



# 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.*

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Monday, March 7, 2022

10:00 AM

Council Chambers

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### 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)  
- Stratus IQ Channel 76 / 99 (Streaming)

### 1. Call to Order and Roll Call

### 2. Changes to Agenda

### 3. Regular Meeting Comments

### 4. Review of Previous Meeting Minutes

- 4.A. [22-138](#) City Council Work Session Meeting Minutes February 22, 2022

Presenter:  
Sarah B. Johnson, City Clerk

**Attachments:** [2-22-22 City Council Work Session Meeting Minutes Final](#)

### 5. Staff and Appointee Reports

- 5.A. [22-123](#) ConnectCOS-Colorado Springs Transportation Master Plan Update

Presenter:  
Tim Roberts, Transportation Planning Program Manager, Public Works  
Department  
Todd Frisbie, P.E., P.T.O.E, City Traffic Engineer, Public Works  
Department  
Ted Ritschard, Olsson

**Attachments:** [Council Work Session 03072022](#)

- 5.B. [22-124](#) Pikes Peak Rural Transportation Authority (PPRTA) Capital Improvements Extension from 2025 to 2034 Potential Project List for the City of Colorado Springs

Presenter:

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

Tim Roberts, Transportation Planning Program Manager, Public Works  
Department

**Attachments:** [2004-PPRTA-Ballot-Language](#)  
[2012-Ballot-Question-5A-Text](#)  
[1\\_PPRTA3 CTAB Scoring Criteria](#)  
[PPRTA All Projects Map](#)  
[PPRTA3 Projects by Category-rev1](#)  
[PPRTA3 Projects for Colorado Springs-no Fiscal Constraint-rev1](#)  
[Resolution 109-12](#)  
[Resolution 227-04](#)

- 5.C. [22-137](#) Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [Agenda Planner Review 3-7-22](#)

## **6. Presentations for General Information**

- 6.A. [22-087](#) Pikes Peak Regional Building Department Annual Report

Presenter:

Roger Lovell, Chief Building Official, Pikes Peak Regional Building  
Department

**Attachments:** [Colorado Springs Permit Numbers - 2021](#)

## **7. Items for Introduction**

- 7.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](#)

- 7.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](#)

- 7.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](#)

- 7.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](#)

- 7.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](#)

- 7.F. [22-122](#) An Ordinance 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](#)  
[CC Work Session Fisher Phase II](#)

- 7.G. [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](#)

## **8 Items Under Study**

- 8A. [CPC CA 20-00005](#) Update on the amendment of City Code Chapter 7 (Zoning and Subdivision Regulations)

Presenter:

Morgan Hester, Planning Supervisor

Peter Wysocki, Director of Planning and Community Development

**Attachments:** [ReToolCOS 3-7-22](#)

## **9. Councilmember Reports, Open Discussion and Takeaways**

## **10. Executive Session**

### **10A. Open**

**10B. Closed****9B.A. [22-145](#)**

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), and City Code § 1.5.506(B), the City Council, in Open Session, is to determine whether it will hold an electronic Closed Executive Session. The issues to be discussed involve (i) a public works land exchange, and (ii) consultation with the City Attorney regarding a Litigation Settlement over \$100,000.

The President of Council shall poll the City Councilmembers, and, upon consent of two-thirds of the members present, may conduct an electronic Closed Executive Session. Each City Councilmember participating in the electronic Closed Executive Session shall affirmatively state for the record that no other member of the public not authorized to participate in the electronic Closed Executive Session is present or able to hear the matters discussed as part of the electronic Closed Executive Session. If consent to the electronic Closed Executive Session is not given, the item may be discussed in Open Session or withdrawn from consideration.

Presenter:

Wynetta Massey, City Attorney

**Attachments:** [3-7-22ClosedSession - Settlement](#)

**11. Adjourn**