



City of Colorado Springs

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

Work Session Meeting Agenda - Final-revised 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, October 9, 2023

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)
- Stratus IQ Channel 76 / 99 (Streaming)

Estimated agenda item times are provided for planning purposes and do not constitute notice of a specific time for any item. Items may take more or less time than estimated. City Council may amend the order of items.

1. Call to Order and Roll Call

2. Changes to Agenda

3. Regular Meeting Comments

4. Review of Previous Meeting Minutes

4A. [23-522](#) City Council Work Session Meeting Minutes September 25, 2023

Est. Time: 5
Minutes

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [9-25-23 City Council Work Session Meeting Minutes Final](#)

5. Executive Session

5A. Open

5B. Closed

5B.A. [23-536](#)**Est. Time:** 1 hour

In accord with City Charter Art. III, § 3-60(d), and its incorporated Colorado Open Meetings Act, C.R.S. § 24-6-402(4)(a), (b), and (e), the City Council, in Open Session, is to determine whether it will hold a Closed Executive Session. The issue to be discussed involves consultation with the City Attorney, discussing strategy for negotiations, and instructing negotiators regarding a purchase of land by the airport.

The President of Council shall poll the City Councilmembers, and, upon consent of two-thirds of the members present, may conduct a Closed Executive Session. In the event any City Councilmember is participating electronically or telephonically in the Closed Executive Session, each City Councilmember participating in the Closed Executive Session shall affirmatively state for the record that no other member of the public not authorized to participate in the Closed Executive Session is present or able to hear the matters discussed as part of the 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 If consent to the Closed Executive Session is not given, the item may be discussed in Open Session or withdrawn from consideration.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: [23-536 Closed Session memo - airport land purchase 10 9 2023](#)**6. Presentations for General Information****6.A.** [23-528](#)**Est. Time:** 20 min.

UCHealth Annual Update

Presenter:

Lonnie Cramer, President & CEO, UCHealth Southern Colorado Region

Attachments: [UCHealth - City Council \(annual update\) 10.09.23 - FINAL](#)**6.B.** [23-531](#)**Est. Time:** 20 min.

Children's Hospital Colorado Update

Presenter:

Greg Raymond, Southern Region President, Children's Hospital Colorado

Attachments: [Children's Hospital Colorado Springs Presentation 2023](#)

6.C. [23-532](#) Peak Vista Community Health Centers Update**Est. Time:** 20 min.

Presenter:

Dr. Emily Ptaszek, President and CEO, Peak Vista Community Health Centers

Attachments: [Peak Vista Presentation](#)**7. Staff and Appointee Reports****7.A.** [CPC 23-461](#) Presentation of the 2022 PlanCOS Annual Report**Est. Time:** 20 min.

Presenter:

Morgan Hester, Planning Manager, Long Range Planning Division
Peter Wysocki, Director of Planning and Neighborhood Services**Attachments:** [2022 Planning and Community Development Annual Report](#)
[2022 PlanCOS Annual Report Presentation](#)**7.B.** [23-521](#) Agenda Planner Review**Est. Time:** 5 min.

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 10-9-23.pdf](#)**8. Items for Introduction****8.A.** [23-519](#) A Resolution Authorizing the Use of Possession and Use and/or**Est. Time:** 30 min.Eminent Domain to
Acquire Certain Easements Needed for the Broadmoor Area
Bridge Maintenance
Project

Presenter:

Gayle Sturdivant, PE, PMP, City Engineer/Acting Public Works
Director

Darlene Kennedy, Real Estate Services Manager

Attachments: [1 Project Location Map](#)
[2 Broadmoor Bluffs CIPP Resolution](#)
[3 Broadmoor Bridge Exhibits A-H FINAL](#)
[4 Broadmoor Area Property Acquisition Presentation](#)

8.B. [23-515](#)

A Resolution of the City Council of the City of Colorado Springs, amending the previously approved Issuance of Debt by the Copper Ridge Metropolitan District in the form of a Tax-Exempt Bank Loan in a principal amount of up to \$24,530,000. (Legislative Item)

Presenter:

Mike Tassi, Assistant Director, Planning and Community Development

Peter Wysocki, Director of Planning and Community Development

Attachments:

[Resolution - Amended debt issuance](#)

[Amended City Council Letter 09-23](#)

[Copper Ridge MD Amended Financial Plan 09-23](#)

[Copper Ridge MD Amended Loan Agreement 09-23](#)

[Copper Ridge MD Amended Term Sheet 09-23](#)

[General Counsel Opinion Letter - 2023 Loan \(01108179\)](#)

[Copper Ridge Amended debt issuance presentation](#)

8.C. [URA 23-034](#)

Est. Time: 10 min.

A Resolution making certain legislative findings and approving the Gold Hill Mesa Commercial Urban Renewal Plan.

Related File: URA 23-035, URA 23-046, URA 23-093

Presenter:

Jariah Walker, CSURA Executive Director

Attachments:

[RES_GHMCommercialURAPlan](#)

[Exhibit A-Gold Hill Commercial URA Plan](#)

[URA PLAN Gold Hill Mesa Commercial Final 3-4-2022](#)

[CPC Staff Report_GHM Commercial URA_RGS](#)

[URA Impact Report Gold Hill Mesa Commercial Final 2-1-2023](#)

[Gold Hill Mesa Commercial Urban Renewal Plan](#)

[Conditions Survey](#)

[Aerial](#)

[Vision Map](#)

[GHM URA MD Boundary Map-Graphic](#)

[CPC_Minutes_2.8.23_Gold Hill Mesa URA DRAFT](#)

[URA Gold Hill Presentation JS-TIF-Master-V2](#)

[URA Gold Hill PresentationPart 2 Financial Analysis](#)

- 8.D. [URA 23-035](#)
Est. Time: 10 min. 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 Gold Hill Mesa Commercial 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: URA 23-034

Presenter:

Jariah Walker, CSURA Executive Director

Attachments:

[RES_GHMCommercialCooperationAgreement](#)

[Exhibit A - GHM Commercial Cooperation Agreement](#)

- 8.E. [URA 23-046](#)
Est. Time: 10 minutes A Resolution making certain legislative findings and approving a substantial modification to the amended Gold Hill Mesa Urban Renewal Plan.

Related File: URA 23-034

Presenter:

Jariah Walker, CSURA Executive Director

Attachments:

[RES_AmendedGHMSubstantialModification](#)

[Exhibit A - Resolution 68-15](#)

[Exhibit B - AmendedGHMURA](#)

[CPC Staff Report GHM Amended URA_RGS](#)

[Amended Gold Hill Mesa Urban Renewal Plan](#)

[Amended Area](#)

[Aerial](#)

[Vision Map](#)

[CPC_Minutes_2.8.23_Gold Hill Mesa URA DRAFT](#)

- 8.F. [URA 23-093](#)
Est. Time: 10 min. A Resolution to terminate the existing Gold Hill Mesa Commercial Urban Renewal Plan.

Related File: URA 23-034, URA 23-035

Presenter:

Jariah Walker, CSURA Executive Director

Attachments:

[RES_ExistingGHMCommercialTermination](#)

- 8.G.** [23-398](#)
Est. Time: 2
minutes
- A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2024 Operating Plan and Budget for the Barnes & Powers North Business Improvement District
- Presenter:
Peter Wysocki, Director, Planning and Community Development
Michael Tassi, Assistant Director, Planning and Community Development
- Attachments:** [2024 Operating Plan - Barnes _ Powers North BID](#)
[10-9-23 BID Presentation - Council Work Session](#)
- 8.H.** [23-399](#)
Est. Time: 2
minutes
- A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2024 Operating Plan and Budget for the Barnes & Powers South Business Improvement District
- Presenter:
Peter Wysocki, Director, Planning and Community Development
Michael Tassi, Assistant Director, Planning and Community Development
- Attachments:** [2024 Operating Plan - Barnes _ Powers South BID](#)
- 8.I.** [23-400](#)
Est. Time: 2
minutes
- A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2024 Operating Plan and Budget for the Briargate Center Business Improvement District
- Presenter:
Peter Wysocki, Director, Planning and Community Development
Michael Tassi, Assistant Director, Planning and Community Development
- Attachments:** [Briargate Center BID 2024 Operating Plan and Budget](#)
- 8.J.** [23-401](#)
Est. Time: 2
minutes
- A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2024 Operating Plan and Budget for the Catalyst Campus Business Improvement District
- Presenter:
Peter Wysocki, Director, Planning and Community Development
Michael Tassi, Assistant Director, Planning and Community Development
- Attachments:** [2023-09-28 2024 Catalyst Campus Operating Plan \(Final\)](#)

- 8.K.** [23-402](#)
Est. Time: 2
minutes A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2024 Operating Plan and Budget for the
Creekwalk Marketplace Business Improvement District

Presenter:

Peter Wysocki, Director, Planning and Community Development
Michael Tassi, Assistant Director, Planning and Community
Development

Attachments: [2024 Operating Plan - Creekwalk Marketplace BID](#)

- 8.L.** [23-403](#)
Est. Time: 2
minutes A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2024 Operating Plan and Budget for the
First and Main Business Improvement District

Presenter:

Peter Wysocki, Director, Planning and Community Development
Michael Tassi, Assistant Director, Planning and Community
Development

Attachments: [2024 Operating Plan - First Main BID](#)

- 8.M.** [23-462](#)
Est. Time: 2
minutes A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2024 Operating Plan and Budget for the
First and Main Business Improvement District No. 2

Presenter:

Peter Wysocki, Director, Planning and Community Development
Michael Tassi, Assistant Director, Planning and Community
Development

Attachments: [2024 Operating Plan - First Main BID No. 2](#)

- 8.N.** [23-463](#)
Est. Time: 2
minutes A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2024 Operating Plan and Budget for the
First and Main North Business Improvement District

Presenter:

Peter Wysocki, Director, Planning and Community Development
Michael Tassi, Assistant Director, Planning and Community
Development

Attachments: [2024 Operating Plan - First Main North BID\(8223398.1\)](#)

- 8.O.** [23-464](#)
Est. Time: 2
minutes A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2024 Operating Plan and Budget for the
Gold Hill North Business Improvement District

Presenter:

Peter Wysocki, Director, Planning and Community Development
Michael Tassi, Assistant Director, Planning and Community
Development

Attachments:

[2024 Operating Plan- Gold Hill North BID Operating Plan and Budget](#)

- 8.P.** [23-465](#)
Est. Time: 2
minutes A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2024 Operating Plan and Budget for the
Greater Downtown Colorado Springs Business Improvement
District

Presenter:

Peter Wysocki, Director, Planning and Community Development
Michael Tassi, Assistant Director, Planning and Community
Development

Attachments:

[2024 BID Preliminary Budget to the City](#)

- 8.Q.** [23-466](#)
Est. Time: 2
minutes A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2024 Operating Plan and Budget for the
GSF Business Improvement District

Presenter:

Peter Wysocki, Director, Planning and Community Development
Michael Tassi, Assistant Director, Planning and Community
Development

Attachments:

[2024 Operating Plan- GSF BID Operating Plan and Budget](#)

- 8.R.** [23-467](#)
Est. Time: 2
minutes A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2024 Operating Plan and Budget for the
Interquest North Business Improvement District

Presenter:

Peter Wysocki, Director, Planning and Community Development
Michael Tassi, Assistant Director, Planning and Community
Development

Attachments:

[2024 Operating Plan and Budget - Interquest North BID\(8242273.1\)](#)

- 8.S.** [23-468](#)
Est. Time: 2
minutes A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2024 Operating Plan and Budget for the
Interquest South Business Improvement District

Presenter:

Peter Wysocki, Director, Planning and Community Development
Michael Tassi, Assistant Director, Planning and Community
Development

Attachments: [2024 Operating Plan - Interquest South BID](#)

- 8.T.** [23-469](#)
Est. Time: 2
minutes A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2024 Operating Plan and Budget for the
Interquest Town Center Business Improvement District

Presenter:

Peter Wysocki, Director, Planning and Community Development
Michael Tassi, Assistant Director, Planning and Community
Development

Attachments: [2024 Operating Plan - Interquest Town Center BID](#)

- 8.U.** [23-470](#)
Est. Time: 2
minutes A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2024 Operating Plan and Budget for the
MW Retail Business Improvement District

Presenter:

Peter Wysocki, Director, Planning and Community Development
Michael Tassi, Assistant Director, Planning and Community
Development

Attachments: [2024 Operating Plan and Budget - MW Retail BID](#)

- 8.V.** [23-471](#)
Est. Time: 2
minutes A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2024 Operating Plan and Budget for the
Park Union Business Improvement District

Presenter:

Peter Wysocki, Director, Planning and Community Development
Michael Tassi, Assistant Director, Planning and Community
Development

Attachments: [2024 Operating Plan - Park Union BID](#)

8.W. [23-472](#)
Est. Time: 2
minutes

A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2024 Operating Plan and Budget for the
Powers & Woodmen Commercial Business Improvement District

Presenter:

Peter Wysocki, Director, Planning and Community Development
Michael Tassi, Assistant Director, Planning and Community
Development

Attachments:

[2024 Operating Plan and Budget - Powers and Woodmen Commercial
BID](#)

8.X. [23-473](#)
Est. Time: 2
minutes

A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2024 Operating Plan and Budget for the
TrueNorth Commons Business Improvement District

Presenter:

Peter Wysocki, Director, Planning and Community Development
Michael Tassi, Assistant Director, Planning and Community
Development

Attachments:

[2024 Operating Plan and Budget - TrueNorth Commons BID](#)

9. Items Under Study

10. Councilmember Reports and Open Discussion

11. Adjourn