



Meeting Minutes

Open Space and Trails Advisory Board

Monday, Dec 8, 2025

6:30 PM

Community Room,
Town Hall

Link to Watch or Comment Virtually: <https://bit.ly/OSTAB2024>

1. Call Meeting to Order – 6:31pm

2. **Roll Call and Verification of Quorum** – Members: Ken Martin, Tim Payne, Bill Rigler, Phil Brink, Joe Swanson. Also Park & Rec Director Luke Bolinger, Town Council liaison John Mortellaro.

3. Approval of the Agenda & Assignment of Current Minutes:

- A. Agenda approved w/o change;
- B. **Minutes assigned to Tim Payne.**

4. Approval of Previous Meeting Minutes:

- A. August 11, 2025 – Tim Payne – *already approved*
- B. September 8, 2025 – Dave Tazik (*not yet available*)

5. Public Comment

6. General Business

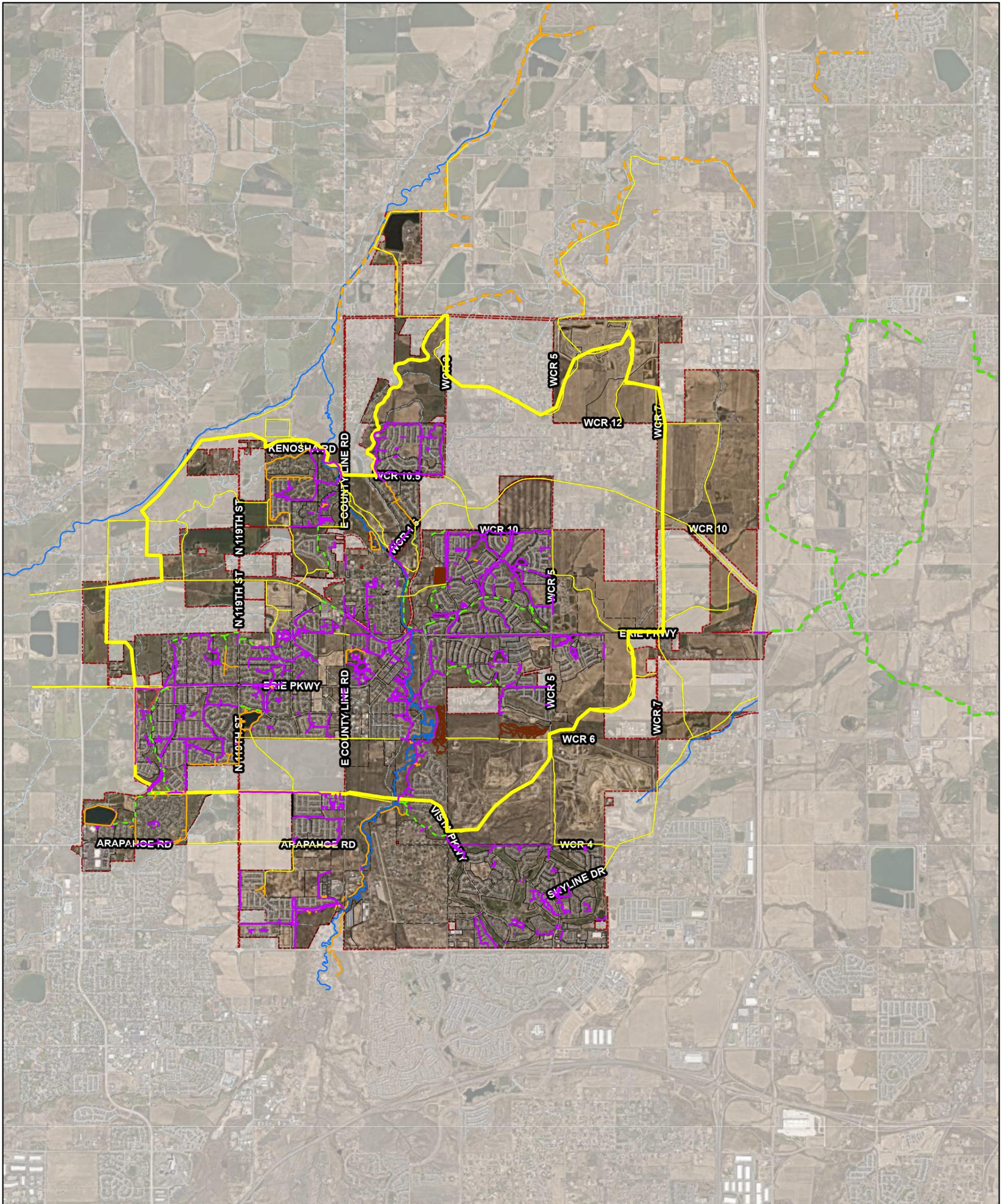
- A. *Town Council Liaison Report, John Mortellaro*
 - (1) *Town approved purchase of 32 acre open space just South/West of Wild Rose and north of Jay Rd*
 - (2) *No decision on Village at Coal Creek at prior council meeting*
- B. *New land acquisition criteria – Luke Bolinger;*
 - (1) *Extended discussion and commenting on the draft scoring criteria; next steps are to apply the criteria to a sample of our existing medium/high/highest properties and see “how they score”*
- C. *VCC Update:*
 - (1) *Planning Dept presentation at the Town Council meeting November 18:*
[25-549 - 2025-11-18 Town Council - VCC Concept Plan Options updated 11-06-2025](#)
 - (2) *Video of the Town Council meeting November 18:*
[Town Council on 2025-11-18 7:10 PM - or Immediately Following the Urban Renewal Authority Meeting Special Meeting](#)
 - (3) *Lots of discussion with conclusion to reiterate existing position at upcoming Town Council meeting and then also send a letter again when this topic comes back to council*
- D. *New Compass trail to Coal Creek;*
 - (1) *2026 planned project – will utilize easement for portion immediately east of County line and then transition to newly purchased open space*
- E. *Status of Wise Homestead OS master plan;*

(1) Reviewed draft 2027 project for initial design

- F. Review of meeting with Lafayette OS Advisory Board;*
- G. Idea – create a list of missing trail links;*
- H. Status of Boulder County Prairie Run Park development;*
- I. Sweatshirt distribution;*
- J. Member Comments, Questions and Discussion;*
- K. Next regular meeting: Monday January 11, 2026.*

7. Adjournment - 8:22pm

Updated GIS Trails and Branded Loop_20251204



12/4/2025, 5:24:32 PM

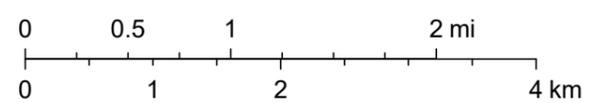
Trails

- ASPHALT
- CONCRETE
- CONCRETE CRUSHER FINE COMBO
- CRUSHER FINES
- MAINTENANCE ONLY

- NATURAL
- OTHER
- Proposed Branded Trail Loop
- Neighboring Municipality Proposed Trails
- Dacono
- Frederick

- Erie Proposed Trails
- City Limits
- Subdivisions
- Streams
- Drainage/Ditch
- Stream/Creek

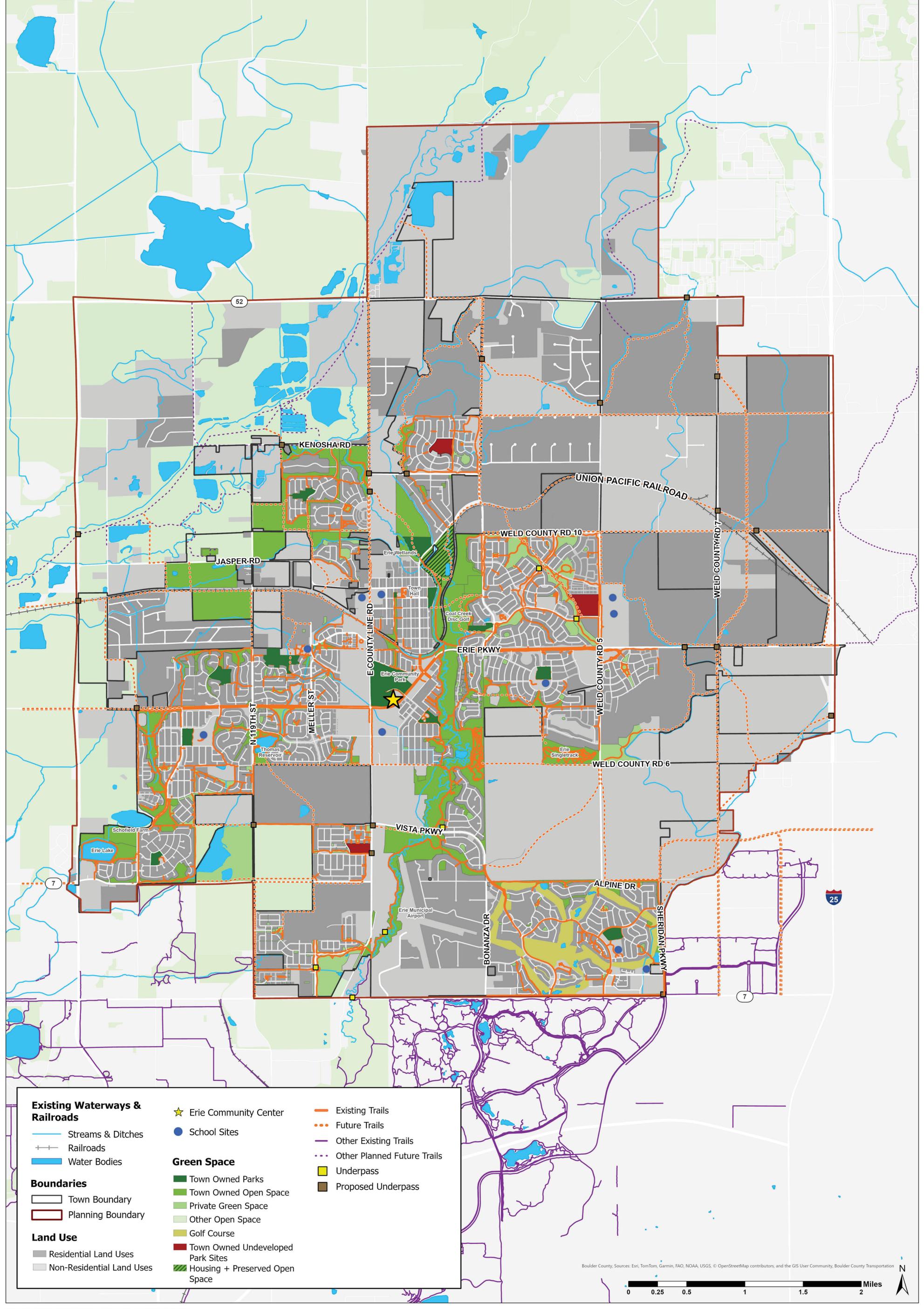
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Nearmap, TOE GIS

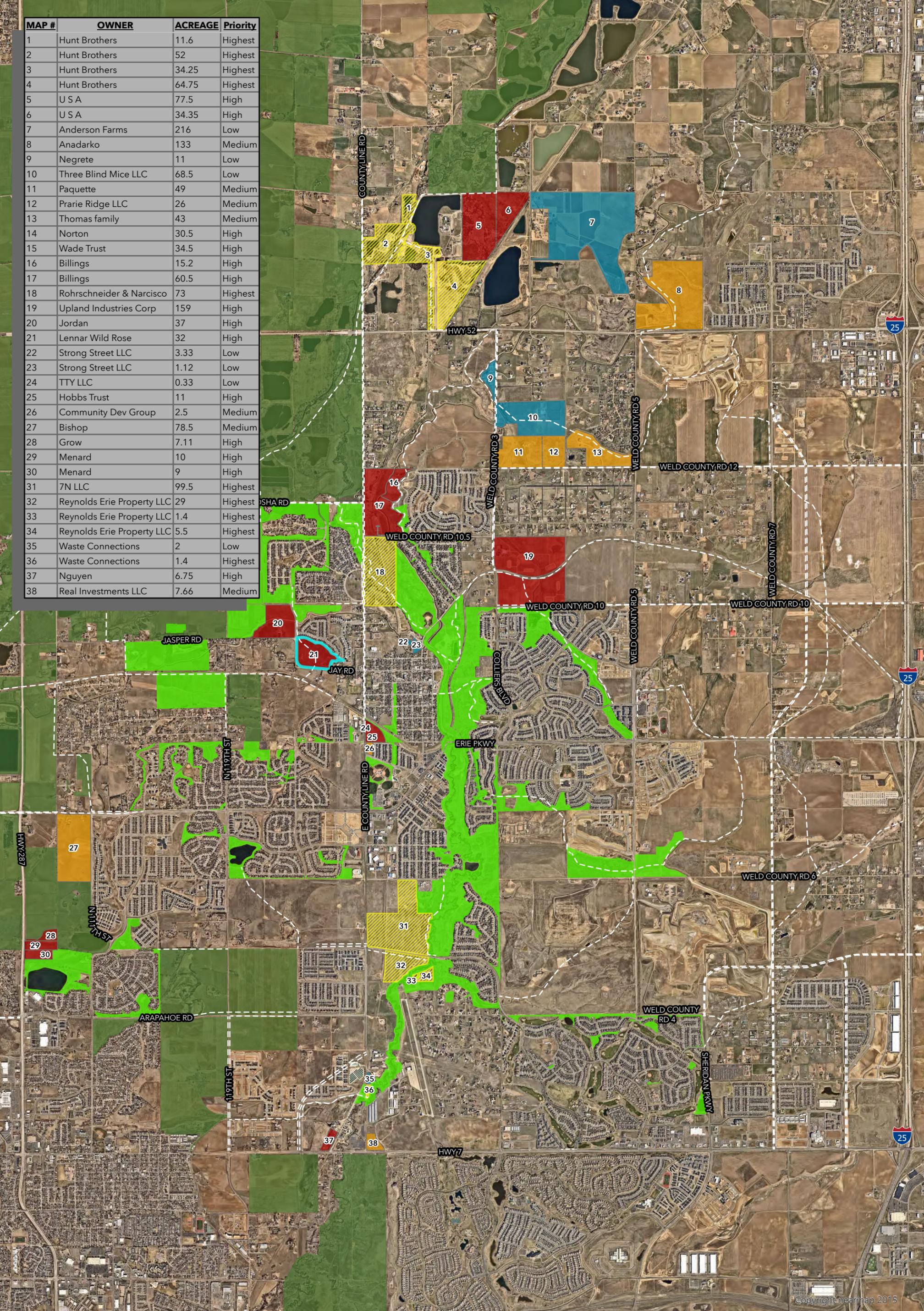
| Land Acquisition Criteria | | | | | |
|-------------------------------|-------------------------------|---|---|------------|---------------------------------|
| No. | Criteria | Purpose | Potential Points (1 Point for Each Item) | Multiplier | Maximum Potential No. of Points |
| 1 | Overall PROST Map | To achieve the need for the future parks and open spaces that are identified on the Overall PROST Map. | * Land is located in the general vicinity of a future park or open space area per the Overall PROST Map. | 5 | 5 |
| 2 | Adjacency & Contiguity | To create a connected system of parks, recreation, open space, and trails throughout Erie. | * Land is adjacent to an existing or future planned park or open space area per the Overall PROST Map. | 4 | 4 |
| 3 | Trail System Connectivity | To create and enhance a connected trail system throughout Erie. | * Land is located in the general vicinity of a future planned trail per the Overall PROST Map. * Land could accommodate a trail facility and contribute to the overall future planned trail system of Erie per the Overall PROST Map. | 3 | 6 |
| 4 | Accessibility & Equity | To ensure that every Erie resident has access to an open space, park, or trail within a ½ mile or a 10-minute walk from their home. | * Land is located in an area that meets the ½ mile or 10-minute walk objective. | 3 | 3 |
| 5 | Community Identity | To preserve and celebrate Erie's rich history and sense of place by integrating historical resources, public art, and cultural landmarks into facilities. | * Land contains historical resources or cultural landmarks. * Land contains public art or other facilities or resources that can support local artists and community identity. * Land is suitable for potential future activities and programming for a variety of demographic groups. | 2 | 6 |
| 6 | Recreational Opportunity | To provide access to active or passive recreational or educational activities. | * Land is suitable for potential future development of sports/multi-use fields or other active recreational areas. * Land contains unique passive recreational or educational opportunities. | 2 | 4 |
| 7 | Natural Areas Inventory | To preserve and protect natural habitats, wetlands, wildlife corridors, and other significant biodiversity per the Natural Areas Inventory. | * Land contains valuable biodiversity elements such as natural habitats, wetlands, or wildlife corridors as per the Natural Areas Inventory. * Land provides opportunities to restore or create valuable biodiversity elements such as natural habitats, wetlands, or wildlife corridors as per per the Natural Areas Inventory. | 2 | 4 |
| 8 | Unique Environmental Features | To preserve iconic land features that represent local and regional value | * Land has distinctive land features that could be valuable to the community for a variety of purposes, including viewsheds, water frontage, landforms, etc. * Land contains high quality soils usable for agricultural purposes and/or is irrigated land. | 1 | 2 |
| 9 | Developability | To expedite park land development and open space conservation, lower development costs, and implement easier construction and entitlement processes. | * Land is already zoned or entitled for park land development or open space conservation, or would qualify for an expedited entitlement process. * Land is suitable for construction with appropriate terrain for a park and would not require extensive earthwork. * Land has easy or direct access to existing utilities such as water, sewer, and electricity. | 1 | 3 |
| 10 | Park Suitability | To acquire parcels of land that meet the minimum size requirements of neighborhood or community parks, or are sizable areas. | * Land meets the minimum park size for the desired future park type per the Overall PROST Map. * Land is suitable for the desired future program and facilities as determined by the Parks and Recreation Department. * Land is 30 acres in size or more. | 1 | 3 |
| TOTAL AVAILABLE POINTS | | | | 40 | |
| HIGH PRIORITY ACQUISITION | | | | 26 - 40 | |
| MEDIUM PRIORITY ACQUISITION | | | | 14 - 26 | |
| LOW PRIORITY ACQUISITION | | | | 0 - 13 | |

Table 1. Recommended Land Acquisition Criteria



NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

| MAP # | OWNER | ACREAGE | Priority |
|-------|----------------------------|---------|----------|
| 1 | Hunt Brothers | 11.6 | Highest |
| 2 | Hunt Brothers | 52 | Highest |
| 3 | Hunt Brothers | 34.25 | Highest |
| 4 | Hunt Brothers | 64.75 | Highest |
| 5 | U S A | 77.5 | High |
| 6 | U S A | 34.35 | High |
| 7 | Anderson Farms | 216 | Low |
| 8 | Anadarko | 133 | Medium |
| 9 | Negrete | 11 | Low |
| 10 | Three Blind Mice LLC | 68.5 | Low |
| 11 | Paquette | 49 | Medium |
| 12 | Prarie Ridge LLC | 26 | Medium |
| 13 | Thomas family | 43 | Medium |
| 14 | Norton | 30.5 | High |
| 15 | Wade Trust | 34.5 | High |
| 16 | Billings | 15.2 | High |
| 17 | Billings | 60.5 | High |
| 18 | Rohrschneider & Narcisco | 73 | Highest |
| 19 | Upland Industries Corp | 159 | High |
| 20 | Jordan | 37 | High |
| 21 | Lennar Wild Rose | 32 | High |
| 22 | Strong Street LLC | 3.33 | Low |
| 23 | Strong Street LLC | 1.12 | Low |
| 24 | TTY LLC | 0.33 | Low |
| 25 | Hobbs Trust | 11 | High |
| 26 | Community Dev Group | 2.5 | Medium |
| 27 | Bishop | 78.5 | Medium |
| 28 | Grow | 7.11 | High |
| 29 | Menard | 10 | High |
| 30 | Menard | 9 | High |
| 31 | 7N LLC | 99.5 | Highest |
| 32 | Reynolds Erie Property LLC | 29 | Highest |
| 33 | Reynolds Erie Property LLC | 1.4 | Highest |
| 34 | Reynolds Erie Property LLC | 5.5 | Highest |
| 35 | Waste Connections | 2 | Low |
| 36 | Waste Connections | 1.4 | Highest |
| 37 | Nguyen | 6.75 | High |
| 38 | Real Investments LLC | 7.66 | Medium |



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Open Space Priority

Priority

- Highest
- High
- Medium
- Low
- Proposed Trails
- Other Protected Land
- Open Space Owned by Erie

0 0.25 0.5 1
 Miles

