



# Minutes Colorado State Parks Board

Friday, June 15, 2007  
 Board Meeting: 10:30 AM – Adjournment  
**Colorado State Parks**  
**Southeast Region Office**  
 4255 Sinton Road  
 Colorado Springs, CO  
 Phone: (719) 227-5250

**THURSDAY, June 14<sup>th</sup>**

**1:00 PM – 3:00 PM**

**BOARD WORK SESSION**

- Division Update
  - FY 08/09 Budget Request
    - ◊ Timeline
    - ◊ Proposed Decision Items
    - ◊ Capitol Construction Proposal
  - Proposed Legislation for 2008
  - Regulations/Fees
- Larry Kramer/Gary Thorson
  - Gary Thorson/Larry Kramer
  
  - Larry Kramer/Gary Thorson
  - Larry Kramer/Richard Storm

**3:00 PM**

State Trails Committee Meeting  
 Tour Cheyenne Mountain State Park

**FRIDAY, June 15<sup>th</sup>**

**9:00 AM – 10:15 AM**

**BOARD WORK SESSION**

- Colorado Tourism Presentation
  - Regional Trails Coordinators' Report
  - GOCO Large Scale Grant Projects
- ~Capstone Group LLC
  - ~Richard Storm
  - ~Michael Regan

**BOARD DISCUSSION ITEMS:**

- Board Elections
- Board Reports
- Upcoming Events
  - ◊ Western Slope Tour
- Roundtable

**10:30 AM**

**PARKS BOARD MEETING**

- (A) – Agenda Amendments, if necessary
- (A) – Approval of March 2, 2007 Parks Board Meeting Minutes
- (A) – Approval of March 14, 2007 Parks Board Meeting Minutes

**PUBLIC COMMENT**

**10:45 AM**

- (A) – Regulations – Proposed Fee Increases
  - (A) – GOCO Large Scale Grant Project Priorities
- Richard Storm
  - Gary Thorson

**CONSENT AGENDA:**

- (A) – Barr Lake State Park – United Power Easement
  - (A) – St. Vrain State Park – Sanitation Easement
  - (A) – State Forest State Park – Concession
  - (A) – Chatfield State Park - Concession
  - (A) – Roxborough State Park – Stonehenge Acquisition
  - (A) – Golden Gate SP – Harmsen Collection Donation
  - (A) – Bonny Lake Marina – Concession Fee Waiver
  - (A) – Cheyenne Mtn. SP – Cheyenne Mtn. Reserve
  - (A) – Ridgway SP and Mancos SP – BOR Lease ext.
  - (A) – Colorado River State Park - Property Exchange
  - (A) – Colorado Front Range Trail Implementation Plan
  - (A) – Trinidad Lake State Park - Easement
- Larry Kramer

## **ATTENDANCE**

### **Parks Board Members:**

Dr. Tom Ready, Chair  
Tom Glass  
Bill Kane  
Happy Haynes  
Lenna Watson

### **Division Staff:**

Paul Orbuch, Department of Natural Resources  
Larry Kramer, Deputy Director  
Gary Thorson, Deputy Director  
Kurt Mill, Rocky Mountain Region Manager  
Bob Wiig, Rocky Mountain Region Assistant Manager  
Dave Giger, High Plains Region Manager  
Kristi Quintana, High Plains Region Assistant Manager  
Michael French, SE Region Manager  
Heather Dugan, SE Region Assistant Manager  
Lori Malcolm, State Trails Program Manager  
Kris Wahlers, State Trails Program  
Michael Regan, GOCO Liaison  
Linda Foster, Program Assistant - Director's Office

### **Guests:**

Lise Aangeenbrug, Deputy Director - GOCO  
Bert Reissig  
Ellen Orman, Trails and Open Space Coalition  
Janelle Kukuk, Colorado Snowmobile Association  
Eric Swab, Friends of the Peak  
Phil Chamberland – State Trails/Colorado Snowmobile Association  
Lt. Col Marc Peterson, CMAFS Deputy Installation Commander  
Mr. Todd Wynn, CMAFS Base Civil Eng.

## MEETING MINUTES

**AGENDA AMENDMENTS** - Action Items Removed from Consent Agenda for further discussion prior to vote:

- Cheyenne Mountain State Park – Cheyenne Mountain Reserve
- Colorado Front Range Trail Implementation Plan

**Moved:** Lenna Watson  
**Seconded:** Tom Glass  
**Vote:** Unanimous

### ADOPTION OF BOARD MINUTES

Adoption of March 2, 2007 Parks Board Meeting Minutes.

**Moved:** Tom Glass  
**Seconded:** Tom Ready  
**Vote:** Unanimous

Adoption of March 14, 2007 Parks Board Meeting Minutes.

**Moved:** Tom Ready  
**Seconded:** Tom Glass  
**Vote:** Unanimous

### PUBLIC COMMENTS –

- **Eric Swab, Friends of Cheyenne Mountain State Park** – Mr. Swab serves on the board of the Friends of Pikes Peak. Mr. Swab indicated The Friends of Pikes Peak support the purchase of the top of Cheyenne Mountain by Colorado State Parks.
- **Janelle Kukuk, President – Colorado Snowmobile Association, Inc.** - Ms. Kukuk expressed appreciation for the partnership between Colorado State Parks and the Colorado Snowmobile Association and support for a proposed fee increase to benefit the program. (Letter of support attached)
- **Phil Chamberland – Colorado Snowmobile Association, Inc.** – Mr. Chamberland reiterated the need for a fee increase and supports the proposal.
- **Jerry Abboud, Executive Director – Colorado Off-Highway Vehicle Coalition** – Mr. Abboud expressed appreciation for the role of the Parks Board, administration and staff of Colorado State Parks for an outstanding partnership cumulating in an outstanding Colorado Off-Highway Vehicle program. Mr. Abboud discussed the need for additional funding and supports a fee increase. (Letter of support attached)

# Colorado Off-Highway Vehicle Coalition

## Organizing Members

Colorado Snowmobile Association

Rocky Mountain Enduro Circuit

Colorado Association of  
4-Wheel Drive Clubs, Inc.

Rampart Range Motorcycle  
Management Committee

Powersports Dealers Assn. of CO



Protecting Our OHV Privilege

## Ex Officio Advisors

U.S. Forest Service  
Rocky Mountain Region

Bureau of Land Management  
Colorado State Office

Colorado Division of Parks  
and Outdoor Recreation

Mailing Address  
P.O. Box 620523  
Littleton, CO 80162

March 30, 2007

Dr. Tom W. Ready, Chairman and Members  
Colorado State Parks Board  
1313 Sherman, Room 618  
Denver, Co 80203

Dear Dr. Ready and members:

On behalf of the Colorado Off-highway Vehicle Coalition and the approximately 200,000 OHV enthusiasts that it represents, we begin by expressing our appreciation for the role of the board, administration and staff of Colorado State Parks for making The Colorado OHV program one of the finest of its kind in the United States. COHVCO and State Parks have received many inquiries over the past 16 years from other states seeking information on how they can develop a similar program. This is a testament not only to our mutual success, but also to the outstanding working relationship between a state agency and the citizens it serves.

The time has come to take the next step to enhance the program through reaching the needs of a constantly growing recreational constituency. With over 120,000 registered OHV's and demand continuing to grow, this cash funded program is in need of an injection of additional money if the public's needs are to be met.

I am, therefore, requesting the board entertain as soon as possible, an increase in the registration fees for Off-highway Vehicles under CRS 33-14.5-101 et seq., pursuant to the board's authority as provided in CRS 33-10-107(h). to be implemented for the 2008 registration cycle. Since the program's inception in 1991, there has only been one registration fee increase, and that was limited to three dollars. We are requesting an increase from the current \$15.25 to \$25.25. This includes the Colorado Non-Resident OHV Permit.

Our constituency faces great challenges in meeting the needs for trail maintenance, reconstruction, facilities, safety, education and enforcement. We are also cognizant of and support any statutory allowance for increase of reasonable administrative costs as needed by the Division in operating the program. Staff has been extremely conscientious about these costs and we applaud them for their restraint.

To be incorporated with this letter of request is a memorandum to the board explaining our rationale for the increase.

**COHVCO**

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We thank you for your time and attention to this matter and look forward to your consideration at the June 2007 Board Meeting. We will be present at the meeting to respond to questions by the board and to assist in whatever way possible.

Sincerely,

Dennis Larratt  
Chairman COHVCO

Jerry Abboud  
Executive Director COHVCO

cc: Larry Kramer  
Richard Storm



## Colorado Snowmobile Association, Inc.

March 30, 2007

Colorado State Parks Board  
1313 Sherman St Rm 618  
Denver, CO 80203  
Attn: Linda Foster

Dear Mr. Kramer,

In May of 2006 at the planning retreat of the Colorado Snowmobile Association the Executive Board of the Association began speaking of a proposal to raise the registration fees for snowmobiles. This discussion was predicated on the input of grooming clubs around the state who found themselves running in the red in the previous grooming year. They ran out of money and had no other resources to fall on to run their grooming programs.

Knowing that the allocations made each year of the snowmobile program revenue for grooming was not always adequate to cover grooming needs of high snowfall years in high use areas they began to put pencil to paper. At that time the E-Board made the commitment to pursue a fee increase proposal to take effect as soon as feasibly possible. The need for such an increase was again made apparent at the August Board meeting where grooming allocation and capital construction grants are awarded. The grant review committee received in excess of \$300,000 in requests for grooming equipment but the fund could only handle \$175,000 of those requests.

The Colorado Snowmobile Association in partnership with Colorado State Parks Snowmobile Administrator created a basic proposal for a fee increase that will benefit the program and further allow for emergencies with equipment and weather. It would be a privilege to present this proposal at the appropriate Parks Board Meeting. We ask that we be given fifteen minutes on the agenda to make our proposal and answer questions from the Board.

I would be happy to answer any question about our request and proposal and can be reached on weekdays after 1 pm at 719-658-2221. We appreciate your consideration and look forward to presenting in February.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Janelle Kukuk'.

Janelle Kukuk  
President

## **ACTION ITEMS**

### **Regulations – Proposed Fee Increases**

**- Richard Storm**

**PURPOSE:** To amend Parks Board regulations #106, #403, #700, #703, #704, #708, and #709.

**BACKGROUND INFORMATION:** Colorado State Parks has identified needed amendments to the above listed regulations. In conformity with the State Administrative Procedures Act, 24-4-104 C.R.S., a Notice of Rulemaking has been filed with the Colorado Secretary of State.

**DISCUSSION AND SUMMARY:** Please refer to the regulation amendment proposals and their associated Basis and Purpose Statements.

**DIVISION RECOMMENDATION:** Adoption as recommended by the Division.

**MOTION:** “I move the Board of Parks and Outdoor Recreation adopt the regulation amendments and their associated Basis and Purpose Statements as recommended by the Division.”

**Moved:** Lenna Watson  
**Seconded:** Bill Kane  
**Vote:** Unanimous

### **2007 GOCO Large-Scale Grant Applications**

**- Gary Thorson**

**PURPOSE:** Select the capital projects that Colorado State Parks will submit to Great Outdoors Colorado for consideration for funding during GOCO’s 2007 Large-Scale Grant cycle.

**BACKGROUND INFORMATION:** Great Outdoors Colorado (GOCO) conducts Large-Scale Grant cycles on a semi-regular basis. The most recent cycles were held in 2002 and 2004. The Large-Scale (sometimes called Legacy) Grant cycle is designed to provide significant capital funding awards for projects that are regional in scope and impact. Since 1996, a total of 40 Large-Scale/Legacy projects have been awarded \$211.7 million in funding. These projects are sponsored by a variety of entities from throughout the state.

Colorado State Parks has been fortunate to receive several Large-Scale Grants throughout the program’s history. From the 2002 and 2004 cycles, projects funded by GOCO include:

#### 2002

Cheyenne Mountain State Park (\$2.0 million for park development)  
Colorado Front Range Trail (\$500,000 for trail development)  
St. Vrain State Park (\$5.188 million for park development)

#### 2004

Cheyenne Mountain State Park (\$2.5 million for park development)  
Continental Divide National Scenic Trail (\$410,000 for trail development)  
St. Vrain State Park (\$4.0 million for park development)

The large infusions of capital made available by these grants have been vital to the development of the State Parks system.

Due to strong revenue projections from the Colorado Lottery and GOCO’s current strong cash position, this spring the GOCO Board determined that they are in a position to conduct such a cycle during 2007. The total amount of

funding available for this cycle has not yet been determined by GOCO; the Board will finalize this decision at their June 21 meeting. However, at a May 22 GOCO Finance Committee meeting in Alamosa, Board members discussed a \$66 million award amount for the 2007 Large-Scale cycle. There was also considerable discussion about the distribution of the award amount among GOCO's four "purposes" (Colorado Division of Wildlife, Colorado State Parks, Local Governments, and Open Space). Please note that this \$66 million total was for discussion purposes only, and should not be interpreted as the final/official amount of funding available in the cycle.

Regardless of the total funding available for Colorado State Parks, the 2007 Large-Scale Grant cycle represents a tremendous opportunity for the agency to secure vital capital funding.

In March Colorado State Parks was invited to participate in the 2007 cycle, and submitted preliminary concept papers describing three large-scale projects that are regional in scope and impact and fit with both State Parks and GOCO's missions. The projects submitted during this first step include:

- Cheyenne Mountain State Park: \$3.0 million for ongoing park development
- Lake Pueblo State Park: \$1.0 million for campground enhancements
- St. Vrain State Park: \$4.0 million for ongoing park development

However, given recent changes in State Parks leadership and the confirmation of three new members of the State Parks Board, at this time it seems appropriate to review the agency's proposed grant submissions.

**DISCUSSION AND SUMMARY:** After conducting a review of the agency's capital needs and priorities, State Parks staff assembled a list of large-scale projects that meet GOCO's requirements for consideration and would have a truly regional (and in some instances statewide) impact. These projects fall into three broad categories:

New Park Development Projects:

- Cheyenne Mountain State Park
- Lone Mesa State Park
- Staunton State Park
- St. Vrain State Park

Existing Park Enhancement Projects:

- Golden Gate State Park
- Lake Pueblo State Park
- Navajo State Park

Trail Projects and Partnership Projects:

- Colorado Front Range Trail
- Northeast Greenway Corridor

State Parks leadership, in consultation with the Department of Natural Resources Executive Director's Office (EDO), then reviewed these projects individually and collectively to determine which project or group of projects would most benefit the agency in both the short- and long-term. Projects were reviewed and selected based on a standard set of criteria:

- Background – the history and circumstances behind the project
- Project Elements – the specific components of the project
- Estimated Budget – estimated costs from all funding sources
- Impact – the project's impact on our agency, including operating and revenue projections if available
- Urgency – how time-sensitive the project is, relative to the other projects under consideration
- Ability to Implement – GOCO Large-Scale grants have a three-year lifespan

Brief (3-4 pages) Project Summaries for each project are being finalized at this time. The Project Summaries contain all the information considered by Parks leadership in developing the project list. The Project Summaries will be sent to the Board by Friday June 5.

State Parks leadership considered several different scenarios involving different groups of projects and different levels of scope for each project. After extensive discussion, the staff recommendation below was finalized.

**DIVISION RECOMMENDATION:** Gary Thorson, Deputy Director and Larry Kramer, Deputy Director recommend the following projects receive the funding amounts as provided below:

New Park Development Projects:

- Cheyenne Mountain = \$2.5 million (GOCO) matched with \$1 million (Lottery)
- Lone Mesa = \$0
- St. Vrain = \$4.5 million (GOCO) matched with \$1.5 million (Lottery)
- Staunton = \$2 million (GOCO) matched with \$500,000 (Lottery)

Existing Park Improvement Projects:

- Golden Gate = \$0
- Lake Pueblo = \$2 million (GOCO) matched with \$500,000 (Lottery)
- Navajo Marina = \$0

Trail and Partnership Projects:

- CO Front Range Trail  
NE Greenway Corridor – Trail Component = \$1 million (GOCO)  
CFRT Priority Trail Segments = \$ 1 million (GOCO)

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TOTAL = \$13 MILLION (GOCO)

**MOTION:** “I move that the Board of Parks and Outdoor Recreation supports the Division’s recommended State Park projects and funding amounts (as stated above) and that the Division coordinates with Great Outdoors Colorado Board and staff to submit the 2007 Large Scale Grant Project Applications for these specified projects.”

**Moved:** Bill Kane  
**Seconded:** Lenna Watson  
**Vote:** **4-Approved 1-Opposed**

**\*Dr. Ready is against the NE Corridor**

**\*Happy Haynes support is based on deference to prior board members and staff recommendations.**

**Cheyenne Mountain State Park – Cheyenne Mountain Reserve**  
**(Action Item amended)**

**- Michael French**

**PURPOSE:** To request Board approval for acquiring a portion of the Cheyenne Mountain Reserve property at Cheyenne Mountain State Park.

**BACKGROUND INFORMATION:** The Cheyenne Mountain Reserve property (together with the Reissig and Kiowa Investment parcels) consists of approximately 962 acres west of the park, straddling the sides and top of Cheyenne Mountain, with superb views of the City of Colorado Springs and plains to the east. The owners have offered to sell the property to the State and City at a significant discount from market value. Under the City’s leadership, State Parks and the City Open Space Program would partner to acquire this property over a 3 year period. State Parks would assume management responsibility for the entire property, similar to our current management agreement for the southwestern 620 acres of the park which is owned by the City.

The owners would place conservation easements over the property (and receive tax benefits) prior to sale to the City and State. The conservation easements will be held by a nonprofit, Colorado Open Lands, and limited recreational activities/facilities (e.g., trails/trailheads, yurts/cabins) will be allowed.

**DISCUSSION AND SUMMARY:** Funding for the acquisition is projected from 3 sources: the City open space program, State Parks’ Park Trust portfolio (managed by the State Land Board) and a GOCO grant which the City will apply for in the final year of acquisition (2009). State Parks’ s share of the purchase price will amount to \$1,000,000 (to be provided by the Land Board and GOCO Grant), with one third paid in 2007 and two thirds in 2008.

**DIVISION RECOMMENDATION:** Staff recommends the Board authorize the Director to negotiate and consummate the acquisition of the Cheyenne Mountain Reserve property at Cheyenne Mountain State Park, and enter into a management agreement with the City of Colorado Springs for the entire property. The Director has found this acquisition of land to be necessary, suitable or proper for parks and outdoor recreation purposes.

**MOTION:** I move that the Board of Parks and Outdoor Recreation authorize the State Parks Director to negotiate and consummate the acquisition of the Cheyenne Mountain Reserve property at Cheyenne Mountain State Park, and enter into a management agreement with the City of Colorado Springs for the entire property, as described in this Action Item.

**Moved:** Bill Kane  
**Seconded:** Lenna Watson  
**Vote:** Unanimous

**Colorado Front Range Trail Implementation Plan** - **Richard Storm**

**PURPOSE:** Presentation of the Colorado Front Range Trail (CFRT) Implementation Plan.

**BACKGROUND INFORMATION:** In September, 2005, Colorado State Parks contracted work to develop the CFRT Implementation Plan. During 2005-2006, State Parks worked with over 500 stakeholders including local communities, state and federal agencies, non-profit organizations, recreation retailers, and the tourism community to continue the collaborative efforts necessary to complete this project. The consultant team solicited feedback from 35 managing agencies, defined as agencies through whose jurisdiction the CFRT passes.

**DISCUSSION AND SUMMARY:** This purpose of this plan was to develop a five-year Colorado Front Range Trail Comprehensive Implementation Plan for Colorado State Parks. The CFRT Plan includes a detailed assessment of existing trail segments and trails development priorities along Colorado’s Front Range, as well as marketing and financial strategies that facilitate completion of the CFRT. Important steps in the year-long planning process included collecting data, developing a comprehensive database and Geographic Information Systems (GIS) coverage, and establishing a framework to identify trail construction priorities. The CFRT Plan serves as a resource for members of the CFRT Development Council and local stakeholders. In particular, the CFRT Plan should be used as a guide for future CFRT planning and development efforts.

**DIVISION RECOMMENDATION:** Colorado State Parks Staff and the State Trails Committee recommend approval of the Colorado Front Range Trail Implementation Plan.

**MOTION:** “I move the Board of Parks and Outdoor Recreation approve the Colorado Front Range Trail Implementation Plan.”

**Moved:** Tom Glass  
**Seconded:** Happy Haynes

**Vote:** Unanimous

## CONSENT AGENDA ACTION ITEMS

### **Barr Lake State Park – United Power Easement**

**PURPOSE:** To request Board approval for granting an underground power line easement across a portion of Barr Lake State Park.

**BACKGROUND INFORMATION:** United Power Co. has requested an easement for an underground power line across the south border of Barr Lake State Park, along (vacated) 128<sup>th</sup> Ave. (see attached map). The power line will connect United Power’s Barr Lake Substation to the new Prairie Center Substation (across Hwy. I-76). The power line will be adjacent to Farmers Reservoir & Irrigation Co. (FRICO) recently installed water pipeline, and within the same easement alignment. Width of the easement to be granted will be 10’ with a length of 5,100’.

**DISCUSSION AND SUMMARY:** Typical consideration for easements of this type in this geographic area run \$50-65/rod. However due to the minimal width, “overlay” of this easement with an existing easement and location along a former road on the park boundary, a rate in the lower range of \$55/rod (\$3.33/lineal ft.) is considered reasonable. At 5,100 feet, the consideration to be charged is \$16,983. The term of the easement will be 30 years, consistent with State Land Board and federal government easement grants. There should not be any significant impact to the natural resource or recreation amenities of the park once the power line has been installed and the land surface reseeded and restored.

**DIVISION RECOMMENDATION:** Staff recommends the Board authorize the Director to negotiate and grant an underground power line easement to United Power Co. across Barr Lake SP. The Director has found the granting of this power line easement to not conflict with parks and recreation purposes.

**SUGGESTED MOTION:** “I move the Board of Parks and Outdoor Recreation authorize the State Parks Director to negotiate and grant an underground power line easement to United Power Co. across Barr Lake SP, under the terms and conditions described in this Action Item.”

### **St. Vrain State Park – Sanitation Easement**

**PURPOSE:** To request Board approval for granting a sewer pump station and access easement across a portion of St. Vrain State Park.

**BACKGROUND INFORMATION:** St. Vrain Sanitation District has requested an easement for a new sewer pump station to be located near the southwest corner of St. Vrain State Park, at the corner of Cty. Rd. 7 and Hwy. 119 (see attached map). The new pump station will replace an older station, and will allow the District to better serve the expanding needs in the area. A short portion of new access road will be constructed and an existing park road will also be utilized. The pump station site will be approximately 100’ x 100’. Total impacted area consists of less than ½ acre.

**DISCUSSION AND SUMMARY:** Consideration for this easement has been established at \$5,000. This compensation was determined by using an estimated land value of \$20,000/ac. then applying a 50% reduction due to the “overlay” of this easement with existing easements and location on the park boundary just off Hwy. 119. Existing easements in this corridor (north of the Hwy. 119 ROW) include a gas transmission pipeline, power line and the sewer line. The term of the easement will be 30 years, consistent with State Land Board and federal government easement grants. There should not be any significant impact to the natural resource or recreation amenities of the park once the new pump station/access road has been completed and the land surface reseeded and restored.

**DIVISION RECOMMENDATION:** Staff recommends the Board authorize the Director to negotiate and grant a sewer pump station and access easement to St. Vrain Sanitation District on St. Vrain SP. The Director has found the granting of this easement to not conflict with parks and recreation purposes.

**SUGGESTED MOTION:** “I move that the Board of Parks and Outdoor Recreation authorize the State Parks Director to negotiate and grant a sewer pump station and access easement to St. Vrain Sanitation District on St. Vrain SP, under the terms and conditions described in this Action Item.”

### **State Forest State Park – Concession**

**PURPOSE:** To seek Board approval authorizing the Director of Colorado State Parks to execute the renewable option with Never Summer Nordic Yurt Concession for a period of five years, ending April 19, 2012, with one additional five year extension option at the sole discretion of the State.

**BACKGROUND INFORMATION:** A yurt concession has operated at the Colorado State Forest since 1986. The current concessionaire, Never Summer Nordic, has operated the concession since 2002. At the time of concession award and agreement, there was the option of two five year renewals due to the capital investment required by the concessionaire. The Division has worked with Never Summer Nordic to negotiate a new lease, which will delete the annual administrative fee of \$500 and increase the annual percentage fee from 5% to 9% of gross revenue. Additionally, current indemnity insurance information and illegal alien requirements were added per statute.

**DISCUSSION AND SUMMARY:** The concession has been well run and professional, expanding their operation during the previous five year term. Two yurts have been added to the operation and the owners have moved to the local area from the Fort Collins area, providing for better on-site management.

**DIVISION RECOMMENDATION:** Staff recommends that the Board award the five year extension with the option of an additional five year extension to Never Summer Nordic and authorize the Director to negotiate and consummate a contract.

**SUGGESTED MOTION:** “I move that the Board of Parks and Outdoor Recreation award the bid to Never Summer Nordic and authorize the Director to negotiate and consummate a contract for yurt services at the Colorado State Forest State Park.”

### **Chatfield State Park – Concession**

**PURPOSE:** This item seeks Board Approval for the Director to negotiate a contract renewal for the Chatfield State Park stable concession.

**BACKGROUND INFORMATION:** The Chatfield stable concession has recently completed a five year contract providing a horse stable rental and boarding operation. The concessionaire desires to renew their contract for another five years as provided for in their original contract (their contract expired in April and they are presently operating under a special use permit).

**DISCUSSION AND SUMMARY:** The Division desires to extend the Chatfield Stables contract two years with provisions to allow for an additional three years. The two phase extension is proposed to ensure performance standards and facilities improvements are made. Performance standards include a written policy for receiving and answering customer phone calls. Facility improvements include area clean-up, repairs to gates and fences grading and drainage improvements.

**DIVISION RECOMMENDATION:** The Division recommends the Parks Board authorize the Director to negotiate and consummate a two year contract with provision for a three extension.

**SUGGESTED MOTION:** “I move the Board of Parks and Outdoor Recreation authorize the Director to negotiate and consummate a contract with Mr. Robert Hantschel, DBA Chatfield Stables, to provide a horse rental concession at Chatfield State Park”

### **Roxborough State Park – Stonehenge Acquisition**

**PURPOSE:** To request Board approval for purchasing Lots 181 and 182, Stonehenge @ Roxborough at Roxborough State Park.

**BACKGROUND INFORMATION:** In May 1998, State Parks acquired 6 vacant lots in the Stonehenge subdivision on the southern boundary of the Roxborough residential development to add to other undeveloped lots we had acquired in the area. Acquisition of these Stonehenge lots preserved the viewshed and prevented further residential development from encroaching on the park. A part of the 1998 acquisition involved a private conservation buyer contributing significant funds toward the deal. This buyer, Lynn Bahrych, was deeded two of the Stonehenge lots and granted a conservation easement back to State Parks on the lots, reserving a single future home site.

Ms. Bahrych recently contacted us desiring to sell (fee title of) the lots back to State Parks. If we do not purchase the two lots, they will be listed for sale. A home in this area would be a detriment to our extensive efforts over the years to preserve this portion of Roxborough State Park.

**DISCUSSION AND SUMMARY:** Although no appraisal has been done, a home site in this area surrounded by State Park land, could command a market value exceeding \$200,000. Ms. Bahrych has set a sale price of \$186,000. State Parks staff and management determined that we would be willing to pay up to \$99,000 (any acquisition less than \$100,000 does not require a State appraisal). The Friends of Roxborough group has committed to paying the difference (\$87,000) on the purchase of these lots. Thus, the Friends will enter into a purchase contract with Bahrych for \$186,000, we will enter into a purchase contract with the Friends for \$99,000, and at a simultaneous closing State Parks will be deeded fee title to the lots.

**DIVISION RECOMMENDATION:** Staff recommends the Board authorize the Director to negotiate and consummate the purchase of Lots 181 and 182, Stonehenge @ Roxborough at Roxborough State Park, with the participation of the Friends of Roxborough. The Director has found this acquisition of land to be necessary, suitable or proper for parks and outdoor recreation purposes.

**SUGGESTED MOTION:** “I move that the Board of Parks and Outdoor Recreation authorize the State Parks Director to negotiate and consummate the purchase of Lots 181 and 182, Stonehenge @ Roxborough at Roxborough State Park, with the participation of the Friends of Roxborough, as described in this Action Item.”

### **Golden Gate State Park – Harmsen Collection Donation**

**PURPOSE:** To request Board approval for donation of certain household items and/or antiques from Colorado State Parks (CSP) to the Golden Pioneer Museum (GPM).

**BACKGROUND INFORMATION:** In 1970 Colorado State Parks purchased 2,002 acres from William and Dorothy Harmsen for inclusion in Golden Gate Canyon State Park. In 1976 the Harmsen’s donated another 50 acres of land to the State along with a house, barn, care takers house, water shed and other out buildings and most of the contents (know collectively as the Harmsen Collection) found therein. These items are listed on a December 9, 1977 Accession sheet. The house, built around 1875, and barn were part of the Belcher Homestead. The Harmsen’s, purchased the property in 1954. After State Parks acquired the property several attempts were made to use the property for such things as an Art in the Parks residence and most recently as a museum but generally

speaking the house has been vacant and unused for over 30 years. Then in 2006 the decision was made to renovate the house and barn and manage the property as a Guest House.

**DISCUSSION AND SUMMARY:** Staff felt that inviting the public into the house for overnight stays could result in stolen or damaged Harmsen Collection items. Thus we have analyzed what items would not be appropriate for use in the Guest House, had the items appraised and are now seeking to donate said items to the GPM. Some items will be retained and used in the house. Bob Harmsen, son of the late Bill and Dorothy Harmsen, supports our efforts to use the property as a guest house and our efforts to get appropriate items from the Harmsen Collection to the GPM either through loan or donation. Staff has met on several occasions with Barbara Mills, Director of the GPM, to determine her level of interest in the Collection. She is interested in whatever items CSP would like to donate/loan. Staff has also met with and been assured by State Surplus that they will approve the donation of any/all pieces of the Harmsen collection to the GPM. The donation agreement between CSP and GPM will include a reversion clause ensuring items GPM no longer wishes to keep shall be returned to CSP. The current estimated value of items to be transferred to GPM is \$73,200.00. This number could change depending upon items CSP ultimately keeps once final furnishing decisions are made at the Harmsen Guest House. The High Plains Region Manager will have copies of the 1977 Accession sheet and the 2006 Appraisal available for review is necessary.

**DIVISION RECOMMENDATION:** Staff recommends the Board authorize the Director to de-accession and donate or simply donate, to the Golden Pioneer Museum, any William or Dorothy Harmsen donated item listed on the December 9, 1977 Accession Sheet or any other William or Dorothy Harmsen item in the possession of Colorado State Parks but not listed on said Accession Sheet that is deemed unnecessary or unsuitable to the rental operation of the Harmsen Ranch Guest House at Golden Gate Canyon State Park.

**SUGGESTED MOTION:** “I move that the Board of Parks and Outdoor Recreation authorize the State Parks Director to de-accession and donate or simply donate, to the Golden Pioneer Museum, any William or Dorothy Harmsen donated items listed on the December 9, 1977 Accession Sheet or any other William or Dorothy Harmsen items in the possession of Colorado State Parks but not listed on said Accession Sheet that is deemed unnecessary or unsuitable to the rental operation of the Harmsen Ranch Guest House at Golden Gate Canyon State Park as described in this Action Item.”

### **Bonny Lake Marina – Concession Fee Waiver**

**PURPOSE:** To seek Board action on the Bonny Lake Marina request to waive the marina concession annual fee for 2007 at Bonny Lake State Park (BLSP).

**BACKGROUND INFORMATION:** Bonny Lake Marina (Contractor) has operated under a concession contract at BLSP since April 1998. Contract term ends on December 31, 2008 with a 5 year renewable option at the sole discretion of the State. Gross revenue percentage agreed to in the contract is 5%. In addition, a \$2,400.00 annual fee is paid while a \$500.00 administrative fee is paid only in the event the percentage of gross fee does not cover an amount equal to the administrative fee.

In 2000, 2003, 2004, 2005 and 2006 the Contractor was granted a waiver of the \$2,400 annual fee due to low water level and disruption of marina business during boat ramp and jetty construction. A key outcome of the construction was that it allowed the Contractor to stay open the entire 2001 and 2002 contract years in spite of the ongoing decline of water levels (~ 2.5 feet per year). Bonny Lake is currently at a record low level approximately 19 feet below normal pool. Only 1 of 3 boat ramps at BLSP is usable at this time due to low water levels. On April 5, 2007 another fee waiver request has been made from the Contractor.

**DISCUSSION AND SUMMARY:** Water levels on Bonny Lake have dropped for the last 7 years. The marina bay where the Contractor’s boat rentals, wet slips and gas docks are located are dry and unusable at this time. Construction of extending, widening and limited dredging of the northern boat ramp (shortest distance to deep water) was completed in July 2005 and will allow boating access while the marina bay ramp is closed. Given the water situation Contractor is willing to open the marina store and sell gas at the store. Contractor gross sales

revenue has dropped every year for five of the last six years. Gross sales revenue from the Bonny Lake Marina were \$24,558.75 in 2006, \$ 30,341 in 2005, \$28,156 in 2004 and \$ 50,147 in 2003.

**DIVISION RECOMMENDATION:** Staff recommends that the Board approve the request to waive the 2006 annual fee and go to a straight 5% of gross fee for 2007.

**SUGGESTED MOTION:** “I move the Board of Parks and Outdoor Recreation approve the request to waive the 2007 annual fee and collect 5% gross fee for 2007 from the Bonny Lake Marina.”

### **Ridgway State Park and Mancos State Park – BOR Lease Extension**

**PURPOSE:** To seek Board approval for the extension of the Recreation Management lease agreements between the Bureau of Reclamation and State Parks for Ridgway State Park and Mancos State Park.

**BACKGROUND INFORMATION:** Ridgway State Park’s current lease agreement expires in 2009. Mancos State Park’s current lease agreement expires in 2012. The lease agreement for Crawford, Vega, Navajo, Rifle Gap, and Paonia expires in 2014. The Bureau of Reclamation would like to combine the lease agreement for Ridgway and Mancos in to the master lease agreement that includes the other five Parks listed above.

**DISCUSSION AND SUMMARY:** Currently, the Bureau of Reclamation can participate in cost sharing arrangements where they match construction/repair projects dollar for dollar with State Parks on the five parks that on the master agreement. They would like to add Ridgway and Mancos State Parks to the master lease agreement to make it easier for them to match construction/repair project costs at these two parks as well.

**DIVISION RECOMMENDATION:** Staff recommends that the Board provide the Director with the authority to negotiate and consummate the modification of the existing master lease agreement with the Bureau of Reclamation which currently covers Crawford, Vega, Navajo, Rifle Gap, and Paonia by adding Ridgway and Mancos State Parks.

**SUGGESTED MOTION:** “I move the Board of Parks and Outdoor Recreation authorize the State Parks Director to negotiate and consummate the modification of the existing master lease agreement with the Bureau of Reclamation which covers Crawford, Vega, Navajo, Rifle Gap and Paonia by adding Ridgway State Park and Mancos State Park.”

### **James M. Robb Colorado River State Park – Property Exchange**

**PURPOSE:** To seek Board approval to exchange or sell property previously purchased for the James M. Robb – Colorado State Park for other needed property for the Park.

**BACKGROUND INFORMATION:** State Parks purchased an 88 acre parcel of ground near the city of Fruita in 1998 for \$100,000 to be a part of the James M. Robb – Colorado River State Park. Just recently, Fruita has requested us to sell them the property in exchange for other property that is also needed for the park. They would still construct a trail through the property that we would sell to them as part of the exchange.

**DISCUSSION AND SUMMARY:** We originally used Great Outdoors Colorado (GOCO) funds to purchase the 88 acres. We have met with GOCO to work out the process they would need to have in place to approve the exchange. An appraisal was recently performed on the 88 acres and came out at \$500,000. This amount will be made available to State Parks to purchase the additional property we need to continue acquiring property for the State Park.

**DIVISION RECOMMENDATION:** Staff recommends that the Board approve of the exchange after the acceptance by GOCO.

**SUGGESTED MOTION:** “I move the Board of Parks and Outdoor Recreation authorize the State Parks Director to negotiate and consummate a contract to affect the exchange of the 88 acres to the City of Fruita for additional property for the James M. Robb – Colorado River State Park in an amount equal to the value of the appraisal.”

**Trinidad Lake State Park – Easement**

**PURPOSE:** To request Board approval for granting a sewer pump station and access easement across a portion of St. Vrain State Park.

**BACKGROUND INFORMATION:** St. Vrain Sanitation District has requested an easement for a new sewer pump station to be located near the southwest corner of St. Vrain State Park, at the corner of Cty. Rd. 7 and Hwy. 119 (see attached map). The new pump station will replace an older station, and will allow the District to better serve the expanding needs in the area. A short portion of new access road will be constructed and an existing park road will also be utilized. The pump station site will be approximately 100’ x 100’. Total impacted area consists of less than ½ acre.

**DISCUSSION AND SUMMARY:** Consideration for this easement has been established at \$5,000. This compensation was determined by using an estimated land value of \$20,000/ac. then applying a 50% reduction due to the “overlay” of this easement with existing easements and location on the park boundary just off Hwy. 119. Existing easements in this corridor (north of the Hwy. 119 ROW) include a gas transmission pipeline, power line and the sewer line. The term of the easement will be 30 years, consistent with State Land Board and federal government easement grants. There should not be any significant impact to the natural resource or recreation amenities of the park once the new pump station/access road has been completed and the land surface reseeded and restored.

**DIVISION RECOMMENDATION:** Staff recommends the Board authorize the Director to negotiate and grant a sewer pump station and access easement to St. Vrain Sanitation District on St. Vrain SP. The Director has found the granting of this easement to not conflict with parks and recreation purposes.

**SUGGESTED MOTION:** “I move that the Board of Parks and Outdoor Recreation authorize the State Parks Director to negotiate and grant a sewer pump station and access easement to St. Vrain Sanitation District on St. Vrain SP, under the terms and conditions described in this Action Item.”

**STATE OF COLORADO  
Board of Parks and Outdoor Recreation**

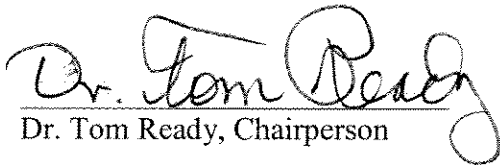
**Date: June 15, 2007**

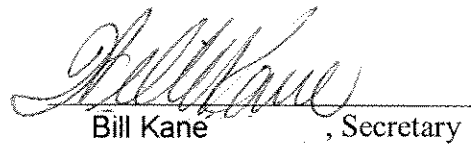
**Re: Approval of Consent Agenda**

**Decision:**

After consideration of all materials presented and comment given at its regular meeting June 15, 2007, the Board of Parks and Outdoor Recreation voted to approve the Consent Agenda.

**BOARD OF PARKS AND OUTDOOR RECREATION**

  
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Dr. Tom Ready, Chairperson

  
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Bill Kane, Secretary

## CONSENT AGENDA

### ACTION ITEMS

- Larry Kramer

Larry Kramer presented the Action Items for the Consent Agenda, reviewing each item and fielding questions with members of the Board.

1. Barr Lake State Park – United Power Easement
2. St. Vrain State Park – Sanitation Easement
3. State Forest State Park – Concession
4. Chatfield State Park – Concession
5. Roxborough State Park – Stonehenge Acquisition
6. Golden Gate State Park – Harmsen Collection Donation
7. Bonny Lake Marina – Concession Fee Waiver
8. Ridgway State Park and Mancos State Park – BOR Lease Extension
9. Colorado River State Park – Property Exchange
10. Trinidad Lake State Park - Easement

**MOTION:** “I move the Board of Parks and Outdoor Recreation approve the June Consent Agenda.”

**Moved:** Bill Kane  
**Seconded:** Lenna Watson  
**Vote:** Unanimous

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### MEETING ADJOURNED

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Dr. Ready, Chair

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Bill Kane, Secretary