



# City of Colorado Springs

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

## Meeting Minutes Council Work Session

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Monday, March 27, 2017

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 advised that there will be a Closed Executive Session before item 8.E., with four issues to be discussed during it.

### 3. Regular Meeting Comments

Councilmember Pico requested to pull item 4.B.D. from the Consent Calendar.

Councilmember Gaebler requested to pull item 4.B.B. from the Consent Calendar.

### 4. Review of Previous Meeting Minutes

4.A. [17-892](#) Work Session Meeting Minutes

Presenter:  
Sarah B. Johnson, City Clerk

**Attachments:** [3-13-2017 Work Session Final](#)

Councilmember Knight said that he did not speak against item 11.F. and asked that the minutes be changed to reflect this. The minutes were approved as amended by Consensus of Council.

### 5. Executive Session

#### 5A. Open

There was no Open Executive Session.

**5B. Closed****5B.A. [17-889](#)**

In accord with City Charter art. III, § 3-60(d) and its incorporated Colorado Open Meetings Act, C.R.S. § 24-6-402(4)(b) and (e), the City Council, in Open Session, is to determine whether it will hold a Closed Executive Session. The issues to be discussed involve: (1) legal advice and consultation with the City Attorney regarding a pending litigation and enforcement matter; (2) legal advice and consultation with the City Attorney regarding settlement of litigation related to the Colorado Open Records Act; and (3) legal advice and consultation with the City Attorney regarding a Draft Position Statement implementing Position Statement 16-01 issued by the State Independent Ethics Commission.

Presenter:

Wynetta Massey, City Attorney

The following item was added: (4) legal advice and negotiation consultation with the City Attorney to determine positions relative to matters that may be subject to negotiation, developing strategy for negotiations, and instructing negotiators regarding the sale or disposition of real property.

**Council President Bennett polled Council regarding the desire to proceed with a Closed Session. At least two-thirds of Council agreed to proceed in closed executive session.**

**6. Staff and Appointee Reports****6.A. [16-686](#)**

Agenda Planner Review

Presenter:

Eileen Lynch Gonzalez, City Council Administrator

**Attachments:** [032717 Agenda Planner Review MEMO](#)

Councilmember Knight expressed concern that the Resolution to approve a land exchange between the City of Colorado Springs and CSJ No. 7, LLC and Urban Enterprises, LLC was moved to the April 25 Council meeting. He would have liked to have been notified that it was being moved, and why it was moving, via an all-Council email. He suggested that it be presented in another Work Session for the new Council, and then be brought back two weeks later for a vote. He requested the presentation include updated and complete information on the land exchange at that time. President Pro Tem Gaebler asked why the item was moved, and Deputy Chief of Staff Bret Waters informed Council that an email explaining this will be sent to them.

**6.B.     [17-875](#)           Financial Report - Memorial Health System Enterprise**

Presenter:

Kara Skinner, Chief Financial Officer

**Attachments:**   [02-February 2017 Monthly Reports for Council](#)

Councilmember Strand asked why the reports presented are labeled, Unaudited.

Ms. Skinner clarified that the figures are audited once a year, in June, for the year previous.

**7. Presentations for General Information****7.A.     [17-903](#)           Bancroft Park Update**

Presenter:

Kurt Schroeder, Parks Operations Manager

Kurt Schroeder updated Council about the Bancroft Park band shell repair plan. The reports from the engineer and Travelers insurance were returned and indicated a replacement cost value of \$106,379. This would be to restore it back to its current condition, without any improvements. Staff and Councilmembers King and Strand met with stakeholders, and email and postcards have gone out to survey them. A public meeting will be held on April 5. Staff has begun the bidding process and expects to receive 3 bids for the repairs by April 13. If staff can get approval for the bids by May 11 repairs can begin according to contractor availability.

Councilmember King asked what parts of the band shell were to be replaced. Mr. Schroeder specified the back wall would be removed, the western side in the back corner and the west half of the roof will be replaced. The electrical system was compromised, and the meter needs to be put back in to restore lighting and irrigation. Regarding the roof, for safety reasons they will have to repair the entire roof.

Councilmember Knight asked when contractors will be on site. Mr. Schroeder estimated the very earliest would be the first week in May if contracts are issued and signed. Councilmember Knight expressed his appreciation for the accelerated plan, and asked for an update on the bids at the April 24 Work Session Meeting.

Councilmember Strand asked about the size of the park. Mr. Schroeder answered it is 1.26 acres. Councilmember Strand apologized for his remark at the March 14 City Council meeting about the Park Department's lack of urgency regarding the repairs, and thanked them for the extra work they have put into this repair.

**8. Items for Introduction**

- 8.A. [17-900](#) An ordinance amending Ordinance No. 16-116 (2017 Appropriation Ordinance) for a supplemental appropriation to the General Fund in the amount of \$100,000, and to the Conservation Trust Fund (CTF) in the amount of \$150,000, for repair of the Bancroft Park Band Shell

Presenter:

Keith King, City Council Member  
Kara Skinner, Chief Financial Officer

**Attachments:** [Ordinance for Bancroft - GF and CTF.docx](#)

Ms. Skinner reported that the Council Budget Committee met with all members present and agreed to bring this ordinance forward. The majority of the funds will be insurance reimbursement. There was a 4th "whereas" statement added so that the intent of the Council to fully fund the band shell repairs was clarified.

Councilmember King thanked staff for their swift action on this item.

- 8.B. [17-906](#) An ordinance amending Ordinance No. 16-116 (2017 Appropriation Ordinance) for a supplemental appropriation to the Lodgers & Auto Rental Tax (LART) Fund in the amount of \$900,278 for the final payment to the Colorado Springs Convention & Visitors Bureau relating to the 2016 contract and for the Pikes Peak Summit House project, as recommended by the LART Citizen Advisory Committee, and to the Pikes Peak - America's Mountain Fund in the amount of \$250,000 for the Summit House project

Presenter:

Kara Skinner, Chief Financial Officer

**Attachments:** [Ordinance for LART CVB+PPAM.docx](#)

Kara Skinner reminded Council that this was the item discussed at the last City Council Meeting, and is one of the two pieces of an ordinance that was divided. This new ordinance includes language "up to" for the amount going to the CVB.

Mr. Knight informed Council that the LART Committee will meet and talk about how to appropriate the out of cycle funds for 2016 excess. The Parks Department may request funding for Bancroft Park at this time.

- 8.C. [17-865](#) Request for Approval of Updates to Sworn and Civilian Policies and Procedures Manuals

Presenter:

Danielle Lack, Human Resources Manager, Human Resources

**Attachments:** [Civilian Policy 66 to 64 RFC](#)

[Policy 1 Civilian PPM - Internal Job Postings - RFC](#)

[Policy 12 Sworn PPM - Vacation - RFC](#)

[Policy 15 Civilian PPM - Compensatory Time Off - RFC](#)

[Q1 2017 PPM Update Summary](#)

[Policy 13 Civilian PPM - Emergency Closings - RFC](#)

[Policy 12 Civilian PPM - Shift Work - RFCv2](#)

[Policy 1 Sworn PPM - Compensation - RFCv2](#)

Danielle Lack presented proposed updates to sworn and civilian policies.

Councilmember Pico mentioned that the changes to salaries for paramedics who were promoted out of paramedic positions would enable them to keep their paramedic status, which would make them available to substitute.

Councilmember King inquired as to the costs of making these updates. Ms. Lack responded that as it does not change the way people are paid, there will be no costs associated with it.

**8.D. [16-773](#)**

A Resolution Authorizing a Land Exchange between the City of Colorado Springs and the Crest at Woodmen LLC

Presenter:

Kurt Schroeder, Parks Operations Manager - Parks, Recreation and Cultural Services

David Deitemeyer, Park Planner II - Parks, Recreation and Cultural Services

**Attachments:** [03-27-17-PR-Crest At Woodmen Land Exchange - Resolution](#)

[Exhibit A - Crest At Woodmen Land Exchange](#)

[Exhibit B-Crest At Woodmen Land Exchange](#)

David Deitemeyer introduced the proposed land exchange, which he indicated would provide improved connectivity to our trail system, and add value as The Crest would match the existing fence and maintain it. If passed, the real estate deal will be processed in the Spring and ideally construction on the fence will begin this year. The development review is ongoing.

Councilmember Murray asked where the trail created would continue. Mr. Deitemeyer indicated it would lead to sidewalks, and the opportunity to continue northward. Councilmember Bagley said that it gets you to the greenway and opens to the Santa Fe Trail. President Bennett indicated that there is a lighted intersection crossing at Woodmen so this trail can connect to that system.

Councilmember Collins asked that the Southeast side of town be made a priority in the future for parkland improvements.

**8.E. [17-901](#)**

A resolution authorizing the disposal of surplus city-property to Setzer Properties, LLC, as the one logical, potential purchaser.

Presenter:  
Greg Phillips  
Director of Aviation  
Colorado Springs Airport

**Attachments:** [Vector Project for City Council 3-21-17.pptx](#)  
[ResolutionAuthorizingDisposalSurplusProp](#)  
[X101-CX.X EXHIBIT.pdf](#)

Greg Phillips introduced this transaction in which a confidential company approached the City to ask if a non-aeronautical parcel of land with potential for aeronautical be released to them. They would in turn give us more than fair market value for the property, which would result in \$1.1 million for the airport. The company can meet the land's restrictions, and has a strong natural synergy with the airport. Peterson AFB approves of the transaction. The FAA will allow us to release it. If approved, the sale could be closed in July and construction started as early as August.

Councilmember Strand asked if the business would be a 24/7 operation and, if so, are we concerned about the lighting levels. Mr. Phillips responded that the City will review their lighting plan and the FAA will require downcast lighting.

Andrew Biancur, Chairman of the Airport Advisory Commission said that the Commission was pleased to have vetted this entire process and that they are able to present to Council this long term win-win.

President Bennett thanked the Commission members for their great work.

## **9. Items Under Study**

There were no items under study.

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

President Pro Tem Gaebler reported that a Proclamation declaring April 2017 to be Child Abuse Awareness Month would be presented at the March 28 meeting, and that the presenter, Sallie Clark, requested that everyone wear blue for that cause.

President Bennett informed Council that there would be two retiree

recognitions at the March 28 meeting. Also, he signed a proclamation for Parkinson's Disease Awareness month.

Councilmember Strand reported that the State of the Outdoors event held at the City Auditorium was a great success, and was attended by several hundred people. Also, Susan Edmondson talked about Colorado Springs' growth at the State of the Downtown event on Wednesday. On Thursday, Silver Key delivers Meals on Wheels to seniors and disabled citizens, and he encouraged volunteering with them.

Councilmember Knight also encourages volunteering for Meals on Wheels, and said they can use hands in the kitchen if you aren't able to drive a route.

Councilmember King suggested that Council get together and form a band to play a tune at one of the upcoming Bancroft Park events. He also suggested that since the park will be undergoing repairs, some of the City Council's expense fund should go to the waiving of fees for events that will be held there while repairs are ongoing.

## **11. Adjourn**

The meeting was adjourned.

Sarah B. Johnson