



# 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.*

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Monday, January 27, 2020

10:00 AM

Council Chambers

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### 1. Call to Order

### 2. Changes to Agenda

### 3. Regular Meeting Comments

### 4. Review of Previous Meeting Minutes

4.A. [20-042](#) City Council Work Session Meeting Minutes January 13, 2020

Presenter:  
Sarah B. Johnson, City Clerk

Attachments: [1-13-20 City Council Work Session Meeting Minutes Final.pdf](#)

### 5. Executive Session

#### 5A. Open

5A.A. [20-040](#) Caitlyn Harmon v. Ronald L. Payton and City of Colorado Springs, Case No. 19CV32702

Presenter:  
Wynetta Massey, City Attorney

Attachments: [2020-01-28 CAIC Memo to Council](#)

5A.B. [20-038](#) Isaiah Morello v. City of Colorado Springs, et al. Case No. 19CV32871

Presenter:  
Wynetta Massey, City Attorney

Attachments: [2020-01-07\\_CityCouncil\\_Memo](#)

#### 5B. Closed

**6. Staff and Appointee Reports**

- 6.A. [20-041](#) Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [Agenda Planner Review 1-27-20.pdf](#)

**7. Presentations for General Information**

- 7.A. [19-748](#) Local Residential Real Estate Market Update and 2020 Forecast

Presenter:

Bob Cope, Economic Development Officer

Harry A. Salzman, Salzman Real Estate Services

**Attachments:** [Presentation to City Council 2020 Outline - Harry A. Salzman](#)

**8. Items for Introduction**

- 8.A. [19-746](#) Resolution approving the 2020-2024 Consolidated Plan and 2020 Annual Action Plan for the use of federal block grant funds (CDBG, HOME, ESG) provided through the U.S. Department of Housing and Urban Development.

Presenter:

Catherine Duarte, Senior Analyst, Community Development Division

Peter Wysocki, Director of Planning and Community Development

**Attachments:** [Colorado Springs ConPlan Public Comment Draft 12.31.19](#)  
[2020-2024 ConPlan 2020 Action Plan Council Resolution](#)  
[2020\\_2024 Infographic Jan7](#)  
[2020-2024 ConPlan and 2020 Action Plan - Jan27 CC presentation](#)

- 8.B. [20-019](#) A Resolution declaring the intent of the City of Colorado Springs to issue \$21 million of Multifamily Housing Private Activity Bonds to finance the construction of an affordable multifamily housing development known as Draper Commons

Presenter:

Steve Posey, HUD Program Manager, Planning & Community Development

Peter Wysocki, Director of Planning and Community Development

**Attachments:**

[PAB Resolution for CC Draper Commons](#)

[Vicinity Map](#)

[Prelim Inducement Res Draper Commons](#)

[Colorado Springs Chamber & EDC Support Letter](#)

[Colorado Springs Downtown Partnership](#)

[Independence Center letter of support for Draper Project](#)

[Innovations in Aging letter of support \(November 2019\) \(002\)](#)

[Pikes Peak Community Foundation Letter of Support 12.13.2019](#)

[Silver Key ltr of support](#)

- 8.C. [CPC CA 20-00006](#) Discussion of possible amendments to Chapter 7 (Planning, Development and Building) of City Code pertaining to accessory dwelling units.

(Legislative)

Presenter:

Hannah Van Nimwegen, Senior Planner, Land Use Review Division

Peter Wysocki, Director of Planning and Community Development

**Attachments:**

[Attachment 1 - Option Breakdown](#)

[Attachment 2 - Work Session ADU Presentation - 9.9.19](#)

[Council Work Session Minutes - 9.9.19](#)

[Work Session ADU Presentation - 1.27.20](#)

- 8.D. [19-642](#) A resolution authorizing the Southwest Downtown Business Improvement District to issue debt in the form of Series 2020 Limited Tax Supported and Special Revenue Senior Bonds in a total principal amount not to exceed \$50,000,000.

(Legislative Item)

Presenters:

Carl Schueler, Comprehensive Planning Manager, Planning & Community Development

Peter Wysocki, Planning and Community Development Director

Bob Cope, Economic Development Officer

**Attachments:**

[Resolution](#)

[PowerPoint](#)

[Attachment 1- Bond Resubmittal Cover Letter](#)

[Attachment 2- Draft Bond Resolution](#)

[Attachment 3- Draft Master Indenture](#)

[Attachment 4- Draft Supplemental Indenture](#)

[Attachment 5- Draft Capital Pledge Agreement](#)

[Attachment 6- Redevelopment Financing Analysis](#)

[Attachment 7- Infrastructure Cost Worksheets](#)

[Attachment 8 - Draft General Counsel opinion](#)

[Attachment 9 - Draft Bond Counsel Opinion](#)

[Attachment 10 - External Financial Advisor Letter- RBC](#)

[SWD Phase 1A PPP - 12272019 - 2](#)

- 8.E. [20-028](#) A Resolution Approving a Cooperation Agreement for Redevelopment of Portions of Southwest Downtown, Colorado Springs, Colorado

Presenter:

Bob Cope, Economic Development Officer

**Attachments:**

[Resolution Approving Cooperation Agreement SWDT 01.22.20](#)

[SWDT Cooperation Agreement - 1-22-20-FINAL](#)

[Urban Renewal Plan Museum Park \(final - updated\)](#)

[Exhibit - Museum + Park URA Boundary](#)

[20055695\\_1\\_SW\\_Downtown\\_Project\\_Concept\\_Plan](#)

[20055691\\_1\\_EXISTING\\_UTILITY\\_ADVANCED\\_RELOCATION\\_EXHIBIT - CIMA](#)

[SWD Infrastructure -Exhibit F](#)

## **9. Items Under Study**

**9.A.**    [19-747](#)            Special Districts Overview- Session No. 7

Presenters:

Carl Schueler, Comprehensive Planning Manager

Peter Wysocki, Planning and Community Development Director

**Attachments:**    [PowerPoint-Session 7](#)

[Attachment 1- Colorado Springs Metro. District Mill Levies and Caps](#)

[Attachment 2- Colorado Springs BID Mill Levies and Caps](#)

[Attachment 3- Exhibit E Disclosure Form From Model Service Plan](#)

[Attachment 4- Example of a Title 32 District Transparency Notice](#)

[Attachment 5 - Overview of District Conversion to Resident Owner Control](#)

**9.B.**    [19-730](#)            Discussion on the new state Marijuana Laws concerning Consumption Clubs

Presenter:

Richard Skorman, Council President

Don Knight, First District Council Member

**10. Councilmember Reports and Open Discussion**

**11. Adjourn**