



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, March 8, 2021

10:00 AM

Council Chambers

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 Jill Gaebler, Councilmember David Geislinger, Councilmember Don Knight, Councilmember Bill Murray, Councilmember Mike O'Malley, President Richard Skorman, President Pro Tem Tom Strand, and Councilmember Wayne Williams

2. Changes to Agenda

Sarah B. Johnson, City Clerk, stated item 5B.A. Closed Executive Session will be moved to the end of the meeting.

3. Regular Meeting Comments

President Skorman stated item 9.A. will be taken at 1:00 PM at the March 9, 2021 City Council meeting.

4. Review of Previous Meeting Minutes

4.A. [21-131](#) City Council Work Session Meeting Minutes February 22, 2021

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [2-22-21 City Council Work Session Meeting Minutes Final](#)

The minutes of the February 22, 2021 Work Session meeting were approved by Consensus of City Council.

5. Executive Session

5A. Open

There was no Open Executive Session.

5B. Closed**5B.A. [21-180](#)**

In accord with City Charter art. III, § 3-60(d) and its incorporated Colorado Open Meetings Act, C.R.S. §§ 24-6-402(4)(b) and (e), the City Council, in Open Session, is to determine whether it will hold an electronic Closed Executive Session. The issue to be discussed involves consultation with the City Attorney and City staff for the purpose of receiving legal advice and providing instruction to negotiators regarding an Intergovernmental Agreement concerning annexation policy.

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: [3082021CCClosed](#)

Marc Smith, Corporate Division Chief, Office of the City Attorney, stated in accord with City Charter art. III, § 3-60(d) and its incorporated Colorado Open Meetings Act, C.R.S. § 24-6-402(4)(b) and (e), the City Council, in Open Session, is to determine whether it will hold an electronic Closed Executive Session. The issue to be discussed involves consultation with the City Attorney and City staff for the purpose of receiving legal advice and providing instruction to negotiators regarding an Intergovernmental Agreement with El Paso County, Colorado concerning annexation policy.

President Skorman polled City Council regarding the desire to proceed with an electronic Closed Executive Session. At least two-thirds of City Council agreed to proceed in an electronic Closed Executive Session. Each City Councilmember participating the electronic Closed Executive Session affirmatively stated for the record that no other member of the public not authorized to participate in the electronic Closed Executive Session was present or able to hear the matters discussed as part of the electronic Closed Executive Session.

6. Staff and Appointee Reports

6.A. [21-130](#) Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 3-8-21](#)

There were no comments on this item.

6.B. [21-167](#) Informational presentation of the City's litter removal program

Presenter:

Peter Wysocki, Planning and Community Development Director

Travis Easton, Public Works Director

Karen Palus, Parks, Recreation and Cultural Services Director

Attachments: [CleanCOS Litter Removal presentation 3-8-21 CCWS](#)

Jeff Greene, Chief of Staff, introduced the informational presentation of the City's litter removal program as requested by Councilmember Avila.

Peter Wysocki, Planning and Community Development Director, gave an overview of the purpose, topics, coordination efforts, litter in the public realm, staffing levels and functions of Neighborhood Services, private property, homeless camp cleanup, illegal dumping, signage, roadside cleanup, neighborhood cleanup events, and statistics for 2020.

Councilmember Knight asked if yard signs are prohibited in the City's medians. Mr. Wysocki confirmed they are.

Councilmember Geislinger asked if there is a standard which can be compared to other jurisdictions. Mr. Wysocki stated there is not a regional standard for the area.

Travis Easton, Public Works Director, went over the five Public Works teams working in litter removal which include street sweeping, median maintenance, drainage basin, roadway dead animal/illegal dumping, and the WorkCOS team. He spoke about organized litter cleanup events and gutter bins.

Kurt Schroeder, Parks Maintenance and Operations Manager, Parks, Recreation and Cultural Services, spoke about their five different work groups addressing litter cleanup for neighborhood parks, Special Improvement Maintenance Districts, sports complexes/community parks with programmed sports and major events, rights-of-way and downtown

medians, regional parks, trails, and open spaces, and their collaboration with Keep Colorado Springs Beautiful.

Councilmember Geislinger asked about the collection of organic materials. Mr. Schroeder stated the Forestry Division disposes of that type of litter.

Mr. Easton stated moving forward, the City will need to understand capabilities, identify any redundancies, educate disposal companies, and evaluate resources.

President Pro Tem Strand asked if any City employees have sustained any injuries related to clean up efforts. Mr. Easton stated they have not.

President Pro Tem Strand asked if \$300,000 would be enough money to add to the 2022 budget for increased cleanup efforts. Mr. Easton stated it would depend on if another vehicle would be required.

President Pro Tem Strand asked if lost pet signs create an issue to clean up. Mitch Hammes, Neighborhood Services Manager, stated they are not because staff cleans those up while they are on route. President Pro Tem Strand asked if campaign signs require a license. Sarah Johnson, City Clerk, stated they require a permit which may be obtained through the Land Use Review Division.

Councilmember Avila stated as the City keeps growing, there needs to be even more efforts toward finding a solution to the litter problems.

Councilmember Williams requested additional information regarding the employee who received recognition for his cleanup efforts. Mr. Hammes gave a brief overview of the efforts of Pedro Laumbach, Quality of Life Team, Neighbor Services, who is fully committed to graffiti removal within the City.

Councilmember Geislinger requested there be collaboration with El Paso County and other surrounding jurisdiction to assist with the cleanup efforts.

7. Presentations for General Information

7.A. [21-158](#) Visit COS Update

Presenter:

Doug Price, President & CEO, Visit COS

Attachments: [VCOS City Council Presentation March 2021](#)

Doug Price, President and CEO, Visit COS, presented the 2020 fourth quarter Performance Measures report which reflected results through

December 2020. He gave an overview of Lodging and Auto Rental Tax (LART), Revenue per Available Room (RevPAR), group sales, marketing, communications, partnership, and visitor services. Mr. Price stated VisitCOS was nationally accredited with distinction by the Destination Marketing Association in Washington D.C. for the tenth year and the board has voted unanimously to support Issue 1.

President Pro Tem Strand requested an update regarding the renovations scheduled for the VisitCOS building. Mr. Price stated due to COVID-19, the renovations were reduced to approximately half of what they had initially planned.

Councilmember Geislinger asked if there has been cooperation of the rebranding of the Colorado Springs Airport. Mr. Price confirmed they continue to support the airport wherever they can and are excited about the addition of Southwest Airlines.

Councilmember Geislinger requested additional information regarding how the tourism industry has changed due to COVID-19. Mr. Price stated senior citizens which have been vaccinated, will be one of the primary markets targeted.

Councilmember Murray asked how tourism congestion will be addressed regarding traffic and parks. Mr. Price stated they work closely with the Parks Department and there will be shuttles available to assist with addressing congestion issues.

8. Items for Introduction

- 8.A. [21-147](#) A Resolution of the City Council of the City of Colorado Springs, Colorado approving revisions to the investment policy of the Colorado Springs Health Foundation

Presenter:

R. Thayer Tutt, Jr., Board Chair, Colorado Springs Health Foundation
Jim Johnson, Board Treasurer, Colorado Springs Health Foundation
Cari Davis, Executive Director, Colorado Springs Health Foundation

Attachments: [CSHFgrantmakingRES-03-02-2021](#)

[Summary of Key Proposed Changes Mar2021](#)

[Exhibit A - CSHF Revised Investment Policy Changes Incorporated Mar2021](#)

[CSHF Investment Policy red-line Mar2021](#)

[CSHF City Council Pres Invst Policy Revisions 8Mar21](#)

Thayer Tutt, Board Chair, Colorado Springs Health Foundation, presented the proposed key revisions to the Colorado Springs Health Foundation

Investment Policy.

Councilmember Murray requested City Council be notified in a timely manner of any substantial issues that arise with the Colorado Springs Health Foundation.

- 8.B.** [21-163](#) A resolution repealing Resolution 155-07 and adopting the City of Colorado Springs procedure manual for the acquisition and disposition of real property interests, revised 2021.

Presenter:

Peter Wysocki, Planning and Development Director
Darlene Kennedy, Real Estate Services Manager

Attachments: [Resolution RES Manual Revised 2021](#)

[Exhibit A RES Manual 2021](#)

Darlene Kennedy, Real Estate Services Manager, presented the Resolution adopting the 2021 revised Real Estate Services (RES) Procedure Manual for the acquisition and disposition of real property interests. She stated the previous RES Manual was approved in 2007, revised in 2012, 2016, and 2018 and the proposed RES Procedure Manual removes the Memorial Health System, reflects the strong mayor form of government, removes the flowcharts, updates the definitions, clarifies gifts and donations, better defines one logical purchaser, adds a land exchange chapter, raises the acquisition amount to \$100,000 that requires City Council approval, easement assignments, clarifies City as tenant/landlord, clarifies inner City transfers, and changes to the environmental review and audit procedures.

Councilmember Geislinger asked if the community benefit revision made approximately a year ago was already included in the RES Procedure Manual. Ms. Kennedy confirmed it was.

Councilmember Knight stated he supports the proposed RES Procedure Manual.

- 8.C.** [21-144](#) An Ordinance amending Ordinance No. 20-92 (2021 Appropriation Ordinance) for a Supplemental Appropriation to the Trails, Open Space and Parks Fund in the Amount of \$2,797,113 for the Phase II Acquisition of Approximately 61 Acres of Property Known as the Pikeview Frontage Property from The Conservation Fund for the Purpose of Public Open Space and Trails in the Mountain Shadows Candidate Open Space Area.

Presenter:

Britt I. Haley, Parks, Recreation and Cultural Services Department,
TOPS Program Manager

Attachments: [Appropriation Ordinance.MTNSHADOWS PhaseII](#)
[Final-Pikeview-Attachment B-2 PHase 2 GRAPHIC](#)

Britt Haley, Trails, Open Space and Parks (TOPS), Program Manager, Parks, Recreation and Cultural Services Department, presented the Resolutions for acquisition of approximately 61 acres at the Pikeview frontage property for the purpose of public open space and trails through the TOPS fund. She gave brief history of the project, presented an aerial view photo of the Pikeview Quarry buffer property, maps of the Pikesview frontage property and donation property. Ms. Haley gave an overview of the Buy and Hold Agreement with The Conservation Fund (TCF), the total supplemental appropriation request for \$2,797,113, and the TOPS Working Committee unanimously voted recommendation of approval of the supplemental appropriation.

President Pro Tem Strand requested information regarding the Buy and Hold Agreement and what the TCF does in the community. Ms. Haley stated the TCF is a national 501c3 organization which helps municipalities conserve large land spaces and the Buy and Hold Agreement helps spreads out the time the municipality has to pay for the property.

Councilmember Knight asked if the closing amount comes in higher if the supplemental appropriation would need to be increased. Ms. Haley stated she has never experienced a closing cost to be more than \$2,500 so she is comfortable with the supplemental appropriation amount requested.

- 8.D.** [21-149](#) A Resolution Authorizing the Acquisition of Property Utilizing Possession and Use Agreements, for the Black Forest Road, Roadway Improvements: Woodmen Road to Research Parkway Project.

Presenter:

Mike Chaves, Engineering Programs Manager

Attachments: [Black Forest PU-Resolution](#)
[Exhibit A-Parcel List](#)
[Resolution 109-12](#)
[Black Forest PU](#)

Aaron Egbert, City Engineering, Public Works, presented the Resolution authorizing the acquisition of a 1.651-acre vacant parcel for the Black Forest Road widening project from Woodmen Road north to Research

Road. He provided a map of the project limits, the project description, project timeline, design and construction schedule. He identified the land acquisition, schedule concerns, possession, and use agreements.

President Pro Tem Strand asked if this project was approved by PPRTA in 2012. Mr. Egbert confirmed it was and the funding window was approved for 2015 through 2024. President Pro Tem Strand asked if any funding is from the City's budget. Mr. Egbert stated only staff time.

Councilmember Geislinger asked if this project was managed completely by the City. Mr. Egbert confirmed it was.

Councilmember Murray stated he does not believe this project should be a priority compared to other projects needed within the City. Councilmember Geislinger stated this is a voter mandated project.

8.E. [21-145](#) A Resolution Setting the Gas Cost Adjustment effective March 11, 2021

Presenter:

Scott Shewey, Chief Planning and Finance Officer, Colorado Springs Utilities

Aram Benyamin, Chief Executive Officer, Colorado Springs Utilities

Attachments: [03-09-2021 CC Mtg-GCA Resolution](#)

[GCA Sheet 2.4 Rate Tbl - Redline](#)

[GCA Sheet 2.4 Rate Tbl - Final](#)

[GCA Schedule 1](#)

[GCA Alternatives Summary](#)

[Signed Resolution 37-21](#)

Aram Benyamin, Chief Executive Officer, Colorado Springs Utilities (CSU), gave an overview of the extreme weather event which occurred February 13 through 16, 2021, the impact it had on the fuel prices, the natural gas price adjustment to recover those fuel costs over fourteen months, and how CSU will help customers with these unexpected utility costs.

Councilmember Knight requested how customers were contacted during the extreme cold weather conditions. Mr. Benyamin stated they utilized web casting and social media. Councilmember Knight recommended that in the event of an emergency, they email customers.

Councilmember Knight requested an estimate of how much Drake 7 would

have saved if it had been operational. Mr. Benjamin stated they will provide that estimate.

President Pro Tem Strand asked if the additional amount paid for utilities during these four days was \$104M. Scott Shewey, Chief Planning and Finance Officer, CSU, confirmed that was the estimated amount as of February 22, 2021.

President Pro Tem Strand asked why CSU did not hedge for an event like this. Mr. Shewey stated there are two types of hedging, physical and financial and CSU physically hedged which saved approximately forty percent of the cost, but it has not been engaged in financial hedging due to the risk involved in it.

Mr. Shewey presented the Resolutions increasing Gas Cost Adjustment (GCA) rate effective March 11, 2021. He gave an overview of the supply/demand issues, February prices, natural gas forward curve, 2021 forecasted fuel related expense, GCA alternatives, and sample total monthly bills. He identified the seasonal increase to monthly gas bills, customer information, cost adjustment information channels, and how CSU will help their customers.

Councilmember Knight stated the Budget Committee and staff have always been cognizant of sticker shock by extending the Large Power and Light (ELG) electric rate out three years, non-potable water rate out four to five years, the Electric Supply Credit is being reduced once a quarter over an extended period of time, and he supports doing the same thing for all CSU customers. He stated by taking the residential volume and adding the Electric Cost Adjustment (ECA) increase which will be coming before City Council in approximately two weeks, Option 1 will increase the maximum monthly residential bill by \$100.00, Option 2 will increase it by \$52.00, and if the rate increase was extended over twenty-three months, Option 3, the increase would be \$40.00. Councilmember Knight stated he supports Option 3.

Councilmember Williams stated he is concerned with the period going beyond Option 2 because there could be an incident in the next heating season, and he does not foresee there being an increase in the supply of natural gas.

Councilmember Gaebler asked what CSU's preferred option is. Mr. Benjamin stated Option 2 because they feel it is the most balanced option.

President Skorman stated he also supports Option 2.

- 8.F. [21-090](#) Resolution Authorizing the Banning Lewis Ranch Metropolitan District No. 8 to Issue Series 2021A Limited Tax General Obligation Bonds in an Amount Estimated to be \$18,995,000 and Series 2021B Limited Tax Subordinate Bonds in an Amount Estimated to be \$989,000 (Legislative).

Presenter:

Carl Schueler, Comprehensive Planning Manager, Planning and Community Development

Attachments: [Resolution BLR 8](#)

[2- Applicant PowerPoint- Banning Lewis Ranch MD NO. 2 and No. 8](#)

[3- Term Sheet - Banning Lewis Ranch MD No.8 \(as of 2.9.21\)](#)

[4-Banning Lewis Ranch MD No. 8 Series 2021 Senior Indenture \(2021A\)](#)

[5- Banning Lewis Ranch MD No. 8 Series 2021 Subordinate Indenture \(2021B\)](#)

[6- BLR 8 and Reg 2 - 2021 Bond Issuance - Form GC opinion - Draft - Feb 17 2021](#)

[Banning Lewis Ranch Metro 8 Regional 2 Cost Summary](#)

[External Financial Advisor Certificate-Banning Lewis Ranch MD No. 8 - Draft Series 2021](#)

[BLR Districts PowerPoints](#)

Carl Schueler, Comprehensive Planning Manager, Planning and Community Development Department, presented the Resolutions authorizing the Banning Lewis Ranch Metropolitan District No. 8 and Regional Metropolitan District No. 2 to issue debt in the form of Series 2021A and Series 2021B general obligation limited tax obligation bonds, and the Resolution authorizing the overlap of the authorized maximum debt mill levies of the Banning Lewis Ranch Metropolitan District Nos. 8-11 and Banning Lewis Ranch Regional Metropolitan District No. 2. He provided a brief background, summary, City Council Resolution limitations, questions/comments from the Budget Committee, and next steps.

Scott Smith, Oakwood Homes, representing the district, stated there are several limitations placed on the Series 2021B general obligation limited tax obligation bonds.

Councilmember Gaebler and Councilmember Geislinger expressed

appreciation for the information given to City Council prior to the Work Session.

- 8.G.** [21-091](#) Resolution Authorizing the Banning Lewis Ranch Regional Metropolitan District No. 2 to Issue Series 2021A Limited Tax General Obligation Bonds in an Amount Estimated to be \$8,595,846 and Series 2021B Subordinate Cash Flow Bonds in an Amount Estimated to be \$1,040,000 (Legislative).

Presenter:

Carl Schueler, Comprehensive Planning Manager, Planning and Community Development

Attachments: [Resolution- BLR Reg 2](#)

[1- Term Sheet - Banning Lewis Ranch Regional MD No.2 \(as of 2.9 \(1\)\)](#)

[2- Senior Indenture Banning Lewis Ranch Regional MD No.2](#)

[3- Subordinate Indenture Banning Lewis Ranch Regional MD No.2](#)

[Banning Lewis Ranch Metro 8 Regional 2 Cost Summary](#)

[External Financial Advisor Certificate-Banning Lewis Ranch Regional MD No. 2 - Draft Series 2021](#)

Please see comments in Agenda item 8.F.

- 8.H.** [21-160](#) Resolution Amending Resolution 93-18 and Specifically Confirming Authority to Overlap the Authorized Maximum Debt Mill Levies of the Banning Lewis Ranch Metropolitan District Nos. 8-11 and Banning Lewis Ranch Regional Metropolitan District No. 2 Pursuant to Resolutions 93-18 and 94-18 (Legislative).

Presenter:

Carl Schueler, Comprehensive Planning Manager, Planning and Community Development

Attachments: [Resolution](#)

[Resolution 93-18](#)

[Resolution 94-18](#)

Please see comments in Agenda item 8.F.

- 8.I.** [21-136](#) Resolution authorizing issuance of debt by the Barnes Center Metropolitan District in a combined principal amount not to exceed \$1,237,120

Presenter:

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

Attachments: [Resolution](#)

- [1- PowerPoint](#)
- [2- BCMD City bond process cover letter final](#)
- [3- Barnes Center MD Financial Plan 02.17.21 \(1\)](#)
- [4- BCMD 2021 - Authorizing Resolution](#)
- [5- Barnes Center Cert-02162021123039](#)
- [6- BCMD Public Improvements mapping](#)
- [7- EFA Cert, Barnes Center MD](#)

Carl Schueler, Comprehensive Planning Manager, Planning and Community Development Department, presented the Resolution authorizing the Banning Lewis issuance of debt by the Barnes Center Metropolitan District in a combined principal amount not to exceed \$1,237,120. He provided a brief summary, area and district map, costs being reimbursed, City Council Resolution limitations, questions/comments from the Budget Committee, and next steps.

President Pro Tem Strand asked why the five percent taxable bond would be more beneficial than other financing options. Mr. Schueler stated the district would prefer to bond for more cost at a lower interest rate. Kevin Walker, representing the district, stated this developer is more interested in getting their capital back than the interest rate and the projections show the five percent interest rate is supported over a thirty-year bond.

- 8.J.** [21-137](#) A resolution approving a service plan allowing for the creation of the North Meadow Metropolitan District Nos. 1-5.

(Legislative)

Presenter:

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

Peter Wysocki, Director of Planning and Community Development

Attachments: [Resolution](#)

- [Exhibit 1- 2021 02 19 - Service Plan - North Meadow MD Nos. 1-5](#)
- [2- 2021 02 17 - Cover Letter - North Meadow MD Nos. 1-5](#)
- [3- 2021 02 19 - Supplemental Letter - North Meadow MD Nos. 1-5](#)
- [4- 2021 02 19 - Redline Comparison Service Plan - North Meadow MD Nos. 1-5](#)
- [North Meadow Metropolitan District Summary R6 2.25.21\[2\]](#)
- [NMMMD CC Worksession Applicant Presentation 030821](#)

Carl Schueler, Comprehensive Planning Manager, Planning and Community Development Department, presented the Resolution approving a service plan allowing for the creation of the North Meadow Metropolitan District Nos. 1-5. He provided a brief summary, maps of the initial boundaries, context, and proposed boundaries. Mr. Schueler identified the improvements costs, debt authorization, operations, maintenance functions, annexation status, and approved development plan. He gave an overview of the Woodmen Road Metropolitan District, questions/comments from the Budget Committee, Colorado Revised Statutes findings and next steps.

Tim Siebert, Nor'Wood Develop Group, representing the district, gave an overview of the master plan, proposed development plan, future inclusion areas, a summary of the districts, total expenses of \$141M for all districts, and each districts bonding capacity projections.

There were no comments on this item.

8.K. [21-139](#)

A resolution approving a service plan allowing for the creation of the GSF Metropolitan District Nos. 1 & 2.

(Legislative)

Presenter:

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

Peter Wysocki, Director of Planning and Community Development

Attachments: [Resolution](#)

[Exhibit 1-Service Plan - GSF MD Nos. 1 & 2](#)

[2021 02 17 - Cover Letter - GSF MD Nos. 1 & 2 and GSF BID](#)

[Redline Comparison - GSF MD Service Plan final](#)

[Public Improvement Cost Estimates - GSF Metros. and BID](#)

[GSF DISTRICT FORMATION OVERVIEW - FINAL for CC Work Session](#)

Carl Schueler, Comprehensive Planning Manager, Planning and Community Development Department, presented the Resolution approving a service plan allowing for the creation of the Gazette and St. Francis (GSF) Metropolitan District Nos. 1 and 2 and the Ordinance organizing the GSF Business Improvement District and appointing an initial Board of Directors. He provided a brief summary, processes, vicinity map, map of the initial boundaries, mill levy caps, and public improvement fee (PIF). Mr. Schueler identified the improvements costs, authorized debt, operations,

maintenance functions, and Downtown Development Authority (DDA). He gave an overview of the Colorado Revised Statutes findings, questions/comments from the Budget Committee, and next steps.

Chris Jenkins, President, Nor'Wood Development, representing the district, gave an overview of the GSF revitalization, site location, planning efforts, Envision Shooks Run Corridor, new development, historic uses, and concept renderings. He identified the public infrastructure costs, CPI construction inflation since 2017, district boundary, proposed district parcel map, development program, value assumptions, and next steps.

Councilmember Knight asked how much debt is being requested. Mr. Jenkins stated a little more than \$83M.

Councilmember Knight asked if the excluded parcel will be required to be part of the district if it has not sold by the time it is approved by City Council. Mr. Schueler stated it will not.

Councilmember Geislinger asked if the excluded parcel will be subject to the Urban Renewal Authority (URA) tax increment financing (TIF). Bob Cope, Economic Development Officer, stated URA boundaries are designated similarly to district boundaries and the condition survey for the blight study is done prior to those boundaries being designated.

Councilmember Murray stated this is a great opportunity for development along the creek and recommended a grocery store be added to the area.

8.L. [21-138](#)

An Ordinance Organizing the GSF Business Improvement District and Appointing an Initial Board of Directors.

(Legislative)

Presenter:

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

Peter Wysocki, Director of Planning and Community Development

Attachments: [Ordinance](#)[Exhibit A - Petition for Organization - GSF BID](#)[Exhibit B- Affidavit of Publication](#)[Exhibit C- GSF BID Operating Plan and Budget](#)[Exhibit D - SpecialDistrictPolicyJan06](#)[2021 02 17 - Cover Letter - GSF MD Nos. 1 & 2 and GSF BID](#)[2021 02 24 - Redline Comparison Operating Plan - GSF BID](#)[Public Improvement Cost Estimates - GSF](#)

Please see comments in Agenda item 8.K.

9. Items Under Study

There were no Items Under Study.

10. Councilmember Reports and Open Discussion

There were no Councilmember Reports and there was no Open Discussion.

11. Adjourn

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

Sarah B. Johnson, City Clerk