



# 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, March 13, 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

4.A. [23-154](#) City Council Work Session Meeting Minutes February 27, 2023

Est. Time: 5  
Minutes

Presenter:  
Sarah B. Johnson, City Clerk

Attachments: [2-27-23 City Council Work Session Meeting Minutes Final](#)

### 5. Presentations for General Information

### 6. Staff and Appointee Reports

6.A. [23-153](#) Agenda Planner Review

Est. Time: 5  
Minutes

Presenter:  
Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 3-13-23](#)

**7. Items for Introduction**

- 7.A.**     [22-543](#)           A Resolution of the City of Colorado Springs approving a Service Plan for the Kettle Creek North Metropolitan District Nos. 1- 4 serving an area north and east of Powers Boulevard and State Highway 83  
**Est. Time:** 10 minutes
- Presenter:  
Carl Schueler, Planning Manager- Comprehensive Planning, Planning & Development Department  
Peter Wysocki, Planning and Community Development Director

**Attachments:**     [Resolution](#)  
[Exhibit 1 - Service Plan - Kettle Creek North MD Nos. 1-4](#)  
[Staff PowerPoint- Kettle Creek North Metros](#)  
[Applicant Budget Committee PowerPoint - Kettle Creek North](#)  
[Transmittal Letter - Kettle Creek North MD Nos. 1-4](#)  
[Kettle Creek Metro Districts Map](#)  
[Redline Comparison - Kettle Creek North MD Nos. 1-4](#)

- 7.B.**     [23-102](#)           A Resolution of the City of Colorado Springs approving an Amended and Restated Service Plan for the Gold Hill North Metropolitan District Nos. 1 and 2 Serving an area South and West of Downtown Colorado Springs.  
**Est. Time:** 10 minutes

Presenter:  
Carl Schueler, Planning Manager- Comprehensive Planning, Planning & Development Department  
Peter Wysocki, Planning and Community Development Director

**Attachments:**     [Resolution](#)  
[Exhibit 1 - Amended and Restated Service Plan - Gold Hill North MD Nos. 1 & 2](#)  
[Staff Powerpoint Gold Hill North MD Nos. 1 & 2](#)  
[Applicant Budget Committee PowerPoint - Gold Hill North MD Nos. 1 & 2](#)  
[Amended and Restated Service Plan Cover Letter - Gold Hill North MD Nos. 1 & 2](#)  
[Updated Redline Comparison - Gold Hill North MD Nos. 1 & 2](#)  
[Original Service Plan - Gold Hill North MD Nos. 1 & 2](#)

- 7.C. [23-107](#) 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 2023 in the amount not to exceed \$4,115,000 and related bond documents, for a district located in the Wolf Ranch area in northern Colorado Springs

**Est. Time:** 10 minutes

Presenter:

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

Peter Wysocki, Planning and Community Development Director

**Attachments:**

[Resolution](#)

[Staff PowerPoint UCC MD 3 & 4 Bond Issues](#)

[Applicant 2023-02-23 Upper Cottonwood Creek MD No 3 BC PowerPoint](#)

[2023 Bond Issuance Cover Letter to Colorado Springs](#)

[2023-01-30 Upper Cottonwood Creek MD No. 3 2023 Cash Flows](#)

[Draft Bond Resolution - UCC MD No. 3](#)

[2023-02-01 Upper Cottonwood Creek No. 3 Fairness Letter](#)

[2023 Draft GC Bond Opinion - UCC MD No. 3](#)

[Draft Bond Counsel Opinion - UCC MD No. 3](#)

- 7.D. [23-108](#) 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 2023, and related bond documents in an amount not to exceed \$23,375,000 for a district located in the Wolf Ranch development in northern Colorado Springs.

**Est. Time:** 5 minutes

Presenter

Carl Schueler, Comprehensive Planning Manager, Planning and Community Development

Peter Wysocki, Planning and Community Development Director  
, Planning and Community Development Director

**Attachments:**

[Resolution](#)

[Applicant Upper Cottonwood Creek MD No 4 2023 BC PowerPoint](#)

[2023-02-02 Upper Cottonwood Creek MD No. 4 2023 - Bond Cash Flows](#)

[2023-02-02 Upper Cottonwood Creek MD No. 4 - 2023 LT GO Fairness Letter t](#)

[Draft Bond Resolution - UCC MD No. 4](#)

[2023 Draft GC Bond Opinion - UCC4](#)

[Draft Bond Counsel Opinion - UCC MD No. 4](#)

- 7.E. [23-106](#) A Resolution of the City of Colorado Springs approving a Service Plan for the Creekwalk Metropolitan District serving an area in the South Nevada Avenue Corridor  
**Est. Time:** 10 minutes  
Presenter:  
Carl Schueler, Planning Manager- Comprehensive Planning, Planning & Development Department  
Peter Wysocki, Planning and Community Development Director

**Attachments:** [Resolution](#)  
[Exhibit 1- Revised Service Plan - Creekwalk Metropolitan District - 2023 03 01](#)  
[Revised Cover Letter - Creekwalk MD - 2023](#)  
[Staff PowerPoint- Creekwalk](#)  
[Applicant Budget Committee Hearing Presentation - Creekwalk MD](#)  
[Revised Redline Comparison - Creekwalk MD](#)

- 7.F. [23-156](#) An ordinance incorporating various amendments to the Code of the City of Colorado Springs 2001, as amended, as it relates to Chapter 7 (Unified Development Code) to coincide with the adoption of Unified Development Code.  
**Est. Time:** 5 minutes

Presenter:  
Ben Bolinger, Legislative Counsel

**Attachments:** [UDC-CodeScrubALLChapters-2023-03-1](#)

- 7.G. [ZONE-23-000](#) An ordinance amending the zoning map of the City of Colorado Springs to implement the Unified Development Code as it defines zone districts  
[6](#)  
**Est. Time:** 10 minutes

Presenter:  
Morgan Hester, Planning Supervisor  
Ben Bolinger, City Attorney

**Attachments:** [CPC Staff Report](#)  
[ZC-UDC PCRzoning-2023-03-07](#)  
[Exhibit A - Zone District Conversions](#)

## **8. Items Under Study**

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

## **10. Executive Session**

### **10A. Open**

**10A.A** [23-162](#)

Patricia Cadilli as the lineal heir to Margaret L. Miller v. Wesley Bryan Cosgrove and the City of Colorado Springs 23CV030143

The Civil Action Investigation Committee has recommended that the City represent the above-named Firefighter as required by the Colorado Governmental Immunity Act. The Firefighter was acting in the course and scope of his employment and was acting in good faith. As usual, it is recommended that the City reserve the right not to pay any award of punitive damages.

Presenter:  
Wynetta Massey, City Attorney

**Attachments:** [3-13-2023 Open Exec Session](#)

**10B. Closed****10B.A** [23-167](#)

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

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:** [2023-3-13 - Closed Session - Economic Development Agreement](#)

**10. Adjourn**