



City of Colorado Springs

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

Meeting Minutes Council Work Session

City Council meetings are broadcast live on Channel 18. In accordance with the ADA, anyone requiring an auxiliary aid to participate in this meeting should make the request as soon as possible but no later than 48 hours before the scheduled event.

Monday, August 26, 2019

1:00 PM

Council Chambers

1. Call to Order

- Present** 8 - Councilmember Yolanda Avila, Councilmember David Geislinger, Councilmember Don Knight, Councilmember Bill Murray, Councilmember Andy Pico, President Richard Skorman, President Pro Tem Tom Strand, and Councilmember Wayne Williams
- Absent** 1 - Councilmember Jill Gaebler

2. Changes to Agenda

Sarah B. Johnson, City Clerk, stated item 5.B.A. Closed Executive Session will be moved to the end of the meeting. Consensus of City Council agreed to this change on the agenda.

3. Regular Meeting Comments

Councilmember Geislinger, requested items 4B.E, 4B.F. and 4B.G. be removed from the August 27, 2019 City Council meeting Consent Calendar. Consensus of City Council agreed to this change.

President Skorman stated the August 27, 2019 City Council meeting will begin at 8:00 AM and beginning September 8, 2019, the City Council Work Sessions and Regular meetings will begin at 10:00 AM with a lunch break from 12:00 PM - 1:00 PM.

4. Review of Previous Meeting Minutes

- 4.A. [19-506](#) City Council Work Session Meeting Minutes August 12, 2019

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [8-12-19 City Council Work Session Meeting Minutes Final.pdf](#)

The minutes of the August 12, 2019 Work Session meeting were approved by Consensus of City Council.

5. Executive Session

5A. Open

There was no Open Executive Session.

5B. Closed

5B.A. [19-504](#)

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), the City Council, in Open Session, is to determine whether it will hold a Closed Executive Session. The issue to be discussed involves a conference with the City Attorney to receive legal advice related to land use review.

The President of Council shall poll the City Councilmembers, and, upon consent of two-thirds of the members present, may hold a Closed Executive Session. If consent to the Closed Executive Session is not given, the item may be discussed in Open Session or withdrawn from consideration.

Attachments: [08242019-ClosedSession](#)

Marc Smith, Corporate Division Chief, Office of the City Attorney, stated 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 issue to be discussed involves a conference with the City Attorney to receive legal advice related to land use review.

President Skorman polled City Council regarding the desire to proceed with a Closed Executive Session. At least two-thirds of City Council agreed to proceed in Closed Executive Session.

6. Staff and Appointee Reports

6.A. [19-505](#)

Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 8-26-19.pdf](#)

Sarah B. Johnson, City Clerk, stated the accessory dwelling unit item will be presented at the September 9, 2019 Work Session meeting and the short term rental item will have a public hearing at the September 24, 2019 regular City Council meeting.

Councilmember Murray asked when the Transit Center item will be coming before City Council again. President Skorman stated the transaction was currently in negotiations. Jeff Greene, Chief of Staff, stated there will be an Executive Session held with City Council at the September 9, 2019 Work Session meeting regarding this item.

7. Presentations for General Information

7.A. [19-011](#) Visit Colorado Springs - Q2 2019 Performance Measures

Presenter:

Doug Price, President and CEO, Visit Colorado Springs

Attachments: [Q2_19_VCOS KPI Presentation Slides 072619.pptx](#)

Doug Price, President and CEO, Colorado Springs Convention and Visitors Bureau (CVB), presented the 2019 first quarter Performance Measures report which reflected results through June 2019. He stated the Lodgers and Automobile Rental Tax (LART) revenue increased 11.0 percent since 2018 and Revenue per Available Room (RevPAR) also increased. Mr. Price stated they attended twenty-five trade shows, thirty-three site visits, and group and electronic and third party leads were down. He stated the estimated room nights booked for group travel was up and group servicing activities was down. He identified the VisitCOS.com website KPIs, advertising costs, social media activity, and gave an overview of the visitor guides.

Councilmember Murray asked if the anticipated opening of the U.S. Olympic and Paralympic Museum has increased visitors to the City. Mr. Price stated the Antlers hotel has seen an increase in business from the contractors and architects setting up the museum displays.

President Pro Tem Strand asked about improvements being made to the VisitCOS building. Mr. Price stated they are working with the landlord towards improving and modernizing the visitor's center. Councilmember Murray asked if they have considered co-facilitating with the Transit Center. Mr. Price stated they will discuss that suggestion. Councilmember Geislinger asked when the lease for the building ends. Mr. Price stated June 2020.

7.B. [19-431](#) A presentation of Colorado Colleges' Climate Vulnerability Report

Presenter:

Ms. Lily Weissgold, Colorado College Student

Dr. Corina McKendry, Director of State of the Rockies Project,

Associate Professor of Political Science and Associate Director of the

Environmental Studies Program at Colorado College

Attachments: [CS Climate Vulnerability Executive Summary](#)

Lily Weissgold, Colorado College Student, presented the results of the Colorado Colleges' climate vulnerability assessment. She gave an overview of climate predictions and statewide trends which include heavier rains, flood recurrence intervals, and heat. Ms. McKendry identified the City's vulnerabilities, urban heat island, and policy recommendations.

Councilmember Geislinger asked if the City's stormwater control has been considered with this assessment. Ms. Weissgold stated the data was obtained in 2017 which was prior to stormwater mitigation.

Councilmember Williams asked if elevation changes within the City were accounted for. Ms. Weissgold confirmed they were.

Councilmember Pico stated it does not make sense that as household income increases in a neighborhood, the temperature decreases. Ms. Weissgold stated it is a correlation, but not a causation and neighborhoods that have a higher Latin X percentage are experiencing higher heat. Councilmember Pico stated the elevation impact and correlation of it is important to be reflected in this report. He stated the standard atmospheric lapse rate of 5.4 degrees Fahrenheit per 1,000 feet is not included in the differences in temperature readings and it is expected that temperatures in Briargate will be cooler than those in the Southeast. He asked for the relevance of the geographic ethnic dispersion across the City. Ms. Weissgold stated there are parts of the City higher in elevation which are cooler, but there are also parts at the same level and are cooler, such as parks, green spaces, and neighborhoods that have a lot of trees.

Councilmember Williams asked if there were studies conducted regarding the impact of lighter colored roofs on temperature. Ms. Weissgold confirmed there has been and in order to see a significant difference, it would have to be on a very large scale.

Councilmember Pico stated the prediction of a five degree Fahrenheit temperature increase over the next eighty years is over exaggerated because over the last eighty years, there has only been a one degree Fahrenheit temperature increase. Ms. Weissgold stated Manitou Springs has experienced a six degree Fahrenheit increase in temperature from 1900 to 2020. Councilmember Pico stated Manitou Springs does not have a temperature gauge that meets National Oceanic and Atmospheric Administration (NOAA) standards, but the Colorado Springs Airport does and it has shown only a one degree Fahrenheit increase. He stated the overall presentation is excellent particularly the treatment of urban heat island.

Councilmember Murray asked what would be the aquifer requirements for an increase in the number of trees in the City. Ms. Weissgold stated trees help make the landscape more drought resistant, but she does not have the data on the aquifer requirements.

Councilmember Geislinger asked if Colorado College will continue to provide updates as the City rewrites parts of City Code. Dr. Corina McKendry, Director of State of the Rockies Project, Associate Professor of Political Science and Associate Director of the Environmental Studies Program, stated they are applying for funding to continue the research on climate vulnerability and will continue to collaborate with the City.

Councilmember Williams asked for an adjustment regarding elevation differences and the heat index with the next presentation to City Council. Ms. Weissgold stated she will provide that information.

7.C. [19-509](#) 5G Deployment in Colorado Springs

Presenter:

Joshua Pace, Senior Contracting Specialist, Office of Innovation and Sustainability

Morgan Hester, Principal Planner, Department of Planning and Development

Attachments: [5G Presentation.pptx](#)

Joshua Pace, Senior Contracting Specialist, Office of Innovation and Sustainability, gave an overview of 5G Deployment in Colorado Springs. He gave a brief background of SmartCOS, and 5G. Mr. Pace identified the benefits, safety, and regulations of 5G, how it works, and the City's role.

President Skorman stated there is a lot of controversy regarding the research and safety of 5G and asked if a neighborhood could opt out if they did not want it nearby. Ben Bolinger, Attorney, City Attorney's Office, stated Federal Law mandates that because 5G technology is considered a telecommunication service, it is permitted in all zones and the City cannot prohibit it based on perceived environmental or health effects of the radio frequency emissions, they can only regulate the aesthetics of it.

Councilmember Pico commented that the power requirements of a 5G cell station is approximately five watts and the earlier studies were conducted on a different type of cell phone coverage.

President Skorman stated he wants to make sure the technology is safe.

Councilmember Knight asked what the City is doing to ensure the small

cells use existing structures and what options residents have if they are within their property lines. Mr. Pace stated they are utilizing existing light poles first and they are working with the providers in regards to aesthetic requirements and negotiating placement on property lines. Councilmember Knight requested citizens have an avenue to address issues. Jeff Greene, Chief of Staff, stated the City does not have the authority to regulate this utility, but will work with the provider regarding certain conditions.

Councilmember Murray stated there needs to be a Town Hall meeting so citizens can voice their opinions, but believes this will be a great benefit for the community.

Councilmember Geislinger asked if the City can require providers to co-locate on poles. Mr. Bollinger stated they could as long as it was technologically feasible, but it may cause the facilities to be larger.

President Skorman asked when this is anticipated to be implemented. Mr. Pace stated it will be determined by the providers, but he estimates it will be in 2020.

8. Items for Introduction

- 8.A.** [19-486](#) An ordinance amending Ordinance No. 18-118 (2019 Appropriation Ordinance) for a supplemental appropriation to the Colorado Springs Airport Capital Improvement Program fund in the amount of \$2,700,000 for Airport Land Development and the Airport Master Plan

Presenter:

Charae McDaniel, Chief Financial Officer

Troy Stover, Assistant Director of Aviation

Attachments: [8-1-19-Airport Land Development Ordinance-pdf](#)

[Land Use Study Scope.pdf](#)

[Budget supplemental City Council 08.15.2019v2](#)

[AAC-LetterofSupportSupplemental 08202019](#)

Troy Stover, Assistant Director of Aviation, presented the Ordinance for a supplemental appropriation to the airport capital improvement program fund in the amount of \$2.7 M for Project Jungle, hotel development, Peak Innovation Park, and contracted planning services. He gave an overview of the Colorado Springs Airport's financial health.

Councilmember Knight asked if the temporary road was required due to a delay in road construction with El Paso County or with Colorado Department of Transportation. Mr. Stover stated it was due to delays from

both agencies.

Councilmember Williams requested a map of the proposed interchange. Mr. Stover stated he will provide that.

- 8.B.** [19-515](#) A Resolution Amending Resolution 52-19 to Allow an Increase in the Maximum Amount Debt Authorized by Copper Ridge Metropolitan District in the Form of Tax Increment and Sales Tax Supported Revenue Bonds. (Legislative)

Presenters:

Peter Wysocki, AICP, Planning and Community Development Director
Carl Schueler, Comprehensive Planning Manager, Planning and Community Development

Attachments: [Amended Copper Ridge Metro Debt Resolution9-10-19](#)
[Transmittal letter 082019](#)
[Original Resolution 52-19](#)
[Powers total cost with Wildcat Bid 081919](#)
[CRMD Cash Flow Model 8.16.19 \\$70M](#)
[Powerpoint](#)

Carl Schueler, Comprehensive Planning Manager, Planning and Community Development, stated this Resolution would amend Resolution 52-19 to increase the maximum amount of authorized debt from \$61,000,000 to \$70,000,000 because project bids came in higher than expected. He stated an updated financial model indicates revenues are projected to be sufficient to support this higher bond amount.

Councilmember Geislinger asked if there has been a panel established to discuss the City regulation of special districts. Jeff Greene, stated there is a working group being developed to discuss urban renewal districts, but they can incorporate special districts into it.

- 8.C.** [19-398](#) An ordinance organizing the MW Retail Business Improvement District and appointing an initial Board of Directors. (Legislative Item)

Presenter:

Peter Wysocki, Director of Planning and Community Development

Carl Schueler, Comprehensive Planning Manager, Planning & Community Development Department

Attachments: [Ordinance_MWRetailBID](#)

[Exhibit A- 2019 07 12 - Executed Petition for Organization - MW Retail BID\(3706726.1\)](#)

[Exhibit B- 2019 08 01 - Notice of Hearing on Petition for Organization - MW Retail BID](#)

[Exhibit C- Operating Plan and Budget - MW Retail BID](#)

[Exhibit D- Special District Policy](#)

[Attachment 1- Transmittal Letter](#)

[Attachment 2- Redline BID Operating Plan](#)

[Attachment 3- MW Retail BID Public Improvements Cost Estimate](#)

[BID 2019 O&M Mill Levies](#)

[MW Retail BID PP](#)

Carl Schueler, Comprehensive Planning Manager, Planning and Community Development, presented a summary of the MW Retail Business Improvement District, the vicinity map of the boundary, and the proposed development. He identified the overlapping districts, existing boundaries, and the Woodmen Road intergovernmental agreement (IGA) service area.

Councilmember Williams asked if the district would have to help pay off the debt of the Woodman Road expansion. Russ Dykstra, Spencer Fane, LLC, representing the district, stated there is the potential they will pay in lieu of taxes an equal amount to the developer to pay off their share of the bonds.

Councilmember Knight stated the district should be able to use the overlaying metro district's ten mills operation and maintenance cost. Mr. Dykstra stated the metro district is very supportive of the five mills for the commercial district and the metro district will maintaining the exterior border landscaping, streetscaping, storm drainage, and other improvements. Councilmember Knight stated this should be approved at zero mills and then the district can request additional mills at a later time.

Councilmember Geislinger requested the overlapping districts provide clarification of proposed public improvements at the September 10, 2019 City Council meeting. Mr. Schueler stated he will invite them to attend.

9. Items Under Study

There were no Items Under Study.

10. Councilmember Reports and Open Discussion

Councilmember Knight stated the bear management Town Hall meeting

had large attendance and overall, there was a lot of support for it, but the biggest complaint he heard was the arbitrary time constraint for bringing the dumpsters back in.

Councilmember Knight stated he received a recommendation from Bob Cope, Economic Development Manager, for a person to be nominated for the Sports Authority committee, but feels City Council should look at the list of candidates first.

President Pro Tem Strand stated he toured the William J. Hybl Sports Medicine and Performance Center, and attended the Ronald McDonald House ribbon cutting ceremony, the Pioneer's Museum breakfast, the suicide awareness event, and Patty Jewett's 100 year celebration.

Councilmember Williams stated he attended the 2019 Legislative BBQ in southern Colorado.

Councilmember Geislinger stated the first of four Town Hall meetings for the Briargate Special Improvement Maintenance District is scheduled for tonight, August 26, 2019.

11. Adjourn

Upon completion of the Closed Executive Session, there being no further business to come before City Council, Council adjourned.

Sarah B. Johnson, City Clerk