



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.

Monday, January 23, 2023

10:00 AM

Council Chambers

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 Fortune arrived at approximately 10:15 AM and attended the meeting virtually

Councilmember Murray attended the meeting virtually.

2. Changes to Agenda

There were no Changes to Agenda.

3. Regular Meeting Comments

Sarah B. Johnson, City Clerk, stated a citizen has requested item 4B.B. be removed from the January 24, 2023 City Council meeting Consent Calendar. Consensus of City Council agreed to this change.

4. Review of Previous Meeting Minutes

- 4.A. [23-039](#) City Council Work Session Meeting Minutes January 9, 2023

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [1-9-23 City Council Work Session Meeting Minutes Final](#)

The minutes of the January 9, 2023 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

6.A. [22-779](#) Outdoor Pikes Peak Initiative

Presenter:

Becky Leinweber, Executive Director, Pikes Peak Outdoor Recreation Alliance

Attachments: [OPPI COS City Council Meeting](#)

Becky Leinweber, Executive Director, Pikes Peak Outdoor Recreation Alliance (PPORA), presented an overview of the Outdoor Pikes Peak Initiative (OPPI), background, map of partnerships across Colorado, leadership of OPPI and PPORA Advisory Council/Task Force

Chris Lieber, Principal, N.E.S. Inc., identified why they formed the OPPI, the map of area of study in three counties, what it means for the community, timeline, the initiative goals/progress of Phase One, existing plan analysis, land manager assessment, and data hub development with University of Colorado, Colorado Springs (UCCS). He went over the industry assessment with the Colorado tourism office, innovative management/funding model analysis, initiative goals/progress of Phase One, OPPI website, multi-layer mapping tools, January listening sessions, and what they are asking for from City Council.

Councilmember Henjum asked where the Vision Creek Plan was included in this process. Mr. Lieber stated the COSCreek Plan is one of over one hundred plans included in this initiative.

Councilmember Donelson asked if OPPI would get involved in a Colorado Springs Utilities (CSU) reservoir project. Mr. Lieber stated they are looking broadly at that, and they are looking at high level goals and the planning vision.

Councilmember Donelson requested additional information regarding the term “equitable access”. Mr. Lieber stated it is finding a balance between conservation and recreation.

President Strand asked when Phase Two will be finalized. Mr. Lieber stated they expect it will be mid-year 2024.

7. Staff and Appointee Reports

7.A. [23-038](#) Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 1-23-23](#)

Councilmember Murray asked when the Transit Center Update will be held. Sarah B. Johnson, City Clerk, stated it will be presented at the Work Session on February 27, 2023.

8. Items for Introduction

8.A. [URA 23-008](#) A resolution making certain legislative findings and approving the Project Garnet Urban Renewal Plan.

Related Files: URA 23-031

Presenter:

Jariah Walker, CSURA Executive Director

Bob Cope, City of Colorado Springs Economic Development Officer

Attachments: [Resolution ProjectGarnetURAPlan](#)

[URA Plan Draft-Project Garnet 1-05-23](#)

[Garnet URA Conditions Survey-Draft 12-23-22](#)

[El Paso County Impact Draft Report 1-06-2023](#)

[Project Garnet CC URA Work Session](#)

[CPC Staff Report_Garnet URA_DJS](#)

[PlanCOS Vision Map](#)

[Unique Places Framework](#)

[Thriving Economy](#)

Jariah Walker, Colorado Springs Urban Renewal Authority (CSURA) Executive Director introduced the Resolutions making certain legislative findings and approving the Project Garnet Urban Renewal Plan and approving a Cooperation Agreement between the CSURA and the City to

promote redevelopment and assist with financing of public improvements for the Project Garnet.

Bob Cope, City of Colorado Springs Economic Development Officer, provided an overview of Entegris, potential expansion in 2028, proposed site, proposed incentives, Urban Renewal Authority (URA) designation, economic/fiscal impact analysis, and staff recommendation.

President Strand asked when the state will approve their incentives. Mr. Cope stated they have already approved it.

Sarah Dunmire, Economic and Planning Systems (EPS), identified the project vision, plan objectives, plan goals, conformance with PlanCOS, economic benefit, total property tax increment - Phase 2, and City property tax impact.

- 8.B.** [URA 23-031](#) A resolution approving a Cooperation Agreement between the Colorado Springs Urban Renewal Authority and the City of Colorado Springs to promote redevelopment and assist with financing of public improvements for the Project Garnet project pursuant to Colorado Revised Statute Section 31-25-107(9)(a)(II)

Related File: URA 23-008

Presenter:

Jariah Walker, CSURA Executive Director

Bob Cope, City of Colorado Springs Economic Development Officer

Attachments: [RES_ProjectGarnet_URACooperationAgreement](#)
[Project Garnet Cooperation Agreement CSURA City](#)

Please see comments in Agenda item 8.A.

- 8.C.** [URA 22-728](#) A resolution making certain legislative findings and approving the Hancock Commons Urban Renewal Plan.

Related Files: 22-767

Presenter:

Jariah Walker, CSURA Executive Director

Attachments: [Resolution_HancockCommonsURAPlan](#)
[Exhibit A - Hancock Commons Plan Final w/Legal](#)
[Hancock Commons Urban Renewal Area](#)
[TIF Draft Financial Model](#)
[Conditions Survey](#)
[Hancock Commons Impact Report Final](#)
[CPC Staff Report_Hancock Commons URA_RGS](#)
[HancockCommons_Concept Plan_Approved](#)
[Vision Map](#)
[Hancock Commons Presentation](#)

Jariah Walker, Colorado Springs Urban Renewal Authority (CSURA) Executive Director introduced the Resolution making certain legislative findings and approving the Hancock Commons Urban Renewal Plan and approving a Cooperation Agreement between the CSURA and the City to promote redevelopment and assist with financing of public improvements for the Hancock Commons Urban Renewal project and to approve the amount of annual sales tax increment revenue.

Ray O'Sullivan, RJ Development, provided an overview of the Hancock Commons project summary, vicinity map, concept plan, apartment concept elevation, townhome elevation/floorplan, improvements costs, and City traffic agreement.

Councilmember Donelson asked why the road curving creates a dangerous condition. Mr. O'Sullivan stated straightening this road has been an initiative of the City's Traffic Department for many years and people tend to speed through that area.

Councilmember Henjum asked what issues the El Paso County Commissioners had with this project. Mr. O'Sullivan stated Commissioner Gonzalez objected to the County participating in the cost of resolving some of the issues in this area.

Councilmember Donelson asked if there is a risk to building affordable townhomes. Mr. O'Sullivan went over how he is protected against construction defect claims through insurance.

President Pro Tem Helms asked how much the apartment rent will be. Mr. O'Sullivan stated it will be approximately \$1,150 to \$1,250 for the

one-bedroom units and \$1,400 to \$1,600 for the two-bedroom units.

Councilmember Avila and Councilmember Williams expressed support for the proposed project and road improvements.

Councilmember Williams asked if there has ever been anything on this site previously. Mr. O'Sullivan stated there has not been.

Sarah Dunmire, Economic and Planning Systems (EPS), identified the key components of the project, findings of blight, project vision, plan objectives, plan goals, conformance with PlanCOS, development value, City property tax impact, and City sales tax impact.

- 8.D.** [URA 22-767](#) A resolution approving a Cooperation Agreement between the Colorado Springs Urban Renewal Authority and the City of Colorado Springs to promote redevelopment and assist with financing of public improvements for the Hancock Commons Urban Renewal project and to approve the amount of annual sales tax increment revenue allocated pursuant to Colorado Revised Statute Section 31-25-107(9)(a)(II)

Related File: URA 22-728

Presenter:

Jariah Walker, CSURA Executive Director

Attachments: [Resolution_HancockCommonsCooperationAgreement](#)
[Hancock Commons Cooperation Agreement](#)

Please see comments in Agenda item 8.C.

- 8.E.** [23-026](#) Resolution Approving the Intergovernmental Agreement between the City of Colorado Springs and El Paso County Regarding Improvements to and Future Annexation of the Park Vista South Area

Presenter:

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

Rich Mulledy, P.E., Stormwater Enterprise Manager

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

Attachments: [1 Exhibit A - Park Vista South Annexation](#)
[2 City-County IGA RES-2022-11-07](#)
[3 Park Vista IGA with City](#)
[4 Park Vista - DRAFT QUITCLAIM DEED 8-29-22](#)
[6 Park Vista IGA Presentation](#)

Gayle Sturdivant, City Engineer/Deputy Public Works Director, presented

the Resolution approving the Intergovernmental Agreement (IGA) between the City and El Paso County regarding improvements to and future annexation of the Park Vista South Area. She provided an overview of the location, purpose, commitments, and staff recommendation.

Councilmember Williams asked if adjacent property owners to this parcel will have the opportunity to annex into the City as well. Ms. Sturdivant confirmed they would.

Councilmember Williams asked what the future plan is for the lots owned by the City and County. Ms. Sturdivant stated those lots are owned by the City and County because they are located on the Templeton Gap Floodway.

Councilmember Henjum requested there be a Town Hall meeting held regarding this initiative to allow public information and comment. Ms. Sturdivant stated they will discuss that option.

Councilmember Donelson asked if there are any homes on the Templeton Gap Floodway. Ms. Sturdivant stated there are not.

Councilmember Donelson asked what improvements will be made to the intersection. Ms. Sturdivant stated there will be open channel improvements and the traffic configuration will change.

Councilmember Donelson asked what the \$11 million expense will go toward. Ms. Sturdivant stated property acquisitions, road construction, and channel improvements such as sediment reduction, improved water quality, and flow attenuation.

Councilmember Donelson asked if the channel will be concrete. Rich Mulledy, Stormwater Enterprise Manager, stated it will not, it will be a stabilized channel with dirt and rock.

8.F. [22-742](#)

A resolution of the City Council of Colorado Springs, Colorado approving the 2023 Action Plan for the use of Federal Block Grant Funds (CDBG, HOME, ESG) provided through the U.S. Department of Housing and Urban Development

Presenter:
Catherine Duarte, HUD Programs Manager, Community Development Division

Attachments: [2023 Action Plan Council Resolution](#)
[2023 AAP Infographic web opt](#)
[2023 AAP Draft for Public Comment](#)
[Community Development Jan23 work session slides 2023 Annual Action Plan](#)

Catherine Duarte, Housing and Urban Development (HUD) Programs Manager, Community Development Division, presented the Resolution approving the 2023 Annual Action Plan (AAP) for the use of Federal Block Grant Funds (CDBG, HOME, ESG) provided through the U.S. Department of HUD. She provided an overview of the role of the AAP, how to read the AAP, estimated 2023 resources, priority needs, affordable housing, new funding, and human services. She went over the funds for economic development, preventing homelessness, public infrastructure, administration, compliance, how public participation influences the plan,

Councilmember Henjum asked how the City will be able to access the Proposition 123 funds. Steve Posey, HUD Program Manager, Planning and Community Development, stated they are still working out the details for the implementation and the City would need to commit to increase their affordable housing inventory by at least three percent and continue maintaining its Rapid Response Designation.

Councilmember Donelson asked what the City's stock of affordable housing is. Mr. Posey stated approximately five to six thousand.

Councilmember Henjum asked what an ideal budget to prevent homelessness would be. Ms. Duarte stated it is not only a Community Development task and are constantly trying to get more people involved.

President Strand asked if it is anticipated the CDBG funding will be lower. Ms. Duarte confirmed it would be slightly less.

Councilmember Donelson asked where the City is regarding affordable housing available. Ms. Duarte stated the gap has widened based on rising costs and incomes staying stagnant.

Councilmember Donelson asked how many more units of affordable housing are needed. Ms. Duarte stated approximately sixteen thousand units.

Councilmember Donelson asked if blocking annexation into the City creates more affordable housing shortages. Peter Wysocki, Director, Planning and Community Development, stated housing affordability is one of the keystone indicators in PlanCOS, HomeCOS, and other initiatives, the gap between housing affordability and increasing incomes is getting larger in most markets, and increasing supply and types of housing would help with the housing affordability issue.

President Pro Tem Helms asked how many houses the City is short. Mr. Wysocki stated he will provide that information.

- 8.G. [22-778](#) An Ordinance Repealing Section 105 (Customer Advisory Committee) Of Article 6 (Development Review Enterprise) Of Chapter 14 (Municipal Enterprises) Of The Code Of The City Of Colorado Springs 2001, As Amended, Pertaining To The Development Review Enterprise Customer Advisory Committee

Presenter:

Tom Strand, Council President and Councilmember At Large

Attachments: [DRE Transition Ordinance - Final](#)

President Strand introduced the Ordinance repealing Section 105 (Customer Advisory Committee) of Article 6 (Development Review Enterprise) of Chapter 14 (Municipal Enterprises) of City Code pertaining to the Development Review Enterprise Customer Advisory Committee

Jeff Greene, Chief of Staff, stated this committee is very important and it has been agreed upon that it should be transferred from City Council to the Administration for continuation/appointment.

9. Items Under Study

There were no Items Under Study.

10. Councilmember Reports, Open Discussion and Takeaways

President Strand stated he and several Councilmembers attended the Martin Luther King Jr. breakfast and farewell breakfast for Joel Yuhas, President and CEO for UCHealth.

President Pro Tem Helms expressed appreciation to the community for the All People's Breakfast and Unity March honoring Martin Luther King, Jr.

Councilmember Henjum stated she received a set of in memoriam letters

from the Board of Supervisors for the City and County of San Francisco, CA stating they made a motion to adjourn their meeting on November 29, 2022 out of respect of the memory of the victims of the Club Q shooting and send their deep sympathy and heartfelt condolence to the families of the five victims. She stated she attended the Town Hall meeting on Saturday, January 21, 2023, at Stratton Elementary, regarding the east/west mobility project of the ConnectCOS Plan and a Colorado Springs Utilities (CSU) Town Hall on Tuesday, January 17, 2023, at Patty Jewett Golf Course.

Councilmember Williams stated also attended the ConnectCOS Town Hall meeting, School Choice event, Martin Luther King, Jr. breakfast, Police Officer Standard Training Board subcommittee hearings to ensure quality people in law enforcement, and Pikes Peak Rural Transportation Authority (PPRTA) meeting. He stated there is a group who will be presenting at the CSU Board meeting on February 15, 2023 regarding what they envision for the Martin Drake Power Plant.

Councilmember Donelson stated if there are City Councilmembers which are undecided regarding the extension of Constitution Avenue, it may need to be pulled out of ConnectCOS sooner than later.

11. Adjourn

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

Sarah B. Johnson, City Clerk