



# 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, June 8, 2020

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)  
- CenturyLink Channel 18

### 1. Call to Order

### 2. Changes to Agenda

### 3. Regular Meeting Comments

### 4. Review of Previous Meeting Minutes

4.A. [20-252](#) City Council Work Session Meeting Minutes May 22, 2020

Presenter:  
Sarah B. Johnson, City Clerk

Attachments: [5-22-20 City Council Work Session Meeting Minutes Final.pdf](#)

### 5. Executive Session

#### 5A. Open

5A.A. [20-256](#) Open Executive Session

Presenter:  
Wynetta Massey, City Attorney

Attachments: [06082020Open-Closed](#)  
[2020-06-08-CouncilMemo-Melvin](#)

#### 5B. Closed

**5B.A. [20-257](#)**

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: (1) legal advice and consultation with the City Attorney on specific legal questions related to specialized details of security arrangements; (2) legal advice and consultation with the City Attorney on specific legal questions related to the interpretation of City ordinances; and (3) legal advice and negotiation consultation with the City Attorney regarding an intergovernmental agreement.

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:** [06082020Open-Closed](#)

**6. Staff and Appointee Reports****6.A. [20-251](#) Agenda Planner Review**

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [Agenda Planner Review 6-8-20](#)

**7. Presentations for General Information****7.A. [20-238](#) Mountain Metropolitan Transit Update**

Presenter:

Craig Blewitt, Transit Services Manager, Public Works Department

**Attachments:** [June 8 Council Work Session Transit Update.pptx](#)

**8. Items for Introduction**

- 8.A. [20-239](#) A Resolution of the City Council of the City of Colorado Springs Approving Issuance of Limited Tax General Obligation Series 2020 Bonds by the Interquest Town Center Business Improvement District in an Amount Not to Exceed \$2,860,000

(Legislative Item)

Presenters:

Carl Schueler, Comprehensive Planning Manager, Planning & Community Development

Peter Wysocki, Planning and Community Development Director

**Attachments:**

[Resolution](#)

[ITC PowerPoint](#)

[Attachment 1- Transmittal Letter](#)

[Attachment 2- Draft District Bond Resolution](#)

[Attachment 3- Bond Details](#)

[Attachment 4- Preliminary Financing Numbers](#)

[Attachment 5- Draft General Counsel Opinion](#)

[Attachment 6- Draft Bond Counsel Opinion](#)

[Attachment 7- External Financial Advisor Opinion](#)

[Attachment 8- Summary of Improvements Costs](#)

[Attachment 9- Improvements Map](#)

[Attachment 10- Summary of Interest Rates for Privately Placed Debt](#)

[Attachment 11 Interquest Town Center Cost Detail](#)

[Attachment 12.a- 2020-06-01 RBCCM Memo for Interquest Town Center BID\\_v](#)

[Attachment 12.b- 2020-06-02 Interquest TC Comps - Corrected](#)

- 8.B. [20-273](#) A resolution approving an economic development agreement between the City of Colorado Springs and Jaxon Engineering Maintenance LLC

Presenter:

Bob Cope, Economic Development Officer

Chelsea Gaylord, Senior Economic Development Specialist

**Attachments:**

[Jaxon Engineering Resolution](#)

[Jaxon Engineering Economic Development Agreement](#)

[Jaxon Engineering EDA Presentation](#)

- 8.C. [20-236](#) A Resolution Accepting a Donation of a 5.3679 Acre Parcel of Real Property from Armstrong Financial Services, LLC to the City of Colorado Springs as part of the Flood Control - Colorado Springs Sand Creek/Karr to West Fork Stabilization Project

Presenter:

Tim Biolchini, City Stormwater Capital Projects Program Manager

**Attachments:** [AcceptingDonationArmstrongPropertyRES Final](#)  
[Armstrong Doation Exhibit](#)

- 8.D. [20-254](#) 2021 Audit Plan Approval

Presenter:

Jacqueline Rowland, Assistant City Auditor, Office of the City Auditor

**Attachments:** [2021 Audit Plan final.pdf](#)  
[2021 Audit Plan Final for Approval](#)

- 8.E. [CPC CA](#)  
[20-00088](#) An ordinance amending Part 5 (Overlay Districts) of Article 3 (Land Use Zoning Districts) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to Accessory Dwelling Unit Overlay

(Legislative)

Presenter:

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

Peter Wysocki, Director of Planning and Community Development

**Attachments:** [ORD\\_CodeAmendment\\_ADUOverlay](#)

- 8.F. [20-150](#) A Resolution Authorizing the Acquisition of Approximately 341.5 Acres of Open Space located in the Mountain Shadows Open Space Candidate Area through the Trails, Open Space and Parks Program.

Presenter:

Britt Haley, TOPS Program Manager, Parks, Recreation & Cultural Services Department

**Attachments:** [Final Offer Summary Letter 11.21.19](#)  
[ResolutionMTNSHADOWSOPENSACQUISITIONFINAL](#)  
[CCJune8WorkSessionMtnShadowsAcquisitionsPowerpoint](#)

- 8.G.** [20-151](#) An Ordinance Amending Ordinance No. 19-87 (2020 Appropriation Ordinance) for a Supplemental Appropriation to the Trails, Open Space and Parks Fund in the Amount of \$6,243,900 for the Phase I Acquisition of Approximately 193.47 Acres of Property at the Black Canyon Quarry and 89.85 Acres of Property Known as the Pikeview Frontage Property (of a total of 148.02 Acres) for the Purpose of Public Open Space and Trails in the Mountain Shadows Candidate Open Space Area.

Presenter:

Britt Haley, TOPS Program Manager, Parks, Recreation & Cultural Services Department

**Attachments:** [Appropriation Ordinance.MTNSHADOWS\\_PhaseI](#)

## **9. Items Under Study**

- 9.A.** [20-097](#) Protect Our Parks (“POPS”) Discussion

Presenter:

Richard Skorman, Third District City Councilmember  
Kent Obee

**Attachments:** [Charter-Amendment-ParklandConveyances-2020-03-09-CLEAN.docx](#)  
[Exhibit A--Parkland Designation List.xlsx](#)  
[POPS-WhatWhy.doc](#)

- 9.B.** [20-098](#) An informational presentation of the 2019 PlanCOS Annual Report  
(Legislative)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning and Community Development

Peter Wysocki, Planning and Community Development Director

**Attachments:** [PlanCOS Annual Report Presentation](#)  
[2019 PlanCOS Annual Report](#)

- 9.C. [CPC CA  
20-00005](#) Update on the amendment of City Code Chapter 7 (Zoning and  
Subdivision Regulations)

Presenter:

Morgan Hester, Principal Planner

Peter Wysocki, Director of Planning and Community Development

**Attachments:** [RetoolCOS Timeline](#)

[Module 1: Districts and Uses](#)

[RetoolCOS ProjectPlan](#)

[ReToolCOS Module 1 PPT](#)

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

## **11. Adjourn**