



BOARD OF COUNTY COMMISSIONERS

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TO: Board of County Commissioners  
Jeff Huntley  
FROM: Eva Henson  
RE: Work Session Meeting of July 23, 2019  
DATE: July 23, 2019

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**Attendees:**

Elected Officials: Thomas C. Davidson, Karn Stiegelmeier and Elisabeth Lawrence – Commissioners

Staff: Jeff Huntley, County Attorney; Keely Ambrose, Assistant County Attorney; Bentley Henderson, Assistant County Manager; Sarah Vaine, Assistant County Manager; Marty Ferris, Finance Director; Don Reimer, Planning Director; Lesley Hall, Animal Control Director and Eva Henson, Administrative Manager.

Guests: Elena Scott, Danny Teodoru, Graeme Bilenduke, Kelly Renew, Richard Stehli, Judi LaPoint, Eric Buck, Rick Holman, Bryan Webinger, Loli Respini Pollard, Jon Stavney, Deepan Dutta, Tom Acre, Toney Pestello and Dick Carlefo.

**I. Review Draft Copper Mountain North Alpine Lot Employee Housing Covenant and Operating Agreement (Planning)**

Keely Ambrose and Don Reimer gave background and reviewed in detail the Employee and Affordable Housing Covenant and Operating Agreement at North Alpine Housing Site at Copper Mountain.

Copper-Powdr received site plan approval for PLN19-016 on May 9, 2019 for the construction of 2 buildings of workforce housing in the northern portion of the Alpine Parking Lot. A condition attached to the site plan approval is that prior to release of the Building Permit, a finalized covenant restricting the units in accordance with the parameters in the Planned Unit Development (PUD) as well as establishing occupancy limits be in place. The BOCC will be a signatory to the covenant, which will be recorded against the property. Additionally, an operating agreement is proposed which will cover more detail than the covenant.

The Commissioners discussed the details and gave comments including but not limited to the following items:

- Definitions of “Employee Housing” vs. “Affordable Housing” Units
- Occupancy
- Lease Terms
- Draft Floor Plans and Square Footage

Graeme Bilenduke noted that the project would be estimated for completion in December 2020.

Ms. Ambrose noted that the documents are in draft form and will incorporate and revise the agreements to include some of the feedback received today.

## II. **Minimum Wage Legislation Update (Jessica Valand, Director of Northwest & Rural Resort Workforce Office)**

Jessica Valand, gave a digital presentation that gave an overview of the Minimum Wage Legislation, Local Area Workforce and Wage Data and Insights including but not limited to the following:

- **HB 19-1210 “Local Government Minimum Wage”** Any local government may enact a law establishing a minimum wage for individuals performing work while physically with ... (its) jurisdiction. Before enacting any minimum wage, a local government must consult surrounding local governments and stakeholders, including chambers of commerce, small and large businesses, businesses that employ tipped workers, works, labor unions, and community groups.
- Local Government “Should be able to listen to their residents and enact local minimum wage laws that better address their unique needs...”
  - A. City
  - B. Home Rule City
  - C. Town
  - D. Territorial Charter City
  - E. City and County
  - F. County
  - G. Home Rule County
- **Contiguous Areas** “A local minimum wage adopted by a county is only enforceable within the unincorporated areas of the county”, unless an agreement is established among
  - A. One or more contiguous counties
  - B. Any municipality within each county
  - C. Requires an Intergovernmental Agreement (IGA), which must also include how minimum wage law will be enforced and administered
- **Wage Increases – Criteria**
- **Enforcement Methods**
- **Miscellaneous Provisions**
- **Local Area Workforce and Wage Data Statistics**
- **Income vs. Wages**
- **Top 10 Summit County Occupations by Employment**
- **Regional Commuting Trends**
- **Minimum Wages in the U.S.**
- **Colorado State Minimum Wage History**
- **Exemptions from Colorado Minimum Wage Order**
- **Summit County Self-Sufficiency Standard**
- **Self-Sufficiency Wages vs. Top Occupations**
- **Analysis of Summit County Occupations (below \$15 hour or \$15-\$18 hour)**
- **Impacts and General Factors – Congressional Budget Office**
- **Discussion and Next Steps**

Commissioners discussed details with the group and noted that it is important tool that we should study further with large and small businesses including the Chamber of Commerce to evaluate the long-term impacts and enforcement.

Ms. Valand noted that she would follow up with the BOCC with some additional contacts that could assist with a study if the group decided to pursue such.

**III. Review of Animal Control Shelter Fees (Animal Control)**

Lesley Hall gave an overview and noted that the Animal Control Shelter Fees were previously increased in 2008. The fee increases proposed relate to important services provided by the shelter including animal impoundment, kenneling, adoption services, licenses, emergency transport, dead animal removal livestock impound and cremation services.

Commissioners commented that it is important to look at fees on an annual basis and suggested adding that additional language into the resolution prior to the upcoming BOCC Regular Meeting on August 13<sup>th</sup>.

**IV. Discussion of Behavioral Health Contractual Agreements and the Legal Issues related thereto (Executive Session Recommended)**

A motion was made by Commissioner Stiegelmeier and seconded by Commissioner Lawrence to go into Executive Session to discuss Behavioral Health Contractual Agreements and the legal issues related thereto. BOCC voted 3 to 0 to go into Executive Session per CRS 24-6-402 (4) (a)(b)(e). The motion was approved.

**V. Managers' and Commissioners' Issues**

Staff reconvened into Work Session, after the Regular Meeting adjourned, and Jeff Huntley requested an amendment to the Work Session agenda to add an additional Executive Session topic to discuss Colorado Springs Utilities, including Water Matters and the Legal Issues related thereto.

A motion was made by Commissioner Stiegelmeier and seconded by Commissioner Lawrence to go into Executive Session to discuss Colorado Springs Utilities, including Water Matters and the legal issues related thereto. BOCC voted 3 to 0 to go into Executive Session per CRS 24-6-402 (4) (a)(b)(e). The motion was approved.

Approved by:

  
Eva Henson, Deputy Clerk

   
Thomas C. Davidson, Chair

