

Roll Call

Matt Stais called the May 12, 2008 BOSAC meeting to order at 5:39 p.m. Other BOSAC members present included Scott Yule, Jeff Cospolich and Monique Merrill. Staff members present were Heide Andersen, Scott Reid, Mark Truckey, Jenn Cram, Chris Neubecker, Carin Faust, Tony Overlock and Peter Grosshuesch.

Approval of Minutes

The minutes were approved as presented.

Approval of Agenda

The agenda was approved as presented.

Public Comments

There were no public comments.

Staff Summary

Nature/Nordic Center

Ms. Andersen provided an overview of the scheduling for Nature Nordic Center planning. The goal is to complete the programming with the stakeholders, then bring the rough design to BOSAC and decide how best to proceed from there. Stakeholders include local property owners, Matt Stais, the Daytons, Tim Casey, Carin Faust, Christy Carello, Mark Truckey, Heide Andersen and John Niemi.

Mr. Stais: The concept design is scheduled for mid May (now). My question is whether LEED certification is being pursued. Those things should be communicated to the architect before concept design. We need to communicate to the designers that Council and BOSAC will need to evaluate and make several specific decisions. We should encourage them to slow down on the design so that a broader audience and the public can evaluate before moving ahead. We need good direction from BOSAC, staff and Council.

Mr. Andersen: The designers are focused on the programming, and then will need to go to concept design. The Town needs to make a decision on how to best proceed. This would be a Council discussion. This is a high profile project. We want the designer's full attention. This should not be a sideline project just because Mr. Niemi is paying for it.

Ms. Merrill: What is the final product of this phase?

Mr. Stais: Concept design, including square footage and building programming. This could be a LEED certified demonstration project but that is a Council discussion. It could cost about \$50,000-100,000 more for LEED certification. Maybe instead, we spent those funds on a great boiler that will pay us back in several years. For LEED certification, you need to hire an outside third party to evaluate your efforts. Comparative analysis of costs of other similar facilities would be helpful. We should spend time now figuring out what we really want, then proceed with the planning and design.

Ms. Andersen: Suzanne Allen Guerra has projected costs based on a square footage cost (\$300-400 per square foot). We will bring those numbers to BOSAC when we have them. LEED certified will indeed cost more, but at least this is new construction, not a redesign of an existing building.

Mr. Truckey: The Town's green code has less of a LEED focus. We have our own standards and we think they are good standards. Perhaps that is the way we choose to go for this project.

Mr. Cospolich: How did John Niemi get involved?

Mr. Andersen: There were transgressions as far as the Town was concerned, including a photo shoot in the Preserve, construction of trails with no permits, and pads were constructed. I think the public response was an eye opener for Mr. Niemi. As an outsider and not part of the community, he did not understand the sensitivity of Cucumber. To his credit, he asked to partner with the Town to help manage or improve the Preserve. He liked the idea of helping with the Nature Nordic Center. He offered to pay for architectural services and potentially allow us to partner with him on contractors available to help with the Nature Nordic Center construction. The design benefit is approximately \$200-300k, but we want to make sure it is the right product.

Mr. Stais: The requested \$60,000-90,000 expenditure for this year is a BOSAC expenditure. I want to know what we are getting for that money.

Ms. Andersen: We are working on a three part agreement between the Town, Suzanne Allen Guerra's office, and John Niemi to define what that benefit is.

Mr. Grosshuesch: What work has been done to date is a freebie at this point. We are going to apply our criteria to this, but we are just not there yet. So, I ask for some patience as we work through the details in this partnership.

Mr. Yule: Will programming include the entire property? I would like to focus on the nature piece. The trails are a big part of this Preserve. We need to clarify how the building and the trails function together. What are we really calling this? Cucumber Nature Preserve? We should really focus on the nature element of the Nature Nordic Center.

Mr. Cospolich: What is the estimated total cost so far?

Ms. Andersen: Approximately \$1.5- \$2 million for a 3500-6000 square feet structure (or structures). We have also talked about a campus concept that integrates indoor/outdoor space. That type of design could also help with project phasing.

Mr. Stais: Cost is the big question.

Mr. Truckey: 50% of project has been committed to from Open Space fund; the remainder would be from the CIP. This has been placed in the budget for Council for several years. Also, the Town is obligated to relocate the building based on Tim Casey's development.

Mr. Stais: It would be nice to do this slowly and purposefully. It may take all of 2008 for the concept design.

Ms. Andersen: We will bring more info at the next meeting.

Cucumber Gulch Monitoring (VERP)

Ms. Andersen: I had a conference call with Peter Newman, his graduate student and Dr. Christy Carello. The CSU students already have produced a voluntary exit survey for Cucumber Gulch Preserve. People will be stationed at the exit points and ask people to complete a 5-10 minute voluntary survey. It will ask about their experiential preferences: what they seek, whether or not the Preserve fulfilled their expectations, etc. It will be targeted at major access points on a random sampling of days. We also have trail counters to assess use numbers in the Gulch. CSU folks and Dr. Carello will be in town between May 28-30th for intro and training, with a BOSAC presentation between 9-11 am on Friday May 30. Then the trail crew will be trained in the afternoon to help implement some of the survey work. BOSAC members are welcome to attend any or all of this. The goal of the survey is to inventory the type and extent of use. We are getting a baseline, then can continue to monitor so that we have ecological and experiential information.

Mr. Cospolich: It would be good to learn who uses it and for what purpose.

Open Space and Trails

BOSAC Chairman

Mr. Stais: I am willing to be chairman. Please forward norms to Ms. Hollinshead and Mr. Kuhn.

Mr. Stais was unanimously approved as the chair for the next year.

Mr. Yule nominated Mr. Cospolich to be vice chair.

Mr. Cospolich was unanimously approved as vice chair.

Forest Health

Ms. Andersen introduced the forest health issue and the pending Mountain Pine Beetle (MPB) infestation. Originally, our goal was to reduce doghair lodgepole areas. This work was done on the West Moonstone parcel. In 2005 and 2006, the MPB focus began and we removed and sprayed a limited number of trees. \$77,000 was spent in Cucumber Gulch in 2007. We hired RMES to evaluate forest health in the Preserve. The recommendation was to cease extraction operations in the Gulch. Species diversity is

strong in the Preserve. This year we also commissioned an evaluation for all of the open space parcels. Evaluation includes all solely Town-owned properties, not jointly owned backcountry parcels. We have also learned that spraying can be harmful. Council instructed us to spray only specimen trees in a limited quantity. The question comes down to whether we cut and plant now to improve future forests, or target a green backdrop? Refer to staff memo questions.

Ms. Cram: Four years ago, we thought we could cut and spray our way out of this. It is simply not possible to continue with this, given the current infestation. Logistically, it is also challenging. Bigger picture options are what we seek. Wildfire, water resources, replanting are the discussions we need to be having.

Mr. Cospolich: Look at Grand County for examples.

Mr. Reid provided an overview of some of the work being performed in Grand County, including Devil's Thumb Ranch, which has 5000 acres and is cutting 1 acre a day to address the MPB epidemic. Most of the places in Grand County are striving to create a better future forest by cutting and reseeding now- even uninfested trees- to get a head start on the regeneration.

Mr. Grosshuesch: The goal in Grand County is to focus on replacement stands. 90-95% mortality is predicted. The remaining trees will be the young ones and the really healthy ones.

Ms. Cram: Frisco Peninsula is another good example. Working to reduce wildfire risk and protect Goose Pasture Tarn and our water resources. We are working with the USFS, RMES, Blue River, Summit County and others. Long range planning in place could be timely to get the USFS to take some action as well.

Mr. Stais: Hayman fire is a good example and is scary.

Ms. Andersen: Town ordinance requires tree removal for infested trees, yet the Town may not be acting on an adjacent open space properties.

Mr. Stais disclosed his wife's role working for the Highlands HOA's. We should certainly be sensitive to any damage to water quality in sensitive areas. In wetlands, spraying is off limits. Clear direction from BOSAC and Council would be helpful for the homeowners.

Ms. Cram: Our landscaping is going to change. We need to approach this as an infestation of epic proportions.

Mr. Cospolich: The biggest challenge is that the second homeowners are being required to cut their trees. I am in favor of looking at the longer term forest health. \$200,000 is a lot of money for forest health, though.

Ms. Merrill: We need to increase the budget number and be more aggressive instead of waiting and seeing what happens.

Mr. Stais: Let's keep it at the same level until we hear from Council. It is a lot of money. This is a big priority. I agree with Mona. This is a high priority.

Mr. Grosshuesch: \$200,000 could be retained again for next year. BOSAC could use the \$200,000 for implementing RMES recommendations from this year's study.

Mr. Yule: I agree with the long term plan. We will need to spend more than \$200,000. We will also need to rearrange our open space priorities.

Ms. Merrill: I think these properties should be looked at on an equal basis, rather than targeting the squeaky wheels.

Mr. Truckey: So to summarize: spray only specimen trees that are removed from water bodies. Do we remove and chip any infested trees this year?

Mr. Stais: We should take it on and remove the trees. If we can access the lot without messing up the wetlands or building a new and damaging road, we should. Where practical, near adjacent properties with good access, we should work on it.

Ms. Merrill: I agree.

Mr. Yule: To create a fire break is critical and a higher priority. If an existing fire break is there, we should treat that property as a lower priority.

Geocaching

Mr. Reid outlined the nature of geocaching.

Mr. Cospolich: This is good for a segment of the population. It can be another niche for our community to attract people here.

Mr. Stais: That means allowing it and permitting it?

Ms. Merrill: I would think permitting it is the answer. Maybe not now, but keeping it on the radar and keeping BOSAC informed. The issue is keeping people out of sensitive areas. I am supportive of the sport, though.

The consensus was to keep the topic on the radar screen, to monitor the number and locations of the caches and perhaps permit it in future, if needed. Primarily, the goal is to protect the sensitive sites.

Shock Hill / Cucumber Gulch Area Development Plans

BOSAC discussed of the current and future developments in and around the Cucumber Gulch Preserve. BOSAC requested that staff add line work to the existing map to include

Cucumber Creek Estates, the Shock Hill Lodge, Penn Lode Drive building envelopes, Pristine Villagio (building envelope and conservation easement) and the gondola alignment. Ski resort lifts and existing buildings would also be useful and Mr. Stais may be able to provide this information with permission from Vail Resorts. Also, adding the Town winter and summer trails in Cucumber Gulch system and Josie's cabin would be helpful.

Commissioner Issues

Ms. Merrill: What is the status of the USFS portion of the Nordic expansion? (Staff explained that the Ski Area Master Development Plan has been withdrawn based on USFS staff recommendation and staff is working on a more specific Special Use Permit application for the experimental loop and a broader Master Plan document for the rest of the proposed routes.)

Mr. Yule provided an example of the stickers about Cucumber Gulch Preserve that were placed in gondola cabins. BOSAC requested that Mr. Yule try to put the decal in every cabin, rather than just half.

Next Meeting

The next BOSAC meeting is scheduled for 5:30 pm on June 9th in the Town Hall Auditorium.

Mr. Cospolich motioned to adjourn the meeting and Ms. Merrill seconded. The meeting was adjourned at 8:23 p.m.