



City of Colorado Springs

Plaza of the Rockies
South Tower, 5th Floor
Blue River Board Room
121 S Tejon St
Colorado Springs, CO
80901

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, April 26, 2021

10:00 AM

Blue River Board Room

How to Watch the Meeting

Coloradosprings.gov/springstv | Facebook Live: Colorado Springs City Council
Facebook Page @coscity Council | SPRINGS TV - Comcast Channel 18 / 880 (HD)
- CenturyLink Channel 18

1. Call to Order

Present 9 - Councilmember Yolanda Avila, Councilmember Dave Donelson, Councilmember Randy Helms, Councilmember Nancy Henjum, Councilmember Bill Murray, Councilmember Mike O'Malley, President Richard Skorman, President Pro Tem Tom Strand, and Councilmember Wayne Williams

President Pro Tem Skorman arrived at approximately 11:17 AM.

2. Changes to Agenda

There were no Changes to Agenda.

3. Regular Meeting Comments

Sarah B. Johnson, City Clerk, stated the parties for item 9.A have reached an agreement and the item will need to be withdrawn from the April 27, 2021 City Council meeting. Consensus of City Council agreed to this change.

4. Review of Previous Meeting Minutes

4.A. [21-234](#) City Council Work Session Meeting Minutes April 12, 2021

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [4-12-21 City Council Work Session Meeting Minutes Final](#)

The minutes of the April 12, 2021 Work Session meeting were approved by Consensus of City Council.

5. Executive Session

5A. Open

There was no Open Executive Session.

5B. Closed

There was no Closed Executive Session.

6. Staff and Appointee Reports

There were no Staff and Appointee Reports.

7. Presentations for General Information**7.A. [21-233](#) Agenda Planner Review**

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 4-26-21](#)

Councilmember Henjum asked if Councilmembers will be briefed on the 2424 Garden of the Gods project prior to the May 25, 2021 City Council meeting. Peter Wysocki, Director of Planning and Community Development, Marc Smith, Corporate Division Chief, Office of the City Attorney, and Sarah B. Johnson, City Clerk, explained the process for quasi-judicial items.

8. Items for Introduction**8.A. [21-168](#) A resolution of the City of Colorado Springs approving a service plan for the Hancock Metropolitan District Nos. 1 & 2 located in the vicinity of Hancock Expressway and Chelton Road in southeastern Colorado Springs.**

(Legislative)

Presenter:

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

Peter Wysocki, Director of Planning and Community Development

Attachments: [Resolution](#)

[Exhibit 1- Consolidated Service Plan, Hancock Metropolitan District Nos. 1 and 2](#)

[2- Powerpoint](#)

[3- Applicant PowerPoint Presentation](#)

[4- Submittal Letter \(Revised 4-7-21\)](#)

[5- Consolidated Service Plan \(redlined to show revisions between City's Model Service Plan and Proposed Service Plan\) \(1\)](#)

[6- Hancock Infrastructure Costs, 2021-02-18](#)

[7- Financial Plan re Service Plan - Series 2021A & 2021B](#)

[8- Consent to Organization Letter, 2021-02-18 \(1\)](#)

Carl Schueler, Comprehensive Planning Manager, Planning and Community Development Department, presented the Resolution approving a service plan allowing for the creation of the Hancock Metropolitan District Nos. 1 and 2 located in the vicinity of Hancock Expressway and Chelton Road. He provided a brief summary, vicinity map, map of the district boundaries, proposed development plan, and mill levy caps. Mr. Schueler identified the improvements costs, authorized debt, operations, maintenance functions, and development approval status. He gave an overview of the Colorado Revised Statutes findings, questions/comments from the Budget Committee, and next steps.

Blair M. Dickhoner, Esq, White Bear Ankele Tanaka & Waldron, representing the district, gave an overview of the site location, background, Hancock Metropolitan District Nos. 1 and 2 consolidated service plan, and key terms of the service plan. He identified the public improvements to be funded by the districts, City Council proposed findings regarding the service plan, and benefits of approving the service plan.

Councilmember Helms asked what the anticipated monthly Homeowner's Association (HOA) fees will be. Ray O'Sullivan, developer, representing the district, stated he estimates it will be approximately \$125.00 per month.

Councilmember Henjum requested the benefits of the significant road change. Mr. O'Sullivan stated the Hancock Road realignment has been on the City's traffic study objectives for years, but there was previously no funding for it and there is an incomplete historic channel system on Hancock road with an undersized undercrossing which floods anytime there is significant rain.

Councilmember Donelson requested the timeframe for the construction of the roadway. Mr. O'Sullivan stated the project will take approximately four months to complete and there shouldn't be much impact to traffic.

Councilmember Henjum asked what the closest trails and parks to this development are. Mr. Schueler stated that information will be submitted as part of the development approval process. Mr. O'Sullivan stated the dog runs and parkways they are creating will be within the Metropolitan District so they will not be a burden to the City.

Councilmember Avila stated she is in support of this project.

8.B. [21-165](#)

A Resolution declaring the intent of the City of Colorado Springs, Colorado to issue its Multifamily Housing Revenue Bonds to finance the construction of Bentley Commons, a 192 unit affordable housing project, located at 2730 Bentley Point, Colorado Springs, CO.

Presenter:

Steve Posey, HUD Program Manager, Planning & Community Development

John Bales, Fred Marienthal, Kutak Rock LLP

Peter Wysocki, Director of Planning and Community Development

Attachments: [Colorado Springs Bentley Commons 2021 Inducement Resolution Presentation](#) [Prelim Inducement Res Bentley Commons](#)

Steve Posey, HUD Program Manager, Planning and Community Development, presented the Ordinance authorizing the issuance of the City's Series 2021 multi-family housing revenue Private Activity Bonds (PAB) to finance the construction of Bentley Commons, a 192 unit affordable housing project, located at 2730 Bentley Point. He provided a brief background, Admin Reg 2020-04, site location, project description, PAB allocations, and specifics of the proposed Resolution.

Councilmember Henjum requested the total PAB. Mr. Posey stated approximately \$60 million.

Councilmember Henjum asked who the developer will be. Mr. Posey stated Greccio Housing, LLC.

Councilmember Donelson requestion additional information regarding housing vouchers. Mr. Posey explained housing vouchers are issued by the Colorado Springs Housing Authority to lower income individuals or families

to make up the difference in what they can pay for rent.

Councilmember Murray requested additional information regarding meeting Mayor Suther's goal of building or the preservation of 1,000 affordable housing units a year. Mr. Posey stated they are currently at 1,173 units for this year.

- 8.C. [21-230](#) A Resolution to Amend Resolution No. 131-20 Modifying the 2021 Basin Fees to Include a New Gold Hill Mesa Drainage Basin as a Closed Basin

Presenter:

Richard Mulledy, P.E., Stormwater Enterprise Manager, Stormwater Enterprise

Erin Powers, P.E., Senior Engineer, Stormwater Enterprise

Attachments: [Resolution for 2021 Gold Hill Mesa Basin](#)
[Exhibit A - 2021 Proposed Fee Schedule](#)
[Exhibit B - Resolution No 131-20](#)

Richard Mulledy, P.E., Stormwater Enterprise Manager, presented the proposed adjustment to \$18,841 per acre to include a new Gold Hill Mesa Drainage Basin as a closed basin. He gave a brief background of the drainage basin fee program, drainage basin fee reimbursements, map of the Gold Hill Mesa Drainage Basin, and establishment of the Gold Hill Mesa Drainage Basin. Mr. Mulledy identified the cost of improvements, total drainage fees, and Drainage Board recommendation.

Councilmember Murray asked about the overlay which includes a multi-layered project development of commercial buildings and will create concrete and asphalt on the hillside. Mr. Mulledy stated the requirements of the Drainage Manual include a full spectrum detention to capture the stormwater runoff into a facility.

Councilmember Murray asked who has the responsibility for operations and maintenance of the facility over time. Mr. Mulledy stated it has not been determined at this time if it will be a public or private facility.

Councilmember Henjum asked if the family of beaver in the area would be affected. Mr. Mulledy stated they would not because they are downstream, and the flood flows are held back in that facility.

9. Items Under Study

There were no Items Under Study.

10. Councilmember Reports and Open Discussion

President Pro Tem Skorman expressed appreciation for the Community Development Department staff for their distribution efforts of the federal funding of rental, mortgage, and utilities assistance.

Councilmember Murray and President Strand stated the corona virus, and its variants are spreading dramatically and encouraged everyone to get vaccinated.

Councilmember Murray spoke about the availability of the free at-home test kit for COVID-19.

Councilmember Murray stated there is a policing issue which has come about from the latest environments that the Law Enforcement Transparency and Accountability Commission has not addressed yet. He stated a quality police force requires recruitment and retention and requested a status update of where the City is at regarding these. Councilmember Murray stated there is a no camping Ordinance which the Council needs to aggressively enforce.

Councilmember Henjum expressed appreciation of City Council staff for all their assistance with orienting the new Councilmembers.

Councilmember Avila stated she participated in the Great American Cleanup held on April 24, 2021 and expressed gratitude for all the efforts of the volunteers.

Councilmember Williams stated he attended an elections confusion cleanup meeting on April 24, 2021 regarding how elections are run in Colorado and the Weidner Field sculpture unveiling.

Councilmember Williams stated Calhan, CO has requested to become a member of the Pikes Peak Rural Transit Authority (PPRTA) and there needs to be equal representation for the City if they are added which may include adding another liaison from City Council or possibly weighted voting.

Sarah B. Johnson, City Clerk, expressed appreciation for all efforts of the

Pikes Peak Complete Count Committee (PPCCC) towards the 2020 Census and stated the United States Census Bureau will be releasing the state level reapportionment data at 1:00 PM today, April 26, 2021 and it is anticipated Colorado will receive an additional United States House of Representatives seat. Councilmember Avila gave thanks for all the tremendous work from Ms. Johnson towards the accomplishments of the PPCCC.

11. Adjourn

There being no further business to come before City Council, Council adjourned.

Sarah B. Johnson, City Clerk