



# 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.*

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Tuesday, May 28, 2019

9:00 AM

Council Chambers

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### 1. Call to Order

**Present** 9 - Councilmember Yolanda Avila, Councilmember Jill Gaebler, Councilmember David Geislinger, Councilmember Don Knight, Councilmember Bill Murray, Councilmember Andy Pico, President Richard Skorman, President Pro Tem Tom Strand, and Councilmember Wayne Williams

### 2. Changes to Agenda

There were no Changes to Agenda.

### 3. Regular Meeting Comments

Councilmember Knight requested items 4B.F. 4B.G. and 4B.H. pertaining to the University Bluffs development plan located on Collegiate Drive be removed from the May 28, 2019 City Council meeting Consent Calendar.

Consensus of City Council agreed to this change.

### 4. Review of Previous Meeting Minutes

4.A. [19-293](#) City Council Work Session Meeting Minutes May 13, 2019

Presenter:  
Sarah B. Johnson, City Clerk

**Attachments:** [5-13-19 City Council Work Session Meeting Minutes Final.pdf](#)

The minutes of the May 13, 2019 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.**    [19-292](#)            Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:**    [Agenda Planner Review 5-28-19.pdf](#)

Councilmember Geislinger asked when his requested Charter amendment changing the timing of when City Council officers are chosen after the new elected officials are in office would be presented to City Council. Marc Smith, Corporate Division Chief, Office of the City Attorney, stated he anticipates it will be at the June 10, 2019 City Council Work Session meeting.

## **7. Presentations for General Information**

**7.A.**    [19-010](#)            Visit Colorado Springs - Q1 2019 Performance Measures

Presenter:

Doug Price, President and CEO, visit Colorado Springs

**Attachments:**    [Q1\\_19 VCOS KPI Presentation Slides 042919.pptx](#)

Doug Price, President and CEO, Colorado Springs Convention and Visitors Bureau (CVB), presented the 2019 first quarter Performance Measures report which reflected results through March 2019. He stated the Lodgers and Automobile Rental Tax (LART) revenue increased 17.6 percent and Revenue per Available Room (RevPAR) also increased. Mr. Price stated they attended eleven trade shows, thirteen site visits, and group and electronic and third party leads were down. He stated the estimated room nights booked for group travel was up and group servicing activities was down. He identified the VisitCOS.com website KPIs, advertising costs, social media activity, and gave an overview of the visitor guides.

There were no comments on this item.

## **8. Items for Introduction**

**8.A.**    [19-286](#)            An ordinance excluding certain property from the Interquest North Business Improvement District.

(Legislative)

Presenter:  
Carl Schueler, Manager, Comprehensive Planning

**Attachments:** [InterquestNorthBIDExclusionORD-2019-05-22](#)  
[Exhibit A INBID Petition for Exclusion of Property](#)  
[Exhibit B INBID Notice of Exclusion 2019](#)  
[Attachment 1 INBID Exclusion Transmittal Letter](#)  
[Attachment 2 PUDmap Scheels](#)  
[Attachment 3 IQN analysis](#)  
[Power-Point- Interquest North BID 2019 Exclusion](#)

Carl Schueler, Comprehensive Planning Manager, Planning and Community Development presented an ordinance excluding certain property from the Interquest North Business Improvement District (BID). He provided a summary of the exclusion request, presented a vicinity and location map of the 3.85-acre property associated with the Scheels project petitioned for exclusion, and identified the Budget Committee question regarding the comparison of projected public improvement fee (PIF) revenue and foregone property tax revenue.

There were no comments on this item.

**8.B.** [19-287](#) Resolution authorizing issuance of debt by the Flying Horse Metropolitan District No. 3.

(Legislative)

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

**Attachments:** [Resolution FlyingHorseNo.3 2019Debt](#)  
[Attachment 1 Transmittal Letter](#)  
[Attachment 2 Bond resolution FHMD No.3 2019Debt Issuance](#)  
[Attachment 3 Indenture FHMD No.3 2019 Debt Issuance](#)  
[Attachment 4 Financial Projections FHMD](#)  
[Attachment 5 FHMD 1-3 Debt at 4.30.19](#)  
[Attachment 6 Flying Horse No. 3 Savings Analysis](#)  
[2019FlyingHorseDebtPP](#)  
[Signed Resolution 54-19](#)

Carl Schueler, Comprehensive Planning Manager, Planning and Development Department, presented the authorization of Flying Horse

Metropolitan District No. 2 (MD) to issue debt in the form of General Obligation Limited Tax Refunding Bonds, Series 2019. He provided a brief summary, presented the district vicinity map, and gave a background and history of the district. Mr. Schueler identified Budget Committee questions and district properties.

Russ Dykstra, Spencer Fane, representing the district, gave an overview of the 2003 service plan and the public infrastructure being built and stated the debt associated with District 1 is being moved to District 3 for repayment.

Councilmember Knight asked if the forty year maximum mill levy requirement is for metropolitan districts. Mr. Schueler stated City policy states in a residential district that term applies, but because this service plan was approved prior to 2006, that provision is not in there. Doug Stimple, Chief Executive Officer, Classic Homes, stated the service plan was approved in 2005 and they are in full compliance with it.

Councilmember Knight asked if this bond issuance is only for existing debt. Mr. Stimple confirmed it was for some of the existing debt.

Councilmember Knight asked if the bonds will be repaid in the proposed forty-two year period. Zack Bishop, Managing Director, Public Finance, DA Davidson and Co., provided an overview of the bonds and the repayment of them.

Councilmember Geislinger asked which district is currently paying for District 1 debt. Mr. Stimple stated Districts 2 and 3.

Councilmember Geislinger asked how many residences are in District 3. Mr. Stimple stated approximately two hundred and they will not be affected by this debt reallocation.

Councilmember Williams asked what percentage of Flying Horse MD is built out. Mr. Stimple stated eight-five percent residential and twenty to thirty percent commercial.

Councilmember Murray asked how increased valuations are calculated. Mr. Bishop stated the market assumes a one percent annual inflation.

Councilmember Geislinger asked if there will be a future request for an increase in mills. Mr. Stimple stated as District 2 is closer to buildout, the district will request another bond issuance.

- 8.C.**     [19-263](#)     An ordinance amending Ordinance No. 18-118 (2019 Appropriation Ordinance) for a supplemental appropriation to the General Fund in the amount of \$38,470 for street and stormwater repairs and improvements in the North Dublin Filing No. 1

Presenter:

Charae McDaniel, Chief Financial Officer

Travis Easton, P.E., Public Works Director

**Attachments:**   [Ordinance-Supplemental Approp for Assurance -Dublin North Filing No. 1](#)

Travis Easton, Public Works Director, provided an overview for a supplemental appropriation to the General Fund in the amount of \$38,470 for street and stormwater repairs and improvements in the North Dublin Filing No. 1. He stated since the work was not completed by the developer, the City is now required to complete the work which includes streets, signage, curb, gutter, sidewalk, pond maintenance, and cleaning stormwater infrastructure.

There were no comments on this item.

- 8.D.**     [19-272](#)     An Ordinance amending Ordinance No. 18-118 (2019 Appropriation Ordinance) for a supplemental appropriation to the Lodgers & Auto Rental Tax (LART) Fund in the amount of \$125,000 for projects and events recommended by the LART Citizen Advisory Committee

Presenter:

Charae McDaniel, Chief Financial Officer

Laurel Prud'homme, Chair, LART Citizen Advisory Committee

**Attachments:**   [Ordinance for LART 2019 Additional Events](#)  
[09-11-18 LART Resolution Exhibit A 2019 - CAC recommendations](#)  
[REVISED 8-29-18](#)

Charae McDaniel, Chief Financial Officer, presented the Ordinance for a supplemental appropriation in the amount of \$125,000 from the Lodgers and Automobile Rental Tax (LART) fund for five additional LART Citizens' Advisory Committee approved events. She stated there will be an additional \$25,000 supplemental appropriation request for the Flying W Ranch which is scheduled for the July 9, 2019 City Council meeting which will allow the LART Citizen's Advisory Committee additional time for

review.

Laurel Prud'homme, Chair, LART Citizen Advisory Committee, stated the LART Branding/Marketing Awareness Campaign will assist in educating citizens on the functions of LART and how it perpetuates tourism in the community.

There were no comments on this item.

- 8.E. [19-295](#) A Resolution Approving an Economic Development Agreement Between the City of Colorado Springs and Project Fusion.

Presenter:

Bob Cope, Economic Development Officer

Chelsea Gaylord, Economic Development Project Manager

**Attachments:** [Project Fusion City Council Regular Session Presentation](#)  
[Project Fusion Economic Development Agreement Regular Session](#)  
[Project Fusion Resolution Regular Session](#)

Chelsea Gaylord, Economic Development Project Manager, presented a Resolution approving an economic development agreement with Project Fusion. She gave an overview of Project Fusion, the proposed economic development agreement, the financial implications, financial safeguards, and staff recommendation.

Councilmember Knight commented that he spoke with the president of Project Fusion and this organization is not chasing a customer or taking over an old contract, it is new business for the community.

## **9. Items Under Study**

Councilmember Knight requested the updated version of the Ordinance defining and establishing standards for Accessory Dwelling Units (ADU).

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

Councilmember Strand stated he attended the Wildfire and Flash Flood Preparedness meeting, the Pikes Peak Region Peace Officers' Memorial service, the Colorado Springs Police Department Academy graduation, and the Memorial Day Commemoration at Evergreen Cemetery.

Councilmember Williams stated he attended the Fallen Soldier Memorial event at Ft. Carson.

Councilmember Geislinger stated he attended the 2019 paving season 2C Kickoff event and urges citizens to keep the workers safe.

## **11. Adjourn**

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

Sarah B. Johnson, City Clerk