



City of Colorado Springs

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

Meeting Minutes Council Work Session

City Council meetings are broadcast live on Channel 18.

Tuesday, February 24, 2015

1:00 PM

Council Chambers

Items rescheduled from February 23 work session due to inclement weather. Work Session agenda items will be heard upon conclusion of February 24 regular meeting.

1. Call to Order

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

2. Changes to Agenda

There were no Changes to the Agenda.

3. Regular Meeting Comments

There were no Regular Meeting Comments.

4. Review of Previous Meeting Minutes

4.A. [15-00152](#) City Council Work Session Meeting Minutes February 9, 2015

The Meeting Minutes were approved as presented.

5. Executive Session

A) Open

There was not an Open Executive Session.

B) Closed

There was not a Closed Executive Session.

6. Staff and Appointee Reports

6.A. [15-00150](#) Agenda Planner Review

Eileen Gonzalez, City Council Administrator, stated after the agenda was published, the CSPD informed her they were not ready to present the resolution authorizing the acceptance of a donation of property for the Sand Creek Substation. This discussion will be postponed to the

March 9, 2015 Work Session.

6.B. [15-00140](#) Financial Report - Memorial Health System Enterprise

Councilmember Knight asked how the Replacement Benefit Agreements (RBA) payments are documented.

Kara Skinner, CFO, explained the RBA payment for January will be included on the report next month.

7. Presentations for General Information

There were no Presentations for General Information.

8. Items for Introduction

8.A. [15-00124](#) An ordinance setting the salary of Mayor pursuant to City Charter § 13-20(a).

Michael Sullivan, Director of Human Resources, explained the City Charter provides for adjustments to the Mayor's salary and explained the process used to arrive at the salary adjustment based on the consumer price index and other factors, adding he is here today to make Council aware of this proposal.

8.B. [15-0049](#) A Resolution amending Resolution No. 73-05 authorizing the Colorado Springs Airport to lease or grant the right of use airport property in excess of twenty-five (25) years but not to exceed ninety-nine (99) years for the purpose of economic development.

Dan Gallagher, Director of Aviation, explained proposed changes to the lease term guidelines, adding some of these items require FAA approval.

Council President King asked how fair market value for the land is determined. Mr. Gallagher explained the FAA buys the land so comparisons are determined using similar sized airports and developments.

Councilmember Knight stated according to the proposal, City Council ratifies the lease agreements and asked how that works. Lindsey Rose, City Attorney, explained this provision is included to protect the City from potential problems with previously signed leases. Councilmember Knight asked if this only applies to past leases or includes future leases also, as he believes City Council cannot bind future Councils. Ms. Rose stated as long as future leases meet the terms of this proposal, City

Council is approving them, adding that future City Councils have the ability to modify the lease agreement. Councilmember Knight requested language be added to the proposal providing City Council notice within 60 days of changes to the agreement. Mr. Gallagher agreed to this change.

Council President King requested clarification of property ownership and tax collection/distribution. Mr. Gallagher explained the FAA owns the property and collects taxes on airfare and product sales. These tax funds are used for airport development. Grants are specific to airports and projects, airports can also compete for additional discretionary funds for specific projects.

- 8.C.** [15-0050](#) A resolution authorizing the submission of Passenger Facility Charge (PFC) Application #21 to the Federal Aviation Administration increasing the total PFC funds to be collected for capital improvements at the Colorado Springs Airport.

Dan Gallagher, Director of Aviation, provided an overview of the airports' financial status and explained this is an application process requiring approval of the airlines and the FAA to pay down and restructure debt.

Councilmember Pico asked for clarification on the replacement of a 2011 vehicle included in the plan. Mr. Gallagher explained this plan covers the airport budget from 2010 through 2016 and allows the airport to reimburse itself for past expenditures, including this vehicle.

Council President King asked how this and the previous agenda item are related to each other. Mr. Gallagher explained the restructured lease guidelines will provide revenue to help financially stabilize the airport.

Councilmember Gaebler asked how the 92% of revenue coming from the airlines compares to other airports; Mr. Gallagher stated he believes it is too high and he is working to reduce the percentage.

Mr. Gallagher told Council to expect a lot of work to be done at the airport over the next two years and added construction on three new hangars has started.

- 8.D.** [14-0649](#) A Resolution Recognizing the History of Locomotive "Old 168" and Finding a Public Purpose is served by a Lease Agreement between the City of Colorado Springs on behalf of its Parks, Recreation and Cultural Services Department and the Cumbres

and Toltec Scenic Railroad Commission, Providing for the Rehabilitation and Return to Service of Locomotive "Old 168"

Matt Mayberry, Cultural Services Manager, provided an overview of a proposed agreement to lease the "Old 168" locomotive engine to the Cumbres and Toltec Scenic Railroad. This lease agreement has been supported by the Parks Board, local neighbors, and the Cumbres and Toltec Commission. Mr. Mayberry also provided details of the process the Parks Department is going through to fulfill the terms of this lease agreement.

John Bush, President, Cumbres and Toltec Scenic Railroad, provided additional details about the lease agreement and the planned restoration and use of the locomotive by the Cumbres and Toltec Scenic Railroad. Terms of the lease include a discount for Colorado Springs residents and restoration and return of the locomotive in at least the same condition it is now at the end of the lease.

Discussion ensued about the lease agreement and possible replacements to honor the railroad heritage of this community.

Councilmember Knight presented a power point presentation outlining the history of the railroad in Colorado Springs and his concerns about this proposal. Councilmember Knight urged Council to preserve this piece of our City's history and presented alternate options to this lease agreement.

Councilmember Gaebler questioned the appropriateness of this presentation given no one had advance notice of the information to be presented. This lack of notice put the Parks Department in a difficult situation. Mr. Mayberry stated he believes the Parks Department has done due diligence developing this proposal that is well supported.

- 8.E.** [15-00121](#) A Resolution Approving the Renewal of the \$1,000,000 Loan Agreement and Promissory Note Between the Great Outdoors Colorado Trust Fund (GOCO) and the City of Colorado Springs

Chris Lieber, Parks Development Manager, stated this is an annual request to make the loan payment on the Red Rock Canyon Open Space.

- 8.F.** [14-0699](#) A Resolution Authorizing an Intergovernmental Agreement between the City of Colorado Springs and the City of Manitou Springs for Operations of Manitou's Summer Shuttle Bus Service

Craig Blewitt, Transit Services Manager, presented an overview of this request to renew an IGA between Manitou Springs and Colorado Springs for a shuttle service between downtown Colorado Springs and Manitou Springs. Councilmembers Bennett and Snider commented on the positive benefits of this service.

- 8.G.** [15-00136](#) A Resolution of the City of Colorado Springs City Council to approve the Jimmy Camp Creek Drainage Basin Planning Study

Tim Mitros, Development Review and Stormwater Manager, explained this study is required for the Banning Lewis Ranch development and will establish drainage fees for this property.

Councilmember Bennett requested an explanation of full spectrum run-off and asked if the plan addresses water quality. Richard Ray with Kiowa Engineering Corporation explained that this type of plan mimics natural cycles of rain and run-off and stated it does consider water quality.

Councilmember Knight asked about water retention laws related to retaining water for more than 72 hours and how this drainage basin will be funded. Mr. Mitros explained the next item on the agenda will address water retention and stated the that fees paid by developers will pay for the drainage basin.

- 8.H.** [15-00137](#) A Resolution of the City of Colorado Springs City Council in support of legislation concerning Regional Stormwater Management and post-fire mitigation activities

Tim Mitros, Development Review and Stormwater Manager, explained there are some concerns about the language in this resolution. Councilmember Snider stated he plans to meet with Mr. Mitros to work on the language. Consensus of Council agreed to postpone this discussion to the March 9, 2015 Work Session.

- 8.I.** [15-00114](#) An ordinance establishing a Food Policy Advisory Board

Councilmember Gaebler introduced this plan to create an advisory board including several local entities to coordinate local efforts to increase food safety, production, education and awareness. Councilmember Gaebler commented on the governance and meeting location of the board which will be led by a Councilmember and a County Commissioner. She requested questions and changes be presented to her prior to the next meeting.

Councilmember Snider asked if the advisory board could assist small producers with marketing their products. Councilmember Gaebler affirmed this.

Council President King asked if there is political reason behind this or if this is a nationwide trend. Councilmember Gaebler stated this program is in its very early stages and has no political ties; it is about promoting healthy eating and sustainability.

Councilmember Pico stated he can support enhancing free-market and property use but he has concerns about forming a board and telling people what they can and should eat. Councilmember Pico requested additional language be added to the ordinance clarifying this is an advisory board.

Councilmember Bennett added the Colorado population is trending toward unhealthy lifestyles with the rest of the country and supports educating people on healthier eating and life styles.

9. Items Under Study

There were no Items Under Study.

10. Councilmember Reports and Open Discussion

There were no Councilmember Reports or Open Discussion.

11. Adjourn