

MANITOU SPRINGS URBAN RENEWAL AUTHORITY BOARD

January 18, 2019

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MEMBERS PRESENT: Marcy Morrison Dennis Minchow
 Farley McDonough Alan Gregory
 Ann Nichols

EXCUSED ABSENCES: Marc Snyder

OTHERS PRESENT: Aaron Shultz, Manitou Springs Chamber
 Jay Rohrer, City Council Liaison
 Natalie Johnson, Creative District
 Brett Hartzell, El Paso County – WAAP Project
 Amy Mogck, MadWoman
 Cory Sutela, Resident
 Jon Romero, NES
 Jack Lewis – ED Finalist
 Jim Rees – ED Finalist – by phone
 Cody Christianson, Loris – by phone

CALL TO ORDER AND INTRODUCTIONS

Ms. Nichols called the meeting to order at 8:32 a.m. and noted that a quorum is present with Marc Snyder excused. She indicated changes in the order of some agenda items and the addition of an agenda item to approve 2019 Budget Resolutions. Following discussion, upon motion by Ms. Morrison, seconded by Mr. Gregory and unanimously passed, the agenda changes were approved.

PUBLIC COMMENT

None

ELECTION OF OFFICERS – CHAIR, VICE-CHAIR, SECRETARY AND TREASURER

Ms. Nichols noted that the By Laws provide that Officer terms are for one year with no person serving more than two terms in a given position within a 5 year period. Following discussion, upon motion by Mr. Gregory, seconded by Ms. McDonough and unanimously passed, the current slate of Officers(Chair – Ann Nichols, Vice-Chair – Marc Snyder, Secretary – Alan Gregory, Treasurer – Marcy Morrison) was elected for 2019.

APPROVAL OF MINUTES - December 14th

Following discussion, upon motion duly made by Ms. McDonough, seconded by Mr. Gregory and unanimously passed, the December 14th Minutes were approved.

APPROVAL OF HOELTING & COMPANY ENGAGEMENT LETTER FOR 2019 ACCOUNTING SERVICES

Ms. Nichols noted that the monthly fee for these services had increased by \$10/month. Following discussion, upon motion duly made by Ms. McDonough, seconded by Mr. Minchow and unanimously passed, the Hoelting & Company Engagement Letter was approved.

FINANCIAL REPORTS – November 2018

Ms. Nichols briefly discussed the November financial statements noting that there was minimal activity except for partial payment for the Christmas lighting. Following discussion, upon motion duly made by Ms. McDonough, seconded by Mr. Minchow and unanimously passed, the November financial statements were approved.

OLD BUSINESS – GATEWAY PLAZA

Ms. Nichols asked Jon Romero from NES to briefly describe the status of the design efforts for the Gateway Plaza. Mr. Romero explained that NES is finalizing the permit requirements for the Plaza from the WAAP and that he would expect to have some conceptual design options for the Board to review in about 3 weeks. Mr. Minchow inquired about the decision on how landscaping in the Plaza would be irrigated. Mr. Romero explained that there will be irrigation piping nearby for the creek side landscaping and that a decision on what will be available for the Plaza will be made by the WAAP team in the near future. Mr. Romero will attend the February 15th URA meeting and is expected to have design options for the Board to review at that time.

OLD BUSINESS – BECKERS LANE BRIDGE – REVIEW CHANGE ORDER FROM LORIS

Ms. Cobau reported that Loris has submitted a change order for the design work on the Beckers Lane Bridge based on the increased underground utility locate requirements included in SB 18 -167, which was enacted into law after the design contract was approved. She explained that she worked with Loris to reduce the additional expected cost to just under \$25,000. Cody Christianson from Loris joined the meeting by phone and further explained the reasons for the expected increased costs. Following discussion, upon motion made by Ms. Morrison, seconded by Ms. McDonough and unanimously passed, Change Order #1 was approved.

OLD BUSINESS – COLORADO AVENUE PROJECT UPDATE

Brett Hartzell, Project Manager for the WAAP, briefed the Board on recent activities and the planned schedule for completion of the WAAP. He described work on the walls at Ridge Road and on the walls in the creek near the site of the pedestrian bridge. He reported that both Century Link and Comcast are nearing completion of the work to remove their overhead lines. Once that work is complete, Colorado Springs Utilities will remove the old poles. At that point, work can then commence on the sidewalks and on necessary repairs to the existing curb and gutter. The Board confirmed the color scheme for the sidewalks and the amenity zones. Mr. Hartzell noted that the traffic signals are installed at Columbia Road but are not yet operating. He noted that rebuilding of the historic walls on Columbia Road will be delayed for a couple of months until warmer temperatures exist. There was discussion of the ADA ramp design and of the need to protect newly poured sidewalks from vandalism.

OLD BUSINESS – POSSIBLE OPTIONS FOR BACK OF EAST ARCH

Ms. Johnson reported that she should have an update on this project at the February meeting.

OLD BUSINESS – REVIEW OF RECOMMENDATIONS FROM SUBCOMMITTEE FOR EXECUTIVE DIRECTOR

Ms. Nichols explained the process she and Ms. Morrison and Ms. McDonough had used to narrow the Executive Director applicants to the two finalists who the Board will interview today – Jim Rees (by phone) and Jack Lewis. The Board asked each applicant to discuss their interest in this position and to describe their specific experiences and background that provide the necessary qualifications for this position. Board Members asked relevant questions to each applicant. Ms. Nichols explained that the Board will convene an Executive Session at the end of this meeting to discuss next steps and to instruct negotiators.

OTHER BUSINESS

Approval of 2019 Budget Resolutions - Ms. Nichols explained that the initial submittal of the 2019 Budget to the Colorado Division of Local Governments was rejected due to the absence of Budget Resolutions. While that has never been a requirement in the past, Resolutions to Adopt the 2019 URA Budget and to Appropriate Funds for the 2019 Budget have been prepared and distributed to the Board. Following discussion, upon motion made by Ms. McDonough, seconded by Mr. Gregory and unanimously passed, the 2019 Budget Resolutions were approved.

CITY COUNCIL LIAISON REPORT

Mr. Rohrer reported on the mobility study that is being undertaken by the City - funded by the City, the City Colorado Springs and the COG. He also briefly described the on-going process to hire a permanent City Administrator and the recent hiring of Leah Ash as the Interim City Administrator. The former City Administrator

from Canon City – Steve Rabe – has also been engaged on a consulting basis to assist in city administration activities. Mr. Rohrer also described discussions with CDOT regarding more meaningful gateway signage for the City at both the east and west entrances from Highway 24 into the City.

EXECUTIVE SESSION

An Executive Session Pursuant to C.R.S. 24-6-402 (4)(e)(I) to Determine Positions Relative to Matters That May be Subject to Negotiations, Developing Strategy for Negotiations and Instructing Negotiators, Related to the Part-Time Executive Director Applicants.

Upon motion by Ms. McDonough, seconded by Mr. Minchow and unanimously passed, the Board went into Executive Session.

The Board exited Executive Session and Ms. Nichols reported that no action is required.

ADJOURNMENT

The meeting was adjourned at 10:45 A.M.

The next regular meeting is scheduled to begin at 8:30 a.m. on Friday, **February 15, 2019.**