



# City of Colorado Springs

City Hall  
107 N. Nevada Avenue  
Colorado Springs, CO  
80903

## Meeting Minutes - Final Council Work Session

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Monday, August 22, 2016

1:00 PM

Council Chambers

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### 1. Call to Order

**Present** 9 - Councilmember Larry Bagley, President Merv Bennett, Councilmember Helen Collins, President Pro Tem Jill Gaebler, Councilmember Keith King, Councilmember Don Knight, Councilmember Bill Murray, Councilmember Andy Pico, and Councilmember Tom Strand

### 2. Changes to Agenda

Council President Bennett requested the Closed Executive Session be held at the end of the meeting.

Eileen Gonzalez, City Council Administrator, stated there has been a request to hear agenda item 8.C. immediately following agenda item 7.B. as the two items are related.

Consensus of Council agreed to these agenda changes.

### 3. Regular Meeting Comments

Councilmember Knight requested better information be included in the cover letter about communication with military installations when items land use decisions fall within the flight pattern or immediate vicinity of a military base. Consensus of Council agreed with this request.

### 4. Review of Previous Meeting Minutes

4.A. [16-518](#) City Council Work Session Meeting Minutes August 8, 2016

Presenter:  
Sarah Johnson, City Clerk

The Meeting Minutes were approved as presented.

### 5. Executive Session

#### 5A. Open

There was not an Open Executive Session.

## **5B. Closed**

### **5B.A. [16-517](#) Closed Executive Session**

Presenter:

Wynetta Massey, City Attorney

David Andrews, Legislative Counsel, stated the purpose of the Closed Executive session is to discuss; (1) legal advice and consultation with the City Attorney regarding an EEOC matter, and (2) legal advice and consultation with the City Attorney regarding a pending litigation matter.

Council President Bennett polled Council regarding the desire to proceed with the discussions in a closed session. Consensus of Council agreed to proceed with the Closed Executive Session.

## **6. Staff and Appointee Reports**

### **6.A. [15-00796](#) Agenda Planner Review**

Presenter:

Eileen Lynch Gonzalez, City Council Administrator

Eileen Gonzalez, City Council Administrator, stated representatives from Global Supertanker have requested time on the September 27, 2016 agenda to express their appreciation to Council.

Council President Bennett stated the Buffalo Soldiers organization will present a piece of artwork to Council in the September 26, 2016 Work Session.

### **6.B. [16-00143](#) Financial Report - Memorial Health System Enterprise**

Presenter:

Kara Skinner, Chief Financial Officer

There were no questions or comments on the Memorial Health System Enterprise financial report.

## **7. Presentations for General Information**

### **7.A. [16-00136](#) Colorado Springs Convention & Visitors Bureau (CVB) - Q2 2016 Performance Measures**

Presenter:

Doug Price, President & CEO, Colorado Springs Convention & Visitors Bureau  
Ryan Trujillo, Contract Compliance & Sustainability Manager, Finance Department

Doug Price, President & CEO, CVB, presented the report.

Councilmember Strand requested future reports include the dates of data collection. Mr. Price explained the figures are quarterly and the LART data will always be 30 days behind due to the reporting process.

Councilmember Murray asked who performs the Website design work for the CVB and who provides the financial reports. Mr. Price stated the IT work is contracted out and LART collection data is provided by the City, all other financial figures are generated internally.

**7.B.**     [16-516](#)           2015 Landslide Property Acquisition-Hazard Mitigation Grant Program

Presenter:

Bret Waters, Deputy Chief of Staff  
Jen Vance, Grants Manager

Bret Waters, Deputy Chief of Staff, and Jen Vance, Grants Manager, provided information about the grant programs the City has applied for to address the landslides and resulting damage to homes.

Councilmember Strand asked if State Senators and Representatives are involved in obtaining Federal funds and if it helps for Councilmembers to communicate with those officials. Ms. Vance stated the City is always in communication with State and Federal representatives. Mr. Waters stated it always helps to communicate with elected officials at the State and Federal level.

Councilmember Strand asked when grant funds will be available for home owners. Ms. Vance referred this question to the State representative and stated home owners will need to be patient as this process can take a long time. Mr. Waters added the City will do everything it can to expedite the process.

Councilmember King asked how many in-kind matching funds have been generated by the City so far. Ms. Vance stated the time involved in these grant requests and other work done has accrued about \$40,000 of matching funds.

Marilyn Gally, Director of Colorado Office of Emergency Management, stated a disaster declaration has been granted for this situation. The Governor is required to present the request for all Federal grant funds. Ms. Galley also stated this is a slow tedious process that can take years.

Councilmember King asked if FEMA funds for housing reimbursement are handled locally. Ms. Gally stated all grant fund requests are submitted to the State; the State is reimbursed by the Federal Government.

Councilmember Knight asked what options are available for citizens whose houses have become uninhabitable due to this situation. Ms. Galley stated they have applied for the SBA Program which provides loans for people in this situation to obtain a house to live in.

Councilmember Knight asked about properties sold after they have been damaged. Ms. Gally stated home owners frequently sell at a low price to rid themselves of the damaged property, the new buyer will not be eligible to receive reimbursement for the pre-disaster value of the property.

Councilmember King asked how needs are prioritized and which homes should be purchased first. Ms. Gally stated that is at the City's discretion, the City can purchase the homes in any order deemed appropriate and suggested properties with complicated closings not delay other property settlements.

Mr. Waters stated the City will continue to work toward resolution of this situation.

**7.C. [16-523](#)**

IT Update

Presenter:

Carl Nehls, CIO, Dept of Information Technology

Carl Nehls, CIO, presented a summary of the work done by the City IT Department and the objectives of the department.

Councilmember Murray stated he would like to schedule a meeting with Mr. Nehls to discuss his concerns and asked if there is a list of the problems with the City's IT. Mr. Nehls explained this information was largely included in the presentation. Councilmember Murray requested the department's goals align with the Mayor's strategic initiatives. Mr.

Nehls stated the department developed a plan two years ago that is aligned with the Mayor's strategic plan and they have been working to meet the objectives of that plan.

Councilmembers expressed appreciation for the work Mr. Nehls and his team are doing.

## **8. Items for Introduction**

- 8.A.**     [16-443](#)     A resolution accepting and endorsing recommended expenditures from the Lodgers and Automobile Rental Tax (LART) special fund for inclusion in the 2017 budget

Presenter:

Fred Veitch, Chair, LART Citizens' Advisory Committee

Res/Ord Number: 88-16

Fred Veitch, Chair, LART Citizen's Advisory Committee, presented an explanation of this request and the efforts of the organization to work with event applicants to maximize the impact of available funds, noting some events are going so well, they no longer need LART funding.

Councilmember Knight requested a new column on the spreadsheet to include the year-to-year comparison for funds be included in the next report. Mr. Veitch stated that information is available and will be provided to Council.

Councilmember Collins stated the LART Committee considers funding given to each entity for the past three years. She suggested the funds designated for the USA Pro Challenge cycling event go to the Pikes Peak Summit House construction project if the race does not get scheduled.

- 8.B.**     [16-500](#)     An ordinance authorizing the execution and delivery by the City of Colorado Springs (City) of a site lease between the City as lessor and a financial institution to be identified, and, in connection therewith, a lease purchase agreement between the City, as lessee, and such financial institution, with respect to certain real property for the purpose of financing the construction and improvement of a police substation; authorizing officials of the City to take all action necessary to carry out the transactions contemplated hereby and providing for related matters

Presenter:

Kara Skinner, Chief Financial Officer  
Tom Florczak, Deputy City Attorney

Res/Ord Number: 16-94

Kara Skinner, CFO, provided an overview of the need for a larger Police substation in the Southeast area of town and explained the proposed finance arrangements for this facility.

Councilmember Strand asked where the proposed \$1.5 million dollar lease payment will come from. Ms. Skinner stated it will be programmed into the City Capital Improvement Program Budget.

Councilmember Knight repeated his request for information regarding the City's total debt and debt limit. Ms. Skinner will provide this information.

Councilmember Murray asked questions about existing bonds and whether we are proposing bonds. Ms. Skinner explained this is a lease agreement.

- 8.C.**     [16-527](#)     A resolution encouraging cooperation with emergency management agencies to respond to landslide disasters in the City of Colorado Springs

Presenter:

Councilmember Keith King  
Mayor John Suthers

Res/Ord Number: 87-16

Councilmember King provided a brief summary of this item supporting those affected by the landslides. Mr. Waters stated the Mayor's Office fully supports this initiative.

- 8.D.**     [16-510](#)     Resolution approving a service plan allowing for the creation of the Silver Hawk Metropolitan District.

Presenter:

Carl Schueler, Planning Manager- Comprehensive Planning, Planning & Development Department

Carl Schueler, Planning Manager - Comprehensive Planning, explained this and the next item are similar requests to create new metropolitan districts. Mr. Schueler provided answers to questions posed by Council in previous meetings regarding City requirements for metropolitan districts. Mr. Schueler provided details of the proposed service plan for

this district.

Jeff Mark, the developer, provided additional details about the planned development and how the plans, including the special district, conform with local building requirements.

Pat Hrbacek with the law firm of Spencer Fane, representing the developer, spoke about the reputation of the developer and the work they have done in this City.

Councilmember Murray asked what happens if the mil levy is not approved. Mr. Mark stated it may not be feasible to complete the project without this funding option.

- 8.E.**     [16-511](#)     Resolution approving a service plan allowing for the creation of the Mountain Valley Metropolitan District.

(Legislative)

Presenter:

Carl Schueler, Planning Manager- Comprehensive Planning, Planning & Development Department

Carl Schueler, Planning Manager - Comprehensive Planning, provided a summary of the plans for this development.

Please see agenda item 8.D. for additional information.

Councilmember Pico expressed reservation about approving new districts that are this small. Mr. Schueler will provide Council with information on the districts approved over the past two years.

## **9. Items Under Study**

- 9.A.**     [CPC CA](#)  
          [16-00079](#)     An ordinance amending Part 5 (Geological Hazard Study and Mitigation) of Article 4 (Site Development Standards) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to geological hazard study and mitigation.

(Legislative)

Presenter:

Peter Wysocki, AICP, Director of Planning and Community Development

Peter Wysocki, Director of Planning and Community Development, provided an update on this item and stated they intend to request a postponement of this item in order to adequately prepare the ordinance.

Councilmembers Strand and Knight provided additional information about the work being done and the reasons behind requesting additional time to prepare and present this ordinance.

Councilmember Murray suggested a geo hazard tax be included on the property tax bill.

### **10. Councilmember Reports and Open Discussion**

Council President Bennett stated work has started on the urban renewal project on S. Nevada Ave., the Urban Renewal Board will provide a full update in the meeting on Wednesday. He and Mayor Suthers attended Watermelon Days in Rocky Ford Colorado on Saturday. The Mayor discussed stormwater plans with that community.

Councilmember Strand spoke about a trivia event he and Councilmembers Murray and Gaebler recently participated in at the Library 21c and stated there is a Job Fair planned for this Saturday at the Westside Community Center. He thanked Habitat for Humanity for recent housing opportunities they have provided in our community.

Councilmember Murray stated he attended a TESSA event last Saturday Night.

### **11. Adjourn**

There being no further business to come before City Council, Council adjourned.

Sarah Johnson, City Clerk