,000,000	\$0	\$0	\$1,000,000	1				JW	MJL		
8	9/22/2016	Wallace 2	1	0	1.50	\$410,000			\$410,000	1				MS	MJL		
9	10/25/2016	Andrews Water*	N/A	N/A	60 sh.	\$234,000	\$0	\$0	\$234,000				1	MS	MJL	Left Hand Ditch water rights only acquisition	
10	10/26/2016	Adrian	0	0	192.31	\$0	\$50,000	\$0	\$50,000	1				JW	MD	Over City of Longmont open space; value estimated	
11	10/26/2016	Bogott	0	0	83.64	\$0	\$50,000	\$0	\$50,000	1				JW	MD	Over City of Longmont open space; value estimated	
12	10/26/2016	Collins	0	0	37.18	\$0	\$50,000	\$0	\$50,000	1				JW	MD	Over City of Longmont open space; value estimated	
13	10/26/2016	Dickens Farm	0	0	63.13	\$0	\$50,000	\$0	\$50,000	1				JW	MD	Over City of Longmont open space; value estimated	
14	10/26/2016	Distel-Camas	0	0	60.00	\$0	\$50,000	\$0	\$50,000	1				JW	MD	Over City of Longmont open space; value estimated	
15	10/26/2016	Sherwood-Longmont 2	0	0	225.49	\$0	\$50,000	\$0	\$50,000	1				JW	MD	Over City of Longmont open space; value estimated	
16	10/27/2016	LeBlang Water*	N/A	N/A	9 sh.	\$34,200	\$0	\$0	\$34,200				1	MS	MJL	Left Hand Ditch water rights only acquisition	
<b>Totals:</b>			<b>10</b>	<b>1</b>	<b>745.90</b>	<b>\$1,898,700</b>	<b>\$300,000</b>	<b>\$0</b>	<b>\$2,198,700</b>	<b>3</b>	<b>8</b>	<b>3</b>	<b>0</b>	<b>3</b>			
						<b>Sales/Dispositions:</b>		<b>-\$1,652,072</b>									
						<b>Net Cost:</b>		<b>\$246,628</b>									

Dispositions Subject to County-Held CEs										Resulting County Interest							
#	Closing Date	Property	Dev. Rights Sold	Acres	Sale Price	Donation Value	N/A	Total Reduction in County Costs	Fee	CE Am.	CE	Trail	Other	Land Ofcr	Para-legal	Notes	
1	4/19/2016	Mountainview Egg Farm-Fee & CE Amendments	0	N/A	N/A	N/A	N/A	N/A	1		1			MS	MJL	Completed final % interests after Lafayette's final payment	
2	6/28/2016	Upper Sherwood Gulch-Lot Sale	0	38.1	-\$270,000	N/A	N/A	-\$270,000		1				SD	MJL		
3	6/30/2016	Strawberry Holdings 1 & 2 Sale	0	147.7	-\$1,239,756	N/A	N/A	-\$1,239,756		1				MS	MJL		
4	9/13/2016	BLM Exchange-Ward Area-Kuner Disposition	0	3.7	-\$12,950	N/A	N/A	-\$12,950		1				SD	MJL		
<b>Totals:</b>			<b>0</b>	<b>189.50</b>	<b>-\$1,522,706</b>	<b>N/A</b>	<b>N/A</b>	<b>-\$1,252,706</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>0</b>				

Easement Dispositions <u>Still</u> Part of County Open Space (non-exclusive easements)										Resulting County Interest							
#	Closing Date	Property	Dev. Rights Sold	Acres	Sale Price	Donation Value	N/A	Total Reduction in County Costs	Fee	CE Am.	CE	Trail	Other	Land Ofcr	Para-legal	Notes	
1	1/21/2016	Autrey-2016 Xcel Easements	0	4.98	-\$26,364	N/A	N/A	-\$26,364	1					SD	MCH		
2	1/21/2016	Polsby-2016 Xcel Easements	0	3.15	-\$25,636	N/A	N/A	-\$25,636	1					SD	MCH		
3	1/21/2016	Twin Corners-2016 Xcel Easements	0	4.48	-\$28,900	N/A	N/A	-\$28,900	1					SD	MCH		
4	1/21/2016	Von Reyn-2016 Xcel Easements	0	3.75	-\$31,200	N/A	N/A	-\$31,200	1					SD	MCH		
5	8/25/2016	McCaslin Peppers-2016 Xcel Utility Easement	0	0.778	n/a	N/A	N/A	n/a						MS	MCH	Acknowledgement of preexisting right, so no fee due.	
6	10/5/2016	Morton-2016 Xcel Easements	0	1.679	-\$11,500	N/A	N/A	\$11,500		1				SD			
7	10/31/2016	Hillside Estates-2016 Xcel Taking	0	0.168	-\$3,881	N/A	N/A	-\$3,881	1					SD			
<b>Totals:</b>			<b>0</b>	<b>18.972</b>	<b>-\$127,481</b>	<b>N/A</b>	<b>N/A</b>	<b>-\$104,481</b>	<b>5</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>				

Fee Title Dispositions <u>Not</u> Subject to County-Held CEs (^ These projects were transfers of management to Boulder County Transportation Department; Transportation will assign equivalent acreage back to Parks and Open Space for management, at a point in the future)										Resulting County Interest							
#	Closing Date	Property	Dev. Rights Sold	Acres	Sale Price	Donation Value	N/A	Total Reduction in County Costs	Fee	CE Am.	CE	Trail	Other	Land Ofcr	Para-legal	Notes	
1	8/24/2016	Musser-2016 Longmont Dam Road Repair^	0	0.15	\$0	N/A	N/A	\$0						SD	MCH		
2	8/24/2016	Roberts (Ruth) and Roberts (Simi)-2016 Dillon Road Repair^	0	0.29	\$0	N/A	N/A	\$0						SD	MCH		
3	9/20/2016	Steen 1-2016 Lefthand Canyon Drive^	0	0.75	\$0	N/A	N/A	\$0						JW	MCH		
4	12/2/2016	Canino-7M Ranch-2016 CDOT ROW Taking	0	0.24	-\$1,885	N/A	N/A	\$0						JW	MD		
<b>Totals:</b>			<b>0</b>	<b>0.99</b>	<b>-\$1,885</b>	<b>N/A</b>	<b>N/A</b>	<b>\$0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>				



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## PARKS AND OPEN SPACE ADVISORY COMMITTEE

**TO:** Parks & Open Space Advisory Committee

**TIME/DATE:** Thursday, January 26, 2017, 6:00 p.m.

**LOCATION:** Commissioners Hearing Room, 3<sup>rd</sup> floor, Boulder County Courthouse, 1325 Pearl Street, Boulder, CO

**AGENDA ITEM TITLE:** Saint Vrain Reach 3 Restoration Planning and Design

**PRESENTER:** *Jesse Rounds, Resource Planner*

**ACTION REQUESTED:** *Information only*

Boulder County Parks & Open Space (BCPOS) and the Engineering Analytics consulting team will provide a brief overview of the Saint Vrain Reach 3 Post-flood Restoration Project. For more information about the project including details about public engagement and background documents and presentations, visit <http://www.bouldercounty.org/os/openspace/pages/ssv-36-to-airport.aspx>

### Summary

BCPOS, with assistance from the Engineering Analytics consulting team has been leading post-flood restoration planning for a 4 mile stretch of Saint Vrain Creek. The planning area extends from U.S. 36 to Crane Hollow Road west of Longmont. Within the planning area, Boulder County owns and manages the majority of land, including the Bullock, Western Mobile, Ramey, Braly, and Sadar open spaces. The planning area also contains a number of private properties, as well as land owned by the City of Longmont. (see <http://www.bouldercounty.org/os/openspace/pages/ssv-36-to-airport.aspx> for a planning area map)

Current funding for the project is through a Community Development Block Grant – Disaster Relief (CDBG-DR) planning grant, which is managed by the Colorado Department of Local Affairs (DOLA). The CDBG-DR grant covers planning, engineering and ecological surveys and analysis, restoration alternatives analysis, 30% design, and public engagement for post-flood stream restoration projects throughout the 3.2-mile corridor. Funding for the remainder of design will come from Boulder County. Construction funding will come through the Emergency Watershed Protection (EWP) Program of the Natural Resource Conservation Service (NRCS).

### Project Goals & Focus

The overarching goal of the project is defined in the directives of the EWP program. That goal is to reduce risk to life and property, enhance riparian ecosystems, and generate long-term stream resilience through a collaborative, watershed-based approach that incorporates the needs of diverse stakeholders.

The project team is approaching this project as a comprehensive restoration effort that hopes to restore the ecosystem function, enhance riparian structure, and create a more resilient bank and upland form on the landscape.

### **Restoration Designs**

The 30% conceptual design focuses on three basic components that we believe represent a way to create a complex stream ecosystem that protects private property, in a resilient form. 1.) Increased resiliency at the locations where the creek breached banks during the flooding, 2.) Improved stream morphology that will alter over time, but provide a basic form that is more in line with a form expected of a creek on the plains, 3.) Establishing as well as restoring native ecosystems that can better respond to the changing water regimes of plains streams on the Front Range.

### **Next Steps**

The current 30% design is in final review by our funding partners. We have asked Engineering Analytics to develop a set of final design plans that can be used to construct these restoration plans. The BCPOS project team will continue to work closely with the consultants to ensure that the final product conforms to BCPOS and Boulder County standards and provides the highest level of restoration while protecting our residents and their property.

The construction phase of this project is funded by the EWP program. Before construction can begin, the project team will develop final designs and specifications that can be used to hire a construction contractor. Once those documents are prepared representatives from the EWP program will review the design and documentation. If approved, the project will go out to bid for construction in 2017.