



# City of Colorado Springs

City Hall  
107 N. Nevada Avenue  
Colorado Springs, CO  
80903

## Meeting Minutes Council Work Session

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Monday, February 25, 2019

1:00 PM

Council Chambers

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### 1. Call to Order

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

President Pro Tem Gaebler was excused at approximately 5:10 p.m.

### 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.

Consensus of Council agreed to this change on the Agenda.

### 3. Regular Meeting Comments

Councilmember Pico stated there will be a correction made to the Appointments to Boards and Commissions item to reflect that two members will be appointed as alternates to the Airport Advisory Commission instead of primary members.

Sarah B. Johnson, City Clerk, stated items 12.A. through 12.G. pertaining to the United States Air Force Academy (USAFA) annexation will be heard after Mayor's Business and items 10.C. and 11.A. pertaining to the Scheels All Sports, Inc. credit Public Improvement Fee (PIF) agreement will be a back-to-back item for the February 26, 2019 City Council meeting and will be held at the end of the meeting.

Consensus of Council agreed to these changes on the Agenda.

### 4. Review of Previous Meeting Minutes

4.A. [19-140](#)

City Council Work Session Meeting Minutes February 11, 2019

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [2-11-19 City Council Work Session Meeting Minutes Final.pdf](#)

Councilmember Strand stated the minutes for the February 11, 2019 Work Session meeting reflected that item 8.A., the grant application to Great Outdoors Colorado reflected \$200, but believes the amount should be \$20,000. Sarah B. Johnson, City Clerk, stated she will research that information. Ms. Johnson confirmed the amount should be \$20,000 and made the correction to the minutes.

The minutes of the February 11, 2019 Work Session meeting were approved by Consensus of Council.

## **5. Executive Session**

### **5A. Open**

There was no Open Executive Session.

### **5B. Closed**

#### **5B.A. [19-143](#)**

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), the City Council, in Open Session, is to determine whether it will hold a Closed Executive Session. The issue to be discussed involves legal advice with the City Attorney regarding a land use matter.

The President of Council shall poll the City Councilmembers, and, upon consent of two-thirds of the members present, may hold a Closed Executive Session. If consent to the Closed Executive Session is not given, the item may be discussed in Open Session or withdrawn from consideration.

Presenter:

Wynetta Massey, City Attorney

**Attachments:** [02252019ExecSession](#)

Marc Smith, Division Chief, Corporate Legislative Counsel, stated that 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 a Closed Executive Session. The issues to be discussed legal advice with the City Attorney regarding a land use matter.

Council President Skorman polled Council regarding the desire to proceed with a Closed Executive Session. At least two-thirds of Council agreed to proceed in Closed Executive Session.

## **6. Staff and Appointee Reports**

**6.A.**    [19-139](#)            Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:**    [Agenda Planner Review 2-25-19.pdf](#)

Sarah B. Johnson, City Clerk, stated the item pertaining to the authority to impound recreational vehicles will have a second reading at the March 26, 2019 City Council meeting.

There were no comments on this item.

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

**7.A.**    [19-142](#)            University of Colorado Health (UCH) Annual Update on Memorial Hospital Lease & Affiliation Agreement

Presenter:

Joel P. Yuhas, President and Chief Executive Officer, UCHealth Memorial

Margaret Sabin, Regional President, Children's Hospital Colorado

**Attachments:**    [UCHealth Memorial Presentation to COS City Council 02.25.19 FINAL.pptx](#)

Joel P. Yuhas, President and Chief Executive Officer, University of Colorado Health (UCH) Memorial Hospital, presented an update on UCH Memorial Hospital's emergency and trauma services. He identified the number of patient visits to the facilities, financial contributions to the community, the comprehensive care services offered, the opening of their north campus expansion, and their national quality rankings. Mr. Yuhas explained their collaboration efforts to address nursing and first responder workforce needs, their military collaboration, the opening of UCHealth Grandview Hospital, and other 2018 accomplishments. He identified their economic impact to the community, community impact partnerships, the results of their community needs assessment, and their future plans for expansion.

Councilmember Murray asked if affordable housing issues were impacting the search for and retention of nurses. Mr. Yuhas they are partnering with University of Colorado, Colorado Springs (UCCS) and Pikes Peak

Community College (PPCC) in order to offer affordable education opportunities to address the nursing and first responder workforce needs.

Councilmember Strand asked how the homeless population with severe health issues entering correctional facilities affects UHealth. Mr. Yuhas stated they address the needs of the homeless population by collaborating with other community organizations and are extending telemedicine opportunities to correctional facilities.

Councilmember Geislinger asked how homelessness and lack of affordable housing is impacting UHealth's perspective of the healthcare deficit. Mr. Yuhas stated as an urban hospital, they are the safety net provider for everyone and the HOPE unit is immensely passionate about helping those individuals.

Councilmember Geislinger asked how UHealth deals with the emergency room being used as the default location for people to receive primary type of care. Mr. Yuhas stated they are working to create more access points for primary care.

Councilmember Geislinger requested a copy of the results of the community health needs assessment. Mr. Yuhas agreed to provide that information.

Councilmember Knight requested additional information on robotic surgeries offered. Mr. Yuhas stated most providers are coming out of surgical oncology programs with robotic fellowships.

Margaret Sabin, Regional President, Children's Hospital Colorado, provided an update on Children's Hospital Colorado. She identified the southern region leadership team, access to care, market awareness, and the number of patient visits. Ms. Sabin described their bed and room count, major donations, the impact on the community, their community partners, and their population health collaborations. She identified the functions of the Southern Colorado Advisory Board, their injury prevention plans, and the individual impact of the hospital.

Councilmember Geislinger asked what the average age population of a pediatric hospital is. Ms. Stated the emergency medical services (EMS) and trauma guidelines state up to the age of fourteen, but it depends on individual situations.

Councilmember Geislinger asked about resources for behavioral and mental health care. Ms. Sabin stated they are working with schools and other mental health facilities to identify and address at-risk behaviors in children early on.

7.B. [19-009](#) visit Colorado Springs - Q4 2018 Performance Measures

Presenter:

Doug Price, President and CEO, visit Colorado Springs

**Attachments:** [2019-02 Q4 18 VCOS KPI Presentation Slides - final.pptx](#)

Doug Price, President and CEO, Colorado Springs Convention and Visitors Bureau (CVB), presented the 2018 fourth quarter Performance Measures report which reflected results through December 2018. He stated the Lodgers and Automobile Rental Tax (LART) year-end actual collections revenue was over 7.5% above 2017. Mr. Price stated they attended forty trade shows, sixty-nine site visits, had 243 group leads, and the electronic and third party leads was up from 2017. He identified their signature events and the economic impact to the community. Mr. Price stated the estimated room nights booked for group travel was down and group servicing activities was up. He identified the website KPIs, advertising cost, number of orders for visitor guides, and website visits.

Mr. Price stated in response to Councilmember Geislinger's request, Visit Colorado Springs is currently marketing the City as an alternative route to ski country on their website. Councilmember Geislinger stated it was Citizen Terry Rector's request.

Councilmember Pico asked how many classified conferences have come in. Mr. Price stated he will look into that.

Councilmember Strand asked if the Iron Man competition will be coming to Colorado Springs in 2020. Mr. Price stated he anticipates it will.

Councilmember Murray asked if day visits to Colorado Springs will be affected by the opening of the Gaylord Rockies Resort and Convention Center. Mr. Price stated they are trying to book groups that have not come to CO before and their success will depend on how well the resort is staffed.

Councilmember Murray asked if the Lodgers and Automobile Tax (LART) will be increased. Mr. Price stated total collections in 2018 was over \$7M and does not anticipate an increase question being on the ballot in 2019.

7.C. [19-068](#) American Medical Response (AMR) Overview of 2018 Performance in Colorado Springs

Presenter:

Scott Lenn, Vice President, South Region AMR

Jesse Baker, Manager, AMR Colorado Springs

**Attachments:** [2018 AMR COS Annual Community Report 02-25-19 Council Work Session.pdf](#)

Scott Lenn, Vice President of Operations, South Region American Medical Response (AMR) introduced himself as the regional contact.

Jesse Baker, Operations Manager, AMR Colorado Springs gave an overview of AMR's 2018 performance, response times, community involvement, employee care, and billing trends.

Councilmember Murray asked about dispatch procedures in regards to response times. Mr. Baker explained the process when 911 calls are received.

7.D. [19-066](#) Transforming Safety Grant and Lending Program Update

Presenter:

Eula Tatman, Pikes Peak Community Foundation

Gwen Bonilla, Accion

Richard and Shannon Morales, Latino Coalition for Community Leadership

Lisa Medina, Second Chance Through Faith- Grant Recipient

**Attachments:** [Resolution 161-17.pdf](#)

[Transforming Safety 2019 Update COS City Council Work Session.pptx](#)

Eula Tatman, Pikes Peak Community Foundation, gave a brief history and overview of the Transforming Safety grant and small business lending program and identified the recipients of the grant program.

Richard Morales, Latino Coalition for Community Leadership, presented an update of the evaluation and monitoring data.

Lisa and Estevan Medina, Second Chance Through Faith grant recipient, described their mission and how the Transforming Safety grant funding has helped their program through the hiring of additional employees to support at-risk youth in the community.

Ms. Tatman gave an overview of the future of the Transforming Safety grant and lending program.

Councilmember Geislinger asked how many children were in the Second Chance Through Faith program. Ms. Medina stated approximately 230 children per year.

Councilmember Avila expressed appreciation for opportunities this program has afforded for the children living in the Southeast part of the City.

Councilmember Strand asked what the grant for the Colorado Springs Parks, Recreation, and Cultural Services was used for. Ms. Tatman stated it was used to provide the youth in the Hillside Community organized activities through pop-up parks.

## **8. Items for Introduction**

- 8.A.**     [19-090](#)     A resolution acknowledging acceptance of a donation of a 4.213-acre parcel near Cowpoke Road from David D. Jenkins to the City of Colorado Springs.

Presenter:

Jeff Dunn, City Water Resources Engineering Project Manager.

**Attachments:**   [Exhibit A](#)

[Norwood Donation for Council.pptx](#)

[Resolution.docx](#)

Jeff Dunn, City Water Resources Engineering Project Manager, presented the Resolution acknowledging acceptance of a donation of a 4.213-acre parcel near Cowpoke Road from David D. Jenkins in order to construct Pond PR-2 in Cottonwood Creek. He identified the property location and construction elements.

There were no comments on this item.

- 8.B.**     [19-085](#)     Ordinance including certain property into the Creekwalk Marketplace Business Improvement District

(Legislative)

Presenter:

Carl Schueler, Comprehensive Planning Manager, Planning & Community Development

**Attachments:** [Ordinance-2019CreekwalkBIDInclusions](#)  
[Exhibit A Petition for Inclusion Creekwalk Marketplace](#)  
[BID\\_CreekwalkLLC](#)  
[Exhibit B CMBID NoticeofInclusion CreekwalkLLC](#)  
[Exhibit A Petition for Inclusion Creekwalk Marketplace](#)  
[BID\\_PikesPeakEquitiesLLC](#)  
[Exhibit B CMBID NoticeofInclusion PikesPeakEquitiesLLC](#)  
[Attachment 1 Proposed Inclusions Map](#)  
[PowerPoint\\_2019CreekwalkBIDInclusions](#)

Carl Schueler, Comprehensive Planning Manager, Planning and Community Development, gave a brief summary of the proposed voluntary inclusion of twenty-two parcels into the Creekwalk Marketplace Business Improvement District. He provided a brief background of the district, presented a map of the area and district, and gave a summary of the proposed inclusions.

There were no comments on this item.

- 8.C.** [19-145](#) A Resolution Approving the Credit Public Improvement Fee Agreement Between the City of Colorado Springs, Scheels All Sports, Inc., and Interquest North Business Improvement District.

Presenter:

Bob Cope, Economic Development Officer

**Attachments:** [Scheels Resolution 2019](#)  
[Scheels Power Point 2.25.19 Resolution](#)  
[Credit PIF AGREEMENT-FINAL -2-19-19](#)

Bob Cope, Economic Development Officer, presented the Resolution approving the one percent Credit Public Improvement Fee (PIF) agreement with Scheels All Sports, Inc., and Interquest North Business Improvement District and gave a summary of the fiscal and economic impacts to the community.

Councilmember Murray stated he spoke with similar business managers in the area who are also concerned with the potential loss of business and requested the words "Public Improvement" be removed from the title because the PIF is not going to be used for public improvements. He stated this area should not be offered an incentive. Jeff Greene, Chief of Staff, stated when the City did not offer an incentive to the developer involved in the South Academy Station redevelopment process, the City lost millions of dollars in sales tax collections. Mr. Cope stated in regards to



the PIF, there will be requirements for public improvements in place.

President Pro Tem Gaebler recommended a cap be placed on the incentive and requested the metrics regarding the forty to fifty percent of customers that will come in from outside the City be included in the agreement. Mr. Cope stated they will discuss that.

Councilmember Pico stated he does not believe this is the mechanism the City should be using to attract business because it gives them an unfair advantage. Mr. Cope explained the community benefits that will be derived with the proposed mechanism.

Councilmember Geislinger stated he would like to see this business located within City limits, but there needs to be more of a policy in place to ensure the expectations are met.

Councilmember Knight stated he will be voting for this, but the criteria for incentivizing needs to be established going forward.

Councilmember Murray stated the agreement should reflect that if Scheels All Sports, Inc. does not meet the expectations, they should lose the incentive.

- 8.D. [19-146](#) A Resolution Approving and Authorizing the Mayor to Execute the First Amendment to Cooperation Agreement with the Colorado Springs Urban Renewal Authority and Copper Ridge Metropolitan District Regarding the Copper Ridge at Northgate Urban Renewal Project.

Presenter:

Bob Cope, Economic Development Officer

**Attachments:** [Copper Ridge PowerPoint 2.20.19](#)  
[Resolution Polaris Pointe Amendment Cooperation Agreement](#)  
[First Amendment to Cooperation Agreement -2-20-19-FINAL.pdf](#)

Bob Cope, Economic Development Officer, presented the Resolution approving and the first amendment to the cooperation agreement with the Copper Ridge Metropolitan District for the Copper Ridge at Northgate Urban Renewal Project. He presented a map of the area to be constructed in two phases, gave an overview of the project costs, funding, the tenants at Polaris Pointe at Northgate, and the economic and fiscal impact analysis.

President Pro Tem Gaebler asked if El Paso County has been asked for a

portion of the Tax Increment Financing funding. Mr. Cope stated the developer will be requesting one half of one percent from El Paso County.

Councilmember Geislinger asked when Phase 1 will be completed. Gary Erickson, Northgate Properties, said they anticipate it will be started this year.

Councilmember Murray asked if the properties on the west side of Interstate 25 will need to be annexed into the City for construction of the interchange. Mr. Erickson stated even with the properties being annexed in, the easements would still have to be obtained from the United States Air Force Academy (USAFA).

- 8.E.**     [19-122](#)     An Ordinance Amending Section 104 (Words and Phrases Defined) Of Part 1 (General Provisions) Of Article 7 (Sales and Use Tax) Of Chapter 2 (Business Licensing, Liquor Regulation and Taxation) of the Code of the City Of Colorado Springs 2001, As Amended, Pertaining to Sales and Use Tax Definitions

Presenter:

Charae McDaniel, Chief Financial Officer

**Attachments:** [Ordinance-SalesTaxDEFINITIONS-Ch2Art7Part1-2019-01-31 \(19-122\)](#)  
[CML Letter of Support and SJR 14-038](#)

Charae McDaniel, Chief Financial Officer, presented the Ordinances amending the City Code pertaining to sales and use tax definitions. She stated the Colorado Municipal League (CML) developed a system of simplifying and standardizing sales tax which will not result in any new tax levies and will not increase sales tax revenue.

Councilmember Strand asked if the City is proposing to adopt a majority of CML's recommendations. Ms. McDaniel stated they adopted a majority of the changes where the tax revenue remained neutral.

- 8.F.**     [19-129](#)     An Ordinance Amending Sections Within Part 3 (Taxable Transactions, Commodities and Services) and Part 4 (Exempt Transactions, Commodities and Persons; Deductions) of Article 7 (Sales and Use Tax) of Chapter 2 (Business Licensing, Liquor Regulation and Taxation) of the Code of the City of Colorado Springs 2001, as Amended, Pertaining to Sales and Use Tax Definitions

Presenter:

Charae McDaniel, Chief Financial Officer

**Attachments:** [Ordinance-SalesTaxDefintions-Ch2Art7-OtherPartsAffected2019-01-31](#)

Please see comments in Agenda item 8.E.

## **9. Items Under Study**

Councilmember Knight requested a page be added to the City's website pertaining to short-term rental units that includes owner contact information. Jeff Greene, Chief of Staff, stated information will be discussed with City Council at tomorrow's lunch.

Councilmember Knight requested the City Attorney's Office prepare a briefing for City Council at the April 22, 2019 or May 13, 2019 Work Session regarding the process for how the City Charter may be amended. Wynetta Massey, City Attorney, stated they will provide that information.

Councilmember Knight stated he and Councilmember Pico had met with Dan Schneff, Managing Member, Blue and Silver Development Partners, LLC, CEO and Chairman of the Board, Matrix Design Group, Inc. and signed non-disclosure agreements regarding the proposed United States Air Force Academy (USAFA) visitor's center. He answered several questions Councilmember Murray had regarding the meeting.

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

Councilmember Bennett stated as a representative of the City for their sister city, Ancient Olympia Greece, he will be donating the gifts given to him to the Pioneer's Museum.

## **11. Adjourn**

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

Sarah B. Johnson, City Clerk