

# MANITOU SPRINGS URBAN RENEWAL AUTHORITY BOARD

January 17, 2020

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MEMBERS PRESENT:      Ann Nichols                              Farley McDonough  
                                 Marcy Morrison                              Debbie Sagen  
                                 Dennis Minchow

EXCUSED ABSENCES: Alan Gregory, Marc Snyder

OTHERS PRESENT:

Jim Rees, MSURA Executive Director  
Natalie Johnson, Director Manitou Arts Center/Creative District  
Rich Fabbro, Manitou Springs, Public Works Dept.  
Nancy Fortuin, City Council Liaison  
Jason Gatz, Manitou Fab Station

**I. CALL TO ORDER**

Ms. Nichols called the meeting to order at 8:32 a.m. and noted that a quorum was present with 5 Board members in attendance and 2 excused.

**II. PUBLIC COMMENT**

There was no public comment

**III. ELECTION OF OFFICERS**

Ms. Nichols explained that according to the MSURA Bylaws a board member is only allowed to serve as the Board Chairperson for 2 years during their 5 year term. She noted that she had served as Board Chairperson for the previous 2 years and someone else would need to be elected. Ms. Nichols then proposed a slate of officers as follows:

Board Chairperson: Ms. McDonough  
Board Vice-Chairperson: Mr. Gregory  
Treasurer: Ms. Nichols  
Secretary: Ms. Morrison

After some discussion (Ms. Nichols noted that Mr. Gregory had previously indicated that he would agree to serve as vice-chair if elected), A motion was made to appoint the aforementioned Board members as officers for 2020 as outlined above. A second was made by Ms. Sagen and the motion passed unanimously with Mr. Gregory and Mr. Snyder excused.

**IV. APPROVAL OF MINUTES – December 20, 2019**

Following discussion upon a motion duly made by Ms. McDonough seconded by Mr. Minchow the December 20, 2019 minutes were unanimously approved.

## **V. FINANCIAL REPORTS –November, December 2019**

The Financial Report for November was discussed. Ms. Nichols noted that the December report will be available in February. A motion to approve the November Financial Report was made by Mr. Minchow and seconded by Ms. McDonough. The motion passed unanimously.

## **VI. OLD BUSINESS**

### **A. Beckers Lane Bridge Status Report: Rich Fabbro**

Mr. Fabbro stated that TRS is providing right-of way acquisition services for the properties affected by the bridge and road widening. They are in the process of obtaining legal descriptions and title commitments for the easements and will soon be contacting the property owners to negotiate their consent. Ms. Morrison requested that TRS provide weekly updates about the activity that they are working on.

Mr. Fabbro also informed the Board that SAM was starting to drill utility pot holes in order to determine the location of the underground utilities in the road.

### **B. Gateway Plaza**

#### **1. Construction Schedule: Brett Hartzell**

Mr. Hartzell stated that the plaza work is not ready to start. Fellsburg, Holt, Ullevig (FHU) has not provided the final grading plan that is needed for Wildcat to start the work. FHU has recently redirected some staff to the project in order to complete outstanding engineering work. The plans should be ready in the next few weeks. Mr. Rees added that the concrete will be six inches thick in order to support the drilling machine that will be used for the Eagle foundation. Mr. Rees requested that Mr. Hartzell provide a list of items that will need to be bid and are not included in Wildcat's scope of work. Mr. Hartzell agreed to provide that and that he and M. Rees should meet to determine how the work will be completed.

Meanwhile, Wildcat is completing construction on the bridge and landscaping. The traffic signal at Columbia Road has not started operating and is waiting on approvals from Colorado Spring Traffic Engineering. The Board inquired as to why landscaping was being installed in January which is not an ideal time. Mr. Hartzell agreed but also assured the Board that any plants that die will be replaced as part of the warranty.

Mr. Hartzell informed the Board that all of the streetlight bases had been fixed and that the bases were now flush with the sidewalk. Ms. Morrison and Ms. Nichols mentioned that some of the street lights near the bridge appeared to not be working and asked Mr. Hartzell to direct the contractor to have them repaired.

#### **2. Eagle Sculpture Bid: Rich Fabbro**

Mr. Fabbro informed the Board that the Eagle sculpture base and foundation were recently advertised for bidding. The bids are due on January 31, 2020. The installation will be coordinated with the plaza completion.

### **3. Rockey art piece/railing: Natalie Johnson**

Ms. Johnson introduced Jason Gatz, who prepared the schematic design that the Board approved during the December meeting. Jason explained that Judith Ochs, the owner of Metal Mamas has decided to close the welding business and replace it with a bike rental shop. He said that even if the shop closes soon he has access to tools and equipment and can undertake the \$21,170.00 railing piece. He estimated that the work will take less than 90 days to complete

Ms. Johnson provided a Memorandum of Understanding and a contract that was modelled after the 3 way agreement that was used for the “Eagle” sculpture. MSURA will be responsible for making the payments (1/2 for materials up front and the balance due upon completion) while the city will oversee the project. Mr. Fabbro said that he would have the city administrator and the city attorney review/approve the documents.

If the city approves the contract, the MSURA Board could consider it during the 2/15/20 special meeting that is being planned.

### **C. Executive Director Report:**

Mr. Rees reviewed the various activities that he has been working on during December and January. He has continued to work on the Becker’s Lane Bridge, the Gateway Plaza (Eagle sculpture base), WAAP coordination and the urban renewal plan implementation. He conducted an orientation session with Council person, Nancy Fortuin and is planning to do the same with the Mayor Graham and other city council members very soon

He also stated that he had met with Greg Wellens to discuss the potential “West end” urban renewal area. The meeting was held to discuss how the property owners should proceed in order to prepare for a potential presentation and request to City Council that could be scheduled in March of 2020. The purpose of the presentation would be to determine if Council would like to pursue an urban renewal plan and provide direction to MSURA.

## **VII. NEW BUSINESS**

### **A. Work Session Update: Ann Nichols**

Ms. Nichols said that the majority of the Board had indicated that a work session on February 15<sup>th</sup> at 8:30 AM will work. The meeting will be held in the second floor conference room of the MAC. The Board decided that the topics to be discussed will include: property acquisition by MSURA within the urban renewal area, the potential for a mobility hub in the URA as recommended by the Mobility Study and consideration of locating a charging station for electric vehicles in the corridor.

Mr. Rees was directed to request that David Neville, MSURA legal counsel attend and that he try to obtain some guidance from other urban renewal authorities regarding the pros and cons of buying property. He will also update the Board regarding any recent property sales in the corridor.

### **B. Snow Removal Update: Jim Rees**

During the December meeting the Board directed Mr. Rees to pursue a contract for snow removal for this season as it appears that the property owners have not been shoveling the walks and they become

very icy after a substantial snowfall. Mr. Rees said that he had consulted with the Colorado Springs Downtown Partnership about developing a request for proposals. Although they didn't have one, they have used Timberline and Robertson's Landscaping in the past and have had satisfactory results. Mr. Rees contacted both and received hourly price schedules from both. However, Robertson's did not have the manpower to take on additional work this year. Mr. Rees discussed the Timberline proposal and stated that they had estimated that an average snow storm (+/- 3") would probably cost about \$700.00 to plow.

Ms. McDonough indicated that Ketchum Landscaping was now clearing the walks in downtown Manitou Springs and Mr. Rees should check on their pricing and availability as well. Ms. Sagen made a motion to pursue another bid from Ketchum Landscaping and to approve a one year contract with Timberline if the Ketchum proposal wasn't lower. The motion was seconded by Mr. Minchow and it passed unanimously. The Board also directed that the bid from Ketchum be received ASAP in order to be ready for the next major snow event.

### **VIII. City Council Liaison Report: Nancy Fortuin**

Ms. Fortuin joined the Board at the table and stated that the new Council is now in place. One of the first items they will need to resolve is the voter approved Arts, Culture and Historic Ordinance which the previous Council did not approve in December. A concern over how the funds would be distributed needs to be resolved and that probably would require the establishment of a couple committees to determine rules and procedures. Council will discuss the item on Tuesday 1/21/20.

Another action item will be to discuss the future improvements for Crystal Park Road which may include sidewalks, crosswalks and striping improvements.

### **IX. Other Business**

#### **A. Holiday Lighting Removal**

Ms. Johnson stated that the holiday lighting decorations would be remove in the URA next week.

#### **B. Lulus**

Ms. Johnson informed the Board that Mark Benning, the owner of Lulus may be interested in opening a restaurant in the upstairs portion of the same building which is now vacant. The Board asked her to see if he is available to come to the next meeting in February to discuss his plans.

### **X. Adjournment**

There being no further business, the meeting was adjourned at 9:43 AM