



# 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.*

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Monday, October 9, 2017

1:00 PM

Council Chambers

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### 1. Call to Order

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

### 2. Changes to Agenda

Eileen Lynch Gonzalez, City Council Administrator, stated that item 5.B.A. Closed Executive Session will be moved to the end of the meeting. Consensus of Council agreed to this change on the agenda.

### 3. Regular Meeting Comments

Councilmember Pico requested item 4A.A. pertaining to medical marijuana center hours of operation be removed from the October 10, 2017 City Council meeting Consent Calendar. Eileen Lynch Gonzalez, City Council Administrator, stated that a representative from Habitat for Humanity will be present during Recognitions to receive the Proclamation issued in their honor.

### 4. Review of Previous Meeting Minutes

- 4.A. [17-1280](#) City Council Work Session Meeting Minutes September 25, 2017

Presenter:  
Sarah B. Johnson, City Clerk

**Attachments:** [9-25-2017 City Council Work Session Meeting Minutes Final](#)

The minutes of the September 25, 2017 Work Session meeting were approved by Consensus of Council.

### 5. Executive Session

#### 5A. Open

There was no Open Executive Session.

## **5B. Closed**

- 5B.A.** [17-1279](#) 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 legal advice and consultation with the City Attorney regarding legal issues related to a special district tax matter.

Presenter:

Wynetta Massey, City Attorney/Chief Legal Officer

**Attachments:** [10092017Closed.docx](#)

Marc Smith, 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 legal advice and consultation with the City Attorney regarding legal issues related to a special district tax matter.

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

## **6. Staff and Appointee Reports**

- 6.A.** [16-699](#) Agenda Planner Review

Presenter:

Eileen Lynch Gonzalez, City Council Administrator

**Attachments:** [100917 Agenda Planner Review MEMO](#)

Councilmember Pico inquired as to why the Robbin Place appeal item was postponed. Marc Smith, City Attorney, said it was postponed to the October 24, 2017 City Council meeting due to the coordination required to determine whether or not the utility lines could be put underground.

## **7. Presentations for General Information**

- 7.A.** [17-1260](#) Springs Rescue Mission Expansion Project Update

Presenter:

Terry Anderson, Chief Operating Officer, Springs Rescue Mission

Terry Anderson, Chief Operating Officer, Springs Rescue Mission, presented an update of the Springs Rescue Mission expansion project. Mr. Anderson stated that phase one of the project has been completed and gave the statistics of the men's and women's shelters. He explained the amenities of the resource center and courtyard as well as their work engagement program, new life program, and their volunteers. Mr. Anderson said their proposed phase two will include a kitchen, dining hall, and a welcome center.

Councilmember Geislinger asked about the water usage cost for the resource center. Mr. Anderson said that he has been in direct contact with Colorado Springs Utilities regarding scheduling and cost deferment, but the data regarding water usage will not be available for a couple more months. Mr. Anderson also said that they are operating on a geothermal system.

**7.B.**    [17-1252](#)    Presentation of Dynamic Infill Projects Map and Infill Action Plan Update

Presenter:

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

**Attachments:**    [Infill Council Report 10 9 17](#)

Peter Wysocki, Planning and Community Development Director, gave a brief background of the dynamic infill projects tracking tool and infill action plan. Carl Schueler, Comprehensive Planning Manager, explained the reasons for the infill projects tool.

Page Saulsbury, Planning Technician, presented the total projects to date, the infill and redevelopment boundary areas, and the infill attributes that are being tracked. She identified the infill and redevelop projects throughout the City as well as the stages that each project was currently in.

Councilmember Geislinger asked if dedicated open spaces or park land is considered vacant land. Mr. Schueler said that a property is only considered vacant if it can be repurposed for another project.

Councilmember Geislinger asked why affordable housing is difficult to monitor. Mr. Schueler said that it is difficult to define what is considered affordable. Councilmember Geislinger requested additional data

regarding affordable housing units. Mr. Schueler said that he would provide additional information.

Councilmember Murray asked about public access to the infill projects map data. Mr. Wysocki said that all of the applications filed with the City are public information. Jeff Greene, Chief of Staff, said that transparency and the ability to provide data to the public is very important to Mayor Suthers and in his proposed 2018 budget, he has included a funding request for software to provide citizens information for specific requests as it relates to the Planning Department, City Clerk's Office and Public Works.

Councilmember Murray asked for information regarding any requested zoning variances to be added to the infill project data. Mr. Schueler stated that the process field gives the ability to identify the process that was completed for each project.

## **8. Items for Introduction**

- 8.A. [17-1274](#) A Resolution Accepting a Donation of Real Property Consisting of Approximately 4.141 Acres and 0.695 Acres from Dynamic Sciences, Inc. to the City of Colorado Springs

Presenter:

Brian Kelley, P.E., City Water Resources Engineering Programs Manager

**Attachments:** [Resolution Accepting Donation of Dynamic Sciences Property 09-28-17](#)  
[Legal Description - Dynamic Parcel 1 Exhibit A-1 B-1](#)  
[Legal Description - Dynamic Parcel 2 Exhibit A-2 B-2](#)  
[Exhibit C](#)  
[Signed Resolution 112-17](#)

Brian Kelley, P.E., City Water Resources Engineering Programs Manager, presented two property donations for the Sand Creek bank stabilization project. He identified the property locations and the current conditions of the channel bed which included exposed communication and utilities lines. Mr. Kelley provided details of the improvements that had already been completed as well as the benefits and current status of the project.

Councilmember Geislinger suggested that a Resolution of appreciation be given for the property owners involved in the donation of the properties.

- 8.B. [12-1273](#) A Resolution Accepting a Donation of Real Property Consisting of Approximately 12.867 Acres from Cloud Family Partnership, LLLP to the City of Colorado Springs

Presenter:

Brian Kelley, P.E. City Water Resources Engineering Programs Manager

**Attachments:** [Resolution Accepting Donation of Cloud Property 09-28-17](#)

[Legal Description - Cloud - Exhibit A and B](#)

[Exhibit C](#)

[Signed Resolution 111-17](#)

Please see comments in Agenda item 8.A.

- 8.C. [17-1083](#) Approval of the Proposed 2018 Operating Plan and Budget for the Greater Downtown Colorado Springs Business Improvement District

Presenter:

Carl Schueler, Comprehensive Planning Manager

**Attachments:** [Greater Downtown BID Submittal to City \(2\)](#)

Carl Schueler, Comprehensive Planning Manager, explained that annual budget and operating plan approvals are required for Business Improvement Districts (BID) and annual budget and mill levy approval is required for the Downtown District Authority (DDA) which has a mill levy fixed at 5.0. Mr. Schueler identified the proposed mill levy changes, requests for debt issuance and debt authorization, public improvement fees (PIFs), and boundary changes.

Councilmember Murray requested information regarding specific projects to be included in the increase for the First and Main North BID debt issuance and a list of the public improvement projects that were being done to meet stormwater requirements. Mr. Schueler stated that the information regarding the increase in the debt issuance will be provided in the separate memos issued for each BID and will ask the petitioner for the list of public improvement projects that are related to stormwater.

Susan Edmondson, CEO Downtown Partnership, gave an update on the Downtown Development Authority (DDA), identifying their mission, board members, goals, accomplishments, grants and Tax Increment Financing (TIF) reimbursement agreements, public realm investments, and partner

projects. Ms. Edmondson also identified the details of the continued implementation of the Experience Downtown plan.

- 8.D. [17-1084](#) Approval of the Proposed 2018 Operating Plan and Budget for the Barnes & Powers North Business Improvement District

Presenter:  
Carl Schueler, Comprehensive Planning Manager

**Attachments:** [2018 Operating Plan- Barnes and Powers North BID](#)

Please see comments in Agenda item 8.C.

- 8.E. [17-1086](#) Approval of the Proposed 2018 Operating Plan and Budget for the Barnes & Powers South Business Improvement District

Presenter:  
Carl Schueler, Comprehensive Planning Manager

**Attachments:** [2018 Operating Plan and Budget- Barnes and Powers South BID](#)

Please see comments in Agenda item 8.C.

- 8.F. [17-1087](#) Approval of the Proposed 2018 Operating Plan and Budget for the Briargate Center Business Improvement District

Presenter:  
Carl Schueler, Comprehensive Planning Manager

**Attachments:** [2018 Operating Plan and Budget-Briargate Center BID](#)

Please see comments in Agenda item 8.C.

- 8.G. [17-1088](#) Approval of the Proposed 2018 Operating Plan and Budget for the Creekwalk Marketplace Business Improvement District

Presenter:  
Carl Schueler, Comprehensive Planning Manager

**Attachments:** [Creekwalk Marketplace Business Improvement District - 2018 Operating Plan and Budget-cleaned](#)

Please see comments in Agenda item 8.C.

- 8.H. [17-1089](#) Approval of the Proposed 2018 Operating Plan and Budget for the First and Main Business Improvement District

Presenter:  
Carl Schueler, Comprehensive Planning Manager

**Attachments:** [2018 Operating Plan and Budget- First and Main BID](#)

Please see comments in Agenda item 8.C.

- 8.I. [17-1090](#) Approval of the Proposed 2018 Operating Plan and Budget for the First and Main Business Improvement District 2

Presenter:

Carl Schueler, Comprehensive Planning Manager

**Attachments:** [2018 Operating Plan and Budget- First and Main BID No. 2](#)

Please see comments in Agenda item 8.C.

- 8.J. [17-1091](#) Approval of the Proposed 2018 Operating Plan and Budget for the First and Main North Business Improvement District

Presenter:

Carl Schueler, Comprehensive Planning Manager

**Attachments:** [2018 Operating Plan and Budget- First and Main North BID](#)

Please see comments in Agenda item 8.C.

- 8.K. [17-1092](#) Approval of the Proposed 2018 Operating Plan and Budget for the Interquest North Business Improvement District

Presenter:

Carl Schueler, Comprehensive Planning Manager

**Attachments:** [2018 Operating Plan and Budget- Interquest North BID](#)

Please see comments in Agenda item 8.C.

- 8.L. [17-1093](#) Approval of the Proposed 2018 Operating Plan and Budget for the Interquest South Business Improvement District

Presenter:

Carl Schueler, Comprehensive Planning Manager

**Attachments:** [Interquest South Business Improvement District - 2018 Operating Plan and Budget-cleaned](#)

Please see comments in Agenda item 8.C.

- 8.M. [17-1094](#) Approval of the Proposed 2018 Operating Plan and Budget for the Powers & Woodmen Commercial Business Improvement District

Presenter:

Carl Schueler, Comprehensive Planning Manager

**Attachments:** [REVISED 2018 Operating Plan and Budget- Powers and Woodmen Commercial BID-Revised \(2\)](#)

Please see comments in Agenda item 8.C.

- 8.N.**    [17-1236](#)    Approval of the Proposed 2018 Budget for the Colorado Springs Downtown Development Authority

Presenter:  
Carl Schueler, Comprehensive Planning Manager

**Attachments:** [DDA 2018 Prelim Budget Submittal to City](#)

Please see comments in Agenda item 8.C.

- 8.O.**    [17-1255](#)    An ordinance organizing the Interquest Town Center Business Improvement District and appointing an initial Board of Directors. (Legislative Item)

Presenter:  
Conrad Olmedo, Comprehensive Planner II, Planning and Community Development  
Carl Schueler, Comprehensive Planning Manager,  
Planning & Community Development

**Attachments:** [Ordinance](#)  
[Exhibit A- Petition for Organization](#)  
[Exhibit B- ITCBID Notice Hearing on Petition](#)  
[Exhibit C- Interquest Town Center BID Operating Plan and Budget-  
-Redline-cleaned-cleaned](#)  
[Exhibit D- SpecialDistrictPolicyJan06](#)  
[Ltr to City of CSprings - Submittal of OP Budget  
Petition-cleaned-cleaned](#)

Conrad Olmedo, Comprehensive Planner II, Planning and Community Development, presented the summary context map of the Interquest South Business Improvement District (BID) and Interquest Town Center as well as the map identifying the Interquest South BID exclusion of property. He gave a brief background of the Interquest South BID and stated that the initial debt issuance is \$3,485,000 with interest set at approximately 5.5 percent. Mr. Olmedo also presented the proposal for the creation of the Interquest Town Center BID which consists of nineteen acres and four separate legal lots.

There were no comments on this item.

- 8.P.**    [17-1253](#)    Authorization of Interquest South Business Improvement District to issue up to \$4,000,000 in debt as Limited Property Tax and Public Improvement Fee Revenue Bonds. (Legislative Item)

Presenter:  
Conrad Olmedo, Comprehensive Planner II, Planning & Community Development  
Carl Schueler, Comprehensive Planning Manager, Planning & Community Development

- Attachments:** [City Council Resolution Development Projection](#)  
[District Bond Resolution](#)  
[Draft District Bond Opinion](#)  
[FINAL PROJECT VALUE 9-05-2017](#)  
[Indenture of Trust ISBID](#)  
[Letter re Prop. Tax an PIF Bonds](#)  
[Signed Resolution 116-17](#)

Please see comments in Agenda item 8.O.

**8.Q.**    [17-1254](#)    An ordinance excluding certain property from the Interquest South Business Improvement District. (Legislative Item)

(Legislative)

Presenter:  
Conrad Olmedo, Comprehensive Planner II, Planning & Community Development  
Carl Schueler, Comprehensive Planning Manager, Planning & Community Development

- Attachments:** [Ordinance](#)  
[Exhibit A Petition for Exclusion of Property-cleaned](#)  
[Exhibit B Notice of Exclusion 10-9-17 Worksession](#)  
[Petitioner's Letter re-Exclusion of Property](#)  
[10.09.17 InterquestBID WorkSession PowerPoint](#)

Please see comments in Agenda item 8.O.

**8.R.**    [17-1275](#)    A resolution expressing Colorado Springs City Council's support for Issue 3E on the November 7, 2017 ballot, relating to a mill levy for Colorado Springs School District 11

Presenter:  
Councilmember Bill Murray

- Attachments:** [102417 RESOLUTION SUPPORT FOR D11](#)  
[Signed Resolution 117-17](#)

Councilmember Bill Murray presented the Resolution to support and acknowledge the needs of the future workforce from Colorado Springs School District 11.

Councilmember Pico said that it is outside of Council's purview to weigh in on an individual school district's ballot measure.

President Skorman disagreed stating that it is not an inappropriate use of a Resolution.

Councilmember Strand asked if Council has supported school district measures in the past. President Skorman said that in the past, they have previously supported other initiatives that were not related to the City, but does not recall supporting a school district.

President Pro Tem Gaebler commented that she believes that Council does have a role to play in supporting Colorado Springs School District 11.

Councilmember Murray stated that all school districts have an important input in the future of the workforce.

Councilmember Geislinger said he is concerned with Council taking a particular position for an issue that is going before the voters and suggested changing the Resolution to include support of all the school districts and not focus on a particular measure.

## **9. Items Under Study**

There were no items under study.

## **10. Councilmember Reports and Open Discussion**

Councilmember Strand commented that he attended the Downtown Partnership Breakfast, the 21st Space Wing State of the Wing Address at Peterson Air Force Base, a ribbon cutting ceremony at Swigert Middle School for their newly donated fitness facility, the Hillside Town Hall meeting, and the Business & Arts Luncheon.

Councilmember Avila stated that she attended the Council of Neighbors and Organizations (CONO) series at the Sand Creek Library and that she and Councilmember Murray attended the Smart Cities Conference in Washington D.C.

Councilmember Bennett said that he represented the City in Colorado Springs' sister city in Smolensk, Russia as part of the City's local Sister Cities delegation.

Councilmember Geislinger stated that he had presented a Proclamation to Boy Scout District 2 for their 100th year celebration and attended the Garden of the Gods Bioblitz.

## **11. Adjourn**

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

Sarah B. Johnson, City Clerk