

## CITY OF CHERRY HILLS VILLAGE

2450 E. Quincy Avenue  
Cherry Hills Village, CO 80113  
www.cherryhillsvillage.com

Village Center  
Telephone 303-789-2541  
FAX 303-761-9386

Quincy Farm Committee Agenda  
Regular Meeting  
Tuesday, August 20<sup>th</sup>, 2019  
8:15 a.m. - 10:00 a.m.  
City Hall  
2450 E. Quincy Ave.

1. Call to Order
2. Roll Call of Members
3. Pledge of Allegiance
4. Audience Participation Period (limit 5 minutes per speaker)
5. Consent Agenda
  - a. Approval of minutes – July 16<sup>th</sup>, 2019
6. Unfinished Business
  - a. Ongoing Projects and Budget
  - b. Use of Main Residence
7. New Business
8. Reports
  - a. Chair
  - b. Committee Members
  - c. City Staff
    - i. Aug. 6<sup>th</sup> Study Session
    - ii. Master Plan Consultant – Sept. 3<sup>rd</sup> Council Meeting
9. Adjournment



Minutes of the Quincy Farm Committee  
City of Cherry Hills Village, Colorado  
Tuesday, July 16<sup>th</sup>, 2019  
at City Hall

Vice Chair Vanderwerf called the meeting to order at 8:16 a.m.

**ROLL CALL**

Present at the meeting were the following Quincy Farm Committee Members: Melinda Haymons, Earl Hoellen, Gordon Rockafellow, Klasina Vanderwerf, and Joel Sydlow.

Chair Greene was absent.

Present at the meeting were the following staff members: City Manager Jim Thorsen and Parks and Recreation Coordinator Emily Black.

**CONSENT AGENDA**

Committee Member Rockafellow suggested a change to the minutes; he stated that at the last meeting he was not trying to shut down stargazing as an activity, but rather to have Ms. Cufre confirm that stargazing would be an acceptable activity to be held at the Farm. Coordinator Black will edit accordingly.

Committee Member Hoellen moved to approve the minutes as amended, seconded by Committee Member Rockafellow. The motion passed unanimously.

**UNFINISHED BUSINESS**

**Ongoing Projects and Budget**

Parks and Recreation Coordinator Black updated the group on ongoing projects. The first three projects on the list were completed; Ms. Black stated the irrigation project was expected to be closed out this week. She continued the pump has been ordered and once it arrives, that phase of the irrigation project will start, creating the opportunity to use pond water to irrigate. She stated the other items on the ongoing projects list have their own agenda items at this meeting, and Public Access is on the City Council agenda as a study session item for August 6<sup>th</sup>.

Committee Member Hoellen suggested the master plan schedule should be updated. Ms. Black stated the schedule for the master plan had not changed. Committee Member Hoellen noted the study session date in the last meeting minutes was different; Ms. Black agreed and noted that the study session with Council had been rescheduled from July 16<sup>th</sup> to August 6<sup>th</sup>.

Ms. Black continued that staff had received seven submittals for the Master Plan, which she would distribute to Committee Members Vanderwerf and Sydlow since they were the subcommittee who will interview candidates and make a recommendation. She gave an update on the budget; it does not reflect

significant spending for the months of June and July, but invoices for the irrigation project were recently received totaling about \$100,000.00, so that would show up in the budget next month.

### Use of Main Residence

Vice Chair Vanderwerf introduced the item and asked about changing the memo title to “Use of Main Residence”, which Ms. Black agreed she should do. Ms. Black reviewed that this was the list of uses for the main residence that would be given to Colorado Open Lands for review, and had been compiled by staff, the Committee, and Council. She was asking for final confirmation from the Quincy Farm Committee before submitting the list.

Committee Member Hoellen noted the importance of changing all instances of “Main House” to “Main Residence” and suggested other minor edits to which the Committee agreed. He also suggested removing the last three questions, which dealt with volunteers (which is a separate issue) or were redundant. Committee Member Rockafellow agreed with this suggestion. He also stated he would not tie the use of the pond to the Main Residence (which those questions seem to do).

Vice Chair Vanderwerf suggested adding a “Bugs and insects and how they help” activity to the list in question 6.

Committee Member Hoellen stated he applauded the final sentence of each paragraph asking for COL to “provide concurrence or guidance”, since just receiving a “no” from Colorado Open Lands is unhelpful.

Vice Chair Vanderwerf asked for other comments. Hearing none, Committee Member Hoellen motioned, seconded by Committee Member Sydlow, that staff submit the list of questions to Colorado Open Lands subject to amendments discussed at the meeting. The motion passed unanimously.

### Master Plan – Review of Significant Decisions

Vice Chair Vanderwerf explained this was Chair Greene’s request to add to the agenda, to review the list of significant decisions that are currently appear in the Master Plan. Committee Member Hoellen clarified that this didn’t mean new decisions couldn’t be made, but rather this was a snapshot of what was in the Master Plan right now. Coordinator Black confirmed this and explained it was to ensure everyone was on the same page with the Plan as it exists right now, to be able to give this list to the consultant once hired and prevent the Committee from being surprised by items already in the Plan.

Vice Chair Vanderwerf reviewed all the major decisions on the West Side, and no Committee Members expressed hesitation or disagreement with any of the list. The Committee tabled the question included from Chair Greene regarding whether to develop a history guild group. Vice Chair Vanderwerf moved to the East Side decisions. Committee Member Hoellen suggested the Committee should address public benefit and how the public would benefit from, for example, the demonstration garden and various amenities to be installed. He suggested this direction be provided to the Master Plan consultant in the future. Vice Chair Vanderwerf suggested the demonstration garden could be used for classes. Committee Member Hoellen expressed his belief that classes and structured activities are not the same as public access.

Vice Chair Vanderwerf stated she and Chair Greene had met with Councilors individually to get direction from them. She stated they heard disappointment about the limited public access on the West side. She stated she thought it was worth thinking about how people interact with a model farm or possible future improvements, and agreed the Committee had a lot more thinking to do about this. Vice Chair Vanderwerf asked about the caretaker language; Ms. Black explained it was pulled directly from the existing draft. Vice Chair Vanderwerf expressed she thought the caretaker should be more a long-term resident who could do some programming, rather than a 2-3 year position as written. She asked what Committee Members' thoughts. Committee Member Hoellen stated if there are animals, a formal caretaker is necessary – volunteers can't be relied on for this.

City Manager Thorsen expressed that he preferred using "could" in the Master Plan rather than language like "will" or "shall", leaving flexibility in the plan, particularly for the caretaker position. He stated ultimately the caretaker could be a city staff person, but he would like to leave some flexibility.

Committee Member Sydlow stated he thought that this was something the consultant should provide input on based on their experience with other similar properties. Committee Member Haymons thought it unfortunate to have to train a new person every 2-3 years if the caretaker position was a shorter fellowship.

Ms. Black summarized that the guidance was to back off on the specific caretaker language in the draft plan (but confirm a caretaker was desired) and to ask the consultant for specific recommendations.

The discussion turned to whether or not to have a Pony Club on the property. Vice Chair Vanderwerf recalled that Cat Anderson had stopped offering pony club due to a lack of interest from kids at that time. She suggested doing a 'trail balloon' at a public input meeting to gauge interest from the community. Committee Member Haymons recalled her days at Pony Club and summarized that Saturday mornings kids would ride from the Village Club for a lesson, and it was very organized and positive. She believed there were enough riders in this community to make it successful. City Manager Thorsen stated the consultant could include Pony Club as an option in the public input meetings.

Coordinator Black noted Chair Greene had included a list of proposed programming for the Committee to review. She suggested a change to the "docents on the Nature Trail" item on the list, since Colorado Open Lands had determined this was not an acceptable way to open the Farm. Committee Member Hoellen asked if this was a list of suggestions or if these organizations were already committed; Ms. Black explained it was all suggestion and she could label it a draft list. Committee Member Hoellen stated it was an impressive list for ideas starting out.

Committee Member Hoellen pointed out that in terms of impacts, horses would do more damage in the pastures than people walking the Nature Trail. He stated that was inconsistent with COL's determination that people would have too much impact, so more work needed to be done to understand and clarify that.

### Public Access

Parks and Recreation Coordinator Black explained the letter received from Colorado Open Lands did not capture most of the detailed discussion staff and the Committee had with Colorado Open Lands, so

staff had requested more information. She stated this item was for the Committee to be on the same page about the goals and focus going forward for public access in preparation for the August 6<sup>th</sup> City Council meeting. She explained this did not have to be a formal recommendation, but that the Committee should have an idea of how they would like to proceed in terms of programming, opening a Nature Center, etc.

Committee Member Hoellen stated any negotiation is by definition an adversarial process, in terms of the definition of the word, and he was dissatisfied with the current state of asking COL “what about this?” and COL simply saying “no”. He stated the city needed COL to engage with them and provide more detail. He stated he did not understand the difference between open hours with and without a Nature Center. Committee Member Hoellen stated staff should be directed to sit down with Colorado Open Lands to find common ground, optimize the public benefit of Quincy Farm consistent with the Conservation Easement, and work out the ambiguous terms and inconsistencies. He stated he was pleased with Cheryl’s reaction when he suggested the lawn and Main Residence may need lower levels of protection than the pond and pasture area, and staff should continue to work with COL to clarify further.

Vice Chair Vanderwerf agreed that it was confusing that people could walk on the trail if someone was in the Nature Center, and that is an ambiguity worth trying to talk through.

Committee Member Hoellen reiterated his belief that structured programs are not really public access; unless they are programs that invite anyone in at any time without signing up, they are not accessible to the public. He stated limited public access must be better defined. He used the example of City Hall – it is a public building, people are allowed in, but on a limited basis; it’s closed at certain times, certain office areas are not open, etc. He stated there are limitations associated with public access and we need to find out what must be done to allow the public access to the property. He reiterated the importance of the discussion separating the lawn from the pastures, pointing out that one of the amenities mentioned in the Easement were the vistas – which you cannot enjoy unless you are on the property.

Committee Member Rockafellow stated the goal should not be to establish public access to the property, since that is not the intent of the Conservation Easement.

Vice Chair Vanderwerf asked where the group would like to put its energy – to open the Farm to activities, or to create a Nature Center.

Committee Member Hoellen stated it was important to not leave issues on the table too long, and he suggested parallel paths where staff submitted the list of Uses for the Main Residence while COL was still discussing and clarifying public access.

Vice Chair Vanderwerf asked if QFC could determine their priorities were

Coordinator Black stated she thought a good plan for staff would be to clarify the items about public access that had come up in this discussion and also to prepare and submit the Uses of the Main Residence document to COL as well. She confirmed that the group at least had the information that COL is looking at impacts rather than numbers, so that is helpful information to have. She concluded that the Committee could determine their priority between working toward a Nature Center or focusing on programming while staff continued to work with COL to clarify the remaining questions and contradictions surrounding public access.

Committee Member Rockafellow recalled what Mr. Hoellen had stated earlier and asked if he was suggesting to avoid the strategy of submitting written proposals for COL's approval.

Committee Member Hoellen explained he thought sitting down and having a discussion back and forth would be more productive. He stated he believed wholeheartedly that COL staff was caught off guard by their board's direction, since all prior work submitted to Cheryl was moving forward smoothly. He suggested staff should act with urgency to keep discussing with Colorado Open Lands.

Committee Member Haymons stated she never recalled having an established method of communication between COL and the Committee.

Committee Member Hoellen stated that was correct that it was never formally established, but that his view on that would be that just like all Boards and Commissions, in the absence of formal direction to a Chair to do something, that staff would be responsible. He stated it was typical for other Boards to work through staff, which he continued to be comfortable with, and that the Committee needs to give staff direction.

Coordinator Black affirmed it was typically her job to transmit what occurs at Committee or Commission meeting to other organizations involved with the city, but that she thought it was also important to invite Cheryl (as was done at the prior meeting) to provide a forum for the Committee to communicate directly with COL. She stated it was equally important to ensure what she was bringing to COL on behalf of the Committee was an accurate reflection of their thoughts, which is why she'd brought the Use of the Main Residence list of questions back to the Committee today for final confirmation before sending it to Colorado Open Lands.

Vice Chair Vanderwerf asked for more comments for staff. Committee Member Sydlow stated the question for the Committee was what was their priority for public access to the West Side. He acknowledged one recommendation was to separate the Main Residence lawn from the pastures. He asked whether the proposal was to create a Nature Center out of the garage. Mr. Sydlow acknowledged Council's recommendation (sunrise to sunset daily) was one extreme, and now the Committee found themselves at the other extreme (no open hours), and asked where to meet in the middle. He stated he was interested to hear from Committee Member Rockafellow given his proximity to the property.

Committee Member Rockafellow stated the neighbors understand that the Conservation Easement provided for more uses than there were when Cat lived at the property. He stated there was nothing in the Easement he saw that created distinction between the parts of the West Side, but it was very reasonable to believe there may be more uses for the lawn than the pasture, and same with the pond. He stated perhaps an observation platform at the pond could provide public access without disturbing the wildlife and could be the quickest way to provide value to the community. He stated he did not know how to get there without providing a detailed description to Colorado Open Lands about what the plans were.

There was discussion comparing types of negotiations and what this negotiation was most similar to. Vice Chair Vanderwerf directed staff to sit down with Colorado Open Lands to try to make the distinctions the Committee had discussed: the lawn versus pastures, questions about impacts of pony

club, and to what extent we could make use of the trail with the least amount of programming. She acknowledged the question of docents being present did not mean the trail could be opened.

Coordinator Black confirmed that discussions with Cheryl had already determined that having a docent on the trail was not enough to activate the trail and would not count as programming.

City Manager Thorsen recapped what we know: that the East Side has less restrictions, that the City can create a Nature Center, that irrigation and improvements can generally be made, programming can be done on the West Side, etc. He stated what he heard was that staff should continue clarify with Colorado Open Lands staff these questions remaining about public access, and that the city staff would keep negotiating with COL staff to get clarification if the Committee was comfortable with that approach.

Committee Member Hoellen stated he was comfortable with that approach, and stated he might be inclined to say he would follow the rules with regard to the Nature Trail if he could get the lawn and Main Residence opened up. He stated COL seemed most concerned with the wildlife in the pastures and it would be strategic to prioritize the lawn and house in the negotiations if that is the real priority.

Vice Chair Vanderwerf expressed she thought it more important to sort out the programming and question of the lawn tying into that than it was to push forward on the trail (though at some point she wants to know the limits, too).

Committee Member Hoellen pointed out access to the Farm was limited right now by the rope closing the High Line Canal entrance – why couldn't that work on the property closing access to the Nature Trail? He stated he did not understand the feeling that for some reason people were going to react differently to Quincy Farm than they do to all other parts of the city; if it works elsewhere in the city, it should work at Quincy Farm.

Committee Member Haymons asked if City Council understood the relationship with Colorado Open Lands and if that was established early on. City Manager Thorsen stated the City Council was very familiar with the terms of the agreement, and they were familiar with the property what they thought would be allowed. He continued part of that expectation was based upon the Visioning Committee's plan and two-year Management Plan. He stated their thinking with the dawn to dusk proposal was that there won't be large crowds of people coming through; that it would be low, and that was an acceptable use to them. He noted that had been the suggestion for the maximum possible use, and since that was not accepted, we were now trying to figure all the details out.

Committee Member Haymons expressed concern that we would hire a consultant, put in more work, and have Colorado Open Lands not accept the proposal. City Manager Thorsen stated he would say that Colorado Open Lands' position has changed – that they had a position, received new public input, and now have a new position. Committee Member Haymons stated it was important not to lose sight of the fact that this was a gift and to remember where the gift came from.

## **NEW BUSINESS**

None

## **AUDIENCE PARTICIPATION**

Natalie Anderson, Catherine Anderson's granddaughter, stated that characterizing the discussion with Colorado Open Lands as a negotiation is incorrect. She stated the limitations on public access were not ambiguous and are clearly stated in the Conservation Easement. She suggested the Committee focus on what can be done on the property.

Becky Bennison, 12 Blackmer Road, stated she lives right across from the pond and is concerned about the wildlife. She asked the Committee to keep the wildlife in mind.

## **REPORTS**

Vice Chair Vanderwerf asked for a report from Committee members who were able to stay after the Dam meeting to look at the garage and its potential for a Nature Center. Committee Member Hoellen stated he was impressed with the wood paneling inside, and stated you could really see that building being utilized as a Nature Center – even possibly more than the Main Residence.

Committee Member Hoellen asked if the process has been started to look for a new member for the Committee; Ms. Black outlined the process and stated the Mayor and Councilor Gallagher would be interviewing candidates.

## **ADJOURNMENT**

The meeting was adjourned at 10:00 a.m.

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Lucinda Greene, Chair

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Emily Black, Parks and Recreation Coordinator



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COLORADO**

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ITEM: 6A

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**MEMORANDUM**

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**TO:** MEMBERS OF THE QUINCY FARM COMMITTEE  
**FROM:** EMILY BLACK, PARKS AND RECREATION COORDINATOR  
**SUBJECT:** ONGOING PROJECT UPDATES AND BUDGET  
**DATE:** AUGUST 20, 2019

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**ISSUE**

To update the Committee on all projects taking place at Quincy Farm and spending on Farm-related projects.

**DISCUSSION**

The attached Ongoing Projects chart (Exhibit A) contains updates on all ongoing projects happening at Quincy Farm. It is updated each month to keep the Committee informed.

Committee members also requested revenue information at the April meeting. The most recent unaudited financial statements for the revenue accounts of both funds related to Quincy Farm are attached as Exhibit B. Exhibit C is the detailed spending for 2019 across both funds showing expenses so far this year.

**EXHIBITS**

Exhibit A – Ongoing Projects at Quincy Farm (August 2019)  
Exhibit B – Unaudited Financial Statements June 2019 – Revenue Accounts for Catherine Anderson and Arapahoe County Open Space Funds  
Exhibit C – Quincy Farm Budget (August 2019)



Quincy Farm Projects - August 2019

| Project                                     | Status  | Next Step  | Jan. | Feb. | March | April | May | June | July | Aug. | Sept. | Oct. | Nov. | Dec. |
|---|---|--|------|------|-------|-------|-----|------|------|------|-------|------|------|------|
| Tree Trimming                               | Staff has requested a quote for next phase from Davey Tree                                  | Schedule next phase of work  | █    | █    |       |       |     |      |      |      |       |      |      |      |
| Beehive                                     | BP visiting every 10 days to care for hive  | None   |      |      |       | █     | █   | █    | █    | █    | █     | █    | █    | █    |
| Sewer installation                          | Project has been completed  | None   | █    | █    | █     |       |     |      |      |      |       |      |      |      |
| Irrigation (West side)                      | Final walk through 8/2  | Send update to Colorado Open Lands   | █    | █    | █     | █     | █   | █    | █    |      |       |      |      |      |
| Historic Structure Assessment of Main House | Gather quotes but keep on hold until after answers from CO Open Lands RE: Use of Main House | Decide based on quotes whether to apply for grant                              |      |      |       |       |     |      | █    | █    | █     | █    | █    | █    |
| Public Access                               | Council Meeting August 6th to discuss   | Continue to work with COL and solidify plans for access within the Master Plan | █    | █    | █     | █     | █   | █    | █    | █    | █     | █    | █    | █    |
| Master Plan                                 | Interviews with three firms 7/31  | Select a firm, negotiate a cost, bring to City Council                         | █    | █    | █     | █     | █   | █    | █    | █    | █     | █    | █    | █    |
| Pond (Dam Investigation)                    | Finalizing report   | Consider budgeting for future 2020 work in fall 2019                           | █    | █    | █     | █     | █   |      |      |      |       |      |      |      |
| Miscellaneous Property Maintenance          | Glass door replaced at Main Residence   |  |      |      |       |       |     |      |      |      |       |      |      |      |
|   |   |  |      |      |       |       |     |      |      |      |       |      |      |      |



CITY OF CHERRY HILLS VILLAGE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING JUNE 30, 2019

**Exhibit B**

CH ANDERSON LAND DONATION FUND

|  | PERIOD ACTUAL | YTD ACTUAL | BUDGET     | UNEARNED     | PCNT  |
|--|---------------|------------|------------|--------------|-------|
| <u>LICENSE AND PERMIT REVENUES</u>         |               |            |            |              |       |
| 08-320-3221 RECREATION REIMBURSEMENT DONAT | .00           | 175.00     | 1,000.00   | 825.00       | 17.5  |
| TOTAL LICENSE AND PERMIT REVENUES          | .00           | 175.00     | 1,000.00   | 825.00       | 17.5  |
| <u>MISCELLANEOUS REVENUES</u>              |               |            |            |              |       |
| 08-360-3611 INTEREST-INVESTMENTS           | 1,745.17      | 10,679.16  | 8,500.00   | ( 2,179.16)  | 125.6 |
| 08-360-3680 MISCELLANEOUS REVENUES         | 344.52        | 5,585.16   | 4,000.00   | ( 1,585.16)  | 139.6 |
| 08-360-3682 GRANT REVENUE                  | .00           | .00        | 187,800.00 | 187,800.00   | .0    |
| 08-360-3684 CHLP JOHN MEADE PARK DONATION  | .00           | 10,000.00  | .00        | ( 10,000.00) | .0    |
| TOTAL MISCELLANEOUS REVENUES               | 2,089.69      | 26,264.32  | 200,300.00 | 174,035.68   | 13.1  |
| TOTAL FUND REVENUE                         | 2,089.69      | 26,439.32  | 201,300.00 | 174,860.68   | 13.1  |



CITY OF CHERRY HILLS VILLAGE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING JUNE 30, 2019

ARAPAPAHOE COUNTY OPEN SPACE F

|  | PERIOD ACTUAL   | YTD ACTUAL        | BUDGET            | UNEARNED            | PCNT         |
|--|-----------------|-------------------|-------------------|---------------------|--------------|
| <u>LICENSE AND PERMIT REVENUES</u>       |                 |                   |                   |                     |              |
| 14-320-3200 OPEN SPACE SHAREBACK         | .00             | 172,973.14        | 160,000.00        | ( 12,973.14)        | 108.1        |
| 14-320-3220 SALES TAX COLLECTION FEE     | .00             | 581.36            | 3,000.00          | 2,418.64            | 19.4         |
| <b>TOTAL LICENSE AND PERMIT REVENUES</b> | <b>.00</b>      | <b>173,554.50</b> | <b>163,000.00</b> | <b>( 10,554.50)</b> | <b>106.5</b> |
| <u>MISCELLANEOUS REVENUES</u>            |                 |                   |                   |                     |              |
| 14-360-3611 INTEREST INCOME              | 5,101.91        | 29,813.32         | 10,000.00         | ( 19,813.32)        | 298.1        |
| 14-360-3680 OTHER REVENUE                | .00             | .00               | 40,000.00         | 40,000.00           | .0           |
| <b>TOTAL MISCELLANEOUS REVENUES</b>      | <b>5,101.91</b> | <b>29,813.32</b>  | <b>50,000.00</b>  | <b>20,186.68</b>    | <b>59.6</b>  |
| <b>TOTAL FUND REVENUE</b>                | <b>5,101.91</b> | <b>203,367.82</b> | <b>213,000.00</b> | <b>9,632.18</b>     | <b>95.5</b>  |



# 2019 Quincy Farm Budget

Last update: 8/5/19

| Account   | Description                           | January     | February     | March        | April        | May         | June          | July         | Total Spending to Date | Total Budgeted       | Remaining            |
|---|---------------------------------------|-------------|--------------|--------------|--------------|-------------|---------------|--------------|------------------------|----------------------|----------------------|
| <b>Arapahoe County Open Space Fund 14</b>   |                                       |             |              |              |              |             |               |              |                        |                      |                      |
| <b>14-450-9092 Park Improvements - \$145,000</b>                                      |                                       |             |              |              |              |             |               |              |                        |                      |                      |
|   | QF Tree Maint. And Care               | \$ -        | \$ -         | \$ -         | \$ -         | \$ -        | \$ -          |              | \$ -                   | \$ 20,000.00         | \$ 20,000.00         |
|   | Turf, Irr., Fences, Repair, Plantings | \$ 6,392.90 | \$ 88.14     | \$ 353.34    | \$ -         | \$ 145.22   | \$ 78.50      | \$ 92.40     | \$ 7,150.50            | \$ 50,000.00         | \$ 42,849.50         |
|   | Pond Embankment Study                 | \$ 3,855.00 | \$ -         | \$ 14,272.00 | \$ 12,450.00 | \$ 865.00   | \$ -          |              | \$ 31,442.00           | \$ 75,000.00         | \$ 43,558.00         |
|   | Other - John Meade Park Ponds         |             |              |              | \$ 15,000.00 | \$ 6,000.00 |               |              | \$ 21,000.00           | \$ -                 | \$ (21,000.00)       |
|   |                                       |             |              |              |              |             |               |              | \$ 59,592.50           | \$ 145,000.00        | \$ 85,407.50         |
|   |                                       |             |              |              |              |             |               |              | <b>\$ 59,592.50</b>    | <b>\$ 145,000.00</b> | <b>\$ 85,407.50</b>  |
| <b>Fund Total</b>   |                                       |             |              |              |              |             |               |              |                        |                      |                      |
| <b>Catherine H. Anderson Land Donation Fund</b>                                       |                                       |             |              |              |              |             |               |              |                        |                      |                      |
| <b>08-450-3031 Utilities - \$10,800</b>   |                                       |             |              |              |              |             |               |              |                        |                      |                      |
|   | Utilities                             | \$ 223.77   | \$ 457.97    | \$ 435.09    | \$ 2,111.93  | \$ 626.02   | \$ 235.06     | \$ 280.69    | \$ 4,370.53            | \$ 10,800.00         | \$ 6,429.47          |
|   |                                       |             |              |              |              |             |               |              | \$ 4,370.53            | \$ 10,800.00         | \$ 6,429.47          |
| <b>08-450-6068 Misc. Expenditures - \$264,300</b>                                     |                                       |             |              |              |              |             |               |              |                        |                      |                      |
|   | Quincy Farm Committee                 | \$ -        | \$ -         | \$ -         | \$ -         | \$ -        | \$ -          | \$ -         | \$ -                   | \$ 1,000.00          | \$ 1,000.00          |
|   | Water Attorney                        | \$ -        | \$ -         | \$ -         | \$ -         | \$ -        | \$ -          | \$ -         | \$ -                   | \$ 20,000.00         | \$ 20,000.00         |
|   | Consultants                           | \$ -        | \$ -         | \$ -         | \$ -         | \$ -        | \$ -          | \$ -         | \$ -                   | \$ 50,000.00         | \$ 50,000.00         |
|   | Document Preservation                 | \$ -        | \$ -         | \$ -         | \$ -         | \$ -        | \$ -          | \$ -         | \$ -                   | \$ 2,500.00          | \$ 2,500.00          |
|   | Beehives                              | \$ -        | \$ -         | \$ -         | \$ 1,500.00  | \$ -        | \$ -          | \$ -         | \$ 1,500.00            | \$ 3,000.00          | \$ 1,500.00          |
|   | ACOS Grant - irrigation               | \$ -        | \$ -         | \$ 600.00    | \$ -         | \$ -        | \$ 100,082.50 | \$ 37,100.69 | \$ 137,783.19          | \$ 187,800.00        | \$ 50,016.81         |
|   | Sewer Project                         | \$ -        | \$ 74,270.00 | \$ 26,950.00 | \$ 10,850.00 | \$ -        | \$ -          | \$ -         | \$ 112,070.00          | \$ -                 | \$ (112,070.00)      |
|   | Miscellaneous                         | \$ -        | \$ 95.00     | \$ 31.00     | \$ 228.83    | \$ -        | \$ -          | \$ -         | \$ 354.83              | \$ -                 | \$ (354.83)          |
|   |                                       |             |              |              |              |             |               |              | \$ 251,708.02          | \$ 264,300.00        | \$ 12,591.98         |
| <b>08-450-9095 Park and Trail Improvements - \$89,375</b>                             |                                       |             |              |              |              |             |               |              |                        |                      |                      |
|   | Gen. Infra. Maint. For QF             | \$ 7.46     | \$ 460.11    | \$ 44.12     | \$ -         | \$ 1,405.91 | \$ 21.12      | \$ -         | \$ 1,938.72            | \$ 25,000.00         | \$ 23,061.28         |
|   | Residing Main House                   | \$ -        | \$ -         | \$ -         | \$ -         | \$ -        | \$ -          | \$ -         | \$ -                   | \$ 50,000.00         | \$ 50,000.00         |
|   | ACOS Match - trees                    | \$ -        | \$ 5,250.00  | \$ -         | \$ -         | \$ -        | \$ -          | \$ -         | \$ 5,250.00            | \$ 14,375.00         | \$ 9,125.00          |
|   |                                       |             |              |              |              |             |               |              | \$ 7,188.72            | \$ 89,375.00         | \$ 82,186.28         |
| <b>08-450-9097 Gardens &amp; Nature Trail - \$0; \$7550 remaining from 2018 grant</b> |                                       |             |              |              |              |             |               |              |                        |                      |                      |
|   | New Gardens Near Trail                | \$ -        | \$ -         | \$ -         | \$ -         | \$ -        | \$ -          | \$ -         | \$ -                   | \$ -                 | \$ -                 |
|   |                                       |             |              |              |              |             |               |              | \$ -                   | \$ -                 | \$ -                 |
|   |                                       |             |              |              |              |             |               |              | <b>\$ 263,267.27</b>   | <b>\$ 364,475.00</b> | <b>\$ 101,207.73</b> |
| <b>Fund Total</b>   |                                       |             |              |              |              |             |               |              |                        |                      |                      |

|  |                      |                      |                      |
|--|----------------------|----------------------|----------------------|
| <b>Quincy Farm 2019 Spending Total</b> | <b>\$ 301,859.77</b> | <b>\$ 509,475.00</b> | <b>\$ 207,615.23</b> |
|--|----------------------|----------------------|----------------------|

(Excludes 21K of JMP Pond)



CHERRY HILLS VILLAGE  
COLORADO

2450 E. Quincy Avenue  
Cherry Hills Village, CO 80113  
www.cherryhillsvillage.com

Village Center  
Telephone 303-789-2541  
FAX 303-761-9386

ITEM: 6B

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MEMORANDUM

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**TO:** MEMBERS OF THE QUINCY FARM COMMITTEE  
**FROM:** EMILY BLACK, PARKS AND RECREATION COORDINATOR  
**SUBJECT:** USE OF MAIN RESIDENCE  
**DATE:** AUGUST 20, 2019

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**ISSUE**

Colorado Open Lands' response to the proposed uses of the Main Residence.

**DISCUSSION**

In February 2019, Mayor Stewart asked City Attorney Guckenberger to provide an opinion to Council on allowed uses of the Main House. After communicating with Colorado Open Lands (COL), City Attorney Guckenberger presented this opinion at the Feb. 19<sup>th</sup> City Council meeting and the March 19<sup>th</sup> Quincy Farm Committee (QFC) meeting. The interpretation is more limited than what is currently envisioned by the Master Plan.

City Council, the QFC, and staff compiled a list of proposed uses for the Main Residence (Exhibit A). Staff submitted this document to (COL following QFC's recommendation on July 16<sup>th</sup>, 2019. Cheryl Cufre of COL responded to this list and explained:

- COL believes all the intended uses identified are consistent with the conservation easement, provided they do not negatively impact the Conservation Values of the property.
- The easement specifies that the Main Residence may be used as a nature center/interpretive facility - COL agrees with the assessment that there is not a single set of standards or uses that define a nature center, and believes that the uses identified are consistent with a nature center/interpretive facility.
- The primary concern is how these activities will impact the property. COL believes that all of the activities identified could be held with no negative impacts to the property, however, without oversight and management, there is the potential that these activities could have a negative impact to the residence and the West Area, where only limited public access is permitted.

- COL believes that the Public Access Plan developed by the City will be very useful in making sure that these activities do not have a negative impact on the property.

In summary, COL responded that the Main Residence Uses document provided by the City is in line with the Conservation Easement. The Quincy Farm Committee should feel comfortable incorporating any of the uses from that document into the Master Plan.

Additionally, staff asked Cheryl about the concept of distinguishing between the lawn and pastures in terms of use, since the pastures are the more sensitive nature area and the lawn is slightly less so. Cheryl expressed that she was open to that idea, since the uses in both areas are likely to be very different.

#### **BUDGET IMPACT**

There is no impact to the 2019 budget, but different future uses understandably will result in varying costs to the City.

#### **STAFF RECOMMENDATION**

Staff recommends continuing to work with Colorado Open Lands to understand the easement and uses for the Farm, incorporating all information into the ten-year Master Plan.

#### **ATTACHMENTS**

Exhibit A: Main Residence Uses for Colorado Open Lands' Review

July 25, 2019

## Main Residence Uses for Colorado Open Lands' Review

### Background:

In 2012, City Council appointed a Visioning Committee for Quincy Farm. The Visioning Committee prepared an initial Quincy Farm guiding document entitled "*Report of the Quincy Farm Visioning Committee*" (Vision Plan) that was completed in October 2014 and reviewed by Colorado Open Lands. That report outlined existing and potential uses of the Farm.

In 2015, City Council created the Quincy Farm Committee (QFC). The QFC prepared the "*Quincy Farm Management Plan*" (Management Plan) in 2017. The Management Plan was finalized in accordance with Section 4.A.4 of the Conservation Easement. Colorado Open Lands reviewed the document to confirm consistency with the conservation easement.

The QFC is now preparing the Master Plan for the property which will be the final guiding document for the Farm. In preparation for the completion of the Master Plan, the QFC has reviewed the use of the Main Residence and made recommendations on its future potential uses.

### Main Residence

The Conservation Easement states in Section 4.A.2(b) that the main residence structure ("Main Residence"), the "may be used only as a caretaker's residence for a caretaker of the Property or as a nature center/interpretive facility."

In reviewing nature centers in Colorado and throughout the country, it is apparent that there are no single set of standards or uses that define a nature center. In fact, nature centers across the country have a wide variety of uses that include meeting rooms, events, historical/museum exhibits, educational programs, and even commercial uses.

The Vision Plan identified that the Main Residence and surrounding grounds would be ideal for indoor and outdoor meeting and event spaces while the main rooms of the nature center may be available for public and private meetings that relate to nature conservation, preservation and artistic endeavors. The Vision Plan also states that it would be available for classrooms, community rooms or function rooms and that the nature center and surrounding grounds could also hold community meetings, corporate retreats or social events.

The Management Plan identifies that the Main Residence may be named the Catherine H. Anderson Nature Center and holds potential for programming and public use. It would be the intent to use the nature center as an educational and information resource for land conservation, nature study, and local historical information. It was anticipated that the nature center will be able to host conservation, historical, horticultural, agricultural and similar education activities.

Because the Conservation Easement could be interpreted in different ways and in an effort to guide the formulation of the Master Plan, we are requesting Colorado Open Lands provide recommendations/direction for the Main Residence.

**Main Residence:**

1. Nature Center: Previous documents have identified that the best use of the Main Residence would be to identify it as a nature center. Other options include a Caretakers residence or an interpretive center. Please provide concurrence with this use or further clarification.

The following questions assume it will be a nature center.

2. Hours of Operation: Due to current limited staffing (volunteers, docents, or City staff) it is expected that the public visiting hours at the nature center will be restricted. Most likely the hours for public visitation would be weekends and or some weekday use. However, there does need to be some flexibility depending upon future programming, classes, etc. Provide general direction of days/hours.
3. Limited Public Access: Although there is no specific definition of "limited", we anticipate as stated above, that there would be limited public access to the nature center due to the fact oversight of the facility will be required. However, it is expected, that on occasion, there could be a maximization of the limited use. As an example, most programs or classes could be limited to 5-20 participants. For a rare special event, there could be additional attendees. Provide further clarification on public use of the nature center.
4. Events/Exhibits/Celebrations: Previous documents anticipated the nature center could host occasional special event openings for various nature, historical, or art exhibits inside the building and these events would be consistent with the conservation easement. Provide concurrence with this use or further clarification.
5. Fundraising: Fundraising meetings/events that would be dedicated to supporting the nature center, Quincy Farm, or other related preservation organizations (i.e.- Highline Canal Conservancy/Cherry Hills Land Preserve, or other local/regional organizations). Provide concurrence with this use or further clarification.
6. Educational programs: Previous documents stated that there could be school related programs or camps that would promote nature, preservation, and education within the Main Residence and on the site. Activities could include art, crafts, lectures, etc. Groups may include preschool, K-12, special needs, or even college and adult community classes. Other organizational groups could include 4H, Boy Scouts, Girl Scouts, or horse-riding groups. The nature center could be used as a meeting place for these organizations to receive information on

conservation, history, or preservation of the natural environment and may include both indoor and outdoor activities. Examples of classes include:

- a. Bee-keeping
- b. Fly-tying
- c. Gardening
- d. Bird watching
- e. Farm living
- f. Cooking classes using garden-fresh materials
- g. Classes on Native people who historically lived in the CHV region
- h. Raising chickens
- i. Insects and how they help

These programs would likely require reservations and associated fees. Provide concurrence with this use or further clarification.

7. Art programs: It is anticipated that the nature center may be used for visual (painting, sculpture, photography), sonic (music), dramatic (plays and dances), tied to nature/historical values. In addition, there may be visiting exhibits or troupe performances in those same categories. Provide concurrence with this use or further clarification.
8. Library: The nature center could be used to house historical time periodicals and records of Quincy Farm at the site to allow visitors the ability to use the resources. Provide concurrence with this use or further clarification.
9. Use of Kitchen and Restrooms: The existing kitchen and restrooms in the nature center could be used for either indoor or outdoor events. Any use of the kitchen or restrooms would need to be reserved in advance with the City and have proper supervision. Provide concurrence with this use or further clarification.
10. Meetings: There is the potential to hold meetings at the nature center. Most meetings would be related to the goals of the conservation easement and would allow attendees to discuss the property and its historic and conservation goals and allow for attendees to enjoy the scenic treasures of the Farm. Meeting space could be reserved for the Quincy Farm Committee, Cherry Hills Land Preserve, High Line Canal Conservancy, and similar organizations. In addition, there could be private organizations looking for a personal business meeting room that would also have an ideal setting for attendees to learn about Quincy Farm and its scenic beauty, or to hold a nature-themed party. Provide concurrence with this use or further clarification.