



# City of Colorado Springs

## Regular Meeting Agenda - Final City Council

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

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Tuesday, March 22, 2022

10:00 AM

Council Chambers

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### How to Watch the Meeting

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- Stratus IQ Channel 76 / 99 (Streaming)

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Before the meeting, you may email general comments for items not on the agenda or comments regarding agenda items to: [allcouncil@coloradosprings.gov](mailto:allcouncil@coloradosprings.gov)

During the meeting, those who wish to comment should submit their name, telephone number, and the topic or agenda item for comment via [allcouncil@coloradosprings.gov](mailto:allcouncil@coloradosprings.gov) in addition to calling +1 720-617-3426 United States, Denver (Toll) and entering this Conference ID: 261 645 089#

### 1. Call to Order and Roll Call

### 2. Invocation and Pledge of Allegiance

### 3. Changes to Agenda/Postponements

### 4. Consent Calendar

**These items will be acted upon as a whole, unless a specific item is called for discussion by a Councilmember or a citizen wishing to address the City Council. (Any items called up for separate consideration shall be acted upon following the Mayor's Business.)**

### 4A. Second Presentation:

- 4A.A.** [22-095](#) Ordinance No. 22-15 excluding a 12.234-acre parcel from the boundaries of the Powers & Woodmen Commercial Business Improvement District located along Woodmen Road.

(Legislative)

Presenter:

Carl Schueler, Comprehensive Planning Manager, Planning & Community Development

Peter Wysocki, Planning and Community Development Director

**Attachments:** [PowersWoodmenExclusionORD-2022-02-14](#)

[Exhibit A - Petition for Exclusion of Property](#)

[Exhibit B -Notice of Exclusion](#)

- 4A.B.** [22-088](#) Ordinance No. 22-16 declaring the organization of the Colorado Springs Briargate General Improvement District 2021, approving a mill levy not to exceed 4.409 mills, and approving a maintenance schedule describing the areas to be maintained along with the description of the maintenance, and providing the effective date of this ordinance

Presenter:

Charae McDaniel, Chief Financial Officer

Eric Becker, Special Improvement Maintenance District Administrator

**Attachments:** [Briargate GID 2021 Formation Ordinance](#)

[Exhibit A - Legal Description Page 1](#)

[Exhibit A - Legal Description Page 2](#)

[Exhibit A - GID Borders Map](#)

- 4A.C.** [22-110](#) Ordinance No. 22-17 Amending Ordinance No. 21-112 (2022 Appropriation Ordinance) for a Supplemental Appropriation to the Pikes Peak-America's Mountain Enterprise Fund in the Amount of \$500,000 for Contract Extensions Related to the Summit Complex Construction Project and Shuttle Operations

Presenter:

Chris Wheeler, City Budget Manager

Charae McDaniel, Chief Financial Officer

Karen Palus, Parks, Recreation and Cultural Services Director

**Attachments:** [Ordinance-Supplemental Approp for PPAM](#)

- 4A.D.** [22-122](#) Ordinance No. 22-18 Amending Ordinance No. 21-112 (2022 Appropriation Ordinance) for a Supplemental Appropriation to the Trails, Open Space and Parks Fund in the Amount of \$2,819,000 to Complete the Phase II Acquisition of up to 85 Acres of Property for the Purpose of Public Open Space and Trails

Presenter:

Britt Haley, Parks, Recreation & Cultural Services Department, Trails, Open Space and Parks Program Manager

David Deitemeyer, Parks, Recreation & Cultural Services Department, Senior Landscape Architect

**Attachments:** [Appropriation Ordinance.FisherCanyonPhaseII](#)

#### **4B. First Presentation:**

- 4B.A.** [22-176](#) City Council Regular Meeting Minutes March 8, 2022

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [3-8-2022 City Council Meeting Minutes Final](#)

- 4B.B.** [22-171](#) Appointments to Boards, Commissions, and Committees

Presenter:

Michael Montgomery, Deputy City Council Administrator

**Attachments:** [032222 Boards Commissions and Committee Appointments](#)

- 4B.C.** [22-107](#) Resolution approving the Second Amendment to the Service Plan for Peak Metropolitan District Nos. 1-3 to modify the Inclusion Area Boundaries and to allow for Limited Security Services as an Operations and Maintenance Function

Presenter:

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

Peter Wysocki, Planning and Community Development Director

**Attachments:** [Resolution](#)  
[Draft Exhibit 1- 2022 Service Plan Amendment](#)  
[PowerPoint\\_PeakMD\\_2022\\_SP\\_Amendment](#)  
[2019 Service Plan Amendment- Resolution 22-19](#)  
[Original Service Plan - Resolution 95-18](#)

- 4B.D.** [22-111](#) A resolution of the City Council of the City of Colorado Springs, Colorado approving the issuance of the Vistas at West Mesa Metropolitan Senior Cash-Flow Bonds in an amount not to exceed \$1,700,000 and related bond documents for a district located east of Centennial Boulevard and north of Fillmore Road.

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development Department

Peter Wysocki, Planning and Community Development Director

**Attachments:**

[Resolution](#)

[Staff Powerpoint](#)

[Financial Plan & Projections](#)

[Vistas at West Mesa Cost Estimates 2-14-2022 v2](#)

[Draft Bond Resolution](#)

[Draft Indenture](#)

[Draft General Counsel Opinion Letter](#)

[Draft Bond Counsel Opinion Letter](#)

- 4B.E.** [22-125](#) A Resolution Authorizing the Acquisition of 1.905 Acres of Land and Easements from Kendal Tatum Rota and Joseph D. Rota Using PPRTA Funds for the Black Forest Rd Improvements: Woodmen Rd to Research Pky Project

Presenter:

Gayle Sturdivant, P.E. City Engineer/Deputy Public Works Director

Mike Chaves, P.E. Engineering Manager

Darlene Kennedy, Real Estate Services Manager

**Attachments:**

[Rota Draft Resolution](#)

[Rota Property Council Presentation](#)

- 4B.F.** [22-044](#) A Resolution Authorizing a Land Exchange Between the City of Colorado Springs and Sky Sox Stadium, Inc.

Presenter:

Karen Palus, Director, Parks, Recreation & Cultural Services Department

David Deitemeyer, Senior Landscape Architect

**Attachments:**

[Encroachment Correction Exhibit A](#)

[Encroachment Correction Exhibit B](#)

[Coleman Park Encroachment Corrections CCWSUpdated](#)

[Coleman Park Encroachment Land Exchange ResolutionFINAL](#)

**4B.G. [22-164](#)** Approval of an Operating Lease Extension Agreement

Presenter:

Wynetta Massey, City Attorney/Chief Legal Officer

**Attachments:** [UCH-MHSExtensionResolution](#)  
[UCH-MHSLeaseExtensionDoc](#)  
[UCH-MHSExtensionLetterAgreement](#)

**4B.H. [22-112](#)** A Resolution Approving an Inter-Governmental Cost-Sharing Agreement to Fund an Interlocal Funding Agreement for Colorado River Conservation Project

Pat Wells, Water Resources and Demand Management, General Manager

Aram Benyamin, Chief Executive Officer, Colorado Springs Utilities

**Attachments:** [Resolution - Irrigation Efficiency Cost-Sharing IGA](#)  
[NDrip Reimbursement Agreement - IGA](#)

**5. Recognitions****5.A. [22-161](#)** A Resolution of Appreciation for Vincent Niski, Chief of Police with the Colorado Springs Police Department for his 33 years of service to the City of Colorado Springs

Presenter:

Tom Strand, City Council President and At-Large City Councilmember

**Attachments:** [Chief Niski - Retiree Resolution \(Employee Will Attend\) \(002\)](#)

**5.B. [22-160](#)** Colorado Asphalt Pavement Association "Best in Colorado" award to the Colorado Springs Airport

Presenter:

Tom Peterson, Executive Director, Colorado Asphalt Pavement Association

Mike Skinner, Director of Engineering, Colorado Asphalt Pavement Association

Arlando Gilbert, Senior Aviation Engineer, RS&H

Alex McKean, Northwest Mountain Region Airfield Service Group Leader, RS&H

- 5.C. [22-172](#) A Resolution recognizing March 2022 as Women's History Month
- Presenter:  
Stephannie Fortune, Councilmember District 3
- Attachments:** [Women's History Month](#)
- 5.D. [22-134](#) A Resolution recognizing April 4th to April 10th as National Public Health Week
- Presenter:  
Dave Donelson, Councilmember District 1  
Susan Wheelan, Director, El Paso County Public Health
- Attachments:** [National Public Health Week](#)
- 5.E. [22-136](#) A Resolution recognizing April 3rd to April 9th as National Library Week
- Presenter:  
Wayne Williams, Councilmember At Large  
Elyse Jones, Community Partnership Coordinator, Pikes Peak Library District
- Attachments:** [National Library Week](#)
- 5.F. [22-192](#) A Resolution in appreciation of Pikes Peak Library District Chief Librarian John Spears
- Presenter:  
Nancy Henjum, Councilmember District 5
- Attachments:** [John Spears](#)
- 5.G. [22-170](#) Resolution recognizing April 2022 as Fair Housing Month
- Presenter:  
Nancy Henjum, District 5 City Councilmember  
Catherine Duarte, AICP  
Community Development Division
- Attachments:** [2022 Fair Housing Month Resolution](#)  
[Fair Housing info sheet 2022](#)

## **6. Citizen Discussion For Items Not On Today's Agenda**

## **7. Mayor's Business**

## **8. Items Called Off Consent Calendar**

**9. Utilities Business****10. Unfinished Business****11. New Business**

- 11.A. [22-096](#) Resolution approving a First Amendment to the Service Plan for the North Meadow Metropolitan District Nos. 1-5 to allow for a Maximum Combined Debt Authorization of \$200,000,000 and for the Removal of District-specific Debt Authorizations

Presenter:

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

Peter Wysocki, Planning and Community Development Director

**Attachments:**

[Resolution](#)

[Exhibit 1- First Amendment to Service Plan - North Meadow MD Nos. 1-5](#)

[Staff PowerPoint](#)

[Developer Presentation North Meadow SP Amendment](#)

[Service Plan Amendment Cover Letter - North Meadow MD Nos. 1-5](#)

[Original Service Plan - North Meadow MD Nos. 1-5](#)

[Petition for Approval of First Amdt of SP2](#)

[Projected Improvement Costs](#)

[Example 2022 and 2032 Bond Runs](#)

**11.B. [22-075](#)**

A resolution of the City Council of the City of Colorado Springs, Colorado approving the issuance of debt by the North Meadow Metropolitan District No. 5 in the form of either Limited Tax General Obligation Cash Flow Bonds or a combination of Senior Limited Tax General Obligation Capital Appreciation and Subordinate General Obligation Bonds in an aggregate amount not to exceed \$110,000,000 in an area located along East Woodmen Road.

Presenter:

Carl Schueler, Comprehensive Planning Manager, Planning & Community Development

Peter Wysocki, Director of Planning & Community Development

**Attachments:**

[Resolution](#)

[North Meadow MD - Applicant Presentation](#)

[Bond Issuance Cover Letter - North Meadow \(Updated\)](#)

[Public Improvements Costs](#)

[F.2 North Meadow MD#3-2 Financial Plan, NRLF+B3, Feb1](#)

[F.3 North Meadow MD#3-5 Financial Plan, NR A3 Snr CF, Feb1](#)

[Authorizing Resolution \(Cashflow Bonds\) - North Meadow](#)

[Authorizing Resolution \(Seniors and Subs\)- North Meadow](#)

[62326534\\_v 3\\_Bond Counsel Opinion \(Cashflow Bonds\) - D5 Issuer](#)

[62326644\\_v 3\\_Bond Counsel Opinion \(GO Subordinate\) - North Meadow D3 Issuer](#)

[62326675\\_v 3\\_Bond Counsel Opinion \(GO Senior\) - North Meadow, D3 Issuer](#)

[Cashflow GC Opinion - North Meadow, D5 Issuer](#)

[Senior and Subordinate North Meadow GC Opinion Form](#)

[North Meadow MD - D.A Davidson Letter](#)

**12. Public Hearing****13. Added Item Agenda****14. Executive Session****15. Adjourn**