



City of Colorado Springs

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

Meeting Minutes City Council

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Tuesday, November 23, 2021

10:00 AM

Council Chambers

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1. Call to Order and Roll Call

Present: 9 - Councilmember Yolanda Avila, Councilmember Dave Donelson, Councilmember Randy Helms, Councilmember Nancy Henjum, Councilmember Bill Murray, Councilmember Mike O'Malley, President Pro Tem Richard Skorman, President Tom Strand, and Councilmember Wayne Williams

Councilmember Murray and President Pro Tem Skorman attended the meeting virtually.

2. Invocation and Pledge of Allegiance

The Invocation was made by Pastor Stan Lightfoot from Rustic Hills Baptist Church.

Retired United States Air Force Colonel Bill Roach, World War II Veteran, led the Pledge of Allegiance.

3. Changes to Agenda/Postponements

3.A. CPC AP 21-00157 An appeal of the Planning Commission's decision to uphold the administrative denial of the Short Term Rental permit for 116 South Fourteenth Street for an ownership change.

(Quasi-Judicial)

Presenter:

Carli Hiben, Program Coordinator

Peter Wysocki, Director of Planning and Community Development

Attachments: Staff Report - 116 S 14th St STR

Ueland Appeal Statement

116 S 14th Street - 500' Buffer

PlanCOS Vision Map

116 S 14th St STR Appeal_Public Comments

7.5.1702.B ShortTermRentalPermitRequired

7.5.1704.C ShortTermRentalPermitReviewCriteria

7.5.906 (A)(4) Administrative Appeal

There were no comments on this item.

Motion by Councilmember Avila, seconded by Councilmember Helms, to postpone the appeal hearing until the December 14, 2021 City Council meeting pursuant to City Code Section 7.5.906.B.3, allowing postponement of the first scheduled appeal hearing as a matter of course. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

4. Consent Calendar

These items will be acted upon as a whole, unless a specific item is called for discussion by a Councilmember or a citizen wishing to address the City Council. (Any items called up for separate consideration shall be acted upon following the Mayor's Business.)

4A. Second Presentation:

4A.A. [21-653](#)

Ordinance No. 21-93 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

Peter Wysocki, Planning and Community Development Director

Attachments: [Ordinance](#)
[Exhibit A- Petition For Inclusion - Creekwalk Marketplace BID](#)
[Exhibit B \(Draft\) Notice of Inclusion - Creekwalk Marketplace BID](#)

This Ordinance was finally passed on the Consent Calendar.

4A.B. [CPC A](#)
[21-00094](#) Ordinance No. 21-94 annexing to the City of Colorado Springs that area known as Bear Creek Canyon Addition No. 1 consisting of 1,369.653 acres located southwest of Highway 24 and 21st Street (Legislative)

Presenter:
Katie Carleo, Land Use Planning Manager, Planning and Community Development
Peter Wysocki, Planning and Community Development Director

Attachments: [ORD_BearCreekCanyonAnnexation](#)
[EXHIBIT A_Legal_BEAR CREEK CANYON](#)
[CPC Staff Report_City Parks Annexations_KAC](#)
[BEAR CREEK CANYON ADD. NO. 1 ANNEXATION PLAT](#)

This Ordinance was finally passed on the Consent Calendar.

4A.C. [CPC ZC](#)
[21-00095](#) Ordinance No. 21-95 amending the zoning map of the City of Colorado Springs pertaining to 1,369.653 acres located southwest of Highway 24 and 21st Street establishing the PK (Park) zone (Legislative)

Presenter:
Katie Carleo, Land Use Planning Manager, Planning and Community Development
Peter Wysocki, Planning and Community Development Director

Attachments: [ORD_BearCreekCanyonZoneChange](#)
[EXHIBIT A_Legal_BEAR CREEK CANYON](#)
[EXHIBIT B_ZoneChange_BEAR CREEK CANYON](#)

This Ordinance was finally passed on the Consent Calendar.

4A.D. [CPC A](#)
[21-00092](#) Ordinance No. 21-96 annexing to the City of Colorado Springs that area known as the Black Canyon Quarry Addition No. 1 Annexation consisting of 91.118 acres located northwest of Black Canyon Road and Garden Drive. (Legislative)

Presenter:
Katie Carleo, Land Use Planning Manager, Planning and Community

Development
Peter Wysocki, Planning and Community Development Director

Attachments: [ORD_BlackCanyonQuarryAnnexation](#)
[EXHIBIT A_Legal_BLACK CANYON QUARRY](#)
[CPC Staff Report_City Parks Annexations_KAC](#)
[BLACK CANYON QUARRY ADD. NO. 1 ANNEXATION PLAT](#)

This Ordinance was finally passed on the Consent Calendar.

- 4A.E.** [CPC ZC](#)
[21-00093](#) Ordinance No. 21-97 amending the zoning map of the City of Colorado Springs pertaining to 91.118 acres located northwest of Black Canyon Road and Garden Drive establishing the PK (Park) zone district.
(Legislative)

Presenter:
Katie Carleo, Land Use Planning Manager, Planning and Community Development
Peter Wysocki, Planning and Community Development Director

Attachments: [ORD_BlackCanyonQuarryZoneChange](#)
[EXHIBIT A_Legal_BLACK CANYON QUARRY](#)
[EXHIBIT B_ZoneChange_BLACK CANYON QUARRY](#)

This Ordinance was finally passed on the Consent Calendar.

- 4A.F.** [CPC A](#)
[21-00086](#) Ordinance No. 21-98 annexing to the City of Colorado Springs that area known as Corral Bluffs Addition No. 1 consisting 926.103 acres located north of Highway 94 and east of Corral Valley Road.
(Legislative)

Presenter:
Katie Carleo, Land Use Planning Manager, Planning and Community Development
Peter Wysocki, Planning and Community Development Director

Attachments: [ORD_CorralBluffsAnnexation](#)
[Exhibit A - Legal_CorralBluffs](#)
[CPC Staff Report_City Parks Annexations_KAC](#)
[CORRAL BLUFFS ADD. NO. 1 ANNEXATION PLAT](#)

This Ordinance was finally passed on the Consent Calendar.

- 4A.G.** [CPC ZC](#)
[21-00087](#) Ordinance No. 21-99 amending the zoning map of the City of Colorado Springs pertaining to 926.103 acres located north of Highway 94 and east of Corral Valley Road establishing the PK (Park) zone district
(Legislative)

Presenter:

Katie Carleo, Land Use Planning Manager, Planning and Community Development

Peter Wysocki, Planning and Community Development Director

Attachments: [ORD_CorralBluffsZoneChange](#)
[Exhibit A - Legal_CorralBluffs](#)
[Exhibit B - ZoneChange_CorralBluffs](#)

This Ordinance was finally passed on the Consent Calendar.

- 4A.H.** [CPC A 21-00090](#) Ordinance No. 21-100 annexing to the City of Colorado Springs that area known as the North Gate Open Space Addition No. 1 annexation consisting of 9.436 acres located north of North Gate Boulevard and Southwest of the Terminus of Walsen Road.
(Legislative)

Attachments: [ORD_NorthGateOpenSpaceAnnexation](#)
[Exhibit A_Legal_NORTH GATE OPEN SPACE](#)
[CPC Staff Report_City Parks Annexations_KAC](#)
[NORTH GATE OPEN SPACE ADD. NO. 1 ANNEXATION PLAT](#)

This Ordinance was finally passed on the Consent Calendar.

- 4A.I.** [CPC ZC 21-00091](#) Ordinance No. 21-101 amending the zoning map of the City of Colorado Springs pertaining to 9.436 acres located north of North Gate Boulevard and southwest of the terminus of Walsen Road establishing the PK (Park) zone district.
(Legislative)

Presenter:

Katie Carleo, Land Use Planning Manager, Planning and Community Development

Peter Wysocki, Planning and Community Development Director

Attachments: [ORD_NorthGateOpenSpaceZoneChange](#)
[Exhibit A_Legal_NORTH GATE OPEN SPACE](#)
[Exhibit B_ZoneChange_NORTH GATE OPEN SPACE](#)

This Ordinance was finally passed on the Consent Calendar.

- 4A.J.** [CPC A 21-00088](#) Ordinance No. 21-102 annexing to the City of Colorado Springs that area known as the Jimmy Camp Creek Addition No. 1 annexation consisting of 378.416 acres located east of Highway 24 and southwest of South Blaney Road.
(Legislative)

Presenter:

Katie Carleo, Land Use Planning Manager, Planning and Community Development

Peter Wysocki, Planning and Community Development Director

Attachments: [ORD_JimmyCampCreekAnnexation](#)
[EXHIBIT A_Legal_JIMMY CAMP CREEK](#)
[CPC Staff Report_City Parks Annexations_KAC](#)
[JIMMY CAMP CREEK ADD. NO. 1 ANNEXATION PLAT](#)

This Ordinance was finally passed on the Consent Calendar.

- 4A.K.** [CPC ZC 21-00089](#) Ordinance No. 21-103 amending the zoning map of the City of Colorado Springs pertaining to 378.416 acres located east of Highway 24 and southwest of South Blaney Road establishing the PK (Park) zone (Legislative)

Presenter:

Katie Carleo, Land Use Planning Manager, Planning and Community Development

Peter Wysocki, Planning and Community Development Director

Attachments: [ORD_JimmyCampCreekZoneChange](#)
[EXHIBIT A_Legal_JIMMY CAMP CREEK](#)
[EXHIBIT B_Zone Change_JIMMY CAMP CREEK](#)

This Ordinance was finally passed on the Consent Calendar.

- 4A.L.** [21-387](#) Ordinance No. 21-106 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](#)

This Ordinance was finally passed on the Consent Calendar.

4B. First Presentation:

- 4B.A.** [21-717](#) City Council Regular Meeting Minutes November 9, 2021

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [11-9-2021 City Council Meeting Minutes Final](#)
[2022_D&O_Electric](#)

The Minutes were approved on the Consent Calendar.

4B.C. [21-644](#)

A resolution Declaring the Fourth Amended and Restated Intergovernmental Agreement Regarding the Pikes Peak Rural Transportation Authority to Comply with the Adequate Representation Requirements of Resolution 97-21

Presenter:

Gayle Sturdivant, City Engineer/Deputy Public Works Director
Randy Helms, Councilor, Chair PPRTA Board of Directors
Wayne Williams, Councilor, PPRTA Board of Directors

Attachments: [PPRTA_RES-2021-11-10](#)
[Signed Resolution 149-21](#)
[Signed Resolution 97-21](#)

This Resolution was adopted on the Consent Calendar.

**4B.D. [CPC PUZ](#)
[21-00008](#)**

An ordinance amending the zoning map of the City of Colorado Springs relating to 12.89 acres located at the northeast corner of Hills Circle and West Fillmore Street, from R (Estate Single-Family Residential) to PUD (Planned Unit Development: Single-Family Residential, 30-foot Maximum Building Height, and 3.87 Dwelling Units per Acre).

(Quasi-Judicial)

Related Files: CPC PUP 21-00104

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development
Peter Wysocki, Director, Planning & Community Development

Attachments: [ORD_ZC_KissingCamelsRedRockPoint4](#)
[Exhibit A - Legal Desc](#)
[Exhibit B - Zone Change](#)
[Vicinity Map](#)
[CC_Kissing Camels - Red Rock Point FL 4_DJS](#)
[CPC Report_Kissing Camels - Red Rock Point FL 4](#)
[Zoning Exhibit](#)
[ProjectStatement](#)
[Concept Plan](#)
[Vision Map](#)
[Public Comments1](#)
[Context Map](#)
[CPC_Minutes_ConsentCalendar_draft](#)
[7.3.603 Establishment & Development of a PUD Zone](#)
[7.5.603.B Findings - ZC](#)

This Ordinance was approved on first reading on the Consent Calendar

- 4B.E.** [CPC PUP
21-00104](#) A concept plan for the Kissing Camels - Red Rock Point 4 single-family residential project on 12.89 acres, located at the northeast corner of Hills Circle and West Fillmore Street.

(Quasi-Judicial)

Related File: CPC PUZ 21-00008

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

Attachments: [Concept Plan](#)
[7.3.605 PUD Concept Plan](#)
[7.5.501.E Concept Plans](#)

This Item was approved on the Consent Calendar.

- 4B.F.** [CPC A
21-00088R](#) A resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Jimmy Camp Creek Addition No. 1 Annexation (Legislative)

Presenter:

Katie Carleo, Land Use Planning Manager, Planning and Community

Development
Peter Wysocki, Planning and Community Development Director

Attachments: [RES FindingsOfFact JimmyCampCreekAdditionNo.1](#)
[EXHIBIT A Legal JIMMY CAMP CREEK](#)
[Planner Affidavit Jimmy Camp Creek](#)
[Surveyor Affidavit Jimmy Camp Creek](#)
[Vicinity Map Jimmy Camp Creek Addition No.1](#)

This Resolution was adopted on the Consent Calendar.

- 4B.G. [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](#)

This Resolution was adopted on the Consent Calendar.

- 4B.H. [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](#)

This Resolution was adopted on the Consent Calendar.

- 4B.I. [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](#)

This Resolution was adopted on the Consent Calendar.

4B.J. [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](#)

This Resolution was adopted on the Consent Calendar.

4B.K. [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](#)

This Resolution was adopted on the Consent Calendar.

4B.L. [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](#)

This Resolution was adopted on the Consent Calendar.

4B.M. [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](#)

This Resolution was adopted on the Consent Calendar.

- 4B.N. [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](#)

This Resolution was adopted on the Consent Calendar.

- 4B.O. [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](#)

This Resolution was adopted on the Consent Calendar.

4B.P. [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](#)

This Resolution was adopted on the Consent Calendar.

4B.Q. [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](#)

This Resolution was adopted on the Consent Calendar.

- 4B.R. [21-718](#)** The City Clerk reports that on November 10, 2021 there was filed with her a petition for the annexation of Amara Addition No 1 Annexation. The City Clerk herewith communicates such to City Council and recommends that the petition and map be referred to the City Administration for review and recommendation regarding whether the petition is in substantial compliance with Section 31-12-107(1).

Presenter:
Sarah B Johnson

Attachments: [PETITION AMARA ADD NO. 1](#)
[Amara Annex Parcel Overall Layout](#)
[03R-AMARA ADDITION NO. 1 11-05-21](#)

This Item was approved on the Consent Calendar.

- 4B.S. [21-722](#)** The City Clerk reports that on November 10, 2021 there was filed with her a petition for the annexation of Amara Addition No 2 Annexation. The City Clerk herewith communicates such to City Council and recommends that the petition and map be referred to the City Administration for review and recommendation regarding whether the petition is in substantial compliance with Section 31-12-107(1).

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [PETITION AMARA ADD NO. 2](#)
[Amara Annex Parcel Overall Layout](#)
[04R-AMARA ADDITION NO. 2 11-05-21](#)

This Item was approved on the Consent Calendar.

- 4B.T. [21-724](#)** The City Clerk reports that on November 10, 2021 there was filed with her a petition for the annexation of Amara Addition No 3 Annexation. The City Clerk herewith communicates such to City Council and recommends that the petition and map be referred to the City Administration for review and recommendation regarding whether the petition is in substantial compliance with Section 31-12-107(1)

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [PETITION AMARA ADD NO. 3](#)
[Amara Annex Parcel Overall Layout](#)
[05R-AMARA ADDITION NO. 3 11-05-21](#)

This Item was approved on the Consent Calendar.

- 4B.U. [21-726](#)** The City Clerk reports that on November 10, 2021 there was filed with her a petition for the annexation of Amara Addition No 4 Annexation. The City Clerk herewith communicates such to City Council and recommends that the petition and map be referred to the City Administration for review and recommendation regarding whether the petition is in substantial compliance with Section 31-12-107(1).

Presenter:
Sarah B. Johnson

Attachments: [PETITION AMARA ADD NO. 4](#)
[Amara Annex Parcel Overall Layout](#)
[06R-AMARA ADDITION NO. 4 11-05-21](#)

This Item was approved on the Consent Calendar.

- 4B.V. [21-729](#)** The City Clerk reports that on November 10, 2021 there was filed with her a petition for the annexation of Amara Addition No 5 Annexation. The City Clerk herewith communicates such to City Council and recommends that the petition and map be referred to the City Administration for review and recommendation regarding whether the petition is in substantial compliance with Section 31-12-107(1).

Presenter:
Sarah B. Johnson

Attachments: [PETITION AMARA ADD NO. 5](#)
[Amara Annex Parcel Overall Layout](#)
[07-AMARA ADDITION NO. 5 10-11-21](#)

This Item was approved on the Consent Calendar.

- 4B.W. [21-731](#)** The City Clerk reports that on November 10, 2021 there was filed with her a petition for the annexation of Amara Addition No. 6 Annexation. The City Clerk herewith communicates such to City Council and recommends that the petition and map be referred to the City Administration for review and recommendation regarding whether the petition is in substantial compliance with Section 31-12-107(1).

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [PETITION AMARA ADD NO. 6](#)
[08-AMARA ADDITION NO. 6 10-11-21](#)
[Amara Annex Parcel Overall Layout](#)

This Item was approved on the Consent Calendar.

- 4B.X.** [21-727](#) The City Clerk reports that on November 10, 2021 there was filed with her a petition for the annexation of Amara Addition No. 7 Annexation. The City Clerk herewith communicates such to City Council and recommends that the petition and map be referred to the City Administration for review and recommendation regarding whether the petition is in substantial compliance with Section 31-12-107(1).

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [PETITION AMARA ADD NO. 7](#)
[09-AMARA ADDITION NO. 7 10-11-21](#)
[Amara Annex Parcel Overall Layout](#)

This Item was approved on the Consent Calendar.

- 4B.Y.** [21-725](#) The City Clerk reports that on November 10, 2021 there was filed with her a petition for the annexation of Amara Addition No. 8 Annexation. The City Clerk herewith communicates such to City Council and recommends that the petition and map be referred to the City Administration for review and recommendation regarding whether the petition is in substantial compliance with Section 31-12-107(1).

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [PETITION AMARA ADD NO. 8](#)
[10-AMARA ADDITION NO. 8 10-11-21](#)
[Amara Annex Parcel Overall Layout](#)

This Item was approved on the Consent Calendar.

- 4B.Z.** [21-721](#) The City Clerk reports that on November 10, 2021 there was filed with her a petition for the annexation of Amara Addition No. 9 Annexation. The City Clerk herewith communicates such to City Council and recommends that the petition and map be referred to the City Administration for review and recommendation regarding whether the petition is in substantial compliance with Section 31-12-107(1).

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [PETITION AMARA ADD NO. 9](#)
[11-AMARA ADDITION NO. 9 10-11-21](#)
[Amara Annex Parcel Overall Layout](#)

This Item was approved on the Consent Calendar.

4B.AA [21-719](#)

The City Clerk reports that on November 10, 2021 there was filed with her a petition for the annexation of Amara Addition No. 10 Annexation. The City Clerk herewith communicates such to City Council and recommends that the petition and map be referred to the City Administration for review and recommendation regarding whether the petition is in substantial compliance with Section 31-12-107(1).

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [PETITION AMARA ADD NO. 10](#)
[12-AMARA ADDITION NO. 10 10-11-21](#)
[Amara Annex Parcel Overall Layout](#)

This Item was approved on the Consent Calendar.

4B.AB [21-720](#)

The City Clerk reports that on November 10, 2021 there was filed with her a petition for the annexation of Amara Addition No. 11 Annexation. The City Clerk herewith communicates such to City Council and recommends that the petition and map be referred to the City Administration for review and recommendation regarding whether the petition is in substantial compliance with Section 31-12-107(1).

Presenter:

Sarah B. Johnson, City Clerk
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Attachments: [PETITION AMARA ADD NO. 11](#)
[13R-AMARA ADDITION NO. 11 11-05-21](#)
[Amara Annex Parcel Overall Layout](#)

This Item was approved on the Consent Calendar.

4B.AC [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](#)

Motion by Councilmember Williams, seconded by Councilmember Henjum, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of

4B.AD [21-644](#)

A resolution Declaring the Fourth Amended and Restated Intergovernmental Agreement Regarding the Pikes Peak Rural Transportation Authority to Comply with the Adequate Representation Requirements of Resolution 97-21

Presenter:

Gayle Sturdivant, City Engineer/Deputy Public Works Director

Randy Helms, Councilor, Chair PPRTA Board of Directors

Wayne Williams, Councilor, PPRTA Board of Directors

Attachments: [PPRTA RES-2021-11-10](#)

[Signed Resolution 149-21](#)

[Signed Resolution 97-21](#)

This Resolution was adopted on the Consent Calendar.

4B.AE [21-713](#)

Pursuant to City Code § 1.4.105 (Candidates for Election), Colorado Springs Utilities Employee Request for City Council Consent to Run for Ellicott School District 22 School Board Director and Request to Waive the Requirement to Terminate Employment Upon Election

Presenter:

Tracy Lessig, Deputy City Attorney

This Informational Report was received on the Consent Calendar

- 4B.AF** [21-390](#) An Ordinance Repealing Ordinance No. 20-88 and Adopting the City of Colorado Springs - 2022 Salary Structure for Civilian and Sworn Municipal Employees

Presenter:

Mike Sullivan, Human Resources Director
Charae McDaniel, Chief Financial Officer

Attachments: [HR-Salary2022ORD-2021-11-16](#)

[2022 Salary Schedule](#)

This Ordinance was approved on first reading on the Consent Calendar

- 4B.AG** [21-388](#) Annual Appropriation Ordinance Adopting the Annual Budget and Appropriating Funds for the Several Purposes Named in Said Budget for the Year Ending December 31, 2022

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments: [2022 Budget Ordinance](#)

This Ordinance was approved on first reading on the Consent Calendar

Approval of the Consent Agenda

Motion by Councilmember Williams, seconded by Councilmember Henjum, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

5. Recognitions

- 5.A.** [21-735](#) A Resolution honoring December 7, 2021 as Pearl Harbor Remembrance Day

Presenter:

Randy Helms, Councilmember District 2

Attachments: [Pearl Harbor](#)

Councilmember Helms read the Resolution honoring December 7, 2021 as Pearl Harbor Remembrance Day.

Retired United States Air Force Colonel Bill Roach, World War II (WWII) Veteran, honored Ed Beck, WWII Veteran, Prisoner of War (POW) at the Battle of the Bulge, and Purple Heart recipient, and spoke about his

experience serving during WWII as well as the importance of remembering the events of Pearl Harbor Day.

Several Councilmembers expressed appreciation for those who served during WWII.

Citizen Victoria Hein presented some facts regarding Pearl Harbor and WWII and wished everyone a happy Thanksgiving.

Motion by Councilmember Williams, seconded by Councilmember O'Malley, that the Resolution honoring December 7, 2021 as Pearl Harbor Remembrance Day be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

6. Citizen Discussion For Items Not On Today's Agenda

Citizen Tim Hoiles spoke about the need for outside consultants regarding wildfire evacuation planning and the Wildland Urban Interface (WUI).

Citizen Walter Lawson requested City Council approve the proposed wildfire evacuation planning Ordinance, which was presented at the November 22, 2021 Work Session.

Citizen Jaymen Johnson read a poem called "I Do a Dance".

7. Mayor's Business

There was no Mayor's Business.

8. Items Called Off Consent Calendar

4B.B. [21-673](#) Appointments to Boards, Commissions, and Committees

Presenter:

Michael Montgomery, Deputy City Council Administrator

Attachments: [112321 Boards Commissions and Committee Appointments](#)

President Pro Tem Skorman stated he was concerned that Wayne Vanderschuere was not reappointed as Chair of the Pikes Peak Library District (PPLD) Board of Trustees. Councilmember Williams stated they interviewed ten individuals and selected Erin Bents and Aaron Salt who they felt were the best candidates for the positions.

Mr. Salt gave an overview of his background and his passion for education within the community.

Councilmember Avila spoke about vaccinations and asked Mr. Salt if he and his children were vaccinated. Mr. Salt declined to disclose that information, but stated he is for parental rights.

Councilmember Avila asked if he will be censoring material in the library. Mr. Salt stated he would like to provide parents with the ability to block non-age-appropriate material from being checked out by their child.

Councilmember Helms stated he supports the selection of Mr. Salt and Ms. Bents.

Ms. Bents gave an overview of her background and her love of the library and reading.

Citizens Jill Gaebler and Kathleen Owen spoke in favor of reappointing Mr. Vanderschuere.

Motion by Councilmember Murray, seconded by President Pro Tem Skorman, to bifurcate the Appointments to Boards, Commissions, and Committees to separate the appointments to the Pikes Peak Library District Board of Trustees. The motion passed by a vote of 8-1-0-0

Aye: 8 - Avila, Donelson, Helms, Henjum, Murray, Skorman, Strand, and Williams

No: 1 - O'Malley

Motion by Councilmember Williams, seconded by Councilmember Murray, to approve the Appointments to Boards, Commissions, and Committees as amended to remove the appointments to the Pikes Peak Library District Board of Trustees. The motion passed by a vote of 8-1-0-0

Aye: 8 - Avila, Donelson, Helms, Henjum, Murray, Skorman, Strand, and Williams

No: 1 - O'Malley

Councilmember Williams stated this is a five-year appointment and it should not be assumed that these appointments will have an automatic reappointment.

Councilmember Donelson stated if the liaisons to a board choose to not reappoint a member, their decisions should be supported unless it is way out in left field.

Councilmember Helms stated the El Paso County Commissioners would

also have to get involved if these appointments change.

Councilmember Murray asked Councilmember Helms why he was in support of reappointing Mr. Vanderschuere. Councilmember Helms stated it was due to his resume, knowledge of the budget and processes of the PPLD, and his leadership as Chair of the PPLD Board of Trustees.

Councilmember Murray asked Councilmember Williams why he was not in support of reappointing Mr. Vanderschuere. Councilmember Williams stated it was due to how the applicants responded to the question of how they would address an expanding community without a tax increase.

President Skorman stated he will not support any board member's agenda to exclude.

Councilmember Henjum requested the questions which were asked of the applicants. Councilmember Williams read each of the questions.

Councilmember Avila stated it does not make sense to not reappoint the Chair when the PPLD is rated in the top ten libraries in the nation.

Councilmember Williams stated one of the reasons he believes there needs to be a change in the board is to prevent future restrictions of access.

John Spears, Chief Librarian and CEO, PPLD, stated he would be happy to meet with Councilmembers to dispel any rumors which may have been circulating.

Councilmember Helms requested Mr. Spears share their conversation regarding the PPLD and Springs Rescue Mission. Mr. Spears explained their partnership and efforts with the Springs Rescue Mission.

President Pro Tem Skorman asked what the PPLD's mask policy is. Mr. Spears stated they current do not require the public to wear masks, but they do require staff to wear masks. He stated they have made accommodations for individuals who could not or who refused to wear a mask throughout the pandemic.

Councilmember Williams asked when the mask mandate for two-years old

changed. Mr. Spears stated he will provide that information.

Motion by Councilmember Murray, seconded by President Pro Tem Skorman, that the appointments to the Pikes Peak Library District Board of Trustees be postponed to the December 14, 2021. The motion failed by a vote of 4-5-0-0

Aye: 4 - Avila, Henjum, Murray, and Skorman

No: 5 - Donelson, Helms, O'Malley, Strand, and Williams

Motion by Councilmember Williams, seconded by Councilmember O'Malley, that the appointments to the Pikes Peak Library District Board of Trustees be approved. The motion failed by a vote of 5-4-0-0 (two-thirds vote required for approval per state law).

Aye: 5 - Donelson, Helms, O'Malley, Strand, and Williams

No: 4 - Avila, Henjum, Murray, and Skorman

9. Utilities Business

- 9.A.** [21-604](#) Ordinance No. 21-104 Approving the Annual Budget for Colorado Springs Utilities and Appropriating Monies for the Several Purposes Named in the Colorado Springs Utilities' Annual Budget for the Year Ending December 31, 2022

Presenter:

Tristan Gearhart, Chief Planning and Finance Officer, Colorado Springs Utilities

Aram Benyamin, Chief Executive Officer, Colorado Springs Utilities

Attachments: [11-09-2021 CC 2022 Budget Ordinance](#)

There were no comments on this item.

Motion by Councilmember Williams, seconded by Councilmember Helms, that the Ordinance approving the Annual Budget for Colorado Springs Utilities and appropriating monies for the several purposes named in the Colorado Springs Utilities' Annual Budget for the year ending December 31, 2022 be finally passed. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

- 9.B.** [21-605](#) Ordinance No. 21-105 identifying and approving the Colorado Springs Utilities' Annual Sources of Funds for the Year Ending December 31, 2022

Presenter:

Tristan Gearhart, Chief Planning and Finance Officer, Colorado Springs Utilities

Aram Benyamin, Chief Executive Officer, Colorado Springs Utilities

Attachments: [11-09-2021 CC 2022 Source of Funds Ordinance](#)
[2022 Annual Budget & Sources of Funds](#)

There were no comments on this item.

Motion by Councilmember Henjum, seconded by Councilmember O'Malley, that the Ordinance identifying and approving the Colorado Springs Utilities' Annual Sources of Funds for the Year Ending December 31, 2022 be finally passed. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

- 9.C.** [21-655](#) Consideration of a Resolution Setting Electric Rates within the Service Areas of Colorado Springs Utilities and Certain Other Changes to Electric Rate Schedules

Presenter:

Chris Bidlack, City Attorney's Office - Utilities Division

Aram Benyamin, Chief Executive Officer, Colorado Springs Utilities

Attachments: [2022 Electric Rate Case Resolution](#)
[2022 Electric Rate Case Tariffs](#)
[2022 DO Electric](#)

There were no comments on this item.

Motion by Councilmember Williams, seconded by Councilmember Helms, that the Resolution setting electric rates within the service areas of Colorado Springs Utilities and certain other changes to electric rate schedules be adopted. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

- 9.D.** [21-656](#) Consideration of a Resolution Setting Natural Gas Rates within the Service Areas of Colorado Springs Utilities and Certain Other Changes to Natural Gas Rate Schedules

Presenter:

Chris Bidlack, City Attorney's Office - Utilities Division

Aram Benyamin, Chief Executive Officer, Colorado Springs Utilities

Attachments: [2022 Rate Case Natural Gas Resolution](#)
[2022 Rate Case Natural Gas Tariffs](#)
[2022 DO Natural Gas](#)

There were no comments on this item.

Motion by Councilmember Henjum, seconded by Councilmember Helms, that the Resolution setting natural gas rates within the service areas of Colorado Springs Utilities and certain other changes to natural gas rate schedules be adopted. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

- 9.E.** [21-657](#) Consideration of a Resolution Setting Water Rates within Service Area of Colorado Springs Utilities

Presenter:

Chris Bidlack, City Attorney's Office - Utilities Division

Aram Benyamin, Chief Executive Officer, Colorado Springs Utilities

Attachments: [2022 Rate Case Water Resolution](#)

[2022 Rate Case Water Tariffs](#)

[2022 DO Water](#)

There were no comments on this item.

Motion by Councilmember Williams, seconded by Councilmember Donelson, that the Resolution setting water rates within the service areas of Colorado Springs Utilities and certain other changes to water rate schedules be adopted. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

- 9.F.** [21-658](#) Consideration of a Resolution Setting a Wastewater Rate within the Service Areas of Colorado Springs Utilities and Certain Other Changes to Wastewater Rate Schedules

Presenter:

Chris Bidlack, City Attorney's Office - Utilities Division

Aram Benyamin, Chief Executive Officer, Colorado Springs Utilities

Attachments: [2022 Rate Case Wastewater Resolution](#)

[2022 Rate Case Wastewater Tariffs](#)

[2022 DO Wastewater](#)

There were no comments on this item.

Motion by Councilmember Williams, seconded by Councilmember Donelson, that the Resolution setting wastewater rates within the service areas of Colorado Springs Utilities and certain other changes to wastewater rate schedules be adopted. The motion passed by a vote of 9-0-0-0.

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

- 9.G.** [21-659](#) Consideration of a Resolution Regarding Certain Changes to the Utilities Rules and Regulations (URR) of Colorado Springs Utilities

Presenter:

Chris Bidlack, City Attorney's Office - Utilities Division

Aram Benyamin, Chief Executive Officer, Colorado Springs Utilities

Attachments: [2022 Rate Case URR Resolution](#)
[2022 Rate Case URR Tariffs](#)
[2022 DO URR](#)

There were no comments on this item.

Motion by Councilmember Donelson, seconded by Councilmember Williams, that the Resolution regarding Certain Changes to the Utilities Rules and Regulations (URR) of Colorado Springs Utilities be adopted. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

10. Unfinished Business

There was no Unfinished Business.

11. New Business

- 11.A. [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
Jarrah 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 11.8.21 - File 21-688](#)

Bob Cope, Economic Development Officer, introduced Shawna Lippert who is new to the Economic Development Division and presented the Resolution approving and authorizing the Mayor to execute the first amendment to the cooperation agreement with the Colorado Springs Urban Renewal Authority (CSURA) regarding the South Nevada Area Urban Renewal Project. He gave an overview of the project and stated SNA Development, LLC is requesting an increase in the sales tax sharing formula from 1.5 percent to 2.0 percent and the Administration is recommending an increase of 1.75 percent out of consideration of both past and future precedence.

Councilmember Henjum requested additional information behind the request for 1.75 and 2.0 percent. Mr. Cope stated Tom Binnings with

Summit Economics provided an economic and fiscal impact analysis based on the 2.0 percent, but the City believes 1.75 percent provides the resources and the incentive that enhances and increases additional economic development.

Danny Meintka, Managing Member, The Equity Group, stated if the City had contributed 2.0 percent instead of 1.75 percent over the last five years, the difference would have been \$120,000 and identified the economic challenges of the area.

Mr. Binnings provided an overview of the economic and fiscal impact analysis they conducted based on a 2.0 percent sales tax sharing formula.

President Strand asked if the CSURA Board was in agreement with the 2.0 percent request. Jariah Walker, CSURA Executive Director, stated this project has been very challenging and the CSURA Board was unanimous in their support of the developer's request for two percent sales tax sharing.

Councilmember Murray stated he supports the full 2.0 percent request.

Motion by Councilmember Murray, seconded by Councilmember Helms, that the Resolution approving and authorizing the Mayor to execute the First Amendment to Cooperation Agreement with the Colorado Springs Urban Renewal Authority regarding the South Nevada Area Urban Renewal Project with the general fund municipal sales tax allocation increased from 1.5% to 2%. The motion passed by a vote of 8-1-0-0

Aye: 8 - Avila, Donelson, Helms, Henjum, Murray, Skorman, Strand, and Williams

No: 1 - O'Malley

11.B. [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\(Subordinate Bonds\)](#)

Carl Schueler, Comprehensive Planning Manager, Planning and Development Department, presented the Resolution approving the issuance of tax supported and special revenue bonds by the Creekwalk Marketplace Business Improvement District (BID) located at the South Nevada Avenue corridor.

Motion by Councilmember Murray, seconded by Councilmember Williams, that the 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 be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

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

Related Files: 21-574

Presenter:

Jariah Walker, CSURA Executive Director

- Attachments:** [RES_AlmagreURA](#)
[Exhibit A - Almagre URA Plan](#)
[Panorama Heights Almagre Updated Presentation City](#)
[URA Conditions Survey](#)
[Almagre impact Report](#)
[URA application-Tax Increment Financing](#)
[URA Resolution 01-21](#)
[Development Plan](#)
[vicinity map](#)
[CPC Minutes Almagre draft](#)

Jariah Walker, CSURA Executive Director, presented the Resolution making certain legislative findings and approving the Urban Renewal Plan

for the Almagre Urban Renewal Area and the Resolution approving a cooperation agreement with the Colorado Springs Urban Renewal Authority (CSURA) authorizing the CSURA to use annual sales tax increments generated within Almagre Urban Renewal Area for qualifying public improvements related to the 133-bedroom affordable housing Panorama Heights project.

Councilmember Avila expressed support of the project.

Councilmember Williams asked if the Pikes Peak Library District Board of Directors was in agreement with this project. Mr. Walker stated their vote was unanimous in support of the project.

Motion by Councilmember Williams, seconded by Councilmember Helms, that the Resolution making certain legislative findings and approving the Almagre Urban Renewal Plan be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

11.D. [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](#)

Please see comments in Agenda item 11.C.

Motion by Councilmember Avila, seconded by Councilmember Henjum, that the 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) be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

11.E. [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](#)

President Pro Tem Skorman recused himself due to owning a business in downtown.

Charae McDaniel, Chief Financial Officer, presented the property tax mill levy and the 2022 budget for the Downtown Development Authority.

There were no comments on this item.

Motion by Councilmember Henjum, seconded by Councilmember Donelson, that the Resolution to fix and certify the 2021 tax levy for taxes payable in 2022 at 5.000 mills for the Colorado Springs Downtown Development Authority be adopted. The motion passed by a vote of 8-0-0-1

Aye: 8 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Strand, and Williams

Recused: 1 - Skorman

- 11.F.** [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](#)

Please see comments in Agenda item 11.E.

Motion by Councilmember Donelson, seconded by Councilmember Henjum, that the Resolution approving the 2022 Budget for the Colorado Springs Downtown Development Authority in Colorado Springs, Colorado be adopted. The motion passed by a vote of 8-0-0-1

Aye: 8 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Strand, and Williams

Recused: 1 - Skorman

- 11.G.** [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-CC 11-23-2021 final](#)

[Ordinance with Changes Underlined](#)

[CC 11-23-2021 carports powerpoint](#)

[carport cost comparison](#)

[HNP Recommendations & Question on Carport Ordinance Language](#)

Peter Wysocki, Director of Planning and Community Development, provided a brief background of City Code pertaining to carports and a summary of the City Council recommended changes to the Ordinance

Councilmember Williams asked if the Ordinance could be amended to include the language “the use and enjoyment of the applicant’s and/or adjoining properties.”

Councilmember Donelson asked what the cost difference would be with the new carport requirements. Mr. Wysocki stated depending on vendor and materials, it could increase to double the amount of cost.

Citizens Sarah Brown, Collette Cook, and Robert Gallagher spoke in opposition of the Ordinance.

Councilmember Avila stated she feels this Ordinance is unsatisfactory, too prescriptive, and too onerous.

Councilmember Henjum requested language be added to the Ordinance which states “carports may be allowed as a variance of the front yard setback if they are compatible with the predominant neighborhood streetscape.” She stated it should also be the responsibility of the people who put carports up when it was not legal and have them registered and potentially offer grandfathering for those individuals. Mr. Wysocki stated it would be difficult to define the predominant neighborhood streetscape for both applicants and those objecting to a carport in case of an appeal.

Councilmember Williams stated this Ordinance offers a compromised for advocates and opponents of carports.

examples of front yard carports which will and will not be permitted, and an overview of the proposed City Code Sections 7.5.1802 and 7.5.1803.

Motion by Councilmember Williams, seconded by Councilmember Helms, that the 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 as amended to include the language “the use and enjoyment of the applicant’s and/or adjoining properties.” be approved on first reading. The motion passed by a vote of 8-1-0-0

Aye: 8 - Avila, Donelson, Helms, Henjum, Murray, Skorman, Strand, and Williams

No: 1 - O'Malley

11.H. [21-711](#)

A Resolution Authorizing the Acquisition of Approximately 8.48 acres of Property located at 1819 West Cheyenne Road in Partnership with the Golden Lotus Foundation for the purpose of a Public Park

This item will be heard at 1:00 PM

Presenter:

Karen Palus, Parks, Recreation and Cultural Services Department
Director

Matt Mayberry, Cultural Services Manager

Britt Haley, Parks Design and Development Manager

Attachments: [ResolutionStrattonPark -RevisedFinal](#)
[StrattonPark_CityCouncilWorkSessionSlides](#)

Karen Palus, Parks, Recreation and Cultural Services Department, Director, presented the Resolution authorizing the acquisition of approximately 8.48 acres of property located at 1819 West Cheyenne Road in partnership with the Golden Lotus Foundation (GLF) for the purpose of a public park.

Citizens Dana Dugan spoke in support of the concept, but in opposition of the means of acquisition.

Citizens Jim Bensberg and Bruce Hamilton spoke in favor of the acquisition and requested a portion of the parcel be preserved. Britt Haley, Parks Design and Development Manager, Parks, Recreation and Cultural

Services Department, stated they will work with the neighbors regarding the park design process.

Councilmember O'Malley stated the process is very slip shod and not a lot of thought has gone into this \$2M acquisition which would deplete the funding.

Cynthia Aki, President and CEO of GLF, expressed appreciation for the City's support of this project.

Citizen Boni Jang, Leni De Castro, and Tyson Leis spoke in favor of the acquisition.

Councilmember Henjum, Councilmember Murray, Councilmember Helms, and Councilmember Avila expressed their support of the proposed project.

Motion by Councilmember Williams, seconded by Councilmember Helms, that the Resolution approving the acquisition of the 8.48-acre Stratton Park site located at 1819 West Cheyenne Road in partnership with the Golden Lotus Foundation be adopted. The motion passed by a vote of 7-2-0-0

Aye: 7 - Avila, Helms, Henjum, Murray, Skorman, Strand, and Williams

No: 2 - Donelson, and O'Malley

- 11.I. [21-712](#) An Ordinance Amending Ordinance No. 20-92 (2021 Appropriation Ordinance) for a Supplemental Appropriation in the Amount of \$2,305,000 to the Public Space and Development Fund to Acquire Approximately 8.48 acres of Property Located at 1819 West Cheyenne Road for the Purpose of a Public Park

This item will be heard at 1:00 PM

Presenter:

Karen Palus, Parks, Recreation and Cultural Services Department
Director

Matt Mayberry, Cultural Services Manager

Britt Haley, Parks Design and Development Manager

Attachments: [Appropriation Ordinance.StrattonPark](#)

Please see comments in Agenda item 11.H.

Motion by Councilmember Henjum, seconded by Councilmember Williams, that the Ordinance approving a supplemental appropriation to the Public Space and Development Fund in the amount of \$2,305,000 to fund the purchase of a park site property located at 1819 West Cheyenne Road and the associated real estate transaction costs. be approved on first reading. The motion passed by a vote of

7-2-0-0

Aye: 7 - Avila, Helms, Henjum, Murray, Skorman, Strand, and Williams

No: 2 - Donelson, and O'Malley

11.J. [21-736](#) Election of City Council President Pro Tem

Presenter:

Tom Strand, Council President

President Strand stated President Pro Tem Skorman will be resigning from City Council effective December 31, 2021 and stepping down from his position of President Pro Tem effective today.

Motion by Councilmember Williams, seconded by Councilmember Donelson, to accept Richard Skorman's resignation as President Pro Tem. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

Councilmember Henjum nominated Councilmember Helms as the new President Pro Tem to serve the remaining time of the original two-year term.

Councilmember Helms expressed appreciation for the nomination and pledged to live up to the expectations of the position.

Motion by Councilmember Henjum, seconded by President Pro Tem Skorman, to nominate Councilmember Helms as the new President Pro Tem to serve the remaining time of the original two-year term. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

12. Public Hearing

There was no Public Hearing.

13. Added Item Agenda

There were no items added to the Agenda.

14. Executive Session

There was no Executive Session.

15. Adjourn

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

Sarah B. Johnson, City Clerk