



City of Colorado Springs

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

Work Session Meeting Agenda - Final 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, September 9, 2019

1:00 PM

Council Chambers

1. Call to Order

2. Changes to Agenda

3. Regular Meeting Comments

4. Review of Previous Meeting Minutes

4.A. [19-536](#) City Council Work Session Meeting Minutes August 26, 2019

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [8-26-19 City Council Work Session Meeting Minutes Final.pdf](#)

5. Executive Session

5A. Open

5A.A. [19-532](#) Delbert Sgaggio v. Bret Poole et al., Case No. 19-cv-01975-PAB-KMT, United States District Court, District of Colorado

The Civil Action Investigation Committee met on August 23, 2019, and has recommended that the City represent the Officers as required by the Colorado Governmental Immunity Act and the Peace Officer's Liability Act. The Officers were acting in the course and scope of their employment and not in a willful and wanton manner. As usual, it is recommended that the City reserve the right not to pay any award of punitive damages.

Presenter:
Wynetta Massey, City Attorney

Attachments: [09092019OpenSession](#)
[2019-09-09-Council_Memorandum-Sgaggio](#)

5B. Closed

- 5B.A.** [19-556](#) In accord with City Charter art. III, § 3-60(d) and its incorporated Colorado Open Meetings act, C.R.S. § 24-6-402(4)(a),(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 consultation with the City Attorney regarding a land acquisition matter and determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators.

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 If consent to the Closed Executive Session is not given, the item may be discussed in Open Session or withdrawn from consideration.

Presenter:
Wynetta Massey, City Attorney

Attachments: [09-09-2019-Closed Session](#)

6. Staff and Appointee Reports

- 6.A.** [19-535](#) Agenda Planner Review

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 9-9-19.pdf](#)

- 6.B.** [19-008](#) City Financial Report

Presenter:
Charae McDaniel, Chief Financial Officer

Attachments: [Sep 9 Monthly Financial Report](#)

7. Presentations for General Information

7.A. [19-479](#) 2020 Census Pikes Peak Area Complete Count Committee

Presenter:

John Suthers, Mayor of Colorado Springs
Merv Bennett, Chair of the PPACCC
Eric Phillips, Co-Chair of the PPACCC

Attachments: [2020 Census \(1\).pdf](#)
[Join the Census Job Flyer EngSpan](#)

8. Items for Introduction**8.A. [19-510](#)** A resolution authorizing the disposal of surplus, City-owned property to JVKHE-2, LLC, ("Purchaser") as the one logical, potential purchaser.

Presenter:

Greg Phillips, Director of Aviation, Colorado Springs Airport

Attachments: [Exhibit A-Approved Concept Plan-Peak Innovation Park 121818](#)
[Exhibit B-2019.08.20 Hotel Site\(s\) Exhibit](#)
[Exhibit C -Jungle Signed Resolution form City Council authorizing the sale of 18](#)
[8-28-19 - Marriott Cover Ltr.docx](#)
[8-28-19 - Resolution for Mattiott Hotel 6 acres.docx](#)
[Hotel Letter of Support...8.28.19.pdf](#)

8.B. [19-291](#) A Resolution authorizing issuance of debt by the Tuscan Foothills Village Metropolitan District in the form of Limited Tax General Obligation Convertible Capital Appreciation Bonds in an aggregate principal amount of \$1,100,000.

(Legislative Item)

Presenter:

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

Attachments: [City Resolution Approving Debt Issuance 2019-08-13](#)
[Attachment 1-TFVMD - CO Springs Submittal Letter](#)
[Attachment 2- Term Sheet - Tuscan Foothills Village MD \(8.15.19\)](#)
[Attachment 3- Form of CCAB Series 2019 Bond](#)
[Attachment 4- Financial Projections](#)
[Attachment 5 - Reimbursable Cost Summary](#)
[Attachment 6 -General Counsel Opinion Letter, 2019-08-16](#)
[PowerPoint](#)

- 8.C. [19-397](#) A Resolution approving a service plan allowing for the creation of the Chapel Heights Metropolitan District

(Legislative)

Presenter:
Peter Wysocki, Director of Planning and Community Development

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

Attachments:

[resolution](#)

[Exhibit A- 2019 07 02 - Service Plan - Chapel Heights MD](#)

[Attachment 1- 2019 07 02 - Transmittal Letter - Chapel Heights MD](#)

[Attachment 2- 2019 07 02 - Redline Comparison Service Plan - Chapel Heights](#)

[Attachment 3- Chapel Heights MD Cost Estimates](#)

[Chapel Heights PowerPoint](#)

- 8.D. [19-396](#) A resolution approving a service plan allowing for the creation of the Stadium Metropolitan District.

(Legislative)

Presenter:
Peter Wysocki, Director of Planning and Community Development

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

Attachments:

[Resolution](#)

[Exhibit - 2019 07 02 - Service Plan - Stadium MD](#)

[Attachment 1- 2019 07 02 - Service Plan Transmittal Letter - Stadium MD](#)

[Attachment 2- 2019 08 05 - Redline Comparison Service Plan - Stadium MD](#)

[Attachment 3- Switchbacks - Cash flow forecast](#)

[Attachment 4- Weidner Stadium - Revenues and Expenses at Normalized Oper.](#)

[Attachment 5- 8-19-19 Budget Committee STADIUM PRESENTATION](#)

[PowerPoint](#)

9. Items Under Study

- 9.A. [CPC CA
19-00027](#) Discussion of possible amendments to Chapter 7 (Planning, Development and Building) of City Code pertaining to accessory dwelling units.

(Legislative)

Presenter:

Peter Wysocki, Director of Planning and Community Development
Hannah Van Nimwegen, Senior Planner, Land Use Review Division

Attachments:

[Attachment 1 - Option Breakdown](#)
[Work Session ADU Presentation - 6.10.19](#)
[Attachment 1 - Draft 10 ADU Ord - Option A - 5-28-19](#)
[Attachment 2 - Draft 10 ADU Ord - Option B - 5-28-19](#)
[Attachment 3 - Draft 3 - Affidavit - 5.28.19 - Notification, HOA Covenant](#)
[Attachment 4 - Draft 3 - Restrictive Covenant - 5.28.19 - Subdivision, Owner Oc](#)
[CPC Staff Report - Accessory Dwelling Unit](#)
[Figure 1 - ADU Draft Ordinance](#)
[Figure 2 - Zone Districts Map](#)
[Figure 3 - Comparable Cities](#)
[Figure 4 - ADU Citizen Forum Materials](#)
[Figure 5 - Citizen Comment](#)
[Figure 6 - ADU Existing Vs Proposed Table](#)
[Figure 7 - Integrated ADU Illustration](#)
[Figure 8 - Detached ADU Illustration](#)
[Figure 9 - PlanCOS Resource Sheet](#)
[Figure 10 - Mill Street Plan Summary](#)

10. Councilmember Reports and Open Discussion

11. Adjourn