

**Fountain Creek Watershed, Flood Control and Greenway District  
Citizens Advisory Group**

**Meeting Minutes  
April 10, 2015**

The meeting was held at:  
City of Fountain, City Hall  
116 S. Main Street, 2nd Floor  
Fountain, CO

**1. Call to Order, Establish Quorum and Introductions**

The April 10, 2015 meeting of the Fountain Creek Watershed, Flood Control and Greenway District (FCWD) Citizens Advisory Group (CAG) was called to order by Ms. Irene Kornelly, Chair, at 9:34 a.m. A quorum was noted, with the following CAG members in attendance:

Irene Kornelly – Chair  
Richard Skorman - CAG Representative to the FCWD Governing Board  
Ferris Frost – Alternate CAG Representative to the FCWD Governing Board  
Nancy Keller – TAC Chair and Representative to the CAG  
Mary Barber – FCWD Web Manager  
Jack Wallick – CAG Secretary  
Dana Nordstrom  
Ross Vincent – Vice Chair  
Allison Plute  
Tom Ready  
Amber Shanklin  
David Wooley (for Lisa Godwin)

**CAG Members not present:**

Dan Henrichs  
Lois Illick

**Also in attendance:**

Larry Small, Executive Director Fountain Creek Watershed District  
Terry Hart, Pueblo County Commissioner and FCWD Governing Board Member  
Jeff Bailey, City of Pueblo

**2. Approve Agenda of April 10, 2015 Meeting**

**Upon motion duly made, seconded and unanimously carried, the corrected April 10, 2015 Agenda was approved.**

**3. Approve Minutes of March 13, 2015 Meeting**

**Upon motion duly made, seconded and unanimously carried, the corrected March 13, 2015 minutes were approved.**

#### **4. Presentation: Pueblo Springs Ranch Annexation Status - Jeff Bailey, City of Pueblo.**

Irene introduced the speaker and topic by saying that Pueblo Springs Ranch was initially proposed a number of years ago, but economic concerns forced it into the background. It has re-emerged and is again an issue for Pueblo to deal with. Pueblo Springs Ranch is of vital concern to the District because it straddles Fountain Creek at one point and would likely use that area as a major access to I-25. Before the District approves any activity in the Fountain Creek corridor, the CAG would have to give its opinion. Thus it is important that we stay abreast of this huge development as it unfolds.

Jeff Bailey is with Pueblo Stormwater and is also a member of the TAC. He distributed copies of a map of the area, showing the proposed Pueblo Springs Ranch location east of I-25 and ranging from the county line at the north to east of the Beacon Hill/ I-25 & Purcell Blvd Exit to the south. Jeff prefaced his remarks by saying that although he had been in Planning, he is now in Stormwater and has nothing to do with anything regarding Pueblo Springs Ranch.

- Pueblo Springs Ranch is in annexation negotiations with the City of Pueblo. This is a huge development project of 24,000 acres (for comparison, the entire City of Pueblo is 34,000 acres), it runs roughly 12 miles north to south, about 9 miles east to west, and is centered about the Exit 110/Piñon Truck Stop. The property was once known as the McCulloch Ranch.
  - The project was first proposed in 2007, at which time it was under single ownership. It was shelved because of the poor economy, portions were sold, and it is now a consortium of four ownerships.
  - The present status of annexation is that a small parcel of land, the Lariat Loop, has been deeded to the city, which in turn has annexed it as allowed for city-owned property. (Normally, state annexation rules prohibit annexation of any property further than three miles from existing city limits). Having the Lariat Loop extending city limits to the development property significantly eases the annexation process. If, however, Pueblo Springs Ranch is not annexed within a specified time, the ownership reverts to the developers and the city will “de-annex” the parcel. The deadline has been extended a number of times over the years, and the current deadline is January of 2017. The Lariat Loop property is currently zoned as city open space.
  - At this time there has not been an annexation petition submitted. The city and developers are working on a pre-annexation agreement which will spell out the developers’ responsibilities with regard to infrastructure and other issues. A project of this size requires the city invest tremendous resources for oversight and planning, so the city has hired Matrix Design Group to oversee the annexation planning process. The developers are paying the city’s consulting costs associated with this effort.
  - The review process following submittal of the annexation petition consists of a review for completeness, followed by the city council’s decision whether to accept the petition. Acceptance does not mean approval. The petition is then tabled for 180 days for review by Planning and Building for their approval, and then finally goes to city council. It is not unusual for a large or complex annexation to have its 180 day review extended several times. Jeff opined that it could easily take two years for a project like this to reach annexation. As they are still working on a pre-annexation agreement, with no deadline set for completion of that phase, there is no indication of when the petition will be submitted.
  - Some of the topics addressed by the pre-annexation agreement and the subsequent annexation agreement are water, stormwater, and sewer; transportation and access; and of course, parks and amenities. The owners anticipate a 50 to 70 year buildout.
  - The biggest challenge is wastewater. If they do not implement their own treatment plant, the waste will have to be piped all the way down to Pueblo, which is a long way for this sort of infrastructure. Nancy Keller commented that a particular concern concerns waste pipelines,

which cannot be built in a configuration serving both a small, initial community and then later, a mature city ten times its size. Separation of flow – resulting in plugs, sulfide generation, and corrosion are all likely to result from a system designed for full build-out when used under lower flow during initial stages of development. Building a small initial line and later replacing with a larger one is also a huge cost. A smaller line in a larger one is a possibility.

- Water is another issue. It would make sense to design a dual system (potable and non-potable) for water savings, but it appears that Pueblo Waterworks supports a single system.
- During the complex pre-annexation process, all major design issues will be ironed out, and then following annexation, the area will have to be zoned according to their master plan before subdividing and construction.
- Jeff thought it would be more than a year before the pre-annexation agreement is completed. Public meetings will be held for citizen input following submittal of the pre-annexation agreement, when it goes to planning and zoning, and when it goes to the city council.
- Irene commented that the CAG will need to stay informed on the progress of Pueblo Springs Ranch in order to fulfill its duty to the floodplain, the creek, and the watershed. It was also noted that the proposed development also affects the Chico Creek watershed. She urged the CAG to be proactive in putting forth our needs, wants, and desires before the pre-annexation agreement. The fact that Matrix is involved on behalf of Pueblo and also works for us is a positive development.
- The discussion moved to Colorado Springs' annexation of the Banning Lewis Ranch back in the 80s and 90s. Both Richard Skorman and Larry Small were on city council at the time, and shared their experiences of the process. The agreement has to be written to hold up through ownership changes, as Banning Lewis changed hands more than once over the years.
- Terry Harris commented that Pueblo has had some rough learning experiences with major developments over the years.
  - Both Colorado City and Pueblo West were examples of developments that got out of hand. Lots were sold all over the developments instead of in a controlled fashion, straining infrastructure.
  - Another issue is that people moving to a new development will likely come from established areas within the city, causing inner city decline. Pueblo West is pulling people from the Pueblo city core, hurting the city's tax base significantly.
  - Another pull from the city core is the eventual 23,000 acre industrial development coming to a portion of the Pueblo Army Depot.
  - Larry and others pointed out that from a tax revenue standpoint residential development does not pay for itself, only commercial/industrial development. Developers, however, make more money on residential than commercial/industrial. A \$250,000 house generates approximately \$90 worth of tax revenue for the city. That income is lost with just one police or fire call for service. Pueblo Springs Ranch intends to develop the residential areas before the commercial/industrial sectors.
- The TAC is generating a list of requirements for major developments such as Pueblo Springs Ranch, and the CAG will have an opportunity to add its input. Terry urged the CAG, and the District as a whole, to not wait too long before submitting its input because big projects like this can develop enough momentum that they soon sweep away everything in its way.

## **5. Reports.**

**a. Governing Board Meeting.** Larry Small reported on the March 27, 2015 meeting of the Governing Board. The Board made the following actions.

- The Board approved the audit extension request sent to the state auditor.

- Also approved was the Watershed's official request to Colorado Springs Utilities and Pueblo County that they work together to redirect the 1041-related SDS funds to the Water Activity Enterprise, avoiding costly TABOR refunds.
- Then after the meeting, acting as the Water Activity Enterprise Board, they approved the Watershed Water Activity Enterprise's seeking a \$1,048,000 loan from the Colorado Water Conservation Board for the water rights portion of the Greenview Trust property acquisition. The bulk of the acquisition relies on a grant from GOCO. Larry is very optimistic about our chances, as GOCO has been aware of this opportunity for quite some time, and insisted we submit an application at this time. Jordan Vana and Colorado Open Lands did the application for us.
- Larry also reported that we received a letter from the state Department of Local Affairs (DOLA) approving the \$300,000 grant for developing a Monument Creek flood restoration master plan. The overall project cost is \$650,000. City of Colorado Springs is contributing \$150,000, Colorado Springs Utilities \$50,000, Air Force Academy \$50,000, \$50,000 in-kind from several agencies including PPACG, Regional Building, Black Forest Together, and others. Altogether there are now almost 20 organizations in the coalition. This will be the final master plan for the entire watershed. Matrix will be performing the work.
- DOLA will be conducting a site visit of the Cheyenne Creek demonstration project grant application. We are asking for \$290,000, the city is putting in \$25,000, and with other partners' in-kind contributions it is a \$367,000 project to build a 367 foot bioswale along Cheyenne Boulevard to capture surface runoff from the Stratton Open Space, a major concern voiced by residents during last years' community meeting. The project will demonstrate low impact development methods. Larry is very optimistic about our chances on this grant as well.

**b. TAC Meeting.** Nancy Keller reported on the TAC meeting.

- The TAC heard the Pueblo Springs Ranch presentation that Jeff just gave the CAG. They then heard Rich Muzzy speak on the Arkansas – Fountain Coalition for Urban River Evaluation (AF CURE). The CAG will also hear this presentation at our June meeting. If Rich is unavailable, Nancy offered to give the presentation.
- The TAC is beginning an education program, and spent much of the last meeting on water quality. Sediment plays a large part in water quality because sediment carries pollutants. The E. coli issue and an AF CURE 319 grant to study waterborne E. coli. were also discussed. [The CDPHE 319 program applies to nonpoint sources.] Sediment is a big part of the E. coli problem as well.
- Prior to the next TAC meeting the group is reading the Master Plan and Strategic Plan, with the intent of then developing a list of requirements or criteria for developers. The CAG will then comment on or add to this list, which will then go to the Board for their comments and additions. This would be the basis for any District requirements for developers like Pueblo Springs Ranch.
- The TAC already has a draft checklist for developers that will hopefully be finalized soon as well.
- Finally, the TAC will be looking at some water quality issues related to the MS-4 permit gap analysis with relation to nutrients. By then most of the TAC, with a number of new members, ought to be up to speed. Three new members will be submitted to the Board for approval: Kevin Niles, of the Arkansas Groundwater Users Association; Shelly Cobau, of Manitou Springs Floodwater; and Susanne Rohrs, Ft. Carson Stormwater.
- Terry Hart commended Nancy on her leadership of the TAC, saying that she is moving in the direction the Board wants.

**c. Outreach Group.** Allison Plute reported on the Outreach Group.

- The paperwork finalizing the CDPHE grant is complete and has been submitted. We have \$602 left over in the PPACG portion. The \$5,000 has been spent.
- The CAG now has a laptop, thumb drives with the standard presentation loaded, posters, flyers, etc. –

everything we need for outreach missions. Allison passed out copies of all the brochures so that CAG members can distribute copies as appropriate.

- The Colorado College intern was excellent help in generating all the material.
- Allison made a personal plea to CAG members to get out and help with the aggressive outreach schedule over the next couple months. The Pikeview Cleanup, the Fountain Creek Nature Center Family Fun Day, the Children's Water Festival in Pueblo, the Bird and Nature Festival opening event at Fountain Creek Nature Center, the Fishing Derby at Pikeview Reservoir, and The Pueblo Wheel Park Grand Opening are among upcoming events needing support.
- With respect to next steps,
  - Outreach is working on a newsletter article, so members can submit it to whatever group newsletters they receive.
  - In partnership with the Greenway Fund, there will be a survey given to the various groups participating in Creek Week. The survey will solicit information about issues and needs of those groups with which the District can assist. This baseline survey will help plan outreach efforts.
  - The new MS-4 Stormwater Permit outreach requirements will be released this May. The Outreach Group can help the county meet those goals, so the group will be working with John Chavez on that effort.
  - Some of the remaining outreach funds will be used to buy additional supplies and equipment for the CSU-Pueblo Family Fun Water Day.

**d. Website and Facebook Page.** Mary Barber reported on the website.

- Lisa Kudryk is working on the Google maps.
- The button for Upper Fountain Creek/Cheyenne Creek on the web page is fixed. Mary has put up the project description and whatever else she has been able to get from Matrix. As material becomes available, it will be added.
- Allison commented that some people have had trouble downloading the Master Plan from the website. Because it's such a large file, one must be patient and wait for it. It was also suggested to reset the length of the time-out function for downloading files. It was also suggested to take the compact PDF option.

**6. Current Business.** Allison announced the formation of a new group, the Greenway Collaborative. Keep Colorado Springs Beautiful, the Greenway Fund, El Paso County, Colorado Springs Utilities, Stormwater, Parks, Forestry, the Trails and Opens Space Coalition, the HOT Team (homeless outreach), Walmart, and others have established a \$15,000 fund to have Keep Colorado Springs Beautiful monitor the greenway from Pikeview Reservoir to the MLK Bypass looking for problems – trash, homeless camps, etc. Teams will deploy three days per week from March to October. This effort should go a long way toward addressing many of the issues citizens and groups have raised about the state of our downtown parks and trails. Allison proposed supporting the group at the \$500 level so that we can be a part of this collaborative. The Outreach Group will take up the topic at its next meeting.

**Upon motion duly made, seconded and unanimously carried, the CAG approved a \$500 expenditure to support the Greenway Collaborative.**

**7. Other Business.** Richard Skorman commented on the recent Colorado Springs council and mayoral elections.

- There are two new council members, Bill Murray and Tom Strand, both strong advocates of addressing our stormwater problems on a permanent basis. Larry Bagley, appointed to council to fill the vacancy of Joel Miller, is also a strong advocate for stormwater. And following his eventual election, he expects John Suthers to be looking for a permanent solution to the problem as well.

Richard thinks he may propose some sort of infrastructure tax, although the details of how such a thing would be structured and codified are unclear. Richard also pointed out that Suthers was instrumental in getting a huge settlement from the Rocky Mountain Arsenal to the Denver Greenway District, an accomplishment in which he takes pride.

- Richard also speculated that another council member may leave, being frustrated with an inability to achieve objectives. That could then lead to Merv Bennett likely becoming council president. Having grown up in La Junta, he is another advocate for our goals as a watershed. Richard is thus very optimistic about the next mayoral/council term.

**8. Public Comment.** There were no public comments.

**9. Next Meeting.** The next scheduled CAG meeting will be Friday May 8, 2015. The CAG will meet at 9:30 a.m. at the Fountain City Hall, 116 W. Main, and then drive to the Frost Ranch Bank Restoration Demonstration Project. Attendees should wear boots and outdoor clothing. There will no formal meeting.

**10. Adjourn:**

**Upon motion duly made, seconded and unanimously carried, the meeting adjourned at 11:08 a.m.**