



# City of Colorado Springs

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

## Meeting Minutes City Council

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Tuesday, February 11, 2020

10:00 AM

Council Chambers

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### **1. Call to Order**

**Present:** 9 - Councilmember Yolanda Avila, Councilmember Jill Gaebler, Councilmember David Geislinger, Councilmember Bill Murray, Councilmember Don Knight, Councilmember Andy Pico, President Richard Skorman, President Pro Tem Tom Strand, and Councilmember Wayne Williams

### **2. Invocation and Pledge of Allegiance**

The Invocation was made by Councilmember Geislinger.

President Skorman led the Pledge of Allegiance.

### **3. Changes to Agenda/Postponements**

Councilmember Pico requested item 4B.C. be removed from the Consent Calendar.

Consensus of Council agreed to this change on the agenda.

### **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](#)  
[Signed Ordinance 20-10.pdf](#)

**This Ordinance was finally passed on the Consent Calendar.**

- 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](#)  
[Signed Ordinance 20-11.pdf](#)

**This Ordinance was finally passed on the Consent Calendar.**

#### **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](#)

**The Minutes were approved on the Consent Calendar.**

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

Presenter:

Jacquelyn Puett, Assistant to Council

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

**This Item was approved on the Consent Calendar.**

- 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](#)

[Signed Resolution 8-20.pdf](#)

**This Resolution was adopted on the Consent Calendar.**

## **Approval of the Consent Agenda**

**Motion by Councilmember Williams, seconded by Councilmember Murray, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of 9-0-0**

**Aye:** 9 - Avila, Gaebler, Geislinger, Murray, Knight, Pico, Skorman, Strand, and Williams

## **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](#)

President Skorman gave a brief history of the accomplishments of the local League of Women Voters of the United States.

Councilmember Gaebler read a Proclamation recognizing February 14, 2020 as the League of Women Voters Day in honor of the 100th anniversary of the League of Women Voters of the United States.

Councilmember Williams stated ballots were mailed out yesterday and encouraged everyone to exercise their right to vote.

Councilmember Geislinger stated voting rights are currently being

challenged and people need to aggressively protect them.

Councilmember Avila reminded everyone the League of Women Voters is made up of volunteers.

Julie Ott, member of the League of Women Voters, gave an overview of the Love the League event on February 15, 2020 at 4:00 PM at the Colorado Springs Pioneer Museum.

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

Citizen Gerald Miller spoke about crime and issues he has had with the Code Enforcement Department.

Citizen Judy Feeney spoke in support of the City's efforts toward renewable energy.

Citizen Jaymen Johnson expressed appreciation for the members of City Council and their public service and read an excerpt from the Bible, Isaiah 53.

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

There was no Mayor's Business.

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

- 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](#)  
[Signed Resolution 9-20.pdf](#)

Councilmember Pico stated he objects to the strings attached to the use of federal block grant funds (CDBG, HOME, ESG) provided through the U.S. Department of Housing and Urban Development and because accessory

dwelling units (ADU) are included in the plan even though City Council has not made a final decision about ADUs. He stated he will be voting against this item.

Councilmember Geislinger, Councilmember Williams, President Pro Tem Strand, and President Skorman stated even though they may not agree with all the federal regulations associated with it, they support this item.

**Motion by Councilmember Geislinger, seconded by Councilmember Gaebler, that the Resolution approving the draft 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 (HUD) be adopted. The motion passed by a vote of 8-1-0-0**

**Aye:** 8 - Avila, Gaebler, Geislinger, Murray, Knight, Skorman, Strand, and Williams

**No:** 1 - Pico

## **9. Utilities Business**

There was no 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](#)  
[Signed Ordinance 20-12.pdf](#)

Councilmember Knight stated because he was recently informed by Peter Wysocki, Director, Planning and Community Development, that multi-family housing is already permitted in C-6 zoning, he will now be supporting this item.

**Motion by President Pro Tem Strand, seconded by Councilmember Williams, that the Ordinance amending the zoning map of the City of Colorado Springs pertaining to 0.44 acres located at 532 West Colorado Avenue 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), based upon the findings that the change of zone request complies with the review criteria for establishment of a PUD zone as set forth in City Code Section 7.3.603 and the zone change criteria as set forth in Section 7.5.603.B. be finally passed. The motion passed by a vote of 9-0-0-0**

**Aye:** 9 - Avila, Gaebler, Geislinger, Murray, Knight, Pico, Skorman, Strand, and Williams

## **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](#)

[Signed Resolution 10-20.pdf](#)

Councilmember Geislinger commented that this item has been thoroughly considered for a long time by City Council as well as reviewed by the City Council Budget Committee.

**Motion by Councilmember Murray, seconded by Councilmember Williams, that the 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. with an overall aggregate limit of \$50,000,000 for the combined issuance be adopted. The motion passed by a vote of 9-0-0**

**Aye:** 9 - Avila, Gaebler, Geislinger, Murray, Knight, Pico, Skorman, Strand, and Williams

- 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 - CIMARRON NORTH..](#)  
[SWD Infrastructure -Exhibit F](#)

Jeff Greene, Chief of Staff, explained that this item has been through a very extensive process and thoroughly reviewed by the Budget Committee. He stated staff recommends approval of this item.

Councilmember Knight requested clarification that this would be for the approval of the February 4, 2020 agreement. Mr. Greene confirmed it was.

Chris Jenkins, President, Nor'Wood Development, representing the applicant expressed appreciation to City Council for their work and partnership in regards to the projects occurring within the City.

**Motion by President Pro Tem Strand, seconded by Councilmember Gaebler, that the Resolution approving a Cooperation Agreement for Redevelopment of Portions of Southwest Downtown, Colorado Springs, Colorado be adopted as amended in the February 4, 2020 version. The motion passed by a vote of 9-0-0**

**Aye:** 9 - Avila, Gaebler, Geislinger, Murray, Knight, Pico, Skorman, Strand, and Williams

**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](#)  
[Signed Resolution 12-20.pdf](#)

Charae McDaniel, Chief Financial Officer, gave an overview of the revisions made to the Resolution recognizing the Mayor's authority to execute grant application and execution documents related to Colorado



Department of Transportation.

There were no comments on this item.

**Motion by Councilmember Murray, seconded by Councilmember Williams, that the Resolution recognizing the Mayor's authority to execute all Intergovernmental Agreements related to Colorado Department of Transportation grant applications and execution documents be adopted. The motion passed by a vote of 9-0-0-0**

**Aye:** 9 - Avila, Gaebler, Geislinger, Murray, Knight, Pico, Skorman, Strand, and Williams

## **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](#)

Ryan Tefertiller, Manager, Urban Planning Division, Planning and Community Development Department, presented the Ordinance vacating the public right-of-way of the Brookside Williamsons alley. He gave a brief background of the site, application, stakeholder notice, analysis, and staff recommendations.

David Whitehead, Whitehead Engineering, LLC, representing the applicant, stated they will be building 50 apartment units in the area and identified the utilities currently located in the vacated right-of-way.

There were no comments on this item.

**Motion by Councilmember Williams, seconded by President Pro Tem Strand, that the Ordinance vacating a 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 be approved on first reading. The motion passed by a vote of 9-0-0-0**

**Aye:** 9 - Avila, Gaebler, Geislinger, Murray, Knight, Pico, Skorman, Strand, and Williams

**13. Added Item Agenda**

There were no items added to the Agenda.

**14. Executive Session**

There was no Executive Session.

**15. Adjourn**

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

Sarah B. Johnson, City Clerk