



# 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, October 26, 2015

1:00 PM

Council Chambers

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### 1. Call to Order

- Present** 8 - Councilmember Larry Bagley, President Merv Bennett, Councilmember Helen Collins, President Pro Tem Jill Gaebler, Councilmember Keith King, Councilmember Don Knight, Councilmember Andy Pico, and Councilmember Tom Strand
- Excused** 1 - Councilmember Bill Murray

### 2. Changes to Agenda

There were no changes to the agenda.

### 3. Regular Meeting Comments

There were no regular meeting comment.

### 4. Review of Previous Meeting Minutes

#### 4.A. [15-00656](#) City Council Work Session Meeting Minutes October 12, 2015

Councilmember Knight requested agenda item 7.D., the police department body-worn cameras discussion, be amended to reflect Councilmember King, rather than Councilmember Knight, asked the question about the ability of officers edit video footage in the field.

### 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. [15-00339](#) Financial Report - Memorial Health System Enterprise

Council President Pro Tem Gaebler requested additional information on the disbursement of legal fees and how they are charged to which account. Kara Skinner, CFO, stated every case is coded and charged to the appropriate account.

Councilmember Knight asked how long it takes to resolve bills from the previous year. Ms. Skinner clarified this report is strictly a cash flow accounting of expenses and the billing process can span two calendar years at times.

**6.B.**    [15-00391](#)    Financial Report - City of Colorado Springs

Kara Skinner, CFO, provided an overview of the financial report.

Councilmember Knight requested dollar values, in addition to percentage changes, be included for sales and use tax and LART tax in future reports. Ms. Skinner will include this information in the future. Councilmember Knight also asked what retirement program larger cities such as Denver and Aurora offer since they do not participate in PERA. Ms. Skinner stated she is not sure, but she believes some are self-funded.

Councilmember Strand asked if there is often a reserve fund requirement. Ms. Skinner stated there is always a reserve fund requirement, by negotiating the terms of the reserve fund; the City is able to save money.

Councilmember King asked if the funded ratio percentage for PERA is a statewide average. Ms. Skinner stated the funding ratio average is consistent across the state.

**6.C.**    [15-00492](#)    Agenda Planner Review

Eileen Gonzalez, City Council Administrator, reminded Council there are three meetings left in the year.

Councilmember Knight requested the Parks Department TOPS audit agenda item scheduled for the work session November 9th and the regular meeting November 10th be rescheduled to follow the normal work session and then two weeks later regular meeting schedule unless it is necessary for the item to be heard in this time-frame.

## 7. Presentations for General Information

There were no Presentations for General Information.

## 8. Items for Introduction

### 8.A. [15-00649](#) Resolution Approving the Memorial Health System/Colorado Springs Health Foundation Funds Management Agreement

Res/Ord Number: 109-15

Kara Skinner, CFO, presented a summary of the fund management plan for the entities.

Councilmember Knight requested the required MHS Enterprise fund balance amount be somewhat flexible to avoid creating unnecessary expenses by transferring funds to meet the amount specified in the agreement. Ms. Skinner stated she believes the fund balance can be managed without unnecessary transfers.

B.J. Scott, Chair of the Colorado Springs Health Foundation Board, voiced support of this agreement on behalf of the foundation.

Councilmember Knight stated he would like to see the money in the fund balance earn interest and questioned dividing section 3.C. of the agreement to help provide clarity. Britt Haley with the City Attorney's Office provided an explanation of the section and the necessity to keep the section intact.

### 8.B. [15-00583](#) A Resolution Approving The Amended & Restated Bylaws of the Memorial Health System Enterprise

Wynetta Massey, City Attorney, provided information about the development and content of this document.

Councilmember Knight asked about the duties of the board of trustees and asked if council is required to perform all of those duties. Ms. Massey reminded Council, the ordinances previously approved, allow Council to rely on a lease agreement to perform these duties.

Councilmember Knight suggested the "may" in section 1.A. be changed to "shall" and questioned the appropriateness of the three year appointment of the board of trustees and the two year appointment of City Councilmembers. Ms. Massey stated this can be changed based on the desire of Council.

Councilmember Strand asked how Council would select officers as referred to in Article III: Officers, of the agreement. Ms. Massey stated the City Attorney's Office will help with this.

Council President Bennett requested further Council questions be addressed to Ms. Massey prior to the next meeting.

- 8.C.**     [15-00638](#)     A resolution authorizing the conveyance of surplus City real property for a public purpose to SRPC, LLC.; generally located east of Sierra Madre Street, between Vermijo Street and Cimarron Street.  
(Legislative Matter)

Res/Ord Number: 116-15

Peter Wysocki, Director of Planning and Development, provided an overview of the proposal to convey this City owned parcel to SRPC, LLC for a public purpose, which will partially include development of the planned Olympic Museum.

Councilmember King asked which department determines if the clean-up of the contamination is complete and what contaminant is involved. Mr. Wysocki stated the area will be inspected by the EPA following the clean-up and added he does not know the specific contaminants; however, they are believed to be the result of years of leaching of chemically treated railroad ties on the property.

Councilmember Knight requested the agreement include the return of the property to the City if the terms of the agreement are not met and asked what portion of the land will go to the Olympic Museum. Mr. Wysocki stated the agreement can be amended to include this request and 25% of the property will be used for the Olympic Museum.

Council President Pro Tem Gaebler stated she believes the development of the property as part of the Olympic Museum will more than compensate the City for the donation of the property.

Councilmember Strand was Excused.

- 8.D.**     [15-00639](#)     Resolution Authorizing the Banning Lewis Ranch Metropolitan District No. 3 to Issue Series 2015A Limited Tax General Obligation Bonds in an Amount Not to Exceed \$9,000,000, and Series 2015B Subordinate Cash Flow Bonds in an Amount Not to Exceed \$1,800,000

(Legislative Matter)

Res/Ord Number: 108-15

Councilmember Pico asked when the previously approved 20 mils for the operation plan were approved and requested confirmation the funds collect through these bonds will go to reimburse the developer for work already completed. Mr. Wysocki stated Council approved the service plan, including the operation plan in 2008 and confirmed the metropolitan district will use these funds to reimburse the developer for work that is complete.

Councilmember King asked why it is necessary to have the 20 mils in the operation plan for the Banning Lewis Ranch development. Mr. Wysocki stated the additional operational funds are necessary for maintenance of the public property.

Bruce Rau, Vice President, Oakwood Homes Development, explained how the public access aspects of the development increased costs and the resulting mil request. Banning Lewis Ranch does not operate with a Home Owners Association; the metropolitan district is all inclusive in regard to developing and maintaining the public amenities.

#### 9. Items Under Study

There were no Items Under Study.

#### 10. Councilmember Reports and Open Discussion

Councilmember Bennett reported on efforts to encourage voluntary annexation in the West Colorado Avenue area.

Councilmember Collins complemented Travis Easton and his team for their response to a citizen request to clean out a ditch.

Councilmember Knight stated the budget committee markup session will take place on Thursday as they continue to work on the City budget.

Council President Pro Tem Gaebler attended the recent conference on homelessness and commended staff for efforts to address homelessness in our community and requested Council have Aimee Cox, Manager of Community Initiatives, present at a future Council meeting.

11. Adjourn

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

Sarah Johnson  
City Clerk