



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.

Monday, November 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 and Roll Call

2. Changes to Agenda

3. Regular Meeting Comments

4. Review of Previous Meeting Minutes

4.A. [21-670](#) City Council Work Session Meeting Minutes October 25, 2021

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [10-25-21 City Council Work Session Meeting Minutes Final](#)

5. Executive Session

5A. Open

5B. Closed

6. Staff and Appointee Reports

6.A. [21-669](#) Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 11-8-21](#)**7. Presentations for General Information****8. Items for Introduction****8.A.** [21-672](#) A Resolution of the City Council of the City of Colorado Springs,
Colorado
Approving Revisions to the Bylaws of the Colorado Springs Health
Foundation

Presenter:

R. Thayer Tutt, Jr., Board Chair

Cari Davis, Executive Director

Attachments: [CSHF RESOLUTION-2021-10-05](#)[Exhibit A - CSHF Bylaws](#)[CSHF Bylaws redline v1 23Sep21](#)**8.B.** [21-647](#) A resolution of the City Council of the City of Colorado Springs,
Colorado approving the issuance of the Westgate Metropolitan District
Limited Tax General Obligation Bonds, Series 2021 in the amount not to
exceed \$13,000,000 and related bond documents for a district located
south of Platte Avenue and west of Powers Boulevard

Presenter:

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

Peter Wysocki, Planning and Community Development Director

Attachments: [Resolution](#)[1- Westgate MD - Applicant Budget Committee Presentation](#)[2- Term Sheet - Westgate MD \(as of 10.18.21\)](#)[3- Westgate MD \(Co Spgs\) Financial Plan, Oct15](#)[4- District Bond Resolution - 10-13-21](#)[5- Indenture - 10-12-21](#)[6- Westgate MD Opinion letter](#)[PowerPoint](#)

- 8.C.** [21-649](#) A resolution of the City Council of the City of Colorado Springs, Colorado approving the issuance of the Upper Cottonwood Creek Metropolitan District No. 3 Limited Tax General Obligation Bonds, Series 2022 in the amount not to exceed \$4,710,000 and related bond documents located in the Wolf Ranch area in northern Colorado Springs

Presenter:

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

Attachments:

[RESOLUTION](#)

[PowerPoint](#)

[1- Second 2021 Bond Issuance Cover Letter - UCC Nos. 3 & 4](#)

[2- 2021-10-07 UCC MD No. 3 2022 - Bond Details](#)

[3- 2021-10-07 UCC MD No. 3 2022 - Bond Cash Flows](#)

[4- 2021-10-13 UCC MD No. 3 - 2022 LT GO Fairness Letter](#)

[5- Draft 2022 UCCMD No 3 BOND RESOLUTION](#)

[6- Draft 2022 UCCMD # 3 Bond Counsel Opinion](#)

[7- Draft GC Bond Opinion - UCC3](#)

- 8.D.** [21-650](#) A resolution of the City Council of the City of Colorado Springs, Colorado approving the issuance of the Upper Cottonwood Creek Metropolitan District No. 4 Limited Tax General Obligation Bonds, Series 2022 in the amount not to exceed \$5,530,000 and related bond documents located in the Wolf Ranch development in northern Colorado Springs.

Presenter

Carl Schueler, Comprehensive Planning Manager, Planning and Community Development

Attachments:

[Resolution](#)

[1- 2021-10-07 UCC MD No. 4 2022 - Bond Cash Flows](#)

[2- Draft 2022 UCCMD No 4 BOND RESOLUTION](#)

[3-District No. 4 Fairness Letter -RBC](#)

[4-Draft GC Bond Opinion - UCC4](#)

[5- 2022 UCCMD # 4 - Bond Counsel Opinion](#)

- 8.E. [21-688](#) A Resolution Approving and Authorizing the Mayor to Execute the First Amendment to the Cooperation Agreement with the Colorado Springs Urban Renewal Authority Regarding the South Nevada Area Urban Renewal Project.

Presenter:

Bob Cope, Economic Development Officer

Jariah Walker, CSURA Executive Director

Attachments: [Resolution South Nevada Amendment Cooperation Agreement File 21-688](#)
[S. Nevada First Amendment to Cooperation Agreement CSURA- File 21-688](#)
[SNA Urban Renewal - Public Improvements - City Council Work Session 11.8.2](#)

- 8.F. [21-653](#) An ordinance including certain property into the boundaries of the Creekwalk Marketplace Business Improvement District located along South Nevada Avenue.

(Legislative)

Presenter:

Carl Schueler, Comprehensive Planning Manager, Planning & Community Development

Attachments: [Ordinance](#)
[Exhibit A- Petition For Inclusion - Creekwalk Marketplace BID](#)
[Exhibit B \(Draft\) Notice of Inclusion - Creekwalk Marketplace BID](#)
[PowerPoint](#)
[1- Applicant Budget Committee Presentation - Creekwalk Marketplace BID](#)
[2- Creekwalk BID Map 10.19.21](#)

- 8.G.** [21-652](#) A resolution of the City of Colorado Springs, Colorado approving the issuance of tax supported and special revenue bonds by the Creekwalk Marketplace Business Improvement District located at the South Nevada Avenue corridor.

(Legislative Item)

Presenter:

Carl Schueler, Comprehensive Planning Manager, Planning & Community Development

Attachments:

[Resolution](#)

[Staff PowerPoint-Creekwalk Debt](#)

[1- Series 2021 Bond Cover Letter - Creekwalk Marketplace BID](#)

[2- Creekwalk MD Cash Flow Model 10.18.2021](#)

[3- DRAFT Creekwalk Marketplace BID - 2021 - Bond Resolution](#)

[4- DRAFT Bond Counsel Opinion Sub Bonds - Creekwalk BID 2021](#)

[5- Draft GC Bond Opinion](#)

[6- Stifel Financing Letter](#)

[7- Creekwalk - First Supplemental Trust Indenture\(Senior Bonds\)](#)

[8- Creekwalk - First Supplemental Trust Indenture\(Subordinate Bonds\)](#)

- 8.H.** [CPC MP](#) A resolution making certain legislative findings and approving the
[21-00123](#) Almagre Urban Renewal Plan.

Related Files: 21-574

Presenter:

Jariah Walker, CSURA Executive Director

Attachments:

[RES AlmagreURA](#)

[Exhibit A - Almagre URA Plan](#)

[URA Conditions Survey](#)

[Almagre impact Report](#)

[URA application-Tax Increment Financing](#)

[URA Resolution 01-21](#)

[Development Plan](#)

[vicinity map](#)

[CPC Minutes Almagre_draft](#)

- 8.I. [21-574](#) 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 Almagre 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: CPC MP 21-00123

Presenter:

Jariah Walker, CSURA Executive Director

Attachments: [RES Almagre PanoramaHeights URACooperationAgreement](#)
[Almagre Cooperation Agreement CSURA City v2](#)

- 8.J. [21-455](#) An ordinance by the City of Colorado Springs, Colorado authorizing the issuance and delivery of its Multifamily Housing Tax-Exempt Mortgage-Backed Bonds (M-Tems) (Draper Commons), Series 2022A, in an amount not to exceed \$26,000,000 and its Multifamily Housing Taxable Mortgage-Backed Bonds (M-Tmbs) (Draper Commons Project), Series 2022B, in an amount not to exceed \$5,000,000; authorizing the execution and delivery by the City of any and all necessary documents to effectuate the issuance of such bonds; authorizing officials of the City to take all action necessary to carry out the transactions contemplated hereby, and providing for related matters

Presenter:

Steve Posey, Community Development Division Manager

John Bales, Fred Marienthal, Kutak Rock LLP

Peter Wysocki, Director of Planning and Community Development

Attachments: [Draper Commons - 2021 Ordinance](#)
[Draper Commons - Financing Agreement](#)
[Draper Commons - Indenture of Trust](#)
[Bond Purchase Agreement \(Draper Commons\)](#)
[Draper Commons - 2021 Tax Regulatory Agreement](#)
[Preliminary Official Statement \(Draper Commons\) \(2022A\)](#)
[Preliminary Official Statement \(Draper Commons\) \(2022B\) \(Taxable\)](#)
[Bond Ordinance Draper Commons](#)

- 8.K.** [21-415](#) A Resolution Fixing and Certifying the 2021 Tax Levy for Taxes Payable in 2022 at 5.000 Mills for the Colorado Springs Downtown Development Authority in Colorado Springs, Colorado
- Presenter:
 Charae McDaniel, Chief Financial Officer
- Attachments:** [01_Res to Fix Mill Levy for DDA_11.23.21](#)
- 8.L.** [21-416](#) A Resolution Approving the 2022 Budget for the Colorado Springs Downtown Development Authority in Colorado Springs Colorado
- Presenter:
 Charae McDaniel, Chief Financial Officer
- Attachments:** [02_Res to Approve Budget for DDA_11.23.21](#)
 [DDA 2022 October Preliminary Budget](#)
- 8.M.** [21-407](#) A resolution fixing and certifying the 2021 annual assessment mill levy for assessments payable in 2022 at 4.409 mills upon each dollar of assessed valuation within the Briargate Special Improvement Maintenance District
- Presenter:
 Charae McDaniel, Chief Financial Officer
- Attachments:** [2022 bg signed budget letter](#)
 [Briargate SIMD map](#)
 [Resolution re Mill Levy for Briargate SIMD_11.23.21](#)
- 8.N.** [21-408](#) A resolution fixing and certifying the 2021 annual assessment mill levy for assessments payable in 2022 at 1.009 mills upon each dollar of assessed valuation within the Colorado Avenue Gateway Special Improvement Maintenance District
- Presenter:
 Charae McDaniel, Chief Financial Officer
- Attachments:** [2022 gw signed budget letter](#)
 [Colo Ave Gateway SIMD map](#)
 [Resolution re Fix Mill Levy for Colo Ave Gateway SIMD_11.23.21](#)

- 8.O.** [21-409](#) A resolution fixing and certifying the 2021 annual assessment mill levy for assessments payable in 2022 at 3.935 mills upon each dollar of assessed valuation within the Nor'wood Special Improvement Maintenance District

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments:

[2022 nw Signed Budget Letter](#)

[Norwood SIMD map](#)

[Resolution re Set Mill Levy for Norwood SIMD 11.23.21](#)

- 8.P.** [21-410](#) A resolution fixing and certifying the 2021 annual assessment mill levy for assessments payable in 2022 at 13.416 mills upon each dollar of assessed valuation within the Old Colorado City Security & Maintenance District

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments:

[2022 occ Signed Budget Letter](#)

[Old Colo City SIMD map](#)

[Resolution re Set Mill Levy for Old Colorado City SIMD 11.23.21](#)

- 8.Q.** [21-411](#) A resolution fixing and certifying the 2021 annual assessment mill levy for assessments payable in 2022 at \$1.10 per front footage of real property within the Platte Avenue Special Improvement Maintenance District

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments:

[2022 pa Signed Budget Letter](#)

[PLATTEAVESID-Tax-Map](#)

[Resolution re Set Mill Levy for Platte Ave SIMD 11.23.21](#)

- 8.R.** [21-412](#) A resolution fixing and certifying the 2021 annual assessment mill levy for assessments payable in 2022 at 3.858 mills upon each dollar of assessed valuation within the Stetson Hills Special Improvement Maintenance District

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments:

[2022 sh Signed Budget Letter.pdf.1](#)

[Stetson Hills SIMD map](#)

[Resolution re Set Mill Levy for Stetson Hills SIMD 11.23.21](#)

- 8.S.** [21-413](#) A resolution fixing and certifying the 2021 annual assessment mill levy for assessments payable in 2022 at 3.615 mills upon each dollar of assessed valuation within the Woodstone Special Improvement Maintenance District

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments: [2022 ws signed budget letter](#)
[Woodstone SIMD map](#)
[Resolution re Set Mill Levy for Woodstone SIMD 11.23.21](#)

- 8.T.** [21-387](#) An Ordinance Making and Certifying the 2021 Tax Levy for Taxes Payable in 2022 at 3.929 Mills (comprised of a general operating mill levy of 4.279 mills and a temporary tax credit of 0.35 mills) Upon Each Dollar of Assessed Valuation of All Taxable Property and a Tax Credit of 3.929 Mills Upon Each Dollar of Assessed Valuation of All Taxable Business Personal Property Within the Corporate Limits of the City of Colorado Springs

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments: [TaxLevy2022-BPPT_CreditORD](#)

- 8.U.** [CPC CA](#)
[21-00130](#) An ordinance amending Section 201 (Definitions Enumerated) of Part 2 (Definitions) of Article 2 (Basic Provisions, Definitions and Land Use Types and Classifications), Section 105 (Additional Standards for Specific Uses Allowed in Residential Zones) of Part 1 (Residential Districts) of Article 3 (Land Use Zoning Districts), Section 105 (Threshold of Review) of Part 1 (Purpose; Review Authorities) of Article 5 (Administration and Procedures), and creating a new Part 18 (Front Yard Carports) of Article 5 (Administration and Procedures) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to front yard carports

Presenter:

Mitch Hammes, Manager, Neighborhood Services

Peter Wysocki, Director of Planning and Community Development

Mike Tassi, Assistant Director of Planning and Community Development

Attachments: [CarportCh7-2021-10-12 \(CPC\)](#)
[CarportCh7-2021-11-2](#)
[HNP Recommendations & Question on Carport Ordinance Language](#)
[CCWS 11-8-2021 carports powerpoint](#)

- 8.V. [21-646](#) An ordinance amending Section 102 (Definitions), section 120 (Roadside Sale of Animals Prohibited), and creating Section 122 (Pet Store Sales Prohibited) of Article 7 (Regulation of Animals - General Provision) of Chapter 6 (Neighborhood Vitality / Community Health) pertaining to the prohibition of sales and certain other transactions involving dogs or cats by pet stores and providing penalties for the violation thereof

Presenter:

Tom Strand, Council President Pro Tem / Councilmember At-Large

Attachments:

[PetStoreORD-2021-10-14](#)

[Opposition Document 1 - Combined Legislation and PACFA](#)

[Propoents of Ord. Document 1 PP - Colorado Springs Nov. 9 2021](#)

9. Items Under Study

10. Councilmember Reports and Open Discussion

11. Adjourn