



City of Colorado Springs

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

Meeting Minutes - Final Council Work Session

Tuesday, May 27, 2014

1:00 PM

Council Chambers

1. Call to Order

Present 9 - President Pro Tem Merv Bennett, Councilmember Helen Collins, Councilmember Jill Gaebler, President Keith King, Councilmember Don Knight, Councilmember Jan Martin, Councilmember Joel Miller, Councilmember Andy Pico, and Councilmember Val Snider

2. Changes to Agenda

There were no changes to the agenda requested.

3. Regular Meeting Comments

There were no Regular Meeting comments.

4. Review of Previous Meeting Minutes

4.A. [14-0257](#) May 12, 2014 Work Session Minutes

Consensus of Council approved the Work Session Minutes of May 12, 2014.

5. Executive Session

There were no items scheduled for an Executive Session.

A) Open

B) Closed

6. Staff and Appointee Reports

6.A. [14-0033](#) Memorial Health System Enterprise Update

There were no questions or discussion on the Memorial Health System Enterprise Update.

6.B. [14-0097](#) Agenda Planner Review

There were no questions or changes for the Agenda Planner Review.

7. Presentations for General Information

There were no presentations for general information.

8. Items for Introduction

8.A. [14-0155](#) Mt. Manitou Incline Update - Chris Lieber, Parks, Recreation & Cultural Services

Sarah Bryarly, Landscape Architect, provided an update on the current conditions of the Manitou Incline. She also gave a presentation on the history and public process involved with the Manitou Incline Trail Enhancement Project and the Great Outdoors Colorado grant funds available for stabilization and repairs to the Incline. This is a collaborative project that includes the City of Colorado Springs working closely with the City of Manitou Springs, the US Forest Service, and Colorado Springs Utilities to creatively resolve issues that face the Incline.

8.B. [14-0237](#) Resolution of Acceptance for a Lease/Joint Use Agreement with Ragain Sports Regarding the Use of Sand Creek Stadium for a USL Pro Soccer Franchise

Ms. Palus described the request by Ragain Sports to utilize the Sand Creek Soccer Stadium at Coleman Park next to the Sky Sox stadium as the home field for the "Switchbacks," a United Soccer League (USL) pro soccer franchise.

Nick Ragain, President, provided a presentation describing his organization's aspirations, projected timeline, and future vision for the team's operations. He described their plans to invest an additional \$2,000,000 into the existing facility to update to current USL standards, \$1,430,000 of which will be permanent, remaining with the facility should the Switchbacks move their home field or cease operations.

Kurt Schroeder, Parks Maintenance Manager, briefed Council on the original 1988 Master Plan when Sand Creek Stadium was constructed by the United States Soccer Federation specifically for use as a soccer venue incorporating standards for high level soccer play and built perfectly flat with an extensive subsurface system to accommodate drainage.

Ronn Carlentine, City Real Estate Services Manager, described the City's leasing process and stated the lease will comply with the City's Real Estate Leasing Manual on several levels including a proposed 10-year term, revocable at anytime, a below market arrangement, and will include all other provisions of City contracts.

Tony Ensor, Sky Sox General Manager, expressed the organization's concerns and opposition to the lease arrangement with the Switchbacks. He described a perception of harm that could impact the Sky Sox, requested that the Switchbacks find a different location, and stated there are numerous flaws with the plan.

Councilmember Pico highlighted the tremendous opportunity available encouraging the two sports teams to work together to find a workable

compromise and described the need to avoid adverse impact to the Sky Sox. Ms. Palus stated she believed a win-win solution could be worked out and staff will continue to work with the two parties on a positive solution. The lease/joint use agreement will be brought to Council for consideration at a future meeting.

- 8.C.** [14-0170](#) A Resolution approving and authorizing an Intergovernmental Agreement (IGA) between the City of Colorado Springs and the Colorado Department of Transportation (CDOT) in an amount not to exceed \$680,000 for the Circle Drive Bridge Damage Repair Project; and to approve the transfer of \$225,000 from the grants pool to a new project account for the Circle Drive Bridge Damage Repair Project.

Stuart King, Transportation Planning Manager, briefed Council on the background and rationale for the request to approve the IGA between the City and CDOT. He described the damage to the piers in September from flooding. Federal Highway Administration (FHWA) Emergency Relief Funding became available following Presidential Declaration and Governor Order. In order to meet the timeline required by the FHWA, funding to complete the work was provided by the Pikes Peak Rural Transportation Authority (PPRTA). The FHWA funds will be used to reimburse PPRTA.

- 8.D.** [14-0232](#) An ordinance modifying section 1006 (Board Created; Appointments) of Part 10 (Public Safety Sales and Use Tax Fund) of Article 6 (City Funds) of Chapter 1 (Administration, Personnel and Finance) of the code of the City of Colorado Springs 2001, as amended, pertaining to composition of the Public Safety Sales Tax Oversight Committee.

Leslie Hickey, CSFD Finance, Planning & Analysis Manager, described the background and modifications to the Public Safety Sales Tax Oversight Committee (PSSTOC) to reflect City Council Districts as merely a housekeeping action to better reflect the composition of City Council, changing the required number of PSSTOC district positions from four to six. She stated the existing members of the PSSTOC provide representation from each of the six districts, thus no membership changes will be necessary.

9. Items Under Study

- 9.A.** [TMP-0003](#) Comprehensive Plan Status Update-Proposed Strategic Redevelopment Planning Initiative

Peter Wysocki, Planning and Development Director, described the original request for a \$500,000 appropriation allocated over the course of several years to produce an updated Comprehensive Plan, \$150,000 of which was scheduled for appropriation in 2014 to start data gathering and contracting with proposed consultants. The additional funding would take place between 2015-2017 to complete the Comprehensive Plan, typically a two-to-three year process. He stated the request for a change in direction of the \$150,000 is due to the need to prioritize the City's expenditures and to focus funding toward more immediate, actionable deliverables. They would like to resurrect a

city-wide review of in-fill development and prepare an in-fill policy; also, for Banning Lewis Ranch, they would like to assess land use and then have a conversation relative to shared obligations.

In response to Councilmember Snider's question as to what Mr. Wysocki needed from Council at this time, he answered that City Finance staff need to determine whether the action represents an abandonment or simply consider this as Step 1 in the process. They are seeking concurrence from Council on the direction. Chief of Staff Cox confirmed that due to a 2015 budget gap, they want to proceed with a deliverable but not a full comprehensive plan at this time.

Councilmember Miller stated he did not support the change for various reasons including that the in-fill white paper and Economic Opportunity Zone policies have not been fully vetted.

Councilmembers Knight and Snider requested to see a budget for the \$150,000 to include the details supporting the estimated costs. Councilmember Knight also stated he believed land use should be a role of City Council and would like to see the direction and oversight of such activities come over to Council.

10. Councilmember Reports and Open Discussion

Councilmember Snider requested Council's consensus to direct CSU Staff to draft an ordinance, to be presented at the June 9 Work Session with first reading on June 10, authorizing the expenditure of previously appropriated funds in the amount of \$50,000 for Colorado Springs Technology Incubator. Consensus of Council approved the request.

11. Adjourn