



# 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 21, 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. [22-174](#) City Council Special Closed Executive Session Meeting Minutes March 7, 2022

Presenter:  
Sarah B. Johnson, City Clerk

Attachments: [3-7-22 Special Closed Executive Session Meeting Minutes Final](#)

- 4.B. [22-175](#) City Council Work Session Meeting Minutes March 7, 2022

Presenter:  
Sarah B. Johnson, City Clerk

Attachments: [3-7-22 City Council Work Session Meeting Minutes Final](#)

### 5. Presentations for General Information

**5.A.** [22-127](#) Update from Visit COS

Presenter:

Doug Price, President &amp; CEO, Visit COS

**Attachments:** [Q4\\_21 VCOS KPI Presentation](#)**6. Items for Introduction****6.A.** [22-131](#) An ordinance excluding property from the boundaries of the MW Retail Business Improvement District located near the intersection of Woodmen and Marksheffel Roads.

(Legislative)

Presenter:

Carl Schueler, Comprehensive Planning Manager, Planning &amp; Community Development

Peter Wysocki, Planning and Community Development Director

**Attachments:** [Ordinance MW Retail Exclusion](#)  
[Exhibit A- MW Colorado Springs - executed Petition for Exclusion of Property](#)  
[Exhibit B -Notice of Exclusion\\_Draft](#)  
[Site Plan](#)  
[Transmittal Letter for Exclusion](#)**6.B.** [22-157](#) An ordinance including property into the boundaries of the MW Retail Business Improvement District located near the intersection of Woodmen and Marksheffel Roads.

(Legislative)

Presenter:

Carl Schueler, Comprehensive Planning Manager, Planning &amp; Community Development

Peter Wysocki, Planning and Community Development Director

**Attachments:** [Ordinance MW Retail BID Inclusion](#)  
[Exhibit A- Executed Petition for Inclusion](#)  
[Draft Exhibit B- Notice of Inclusion - MW Retail BID](#)  
[PowerPoint- MW Retail BID Inclusion, Exclusion and Debt Issuance](#)

**6.C.** [22-130](#)

A resolution of the City of Colorado Springs, Colorado approving the issuance of special revenue bonds by the MW Retail Business Improvement District in an amount not to exceed \$5,000,000 for a project located at the intersection of Woodmen and Marksheffel Roads.

(Legislative Item)

Presenter:

Carl Schueler, Comprehensive Planning Manager, Planning & Community Development

Peter Wysocki, Planning and Community Development Director

**Attachments:**

[Resolution MW BID Debt Issuance](#)

[Applicant Presentation MW Retail BID - City Council Finance](#)

[Applicant Bond Issuance Cover Letter- MW Retail BID](#)

[2022-02-22 MW Retail BID Financing Analysis - v5](#)

[Retail Civil Cost](#)

[MW Retail BID 2022 - Draft Bond Resolution](#)

[MW Retail BID - Finance Plan Cover Letter, RBC Capital Markets.](#)

[Draft Bond Counsel Opinion - MW Retail BID](#)

[Draft GC Bond Opinion](#)

- 6.D.** [22-133](#) A resolution of the City Council of the City of Colorado Springs, Colorado approving the issuance of Gold Hill Mesa No. 2 Metropolitan District Limited Tax General Obligation Bonds Series 2022(A) in an amount not to exceed \$16,000,000 and Limited Tax General Obligation Bonds Series 2022(B) in an amount not to exceed \$6,700,000 located south of Highway 24 and east of 21st Street

Presenter:

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

Peter Wysocki, Planning and Community Development Director

**Attachments:**

[Resolution](#)

[Staff Presentation](#)

[Applicant Presentation](#)

[Financial Plan & Projections](#)

[Draft Bond Resolution](#)

[Draft Indenture of Trust \(Senior Bond\)](#)

[Draft Indenture of Trust \(Subordinate Bond\)](#)

[General Counsel Opinion Letter](#)

[Draft Bond Counsel Opinion \(Senior Bond\)](#)

[Draft Bond Counsel Opinion \(Subordinate Bond\)](#)

- 6.E.** [22-126](#) A resolution updating and confirming the legislative status of the City of Colorado Springs' adopted privately-initiated land use master plans

(Legislative)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

Carl Schueler, Comprehensive Planning Manager, Planning & Community Development

**Attachments:**

[CPC Staff Report](#)

[Master Plan Status Updates Attachment](#)

- 6.F. [22-162](#) A Resolution adopting the City Council's Annual Report to the Citizens for April 1, 2021 to March 31, 2022

Presenter:

Emily Evans, City Council Administrator  
Alex Ryden, City Council Communications Specialist

**Attachments:** [Annual Report Res 21-22](#)  
[Annual Report Draft 21-22](#)

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

- 7.A. [21-355](#) An informational presentation updating the City Council on the Neighborhood Planning Program and the Southeast Strong Community Plan

(Legislative)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning and Community Development  
Peter Wysocki, Planning and Community Development Director

**Attachments:** [Community Plan Boundaries Map](#)  
[Community Plan Priority Matrix](#)  
[Staff Presentation](#)

- 7.B. [22-094](#) An informational presentation for the 2021 PlanCOS Annual Report

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development  
Carl Schueler, Comprehensive Planning Manager, Planning & Community Development

**Attachments:** [2021 PlanCOS Annual Report](#)

**7.C. [22-165](#)** Jimmy Camp Creek Park Informational Overview

## Presenter:

Matt Mayberry, Parks, Recreation & Cultural Services Department,  
Cultural Services Manager

Anna Cordova, Parks, Recreation & Cultural Services Department, Lead  
Archeologist

Britt Haley, Parks, Recreation & Cultural Services Department, Design &  
Development Manager

**Attachments:** [AreaMap\\_JCC\\_update\\_CC\\_March2022FINAL](#)  
[jcc\\_ord88-127](#)  
[Jimmy Camp Creek Park Final](#)

**7.D. [22-173](#)** Agenda Planner Review

## Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [Agenda Planner Review 3-21-22](#)

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

## Presenter:

Morgan Hester, Planning Supervisor

Peter Wysocki, Director of Planning and Community Development

**Attachments:** [ReToolCOS 3-21-22](#)  
[Parking Reductions\\_draft](#)

**9. Councilmember Reports and Open Discussion****10. Executive Session****10A. Open****10B. Closed**

**10B.A** [22-163](#)

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), (d) and (e), the City Council, in Open Session, is to determine whether it will hold an electronic Closed Executive Session. The issues to be discussed involve consultation with the City Attorney and City staff for the purpose of (i) receiving legal advice and providing instruction and negotiation consultation regarding a lease agreement, and (ii) receiving legal advice and briefing regarding specialized details of cyber-security arrangements.

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:** [03212022 Closed Session](#)

**11. Adjourn**