



# City of Colorado Springs

## Regular Meeting Agenda - Final City Council

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

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Tuesday, February 11, 2020

10:00 AM

Council Chambers

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**1. Call to Order**

**2. Invocation and Pledge of Allegiance**

**3. Changes to Agenda/Postponements**

**4. Consent Calendar**

**These items will be acted upon as a whole, unless a specific item is called for discussion by a Councilmember or a citizen wishing to address the City Council. (Any items called up for separate consideration shall be acted upon following the Mayor's Business.)**

**4A. Second Presentation:**

**4A.A. [19-732](#)**

Ordinance No. 20-10 amending Article 5 (Alcohol Beverages) of Chapter 2 (Business Licensing, Liquor Regulation and Taxation) of the Code of the City of Colorado Springs 2001, as amended, pertaining to Liquor Code.

Presenter:

Sarah B. Johnson, City Clerk

Lee McRae, License Enforcement Officer, City Clerk Office

**Attachments:** [Clerk-LiquorCodeORD-2019-11-02.docx](#)

- 4A.B. [20-015](#)** Ordinance No. 20-11 Amending Ordinance No. 19-87 (2020 Appropriation Ordinance) for a Supplemental Appropriation to the Trails, Open Space and Parks Fund in the Amount of \$3,362,600 for Acquisition of Approximately 335 Acres of Property for the Purpose of Public Open Space and Trails

Presenter:

Britt I. Haley, Parks, Recreation & Cultural Services Department

**Attachments:** [Appropriation Ordinance.January2020JCCPP](#)  
[Jimmy Camp Creek Parcels w Parks](#)

#### **4B. First Presentation:**

- 4B.A. [20-061](#)** City Council Regular Meeting Minutes January 28, 2020

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [1-28-2020 City Council Meeting Minutes Final.pdf](#)

- 4B.B. [20-062](#)** Appointments to Boards and Commissions

Presenter:

Jacquelyn Puett, Assistant to Council

**Attachments:** [021120 Boards and Commissions.pdf](#)

- 4B.C. [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](#)

- 4B.D.** [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](#)

## **5. Recognitions**

- 5.A.** [20-049](#) A Proclamation in honor of the 100th anniversary of the League of Women Voters of the United States

Presenter:

Council Member Jill Gaebler

**Attachments:** [League of Women Voters](#)

## **6. Citizen Discussion For Items Not On Today's Agenda**

## **7. Mayor's Business**

## **8. Items Called Off Consent Calendar**

## **9. Utilities Business**

## **10. Unfinished Business**

**10.A.** [CPC PUZ  
19-00087](#)

Ordinance No. 20-12 amending the zoning map of the City of Colorado Springs relating to 0.44 acres located at 532 West Colorado Avenue on the northeast corner of West Colorado Avenue and South Chestnut Street from C-6 (General Business) to PUD (Planned Unit Development: multi-family residential, maximum density of 114 dwelling units per acre [not to exceed 50 units] and 60-foot maximum building height)

(QUASI-JUDICIAL)

Related File: CPC PUD 19-00088

Presenter:

Peter Wysocki, Director, Planning and Community Development  
Matthew Fitzsimmons, Planner II, Urban Planning Division

**Attachments:**

[ZC\\_ORD\\_532WColoradoAve](#)

[Exhibit A legal description](#)

[Exhibit B site plan](#)

[532 W. Colorado Ave Staff CC.1.28.20](#)

[CPC Report\\_532 W. Colorado Ave\\_PUZ PUD - final](#)

[Figure 1 - Project Statement](#)

[Figure 2 - Zoning Map](#)

[Figure 3 - Stakeholder letters](#)

[Figure 4 - Zone Change](#)

[Figure 5 - Development Plan](#)

[Figure 6 - Traffic Study](#)

[Figure 7 - Plan COS](#)

[7.3.603 Establishment & Development of a PUD Zone](#)

[7.5.603.B Findings - ZC](#)

[CPC Minutes 532WColoradoApts draft](#)

**11. New Business**

**11.A.** [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](#)

- 11.B. [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 - CIMA](#)  
[SWD Infrastructure -Exhibit F](#)

- 11.C. [20-018](#) A Resolution Recognizing the Mayor's Authority to Execute All Intergovernmental Agreements Related to Colorado Department of Transportation Grant Applications and Execution Documents

Presenter:

Charae McDaniel, Chief Financial Officer

**Attachments:** [FINAL Res Mayoral Auth to Sign CDOT IGA - 01-27-2020](#)  
[Legal Memo re Mayoral auth for grant app 12-17-2019](#)

## **12. Public Hearing**

**12.A.** [CPC V  
19-00168](#)

An ordinance vacating the public right-of-way described as a portion of the Brookside Williamsons alley within The Town of Brook Side subdivision and the Williamson's Addition to Ivywild subdivision consisting of 0.043 acres.

Presenter:

Ryan Tefertiller, Manager, Urban Planning Division  
Peter Wysocki, Director, Planning and Community Development  
Department

**Attachments:**

[VROW BrooksideWilliamsonAlley](#)  
[Exhibit A - Brookside Alley Vacation Legal Description](#)  
[Exhibit B - Brookside Alley Vacation plat](#)  
[Figure 1 - Brookside Alley Aerial Photo](#)  
[Town of Brook Side \(The\) Plat](#)  
[Williamsons Addition to Ivywild Plat](#)  
[Brookside Alley Vacation Council Presentation RBT 021120](#)  
[7.7.402.C Vacation Procedures](#)

**13. Added Item Agenda**

**14. Executive Session**

**15. Adjourn**