



City of Colorado Springs

Plaza of the Rockies
South Tower, 5th Floor
Blue River Board Room
121 S Tejon St
Colorado Springs, CO
80901

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.

Monday, May 10, 2021

10:00 AM

Blue River Board Room

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)
- CenturyLink Channel 18

1. Call to Order

Present 9 - Councilmember Yolanda Avila, Councilmember Dave Donelson, Councilmember Randy Helms, Councilmember Nancy Henjum, Councilmember Bill Murray, Councilmember Mike O'Malley, President Richard Skorman, President Pro Tem Tom Strand, and Councilmember Wayne Williams

2. Changes to Agenda

There were no Changes to Agenda.

President Strand observed a moment of silence for the tragic event which occurred on the southeast part of town near the airport in honor of those who lost their lives and their families.

3. Regular Meeting Comments

Councilmember Avila requested item 4B.B. be removed from the May 11, 2021 City Council meeting Consent Calendar. Consensus of City Council agreed to this change.

4. Review of Previous Meeting Minutes

4.A. [21-252](#) City Council Work Session Meeting Minutes April 26, 2021

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [4-27-21 City Council Work Session Meeting Minutes Final](#)

The minutes of the April 26, 2021 Work Session meeting 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. Staff and Appointee Reports

6.A. [21-153](#) City Financial Report - Q1 2021

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments: [May Financial Report](#)

Charae McDaniel, Chief Financial Officer, presented the Quarter 1 2021 financial update and went over revenue activity through March 31, 2021, the effects of the recession due to the pandemic, sales tax trends, general fund revenue, general fund expenditures, American Rescue Plan (ARP), and economic indicators.

Councilmember Williams asked if all the sales tax revenue from a home building retail store is categorized into building materials even if the item purchased is not a building material and if all the sales tax revenue from a hotel with a restaurant is categorized into lodging. Ms. McDaniel confirmed it is.

Councilmember Williams asked if there is a lag of time from when the City receives the sales tax revenue. Ms. McDaniel stated there is a lag of approximately a month for certain revenue funds.

Councilmember Avila asked if there will be additional funding sources received from the ARP. Ms. McDaniel stated they anticipated there will be, but they do not know the specific amounts.

President Pro Tem Skorman asked if the City has already received \$11.4M for emergency rental and housing assistance. Ms. McDaniel confirmed they had.

Councilmember Avila asked if the ARP will be subject to TABOR. Ms. McDaniel stated it will not because it is federally funded.

Councilmember Helms asked if the \$11.4M will cover the needs of the City

into the future. Ms. McDaniel stated the \$14.4M received in December 2020 is still in the process of being disseminated. Steve Posey, Community Development Division Manager, stated the funds are being administered through the State so they do not have an exact amount of what has already been allocated.

Councilmember Avila requested the unemployment statistics for District 4. Ms. McDaniel stated she will look into that information.

Councilmember Williams asked if it is legally permissible to promote the lodging and automobile rental industry using the ARP funding. Ms. McDaniel confirmed it is.

6.B. [21-251](#) Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 5-11-21](#)

Sarah B. Johnson, City Clerk, stated the May 25, 2021 City Council meeting will start at 9:00 AM due to the hearing of the 2424 Garden of the Gods item.

There were no comments on this item.

7. Presentations for General Information

7.A. [21-176](#) Overview of the Community Development Division's role as the administrator of annual grant funding from the Department of Housing and Urban Development (HUD)

Presenter:

Steve Posey, Community Development Division Manager

Catherine Duarte, Senior Analyst

Peter Wysocki, Planning Director

Attachments: [CDWeek2021](#)

Steve Posey, Community Development Division Manager, gave an overview of the Community Development Division's role as the administrator of annual grant funding from the Department of Housing and Urban Development (HUD). He went over the annual funding amounts, partnerships with impact, housing costs, household income, Mayor Suther's 2018 community goal, 1,117 affordable housing units in 2021, upcoming projects and identified the events for Community Development Week from April 5 through 9, 2021.

Councilmember Henjum asked how the City is keeping citizens informed regarding rental and housing assistance options. Mr. Posey stated they are working very closely with Pikes Peak United Way through the 211 hotline and individual application appointments, and they have ongoing conversations with the apartment association and property managers throughout the City.

Councilmember Donelson asked if there is an expiration date for the emergency rental and housing assistance. Mr. Posey stated it needs be obligated by the end of 2021 and spent in 2022. Councilmember Donelson asked if it is anticipated the money will be needed. Mr. Posey stated they believe it will.

Councilmember Avila asked if the Survive and Thrive program for small businesses comes out of the Solid Rock CDC. Mr. Posey stated it is not directly linked, but two of the application zip code criteria are within District 4.

Councilmember Henjum asked if there is a limit of tax credit awards. Mr. Posey confirmed there is a limit of \$10M and it is maximized.

Councilmember Murray asked how the increase in building material costs will affect new housing construction. Mr. Posey stated it is being accounted for by building escalators into the development and construction contracts.

7.B. [21-237](#) Affordable Housing Collaborative Presentation

Presenters:

Steve Posey, Community Development Division Manager
Randy Scott, Affordable Housing Collaborative

Attachments: [AH Educ Presentation to the City 42321](#)

Steve Posey, Community Development Division Manager, introduced BJ Scott and Randy Scott, Affordable Housing Collaborative, who gave an overview of the Affordable Housing Collaborative co-founders, endorsements, partnerships, housing continuum, housing affordability, and HomeCOS. They went over the economic challenge, economic realities, wage dilemma, community impact, why the community has an affordable housing problem, barriers to affordable housing availability, and what can be done. They identified the Affordable Housing Collaborative accomplishments, 2021/2022 goals, and provided the HomeCOS Quarter 1 2021 update.

Councilmember Henjum asked how City Council could move this initiative forward. Ms. Scott encouraged them to look at upcoming zoning changes in the context of the housing challenges the City is facing. Mr. Scott stated

educating organizations is also a key factor. President Pro Tem Skorman recommended City Council be more proactive towards incentives for multi-family projects and regard this issue as an emergency.

Councilmember Williams requested when multi-family projects come forward to City Council that there is representation from the in-support-of side.

Councilmember Avila asked how the Housing Collaborative is funded. Ms. Scott stated is currently funded solely by grants and volunteers.

8. Items for Introduction

- 8.A. [20-501](#) Resolution authorizing issuance of debt not to exceed \$18,000,000 by the Mountain Vista Metropolitan District located east of Marksheffel Road and South of Barnes Road.

Presenter:

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

Attachments: [RES Mountain Vista](#)

[Power Point- Mtn Vista](#)

[Bond Resolution - 04-09-21](#)

[Indenture - 04-09-21](#)

[Mountain Vista MD Financial Plan 02.23.21](#)

[Opinion letter MtnVista](#)

[Mountain Vista MD 2021 Bond Project Costs and Map](#)

Carl Schueler, Comprehensive Planning Manager, Planning and Community Development Department, presented the Resolution authorizing the issuance of debt in the form of Series A tax exempt bonds not to exceed \$18M for the Mountain Vista Metropolitan District. He provided a brief summary, vicinity map, district background/history, questions/comments from the Budget Committee, and next steps.

Kevin Walker, representing the district, presented a map of the property, El Paso County Assessor's map, and development map. He gave an overview of the Mountain Vista Metropolitan District, projected bond issuance, public infrastructure, and bond schedule.

President Strand asked if the developer liability involved in this metropolitan district is common. Mr. Walker confirmed it is because it has been his experience that only up to forty percent of total infrastructure costs

can be funded by tax exempt bond financing.

Councilmember Henjum asked for the price of housing for this project. Mr. Walker stated \$350,00 to \$450,000 is the range.

9. Items Under Study

There were no Items Under Study.

10. Councilmember Reports and Open Discussion

Councilmember Avila stated she attended the ground-breaking ceremony for Panorama Park and encouraged everyone to attend the ribbon-cutting ceremony when it is completed.

Councilmember Williams stated he also attended the ground-breaking ceremony of Panorama park, asked citizens to call 8-1-1 before digging, and there will be a broadcast of the Armed Forces Awards for enlisted personnel after the Colorado Springs Utilities Personnel Committee meeting on Friday, May 14, 2021.

11. Adjourn

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

Sarah B. Johnson, City Clerk