

MANITOU SPRINGS URBAN RENEWAL AUTHORITY BOARD

February 15, 2019

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MEMBERS PRESENT: Dennis Minchow Ann Nichols
Farley McDonough Alan Gregory

EXCUSED ABSENCES: Marc Snyder and Marcy Morrison

OTHERS PRESENT:
Natalie Johnson, Creative District
Shelley Cobau, City of Manitou Springs Public Services
Tom Sistare, Hoelting & Company
Jon Romero, NES
Karole Campbell, MadWoman Marketing
Ed Longfield, Manitou Springs School District # 14
De Lane Bredvick, Manitou Springs Arts Council

CALL TO ORDER AND INTRODUCTIONS

Ms. Nichols called the meeting to order at 8:44 a.m. and noted that a quorum is present with Marc Snyder and Marcy Morrison excused.

PUBLIC COMMENT

None

APPROVAL OF MINUTES - January 18th and February 1st

Following discussion, upon motion duly made by Mr. Minchow, seconded by Mr. Gregory and unanimously passed, the January 18th and February 1st Minutes were approved.

FINANCIAL REPORTS – December 2018

Mr. Sistare discussed the December financial statements noting that both expenditures and revenues were well under budgeted amounts for the year. Following discussion, upon motion duly made by Ms. McDonough, seconded by Mr. Minchow and unanimously passed, the December financial statements were approved.

OLD BUSINESS – COLORADO AVENUE PROJECT UPDATE

Neither Mr. Hartzell nor Ms. Irvine was present. Ms. Cobau noted that the contractor has been working to replace broken curb and that virtually all of the old poles have now been removed. The next step will be installation of the sidewalks. Mr. Minchow noted that he looked at the Project this morning and that work is being done in the creek in the location of the pedestrian bridge.

OLD BUSINESS – BECKERS LANE BRIDGE – UPDATE ON BRIDGE DESIGN ACTIVITIES

Ms. Nichols noted that she and Mr. Minchow have been attending the biweekly progress meetings by phone. Ms. Cobau reported that Loris is working to get permission to enter the Jade Dynasty property and will be doing 12 core drillings which will require the closure of Beckers Lane for one day. A Loris consultant has been compiling a public outreach list with help from Lisa Bachman. A “mobility summit” meeting will be held on March 20th to highlight all transportation projects underway or being planned in the City. Loris will participate in this summit as their first effort at mass public outreach. In the interim, they will also be contacting residents in the area of the Project individually.

OLD BUSINESS – GATEWAY PLAZA

Ms. Johnson reported that a project team consisting of representatives from OSAC, PARAB, the Creative District, the Arts Council and the URA have reviewed a number of design options for the Plaza prepared by NES and have settled on the two options that Jon Romero will present this morning. Mr. Romero explained that many of the features in the Plaza are dictated by others: SHPO requirements dictate the inclusion of interpretative signs dealing with the history of the area – specifically, the old barber shop, the interurban railway and the highway 24 corridor views; there is also a requirement for a Mountain Metro bus stop. A limited amount of space remains for the “art piece” and for some landscaping features. Mr. Romero proceeded to discuss each of the two design options with the Board. He noted that both options include areas of Manitou Red concrete. Mr. Romero noted that the #2 option has more features related to the history of Manitou Springs, including a “railroad tracks” art feature and incorporation of the spirit of Manitou symbol into the north greenstone wall.

Mr. Bredvick noted that the Arts Council prefers option #2. He also noted that the Arts Council will be putting out a “call” for the large art piece and will include the large eagle as a finalist.

Mr. Romero reported that the WAAP project team intends to construct most of the Plaza features – including an appropriate foundation and base for the large art piece. The project schedule dictates that the Plaza be completed by June. Final decisions on which costs are to be reimbursed by the URA will be made at that time. The Plaza will contain features similar in style and scale to the features in the Ridge Road Bike Plaza. No final decision has been made on extension of water service to the Plaza.

Ms. Johnson will coordinate this project as it progresses and will make sure it is presented to Council in the next month or so.

OLD BUSINESS – POSSIBLE OPTIONS FOR BACK OF EAST ARCH

Ms. Johnson reported that Christine will consider options for this sign in conjunction with her work on the Plaza project. More information should be available next month.

OLD BUSINESS – APPROVE CONTRACT WITH JIM REES FOR PROFESSIONAL SERVICES - EXECUTIVE DIRECTOR

Ms. Nichols explained the she has spoken with Mr. Rees as he is on his way back to Colorado Springs. One minor change was made to the draft contract to increase the dollar amount of reimbursable expenses which can be spent without prior written approval to \$200. Once Mr. Rees is back in town, the contract can be executed with an effective date of March 1st. Following discussion, upon motion made by Ms. McDonough, seconded by Mr. Gregory and unanimously passed, the contract with Mr. Rees was approved.

NEW BUSINESS – DISCUSSION OF INTEREST IN BUYING LAND WITIN THE URA BY SCHOOL DISTRICT NO. 14

Mr. Longfield, the Superintendent of Manitou Springs School District No. 14 discussed the District's interest in developing a community center to deal with serious issues within this District – and many other school districts – with student mental health, drug addiction and other behavioral issues. He explained the District's Blue Print for Community Health, emphasizing the importance of a connected community to support its youth. He described the District's current Connect 14 programs – including Arts 14, Sports 14, XTREAM 14 and STEAM 14. He discussed the timeline for the C14C (community center) program which includes hiring a Director, opening a temporary center by August 2019 and constructing and opening the permanent center by fall 2020. The District is exploring sites within the URA and will engage an architectural firm to help develop plans for the site. Mr. Longfield indicated that the District does have funding identified for this project but would welcome participation and any support that the URA could provide. Mr. Longfield and Ms. Johnson will keep the Board apprised of developments.

NEW BUSINESS – DISCUSSION OF CHAMBER'S INTEREST IN A WAAP RIBBON CUTTING CEREMONY AND RELATED BUDGET.

Ms. McDonough and Ms. Johnson explained the concept of a unique Manitou event to follow the formal WAAP ribbon cutting ceremony this summer. They envision events at the Gateway Plaza and perhaps in the Days End parking lot. This idea is just in the formative stages and no budget has yet been developed. The Board indicated interest in helping such an event occur. There will be more information provided as the concept is more thoroughly developed.

OTHER BUSINESS

Ms. Cobau asked the Board to keep in mind the possible need for support for maintenance of the new sidewalks within the URA. The Board agreed to discuss this in more detail at a later date.

CITY COUNCIL LIAISON REPORT

Mr. Rohrer was not present.

ADJOURNMENT

The meeting was adjourned at 10:12 A.M.

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