

**\*Please note that this meeting summary was partially generated using AI transcription technology and has been reviewed by the designated minute taker for accuracy and completeness.\***

**I) CALL TO ORDER**

Nikki LaRochelle called the September 15<sup>th</sup>, 2025 regular meeting of BOSAC to order at 5:30 pm. Other members of BOSAC present were David Rossi, Matt Powers, Chris Tennal, Bobbie Zanca, and Town Council liaison Jay Beckerman. Krysten Joyce attended virtually. Staff members present were Mark Truckey, Chris Kulick, Duke Barlow, and Tony Overlock, while Alex Stach attended virtually. Katherine King from Summit County Open Space was also present. Members of the public: Sarah Watson and Dennis Kuhn, Kelly Ahern was attended virtually.

**II) APPROVAL OF MINUTES**

**A) BOSAC REGULAR MEETING – August 18<sup>th</sup>, 2025**

The minutes were approved as presented.

**III) PUBLIC COMMENTS**

N/A

**IV) STAFF SUMMARY**

**A. Field Season Update**

**B. FOBT**

**C. STRAP**

Ms. LaRochelle inquired about the methods the United States Forest Service (USFS) uses to collect and analyze feedback from the scoping process, particularly comments regarding localized access.

Mr. Barlow replied that this coming Wednesday, September 17<sup>th</sup>, OST will be joining partners at the USFS and Summit County Open Space & Trails for the STRAP Post Scoping Meeting. Mr. Barlow stated staff will be more knowledgeable about proposed local access after this meeting.

**D. Aspen Alley**

**E. BreckCreate Trail Mix Series**

**F. USFS FWA**

**G. BOEC Parking**

**H. CO Trail Symposium**

**I. SCOC**

**J. McCain Open Space Planning**

**V) OPEN SPACE DISCUSSION**

**2025 Naturalist Report (05:08)**

Ms. Ella Garner, an Open Space & Trails Naturalist, presented the 2025 Naturalist Report, which focused on highlighting visitor use monitoring in Cucumber Gulch Preserve, wildlife monitoring data showing increased biodiversity with 22 species recorded, and environmental education programs, including over 65 guided hikes that provided environmental education opportunities to more than 300 participants, and new "Wild Tea Time" foraging programs.

Mr. Beckerman asked about general interactions with visitors in the Preserve during the closure period. Ms. Garner replied that most people she interacts with during the closure state that they didn't see any closure signs or act as if they were unaware of the closure. Ms. Garner said she often provides alternative hiking options during the interactions.

Mr. Overlock chimed in, stating that OST trail technicians spent extra time this season fortifying entrances and access points, and noted that it felt like a lot of the infractions were from residents with backyard access to the preserve.

Ms. LaRochelle asked why staff pauses the beaver monitoring survey in the middle of the summer. Ms. Garner replied that it's most important to monitor beaver populations in the "shoulder seasons" and that a few successful spring surveys can determine the overall population for the remainder of the season, while fall surveys are important to conduct "lodge surveying," which gives us an idea of how many beavers will be wintering in Cucumber Gulch.

Ms. LaRochelle also asked about trailhead accessibility for the new guided hikes on Hannah's Way. Ms. Garner replied that she encourages participants to take the Summit Stage to the Baldy Trailhead, which many people do.

**Breckenridge History (19:34)**

Mr. Larry Crispell and Ms. Larissa O'Neil presented on upcoming Breckenridge History projects, provided updates from 2025's projects and outlined plans for historic preservation projects in the Upper Blue Valley in 2026. Ms. O'Neil and Mr. Crispell provided updates on completed work at the Laurium and Preston Town sites, including the stabilization and reconstruction of cabins and other structures. The presenters also discussed proposed projects for 2026, including the Minnie Mine, Arctic Stamp Mill, Mountain Pride, and Extension Mill sites, with total budgeted costs of approximately \$255,000. Key considerations included land

ownership issues, accessibility, and preservation strategies. The group also touched on the concept of "ghost structures" as a preservation method, referencing examples from other communities.

Mr. Powers asked if there was a priority list on the proposed 2026 projects and how Breckenridge History determined which was at the top of the list. Ms. O'Neil replied that their Historic Resources Management Plan is their strategic document that lists criteria for the hierarchy of projects, which is also impacted by staff/contractor availability.

Mr. Beckerman asked about the Minnie Mine project, and specifically, the loss of trees and potential trail damage associated with this particular project. Ms. O'Neil and Mr. Crispell replied that the priority for 2026 would be to inventory and organize materials with the help of a small spider crane and that their goal would be to minimize or not remove any trees if possible.

Mr. Tennal asked about the ghost structure concept and if there were examples of this in other communities. Mr. Crispell provided some examples in the National Parks Service system and stated that while a structure may not be restored in full, a ghost structure concept allows better interpretation to sites that have lost historic resources.

BOSAC was split, 3:3, on support for the proposed Minnie Mine Machine Shop materials inventory and organization project. Commissioners cited concern that this work would inevitably lead to a subsequent request for support for the proposed ghost structure restoration project. Commissioners suggested Breck History offer alternative restoration projects for the Minnie Mine materials, with the goal of gaining broader BOSAC support, prior to moving forward on the inventory and organization work.

BOSAC was unanimously supportive of the remaining proposed Breck History projects and recommended \$100,000 of open space funds be allocated to Breck History in support of their proposed 2026 work plan on Town open space properties, with the stabilization projects of the Mountain Pride Mine, Extension Mill, Laurium Mine Mill, and One Step Over Cabin constituting their priorities.

BOSAC also expressed a desire to see the One Step Over Cabin maintain its weathered appearance, after restoration, specifically requesting that the roof's patchwork aesthetic remain.

#### **Summit Huts Parking Request (50:00)**

Mr. Greg Guevara, from Summit Huts, discussed the implementation of a new cabin in the Summit Huts system, the Atlantic Lode Cabin, which is located 4.5 miles up Boreas Pass Road. Summit Huts plans to submit a conditional use permit application to the county by the end of the week, requesting a 5-year permit for summer overnight parking at the Laurium Trailhead. Key points included plans for seasonal parking arrangements at Boreas Pass and Laurium trailheads, with non-motorized access required year-round.

Ms. Zanca asked about the physical distance from the Laurium Trailhead to the new Atlantic Lode Cabin, to which Mr. Guevara replied he wasn't entirely sure but believes it is close to 4.5 miles from the Boreas Pass Trailhead.

Mr. Beckerman asked if Mr. Guevara anticipates hut users to drive to the cabin to drop off supplies using Boreas Pass road. Mr. Guevara replied that it's frowned upon and discouraged, but isn't necessarily enforceable.

Ms. Joyce was curious to know about how busy the huts are in the summertime. Ms. Joyce asked if Mr. Guevara envisioned these spots would be occupied for most of the summer. Mr. Guevara replied, "100% no. Our cabins are far less busy in the summertime than they are in winter."

Mr. Tennal asked if there was still a plan to have a focus on accessibility with the Atlantic Lode Cabin. Mr. Guevara replied that the idea was a part of the original vision for this cabin; however, the size and maximum occupancy may limit the success of bringing groups of people to this location.

Mr. Barlow asked if there would be a designated end date to this potential parking approval. Mr. Guevara replied that Summit Huts was requesting this approval for five years, after which all parties would have an opportunity to reassess parking patterns at the Laurium Trailhead prior to granting additional approvals. This timeline would align with the expiration of Summit Huts' conditional use permit with the County to operate the Atlantic Lode Cabin.

\*BOSAC will revisit this topic in the October meeting to make a decision on a conditional use permit for Summit Huts parking at the Laurium Trailhead.\*

**BOASC Field Trip (01:09:12)**

Mr. Overlock provided information for the upcoming October BOSAC field trip to Jefferson County. BOSAC supported ideas on exploring management strategies for high-visitor areas, including managing crowds, dogs, and trash, as well as e-bike policies.

Ms. Zanca stated she would enjoy hearing about their enforcement policies and staff organization, specifically wanting to know if Jefferson County Open Space employees paid rangers for enforcement.

Ms. LaRochelle asked about their management strategies related to directional and single-use trails, as well as some general questions about their guiding documents and how they determine their approach to project prioritization in the 56,000-acre system.

Mr. Tennal had a particular interest in the Plains to Peaks Trail, but was also curious about how Jefferson County Open Space determines their trailhead infrastructure and amenities, and if there is a criterion they use to organize their level of infrastructure.

Ms. LaRochelle also began a quick discussion on a joint November meeting between BOSAC and OSAC. Ms. LaRochelle proposed that BOSAC join OSAC on Wednesday, November 5<sup>th</sup>, in Frisco for their monthly meeting. This would replace the November 17<sup>th</sup> BOSAC meeting. BOSAC expressed support. OST staff from Town and County will organize and finalize the details.

**VI) OTHER MATTERS RELATED TO OPEN SPACE TOPICS**

Mr. Barlow provided an update on the recent site visit to Cucumber Gulch, where Town staff joined AlpineEco consultant Andy Herb to observe various NutraFix applications and controls at 28 treatment plots targeting invasive reed canary grass and Canada thistle in the upper area of the preserve.

Ms. LaRochelle praised Mr. Overlock and the trails crew for the recent realignment of the Middle Flume trail. She also encouraged her fellow commissioners to experience the Toad Alley reroute and see the positive impacts of moving that trail's location.

**VII) COUNCIL MATTERS RELATED TO OPEN SPACE TOPICS**

Mr. Beckerman provided a few updates to BOSAC on council matters. He stated that Council members received a presentation on the McCain Open Space Master Plan from THK, ERO, and CDR, which was highly praised. A key theme of the discussion was a shared philosophy of using the least amount of non-natural materials possible in projects. This included a focus on promoting vegetation growth in challenging terrain and creating "playable" spaces with natural elements like logs and rocks. Beckerman noted that the council's perspective on these matters strongly aligned with the open space committee's own views.

Mr. Beckerman also explained that the town is facing a significant financial shift. Due to a recent drop in sales tax revenue (approximately 7% in July), the town is moving away from its previous practice of funding all desired projects. Instead, it is now strategically prioritizing. He noted that pursuing every project would deplete the town's \$135 million reserve. The town has made final decisions on capital improvements for the upcoming year and is re-evaluating its five-year financial projections. To manage the budget, they are strategically moving projects that they cannot afford in 2026 into future years or even beyond the five-year plan.

In response to Ms. Zanca's question about how this would affect the BOSAC budget, Beckerman stated that the Open Space and Trails budget is directly tied to sales tax revenue. Therefore, if sales tax projections hold true and continue to fall, the BOSAC budget will likely experience some attrition.

**VIII) EXECUTIVE SESSION**

Ms. LaRochelle moved that BOSAC go into executive session under C.R.S. § 24-6-402(4) for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and/or instructing negotiators concerning a property that the Town may be interested in acquiring for open space purposes. Mr. Tennal seconded the motion. BOSAC went into an executive session at 7:53 PM.

The executive session of BOSAC concluded at 8:08 PM. The participants in the executive session were Nikki LaRochelle, Krysten Joyce, Matt Powers, David Rossi, Chris Tennal, Bobbie Zanca, and Council liaison Jay Beckerman. Staff present included Duke Barlow, Tony Overlock, Chris Kulick, and Mark Truckey. Katherine King from Summit County Open Space & Trails was present.

**IX) ADJOURNMENT**

A motion to adjourn the BOSAC meeting was made by Ms. LaRochelle, with Ms. Zanca seconding the motion. The September 15<sup>th</sup>, 2025, regular meeting of BOSAC concluded at 8:10 PM.

The next regular meeting of BOSAC is scheduled for October 20<sup>th</sup>, 2025.

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Nikki LaRochelle, Chair