



# City of Colorado Springs

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

## Meeting Minutes Council Work Session

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Monday, January 9, 2023

10:00 AM

Council Chambers

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### How to Watch the Meeting

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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

- Present** 8 - Councilmember Yolanda Avila, Councilmember Dave Donelson, Councilmember Stephannie Fortune, President Pro Tem Randy Helms, Councilmember Nancy Henjum, Councilmember Bill Murray, President Tom Strand, and Councilmember Wayne Williams
- Excused** 1 - Councilmember Mike O'Malley

Councilmember Fortune and Councilmember Murray attended the meeting virtually.

### 2. Changes to Agenda

There were no Changes to Agenda.

### 3. Regular Meeting Comments

There were no Regular Meeting Comments.

### 4. Review of Previous Meeting Minutes

- 4.A. [23-020](#) City Council Work Session Meeting Minutes December 12, 2022

Presenter:  
Sarah B. Johnson, City Clerk

**Attachments:** [12-12-22 City Council Work Session Meeting Minutes Final](#)

The minutes of the December 12, 2022 Work Session were approved by Consensus of City Council.

## **5. Executive Session**

### **5A. Open**

There was no Open Executive Session.

### **5B. Closed**

There was no Closed Executive Session.

## **6. Presentations for General Information**

There were no Presentations for General Information.

## **7. Staff and Appointee Reports**

### **7.A. [22-732](#) Community Plan Program Update**

Presenter:

Daniel Besinaiz, Senior Planner (and team)

Jay Renkens, MIG Consultants

Peter Wysocki, Planning & Community Development Director

**Attachments:** [Community Planning Program Update](#)

Peter Wysocki, Planning and Community Development Director, introduced the Community Plan Program update.

Carl Schueler, Planning Manager, Comprehensive Planning, Planning and Development Department, provided an overview of the agenda, Community Plan Program, community planning areas/purpose, current/potential priority areas, consultant relationship, and overall program schedule.

Councilmember Henjum asked if the HistoricCOS Plan is being considered. Mr. Schueler confirmed it is as an element of PlanCOS, but it was not identified as one of the six initiatives for the Community Plan Program.

Councilmember Henjum requested the area highlighted as 5A be removed since it has not been identified as an area of focus. Mr. Schueler stated they will review that.

Councilmember Murray asked when AnnexCOS will be completed. Mr. Wysocki stated their goal is April 2023.

Daniel Besinaiz, Senior Planner, Planning and Community Development, presented an update on the Southeast Strong Community Plan.

President Strand asked with the Southeast Strong Community Plan began. Mr. Schueler stated it began in 2020.

Councilmember Avila commented on the amount of work that has gone into the Southeast Strong Community Plan.

Jay Renkens, MIG (Moore, Iacofano, Goltzman) Consultants, went over the Greater Westside Community Plan.

Councilmember Henjum asked if the Millstreet Neighborhood could be included in the Greater Westside Community Plan. Mr. Renkens stated that neighborhood along with other neighborhood spheres will influence the plan even if it is outside the boundary line. Mr. Schueler explained that the Millstreet Neighborhood is also a recipient of two additional plans.

Councilmember Fortune requested the Hillside Neighborhood also be considered with the planning.

Councilmember Fortune recommended that CONO (Council of Neighbors and Organizations) include City Council prior to appointing future boards.

Councilmember Donelson asked if members of the neighborhood Network Board are required to attend CONO University. Mr. Renkens confirmed that they do. Mr. Wysocki stated the members of the board are residents of 3A.

Councilmember Fortune expressed concern over the mandatory training requirement.

Councilmember Donelson and Councilmember Henjum requested that if a training is required to be on a board that City Council be notified first.

Councilmember Henjum requested that the Westside Community Plan also incorporate HistoricCOS. Mr. Schueler stated the Westside Community Plan will include a historic component.

Councilmember Donelson asked what City Council's role will be in these processes. Mr. Schueler stated City Council will adopt the plans after they are finalized.

Councilmember Donelson asked what tangible products will result from these plans. Mr. Schueler stated it will prioritize projects that have been identified by the plans.

**7.B.**    [23-019](#)            Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [Agenda Planner Review 1-9-23](#)

Councilmember Murray asked when an update regarding the transit center will be presented. President Strand stated it is anticipated to be brought to City Council in February 2023.

Jeff Greene, Chief of Staff, stated there will also be a presentation regarding vicious dogs from the Pikes Peak Humane Society.

## **8. Items for Introduction**

### **8.A. [22-789](#)**

A Resolution of the City of Colorado Springs approving an Amended and Restated Service Plan for the Vistas at West Mesa Metropolitan District serving an area northeast of the intersection of Fillmore Road and Centennial Boulevard.

Presenter:

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

Peter Wysocki, Planning and Community Development Director

**Attachments:** [Resolution](#)

[Exhibit 1- Vistas at West Mesa Metropolitan District Service Plan - Final Draft](#)

[Vistas at West Mesa Metropolitan District Service Plan - Redline- 11-30-22](#)

[VWMMMD City Service Plan Notable Changes](#)

[VWMMMD City Service Plan Amendment Cover Letter 11-30-22](#)

[Staff PowerPoint\\_VistasAtWestMesa](#)

[Applicant Budget Committee Presentation- 12.13.22](#)

Carl Schueler, Planning Manager, Comprehensive Planning, Planning and Development Department, presented the Resolution approving the amended and restated Service Plan for the Vistas at West Mesa Metropolitan District serving an area northeast of the intersection of Fillmore Road and Centennial Boulevard. He provided an overview of the vicinity map, summary, district boundaries, project, background of the district, proposed changes, what will remain unchanged, questions/comments from the Budget Committee, Budget Committee follow-up, summary of all monthly operational costs, and next steps.

Councilmember Williams asked if this amendment would require approval by voters. Kevin Walker, representing the district, stated the amount of debt which was already approved will not be exceeded.

Councilmember Donelson asked if individuals who are under contract for these townhomes would be required to forfeit their earnest money if they do not agree to the terms of the amendment. Mr. Walker stated there have not been anyone who has not approved the proposed changes.

**8.B.** [22-790](#)

A resolution of the City Council of the City of Colorado Springs, Colorado approving the issuance of a Chapel Heights Metropolitan District Limited Tax General Obligation Advancing improvement Loan in an amount not to exceed \$6,500,000 and related loan documents for a district located northeast of Fountain Boulevard and Academy Boulevard.

Presenter:

Carl Schueler, Comprehensive Planning Manager

Peter Wysocki, Planning and Community Development Director

**Attachments:** [Resolution](#)

[Draft Loan Agreement-Chapel Heights MD](#)

[Staff PowerPoint](#)

[DRAFT General Counsel Opinion - Chapel Heights MD](#)

[DRAFT Bond Counsel Opinion - Chapel Heights MD](#)

[DRAFT Authorizing Resolution - Chapel Heights MD](#)

[Chapel Heights Cost Estimate 6.11.19](#)

[Bond Issuance Cover Letter - Chapel Heights MD](#)

[2022-11-22 Chapel Heights MD - Financing Model](#)

Carl Schueler, Planning Manager, Comprehensive Planning, Planning and Development Department, presented the Resolution approving the issuance of a Chapel Heights Metropolitan District Limited Tax General Obligation Advancing improvement Loan in an amount not to exceed \$6,500,000 and related loan documents for a district located northeast of Fountain Boulevard and Academy Boulevard. He provided an overview of the vicinity map, summary, district boundaries, background of the district, proposed changes, what will remain unchanged, questions/comments from the Budget Committee, and next steps.

There were no comments on this item.

**8.C.** [23-003](#)

A resolution Approving an Intergovernmental Agreement between the City of Colorado Springs and El Paso County, Colorado, for the Purpose of Snow Removal and Snow and Ice Control on Roadway Segments

..Presenter:

Corey Farkas, Operations & Maintenance Division Manager

Travis Easton, P.E., Director of Public Works

**Attachments:** [IGA for Snow and Ice Control](#)  
[PW-2023\\_City CountySnowRemovalRES-2023-01-09](#)  
[Signed Resolution No. 05-23.pdf](#)

Corey Farkas, Operations and Maintenance Division Manager, presented the Resolution approving an Intergovernmental Agreement (IGA) between the City and El Paso County for the purpose of snow removal and snow and ice control on roadway segments and stated it will be a ten-year agreement.

There were no comments on this item.

- 8.D. [23-023](#) A resolution approving an Economic Development Agreement between the City of Colorado Springs and Entegris, Inc.

Presenter:  
Bob Cope, Economic Development Officer

**Attachments:** [Entegris EDA Resolution DA 12 29 22](#)  
[Entegris Economic Dev Agreement CC Worksession 1-3-23](#)  
[Project Garnet CC Work Session](#)

Bob Cope, Economic Development Officer, Economic Development, presented the Resolution approving an Economic Development Agreement (EDA) between the City and Entegris, Inc. He provided an overview of the Project Garnet, proposed EDA, other incentives, economic/fiscal impact analysis, expansion: economic impact, expansion: fiscal impact, expansion: calculation of incentives, financial safeguards, consistency with the City's Strategic Plan, and staff recommendation.

President Strand asked when Phase 2 is anticipated to begin. Mr. Cope stated 2028.

President Strand requested additional information regarding the peak water demand. Mr. Cope stated Colorado Springs Utilities (CSU) has been involved in the process from the beginning and it has not been deemed an issue.

President Strand asked why the Sales and Tax Rebate was increased to 1.5 percent. Mr. Cope stated it was due to it being a very competitive project with significant incentive proposals from other communities.

Councilmember Williams recognized Mr. Cope's role in acquiring some of these large economic developments.

Councilmember Henjum asked for more information regarding the no sunset. Mr. Cope stated if the special taxes such as Trails and Open Space, and Parks (TOPS), Pikes Peak Rural Transportation Authority (PPRTA), and 2C were to sunset, the numbers would be smaller but not significantly smaller.

- 8.E. [23-024](#) A resolution approving an Economic Development Agreement between the City of Colorado Springs and Zivaro, Inc.

Presenter:

Shawna Lippert, Senior Economic Development Specialist, Economic Development

Bob Cope, Economic Development Officer, Economic Development

**Attachments:** [EconDev-ZivaroRES DA 12 29 22](#)

[Zivaro Economic Development Agreement 12 30 22](#)

[Zivaro EDA Presentation for City Council - WORK](#)

Shawna Lippert, Senior Economic Development Specialist, Economic Development, presented the Resolution approving an Economic Development Agreement (EDA) between the City and Zivaro, Inc. She provided an overview of Zivaro, the proposed EDA, expansion: economic impact, expansion: fiscal impact, expansion: calculation of incentives, retention: economic impact, retention: fiscal impact, combined: economic impacts, combined: fiscal impacts, financial safeguards, consistency with the City's Strategic Plan, and staff recommendation.

President Strand asked if the average salary of El Paso County is \$60,000 per year. Ms. Lippert confirmed it is.

Councilmember Donelson asked if these positions would require Top Secret Clearance. Ms. Lippert stated she will provide that information.

- 8.F. [23-025](#) A resolution approving an Economic Development Agreement between the City of Colorado Springs and Project Octo.

Presenter:

Bob Cope, Economic Development Officer

**Attachments:** [Project Octo EDA Resolution DA 12 29 22](#)  
[Project Octo EDA CC 1-3-23](#)  
[EDA City Council Work Session undisclosed1-9-23](#)

Bob Cope, Economic Development Officer, presented the Resolution approving an Economic Development Agreement (EDA) between the City and Project Octo. He provided an overview of the Project Octo, proposed EDA, expansion: economic impact, expansion: fiscal impact, expansion: calculation of incentives, retention: economic impact, retention: fiscal impact, combined: economic impacts, combined: fiscal impacts, financial safeguards, consistency with the City's Strategic Plan, and staff recommendation.

There were no comments on this item.

## **9. Items Under Study**

There were no Items Under Study.

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

Councilmember Donelson read the last two paragraphs of an article published in the Gazette regarding the state's lower usage of water as compared to what is permitted and two Letters to the Editor from Tim Coutts regarding the Ordinance concerning water supply and the Banning Lewis Ranch which will be presented at the January 10, 2023 City Council meeting.

Councilmember Fortune expressed appreciation to City Council staff and City staff for their timely responsiveness and helpfulness to constituents.

Councilmember Murray requested that issues to be discussed at a later City Council meetings be reserved until that time.

President Pro Tem Helms stated he attended the United States Air Force Academy football game at the Armed Forces Bowl in Fort Worth, TX where they won over Baylor University.

Councilmember Williams expressed appreciation for the City Attorney's Office and the work they do. He stated he and President Strand attended the farewell ceremony for El Paso County Sheriff Bill Elder, he attended the event for the new El Paso County Treasurer, Clerk and Recorder, and



Assessor, and he will be attending the swearing-in ceremony for the two new El Paso County Commissioners.

President Strand stated the swearing-in ceremonies for the El Paso County Coroner and Sheriff will also take place on January 10, 2023. He stated he, Councilmember Williams, and President Pro Tem Helms attended the Truss Topping ceremony for the Ingram Guest House at St. Francis Hospital and the memorial service for Lee Milner who was devoted to Trails, Open Space, and Parks.

## **11. Adjourn**

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

Sarah B. Johnson, City Clerk