



# City of Colorado Springs

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

## Meeting Minutes Council Work Session

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Monday, July 25, 2022

1:00 PM

Council Chambers

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### How to Watch the Meeting

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- Stratus IQ Channel 76 / 99 (Streaming)

Estimated agenda item times are provided for planning purposes and do not constitute notice of a specific time for any item. Items may take more or less time than estimated. City Council may amend the order of items.

### 1. Call to Order and Roll Call

- Present** 8 - Councilmember Yolanda Avila, Councilmember Dave Donelson, Councilmember Stephannie Fortune, President Pro Tem Randy Helms, Councilmember Nancy Henjum, Councilmember Bill Murray, President Tom Strand, and Councilmember Wayne Williams
- Excused** 1 - Councilmember Mike O'Malley

Councilmember Henjum, President Pro Tem Helms, Councilmember Murray, and Councilmember Williams attended the meeting virtually.

### 2. Changes to Agenda

There were no Changes to Agenda.

### 3. Regular Meeting Comments

Councilmember Henjum requested items 4A.B. and 4B.E. and Councilmember Murray requested item 4A.C. be removed from the July 26, 2022 City Council meeting Consent Calendar. Consensus of City Council agreed to these changes.

### 4. Review of Previous Meeting Minutes

- 4.A. [22-489](#) City Council Work Session Meeting Minutes June 27, 2022

Presenter:  
Sarah B. Johnson, City Clerk

**Attachments:** [6-27-22 City Council Work Session Meeting Minutes Final](#)

The minutes of the June 27, 2022 Work Session were approved by Consensus of City Council.

**4.B.**     [22-508](#)     City Council Work Session Meeting Minutes July 11, 2022

Presenter:  
Sarah B. Johnson, City Clerk

**Attachments:**   [7-11-22 City Council Work Session Meeting Minutes Final](#)

The minutes of the July 11, 2022 Work Session 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. Presentations for General Information**

There were no Presentations for General Information.

## **7. Staff and Appointee Reports**

**7.A.**     [22-429](#)     An Overview of the Parks, Recreation and Cultural Services Community Center Operations

Presenter:  
Kim King, Recreation and Administration Manager  
Britt Haley, Acting Parks, Recreation and Cultural Services Director

**Attachments:**   [Community Centers Overview - Final](#)

Kim King, Recreation and Administration Manager, provided an overview of the Parks, Recreation and Cultural Services Community Center Operations, which included identifying the locations, neighborhood demographics, Deerfield Hills, Hillside, Meadows Park, Westside, operational statistics, staffing, budget comparison, partnerships, and sample highlights.

President Strand asked why there is not a community center in every district. Ms. King stated it is primarily due to City serving communities which are a little more socio-disadvantaged or do not have other means of

recreation available nearby.

Councilmember Fortune asked what the data source was for obtaining the neighborhood demographics. Ms. King stated the data was from Esri Community Profile which was analyzed by the staff of Ryan Trujillo, Deputy Chief of Staff.

Councilmember Henjum asked how the City will leverage the opportunities for the Westside Community Center. Ms. King stated for the short term, they will focus on how to get programs and services for the Westside Community Center and then the City will be able to offer resources such as contacts, partner groups and expertise that they can share with the Westside Group.

Councilmember Henjum requested additional information regarding the differences in participation and budget numbers. Ms. King stated the impact is from the different sizes of centers and types of facilities offered which requires different staffing requirements.

Councilmember Henjum asked what the risks for the ongoing health and well being of these community centers are. Ms. King stated the age of these facilities present challenges for maintenance and upkeep, and sufficient staffing is difficult.

Councilmember Avila stated she would like the swimming pool to be reopened at the Deerfield Hills Community Center.

President Strand asked when the renovations of the Westside Community Center using the \$1.375 million of ARPA funding will take place. Ms. King stated they are prioritizing the tunnel stabilization, heating and air conditioning ventilation (HVAC) configurations, and then they will work on the roofs and gutters, and it should be started the third quarter of 2022.

**7.B.**     [22-505](#)           Certification of Sufficiency for Petition IO 2022-002A

Presenter:

Sarah B Johnson, City Clerk

**Attachments:**   [MJBallotReferralRES-2022-08-02](#)  
[Statement of Sufficiency IO 2022-002A](#)

Sarah B Johnson, City Clerk, presented the Certification of Sufficiency for Petition IO 2022-002A and Petition IO 2022-005. She stated the petition committees turned in petition signatures for two citizen-initiated Ordinances on June 17, 2022 and per City Charter, the City Clerk's Office had thirty days to review those signatures, which is now deemed sufficient in meeting the required minimum number of signatures needed to move

forward to the next steps in the process.

She stated Petition IO 2022-002A, The Authorization of Recreational Marijuana Initiated Ordinance needed 19,245 valid signatures in order to be sufficient and the City Clerk's Office verified 21,568 valid signatures and Petition IO 2022-005, Special Retail/Recreational Marijuana Sales Tax Initiated Ordinance needed 19,245 valid signatures in order to be sufficient and the City Clerk's Office verified 20,858 valid signatures. Ms. Johnson stated there is a fifteen-day protest period and pursuant to City Charter Article XII, 12-60(a)(2) if the petitions contain the required minimum number of valid signatures, the City Council shall within twenty days either adopt the Ordinances without alteration or refer to the ballot. Ms. Johnson stated there will be a Special City Council meeting held on August 10, 2022 at 4:30 PM to vote on these items in order to comply with the timeline for the election.

There were no comments on this item.

**7.C.**    [22-507](#)            Certification of Sufficiency for Petition IO 2022-005

Presenter:  
Sarah B Johnson, City Clerk

**Attachments:**   [MJ Tax TABOR QuestionRES-2022-08-02\(V2\)](#)  
[Statement of Sufficiency IO 2022-005](#)

Please see comments in Agenda item 7.B.

**7.D.**    [22-488](#)            Agenda Planner Review

Presenter:  
Sarah B. Johnson, City Clerk

**Attachments:**   [Agenda Planner Review 7-25-22](#)

There were no comments on this item.

## **8. Items for Introduction**

**8.A.**    [22-461](#)            A Resolution Authorizing the Disposal of Surplus City Property to the One Logical, Potential Purchaser, Being the Directors of Peak Metropolitan District No. 3

Presenter:  
Greg Phillips, Director of Aviation, Colorado Springs Airport

**Attachments:** [Resolution Peak Metropolitan District 3 Directors Parcel 2022 07 25.docx](#)  
[Exhibit A Peak Metropolitan District 3 Peak Innovation Park Resolution 2022 07 25.pdf](#)  
[Exhibit B Peak Metropolitan District 3 Directors Parcel Location Resolution 2022 07 25.pdf](#)  
[Slideshow Peak Metropolitan District 3 Directors Parcel Resolution 2022 07 25.pptx](#)

Greg Phillips, Director of Aviation, Colorado Springs Airport, presented the Resolution authorizing the disposal of surplus City property to Directors of Peak Metropolitan District No. 3. He provided an overview of the request, background, boundaries, and site maps.

President Strand asked what the fair market value of the property is. Mr. Phillips stated it is less than \$20,000 and they will provide that information once the appraisal has been completed.

- 8.B.** [22-465](#) A Resolution Approving an Economic Development Agreement between the City of Colorado Springs and CS Dual Hotel, LLC

Presenter:

Bob Cope, Economic Development Officer

**Attachments:** [Marriot EDA RES-2022-07-19](#)  
[CS Dual Hotel Marriot EDA](#)  
[Marriott City Council Presentation 7-25-22 - File 22-465](#)

Bob Cope, Economic Development Officer, presented a Resolution approving an economic development agreement with CS Dual Hotel, LLC. He gave an overview of CS Dual Hotel, LLC, the location, element, Springhill Suites, rooftop restaurant/bar, background, proposed economic development agreement (EDA), financial implications, and staff recommendation.

President Strand asked when the original cost estimate of \$75 million was calculated. Mr. Cope stated that calculation was done in 2018.

Councilmember Murray asked what the impact would be if City Council does not approve the EDA. Mr. Cope stated the \$12 million gap in the costs would have to be covered by revenue, additional capital from the owners, or other funding means.

- 8.C.** [22-420](#) A resolution declaring the intent of the City of Colorado Springs, Colorado to issue revenue bonds in connection with financing residential facilities for low-and middle-income families or persons

Presenter:

Katie Sunderlin, Senior Affordable Housing Coordinator  
Steve Posey, Community Development Division Manager  
Peter Wysocki, Director, Planning & Community Development

**Attachments:** [2022 Colorado Springs Carryforward Resolution](#)  
[PAB Carryforward 2022 CC Presentation](#)

Katie Sunderlin, Senior Affordable Housing Coordinator, presented the Resolution declaring the intent of the City to issue revenue bonds in connection with financing residential facilities for low-and middle-income families or persons. She provided an overview of the private activity bonds (PAB) 2022 allocations, available PAB, carryforward purposes, use, and carryforward options.

There were no comments on this item.

**8.D.** [22-455](#)

An ordinance by the City of Colorado Springs, Colorado authorizing the issuance and delivery of its multifamily housing revenue bonds (Paloma Garden project) series 2022, in an aggregate amount not to exceed \$19,000,000, for the purpose of financing the acquisition, construction, improvement and equipping of a senior multifamily housing facility in the City of Colorado Springs, State of Colorado and to pay certain issuance expenses of such bonds; approving and authorizing execution of a financing agreement and a tax regulatory agreement with respect to the bonds; making findings and determinations with respect to the project and the bonds; authorizing the execution and delivery of related documents; and repealing all action heretofore taken in conflict herewith

Presenter:

Katie Sunderlin, Senior Affordable Housing Coordinator  
Steve Posey, Community Development Division Manager  
John Bales, Fred Marienthal, Kutak Rock LLP  
Peter Wysocki, Director of Planning and Community Development

**Attachments:** [COS Paloma Garden 2022 Ordinance](#)  
[CC PowePoint\\_Paloma Garden 07252022](#)  
[COS Paloma Garden 2022 Financing Agreement](#)  
[COS Paloma Garden 2022 Tax Regulatory Agreement](#)

Katie Sunderlin, Senior Affordable Housing Coordinator, presented the Ordinance by authorizing the issuance and delivery of its multifamily housing revenue bonds (Paloma Garden project) series 2022, in an aggregate amount not to exceed \$19,000,000, for the purpose of financing

the acquisition, construction, improvement and equipping of a senior multifamily housing facility. She provided an overview of the Paloma Garden new construction/rehab, unit mix, private activity bonds (PAB) allocations, and projects.

President Pro Tem Helms asked if solar panels will be added to this project. Brian Reilly, Development Director, Volunteers of America, confirmed this project is solar ready and the roof and electrical systems have been designed to support PV photovoltaic on the new construction.

- 8.E. [22-462](#) A Resolution authorizing the Mayor to transfer funds within the General Fund to accommodate transfer of positions between departments to drive organizational efficiency

Presenter:

Charae McDaniel, Chief Financial Officer

Mike Sullivan, Chief Human Resources and Risk Officer

**Attachments:** [PW-PR-TransferBudgetEfficiencyRES-2022-07-13](#)

Charae McDaniel, Chief Financial Officer, presented the Resolution authorizing the Mayor to transfer funds within the General Fund to accommodate transfer of positions between departments to drive organizational efficiency. She stated they are requesting City Council's approval to move \$564,490 of budget from Parks, Recreation and Cultural Services to Public Works to transfer the Forestry budget, \$46,720 of budget from Parks, Recreation and Cultural Services to Planning and Community Development for 6 months of an Analyst II position, and \$231,390 of budget from Public Works to Planning and Community Development for 6 months of 3 Engineering and Development Review positions.

Councilmember Henjum asked if the work itself is changing. Ms. McDaniel stated it is not, it is just moving the functions and staff to another department.

Councilmember Murray asked why they are moving budgets. Ms. McDaniel explained it is due to moving the work and staff. Jeff Greene, Chief of Staff, stated it is in order to fund the functionality.

President Strand asked how many Forestry positions are being moved to Public Works. Travis Easton, Director of Public Works, stated thirteen or fourteen. President Strand asked the work will change. Mr. Easton stated it

will remain the same but will be more efficient due to working closer with operations.

President Strand asked what the Analyst II position in the Planning and Development Department will accomplish. Britt Haley, Acting Parks, Recreation and Cultural Services Director stated it is for subdivision reviews.

- 8.F.**    [22-491](#)    An Ordinance amending Ordinance No. 21-112 (2022 Budget Appropriation Ordinance) for a Supplemental Appropriation to the General Fund in the amount of \$2,700,000 for establishing the Keep It Clean COS program which will proactively aim to reduce litter and improve the appearance of public rights-of-way

Presenter:

Charae McDaniel, Chief Financial Officer

Travis Easton, P.E., Director of Public Works

**Attachments:**    [KeepItCleanORD-SupplApprop-2022-7-18](#)

Charae McDaniel, Chief Financial Officer, presented the Ordinance for a supplemental appropriation to the General Fund in the amount of \$2,700,000 for establishing the Keep It Clean COS program which will proactively aim to reduce litter and improve the appearance of public rights-of-way and stated the main focus of this program will be on medians, priority corridors, and address arterials, collectors, and residential roadways.

President Strand asked if the \$2.7M will be coming from the City's Reserve Fund. Ms. McDaniel confirmed it would and it would impact the General Fund Reserve approximately one percent.

President Strand asked if there will be any issues with obtaining the equipment need for this initiative. Travis Easton, Director of Public Works, stated the wait time for street sweepers is approximately eighteen months, trucks are the second quarter of 2023, and skid mounted vacuums are the end of 2022.

## **9. Items Under Study**

There were no Items Under Study.

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

President Pro Tem Helms stated he and several other Councilmembers attended the ground-breaking ceremony for the True North Commons



Development for the new United States Air Force Academy (USAFA) Visitor Center.

Councilmember Henjum stated she attended the inaugural Opioid Policy Committee meeting where Councilmember Fortune was elected President of that board.

Councilmember Fortune stated she attended the Public Works Academy for citizens and have been meeting with citizens and homeowner associations (HOA) regarding fire management and fire evacuation.

Councilmember Donelson stated he attended the U.S. Army change of garrison commander event, the Colorado Springs Utilities information meeting regarding the proposed central substation, and the 69th anniversary of the Korean War Armistice ceremony.

Councilmember Avila encouraged everyone to use the free bus transit services during the month of August.

President Strand stated he attended the Colorado Springs Fire Department graduation ceremony, the breakfast in which Colorado Springs Police Department, Chief Adrian Vasquez issued scholarships on behalf of the Colorado Springs Police Foundation, the ground-breaking ceremony for the True North Commons Development for the new USAFA Visitor Center, and the James Taylor concert at the Broadmoor.

## **11. Adjourn**

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

Sarah B. Johnson, City Clerk