



# 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, February 10, 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. [20-060](#) City Council Work Session Meeting Minutes January 27, 2020

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [1-27-20 City Council Work Session Meeting Minutes Final.pdf](#)

[File 19-748 Harry Salzman Presentation Slides.pptx](#)

[ADU Facts Councilmember Gaebler 1-27-20.pptx](#)

### 5. Executive Session

#### 5A. Open

#### 5B. Closed

**5B.A. [20-010](#)**

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 (c), the City Council, in Open Session, is to determine whether it will hold a Closed Executive Session. The issues to be discussed include: (1) consultation with the City Attorney for the purpose of receiving legal advice on specific legal questions related to the interpretation of Colorado law, the City Charter, City Code, and City Council Rules and matters required to be kept confidential by state law, rules and regulations; (2) consultation with the City Attorney for the purpose of receiving legal advice on specific legal questions related to a real property title matter; and (3) negotiation consultation with the City Attorney for the purpose of receiving legal advice on specific legal questions related to a real property acquisition matter.

The President of Council shall poll the City Councilmembers, and, upon consent of two-thirds of the members present, may hold a 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 If consent to the Closed Executive Session is not given, the item may be discussed in Open Session or withdrawn from consideration.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:** [01272020ClosedSession](#)

**6. Staff and Appointee Reports****6.A. [20-059](#) Agenda Planner Review**

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [Agenda Planner Review 2-10-20](#)

**7. Presentations for General Information****7.A. [20-056](#) Garden of the Gods Commercial Use Permit**

Presenter:

Matt Mayberry, Cultural Services Manager

Jan Martin, President, Garden of the Gods Foundation

**Attachments:** [GOG Commercial Permit Presentation 2020](#)

**8. Items for Introduction**

- 8.A. [20-051](#) A Resolution approving the amended 2020 Budget for the Colorado Springs Downtown Development Authority in Colorado Springs, Colorado

Presenter:

Charae McDaniel, Chief Financial Officer

**Attachments:** [01\\_Res to Approve DDA budget\\_2.25.20 Final](#)  
[DDA Final 2020 Budget \(002\) Exh A](#)  
[01.27.20 DDA financial high level Exh B](#)

- 8.B. [20-053](#) A resolution approving the administrative dissolution of the Powers Center Metropolitan District

Presenters

Carl Schueler, Comprehensive Planning Manager, Planning and Community Development

Peter Wysocki, Planning and Community Development Director

**Attachments:** [PowersCorridorDissolutionRES\\_2020-02-03](#)  
[Exhibit A - Board Resolution](#)  
[Attachment 1-Transmittal letter](#)  
[PowerPoint](#)

**8.C.** [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.D. [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](#)  
[City Draft Cooperation Agreement - 1-22-20-version-clean](#)  
[City Draft Cooperation Agreement - 1-22-20-version-redline](#)  
[City Draft Cooperation Agreement - 2-04-20-Revised-Clean](#)  
[City Draft Cooperation Agreement - 2-04-20-Revised-Redline](#)  
[Urban Renewal Plan Museum Park \(final - updated\)](#)  
[Exhibit - Museum + Park URA Boundary](#)  
[20055695\\_1\\_SW Downtown Project Concept Plan](#)  
[Exhibit D - Authority Redevelopment Pledge Agreement 1.23.docx](#)  
[20055691\\_1\\_EXISTING UTILITY ADVANCED RELOCATION EXHIBIT - CIMAF](#)  
[SWD Infrastructure -Exhibit F](#)

## **9. Items Under Study**

- 9.A. [CPC CA](#)  
[20-00005](#) Update on the amendment of City Code Chapter 7 (Zoning and Subdivision Regulations)

Presenter:

Morgan Hester, Principal Planner

Peter Wysocki, Director of Planning and Community Development

**Attachments:** [FIGURE 1 - RetoolCOS Timeline](#)

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

## **11. Adjourn**