



**CITY COUNCIL EXECUTIVE COMMITTEE MEETING
CITY COUNCIL CHAMBERS, THIRD FLOOR, CITY HALL,
#1 CITY HALL PLACE, PUEBLO, COLORADO 81003.**

**MONDAY, MAY 1, 2023
5:30 PM**

Individuals Requiring Special Accommodations Should Notify the City's ADA Coordinator at (719) 553-2295 by Noon on the Friday Preceding the Meeting.

Executive Committee meetings are special meetings of the City Council and are informal Council meetings for the purpose of receiving information and discussion among Council Members; no official action is taken at such meetings. The public is invited to attend, but public comment is generally not received unless otherwise noted.

Agenda

CALL TO ORDER

PRESENTATIONS

- | | |
|--|-----------|
| A. LOBBYIST UPDATE
Gil Romero - Lobbyist - Capitol Success Group
15 minute presentation | 5:30 p.m. |
| B. CITY UPDATES
Laura Solano, Chief of Staff
5 minute presentation | 5:45 p.m. |
| C. MARIJUANA EXCISE TAX
Dr. Malik Hasan - NuVue Pharma Dispensary
15 minute presentation | 5:50 p.m. |
| D. COMANCHE III UPDATE
Ashley Valdez - Xcel Energy - Area Manager Community and Local Govt. Affairs
15 minute presentation | 6:15 p.m. |
| E. ARPA - PAGE UNION EMPLOYEE ESSENTIAL PAY
Laura Solano, Chief of Staff
Marisa Pacheco, Director Human Resources
Betty Jo Aragon - PAGE Union President
10 minute presentation | 6:40 p.m. |
| F. WASTE CONNECTIONS CONTRACT PROGRESS
Nicholas Gradisar, Mayor
Andrew Hayes, Public Works Director | 7:00 p.m. |

10 minute presentation

G. ROAD REPAIRS & DEBRUCING FUNDS

7:20 p.m.

Charles Roy - Deputy Director of Public Works

15 minute presentation

H. DOLA GRANT - PUEBLO LAND USE CODE PROJECT

7:45 p.m.

Scott Hobson, Acting Director Planning and Community Development

10 minute presentation

ADJOURNMENT



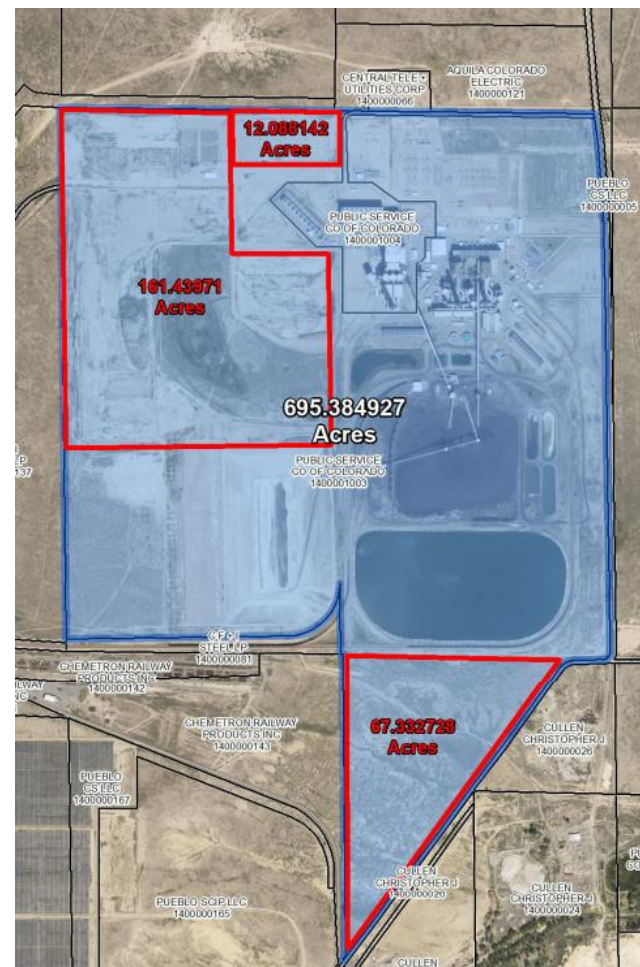
2023 Pueblo Generation Study

Pueblo City Council Work Session
May 1, 2023

Ashley R. Valdez
Area Manager Community & Local Govt. Affairs

Purpose

- Study is to evaluate a variety of potential low-emission or carbon-free dispatchable resource options located at the site of Comanche Station or within Pueblo County that can contribute to Xcel Energy's continued efforts to reduce emissions.
- The resources identified can inform bids into the Pueblo Just Transition Plan, which will commence in 2024 (solicitation in 2025) and identify resource portfolios to replace Comanche Unit 3 and meet other Xcel Energy resource needs through the end of 2031.



Parties Involved

Xcel Energy – Integrated System Planning, Energy Supply, Workforce Relations, Corporate Development, PSCo State Affairs & Community Relations

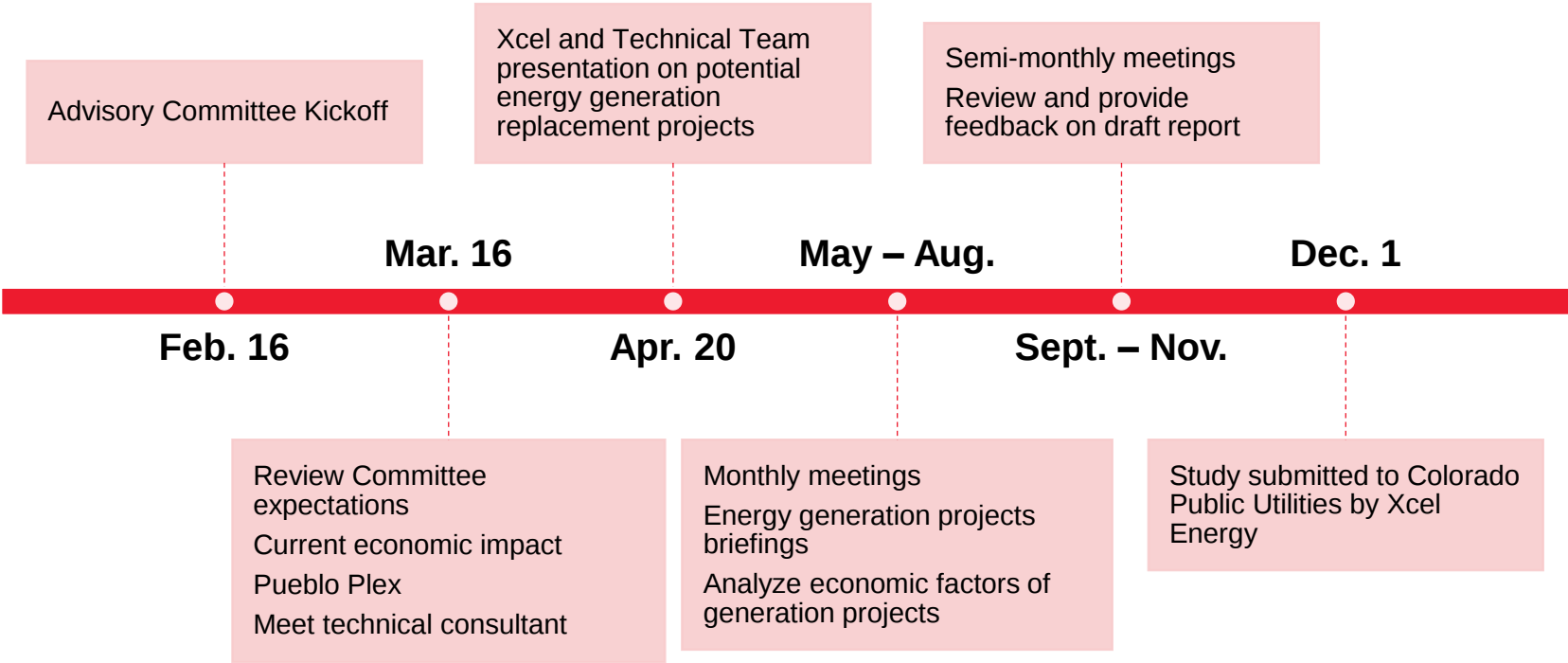
Technical Consultant – 3rd party engineering firm in charge of technical evaluation

Economic Consultant - 3rd party group evaluating the impacts of different resource applications to the community/state

Public Outreach Vendor – 3rd party group putting the Public Outreach Plan designed by Xcel Energy into action

Pueblo Innovative Energy Solutions and Advisory Committee – 11 members of the Pueblo Community

Critical Dates



EVALUATION CRITERIA

Community Impact

How does the project affect local jobs/incomes in the community?

What are the impacts to the community if the project were to undergo construction?

What other implications are there of the project taking land from the community?

How will it change the local employment under construction and operation? What about revenue going into the community?

Dispatchability

What level of technology flexibility is provided for evolving generation mixes on the grid?

What is the dispatchability and ramp rate to respond to grid demand?

Carbon Intensity

How sustainable is the technology?

Carbon emissions during operation?

Carbon emissions during construction?

Schedule

What are current equipment lead times?

What are the construction durations?

When is the technology available for emerging tech?

Environmental Impact

How much land is required and how will it be utilized?

What kind of environmental concerns would arise?

What kinds of hazardous waste generation concerns might arise?

Levelized Cost of Energy

How profitable will this project be?

Are there newer technologies that may make current selections obsolete/unfavorable?

What is the availability and cost of the technology?

What kind of land acquisition, permitting, and engineering concerns would arise?

RESOURCES

Xcel Energy Website:

<https://co.my.xcelenergy.com/customersupport/s/projects/pueblo-energy-study>

Email:

PuebloEnergyStudy@xcelenergy.com

Toll-free Hotline:

[877-292-5918](tel:877-292-5918)

City of Pueblo 2023 Street Assessment Report

Andrew Hayes, Director of Public Works
May 1, 2023

Agenda

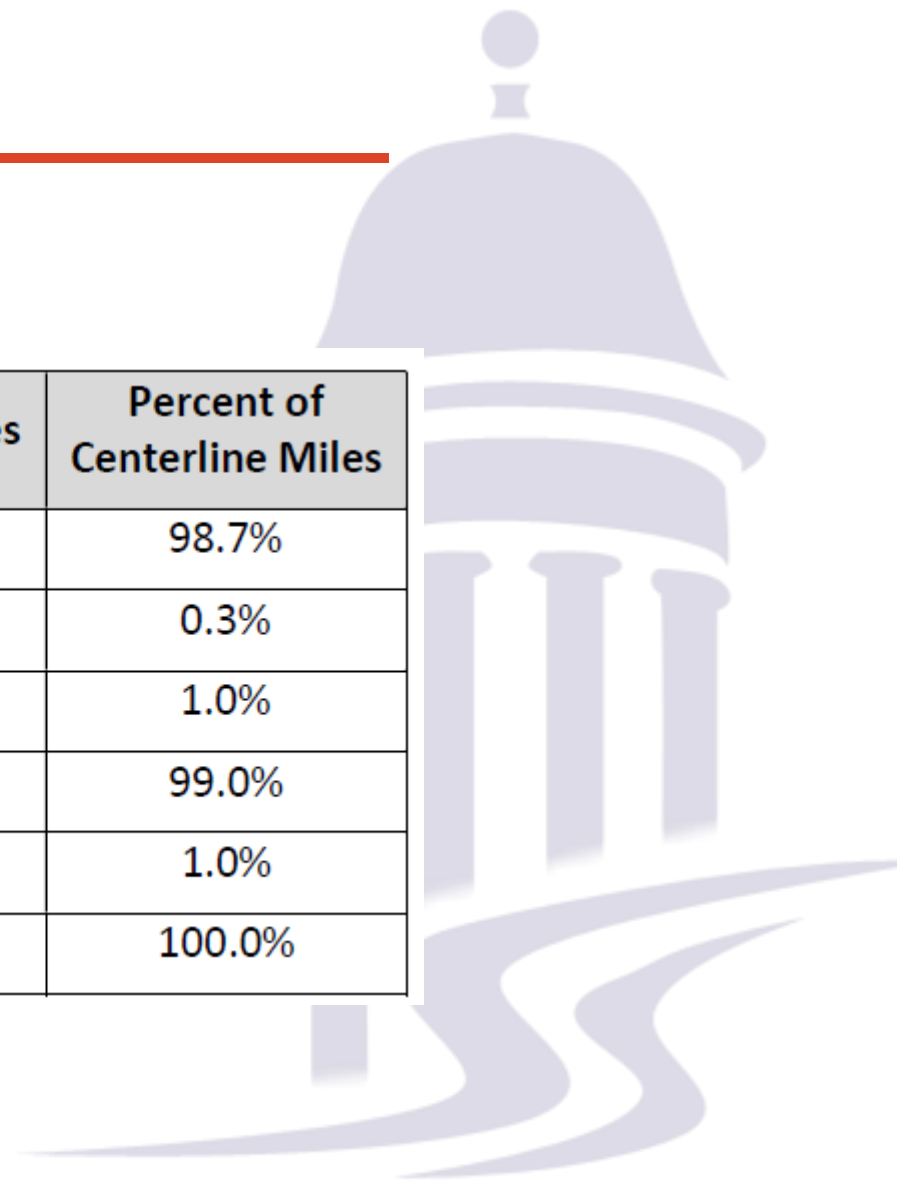
- Intro to assessment process
- Roadway Network Condition
- Budget Models
- 2022 Repair Plan
- 2023 Repair Plan
- Project Locations
- Next Steps



Intro to assessment

- Roadway Asset Services, LLC (RAS) performed a pavement condition assessment for the City of Pueblo from Jan – Mar 2022.
- Assessment included an automated mobile data collection, a **Pavement Condition Index (PCI)** calculated using pavement analysis tools, and an ESRI file geodatabase.
- Assessment was performed in accordance with national standards (ASTM D6433-11).

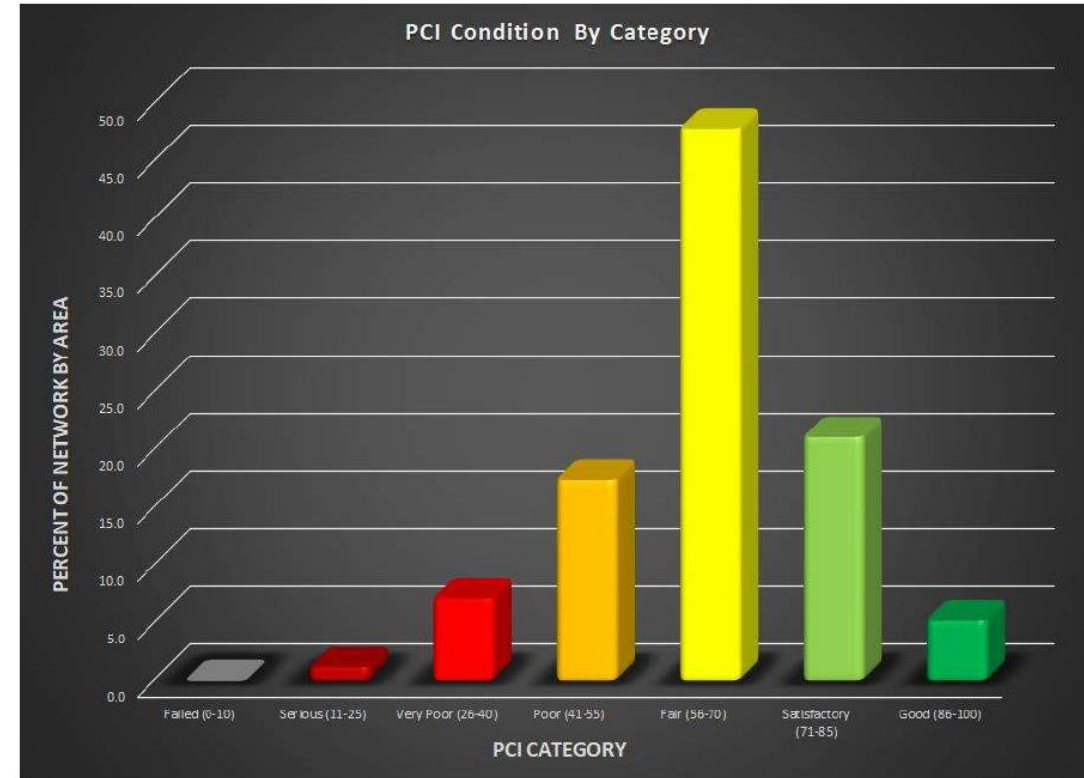
Network Assets



Item	Description	Centerline Miles	Percent of Centerline Miles
1	Asphalt Segments with PCI	493.0	98.7%
2	Concrete Segments with PCI	1.60	0.3%
3	Not Collected – Does not Exists	4.80	1.0%
TOTAL WITH PCI		494.60	99.0%
TOTAL WITHOUT PCI		4.80	1.0%
Total		499.40	100.0%

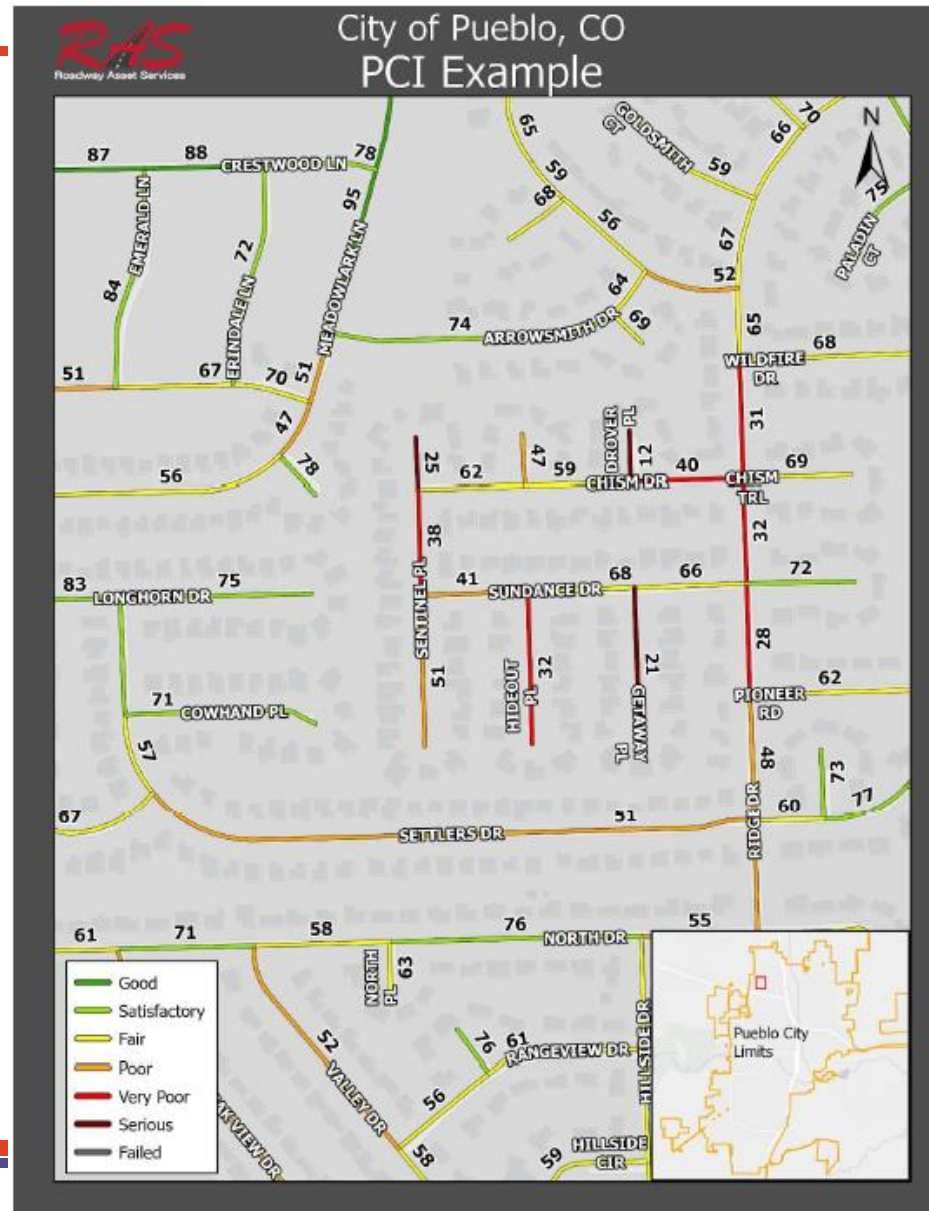
Roadway Network Condition

Pavement Condition Index (PCI) Range	Condition Description	Total Area (Square yards)	Percent of Network
86-100	Good	827,487	5.3%
71-85	Satisfactory	2,124,167	21.1%
56-70	Fair	4,812,237	47.9%
41-55	Poor	1,753,045.19	17.4%
26-40	Very Poor	713,459.26	7.1%
25-11	Serious	116,336.89	1.2%
0-10	Failed	3,449.86	0.0%
Total of Rated Segments		10,050,183	100%

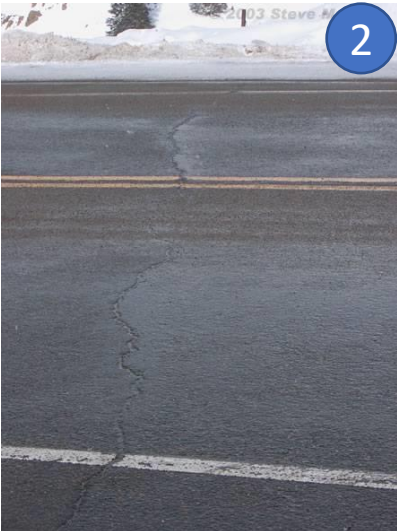
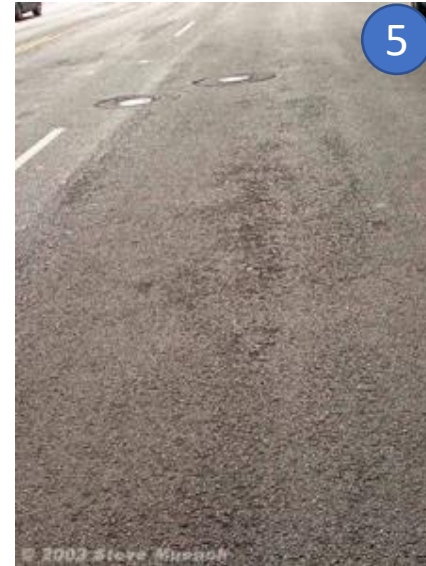
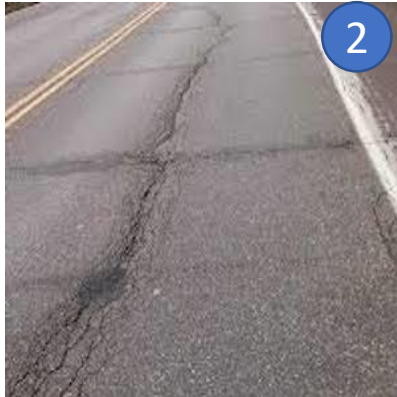
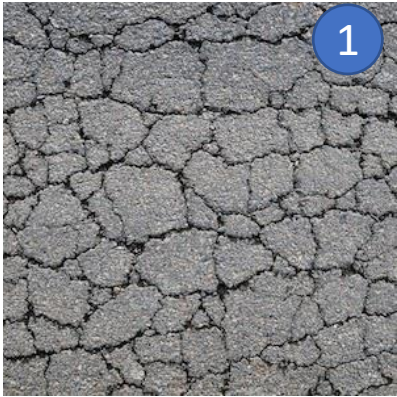


- The average of the road segment PCI values was calculated to be **62**. This value indicates the roadway network is in a “Fair” condition.

Sample of data collection results



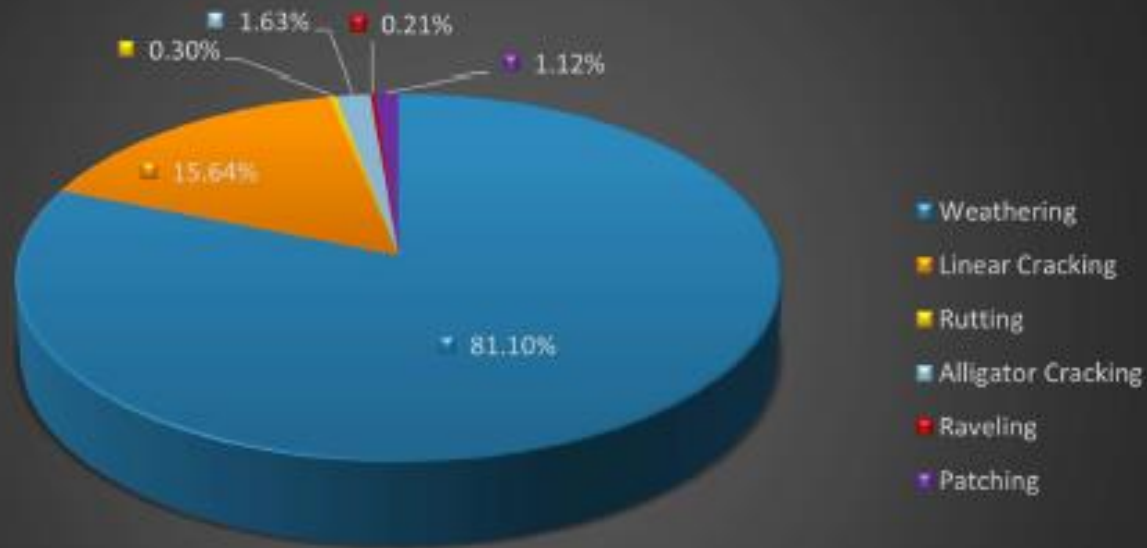
Distress Examples



1	Alligator Cracking
2	Linear Cracking
3	Patching
4	Potholes
5	Raveling
6	Rutting
7	Weathering

Distress Breakdown by Severity

Asphalt Distresses Breakdown



Asphalt Distress Breakdown by Severity

Type	Low	Moderate	High
1. Alligator Cracking	1.37%	0.21%	0.05%
2. Linear Cracking	11.91%	3.61%	0.12%
3. Patching	1.06%	0.06%	0.00%
4. Pothole	0.00%	0.00%	0.00%
5. Raveling	N/A	0.15%	0.06%
6. Rutting	0.28%	0.02%	0.00%
7. Weathering	81.10%	0.00%	0.00%

Asphalt Treatments



Crack Seal



Seal Coat



Chip Seal



Slurry Seal



Cape Seal
(Chip + Slurry)



Micro Surfacing



Thin Lift Overlay



Mill & Overlay

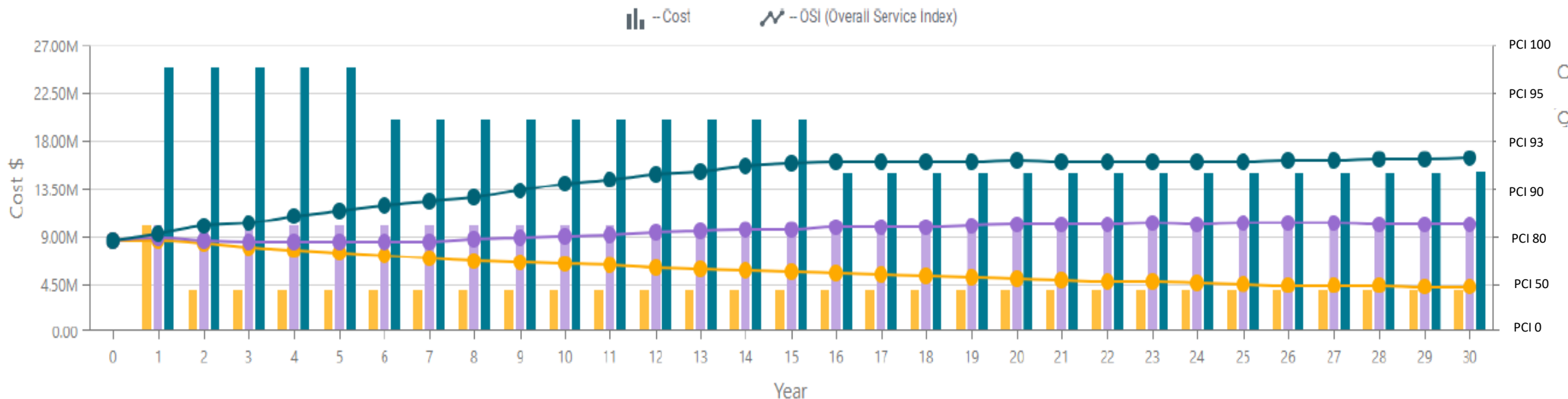


Full Depth
Replacement

Asphalt Treatment Types

Treatments	Proper Application		Cost per Lane Mile	PCI Range
Maintenance (ADA upgrades not required)			~ \$1,000s	
- Crack Seal	Residential	Arterial		85 – 94
- Seal Coat	Parking Lots			85 – 94
Preservation (ADA upgrades not required)			~ \$10,000s	
- Chip Seal		Arterial		75 – 84
- Slurry Seal	Residential			75 – 84
Preservation (ADA upgrades required)			~ \$10,000s + Concrete	
- Cape Seal	Residential	Arterial		65 – 74
- Micro Surfacing		Arterial		65 – 74
- Thin Lift Overlay		Arterial		65 – 74
Rehab (ADA upgrades required)			~ \$100,000s + Concrete	
- Milling & Overlay	Residential	Arterial		40 – 64
Major Rebuild (ADA upgrades required)			~ \$1,000,000s + Concrete	
- Full Depth Replacement (FDR)	Residential	Arterial		0 – 39

Budget Models (as of Mar 2022)

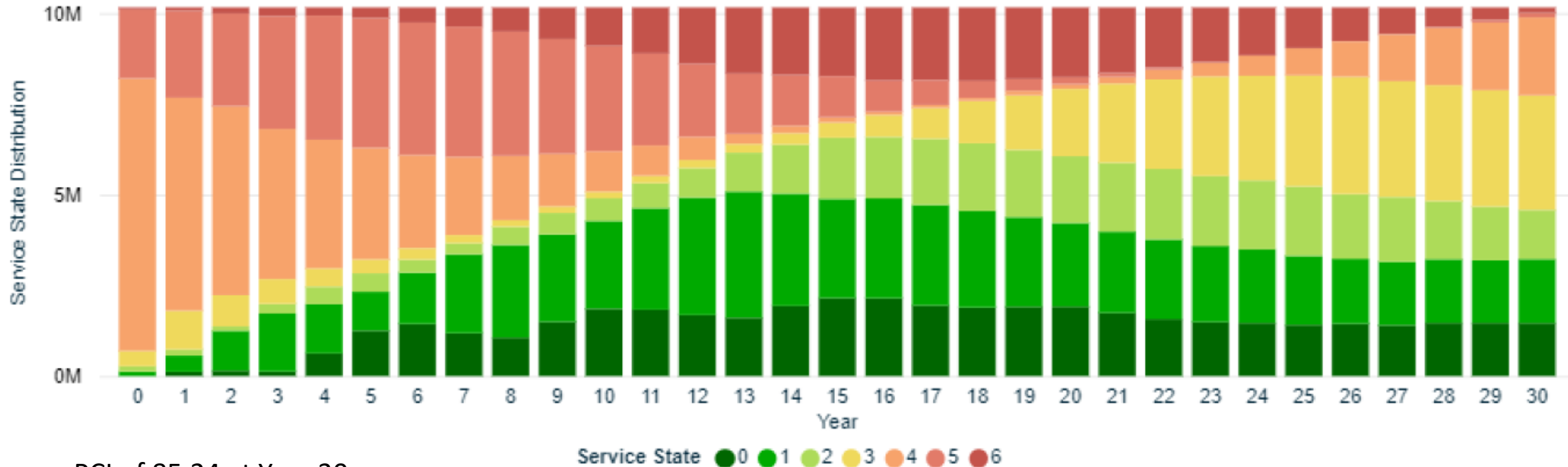


☐	Increase Budget - PCI Goal - over 30 y ✓ Selected for Advanced Comparison Reports	10/24/2022	Report Ready ●	Report Ready ●	...
☐	Increase Budget - \$10M - over 30 y ✓ Selected for Advanced Comparison Reports	10/24/2022	Report Ready ●	Report Ready ●	...
☐	Current Budget - \$10M, \$4M - over 30 y ✓ Selected for Advanced Comparison Reports	10/24/2022	Report Ready ●	Report Ready ●	...

30-yr assessment of overall road conditions

Increase Budget - PCI Goal

Service Level by Year and Service State



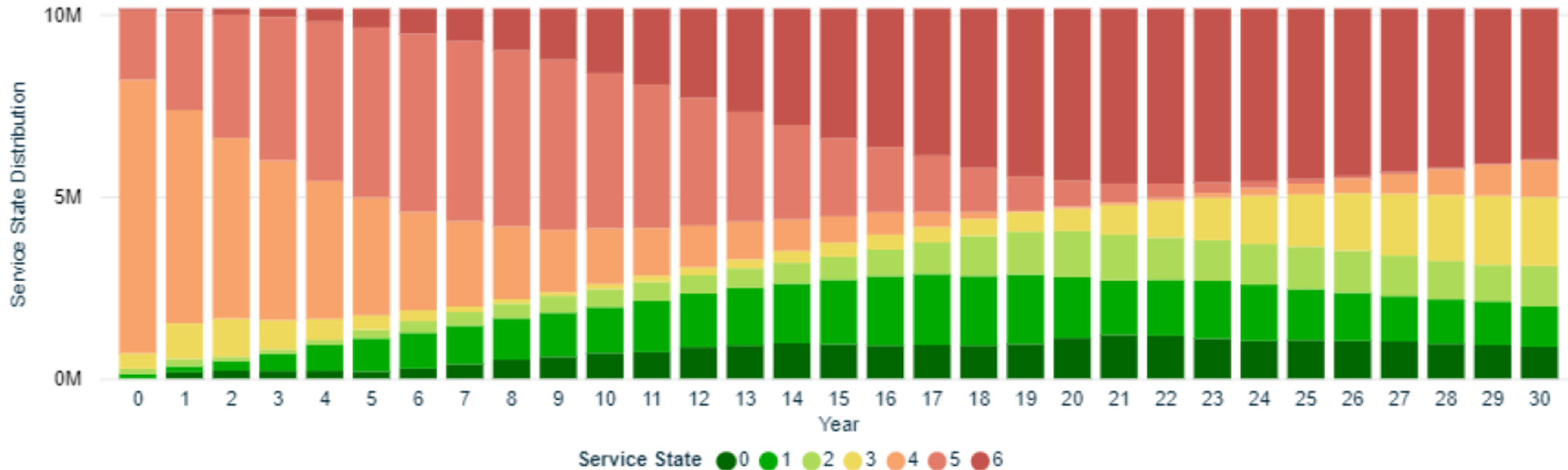
- PCI of 85.24 at Year 30.

30-yr assessment of overall road conditions



Increase Budget - \$10M

Service Level by Year and Service State

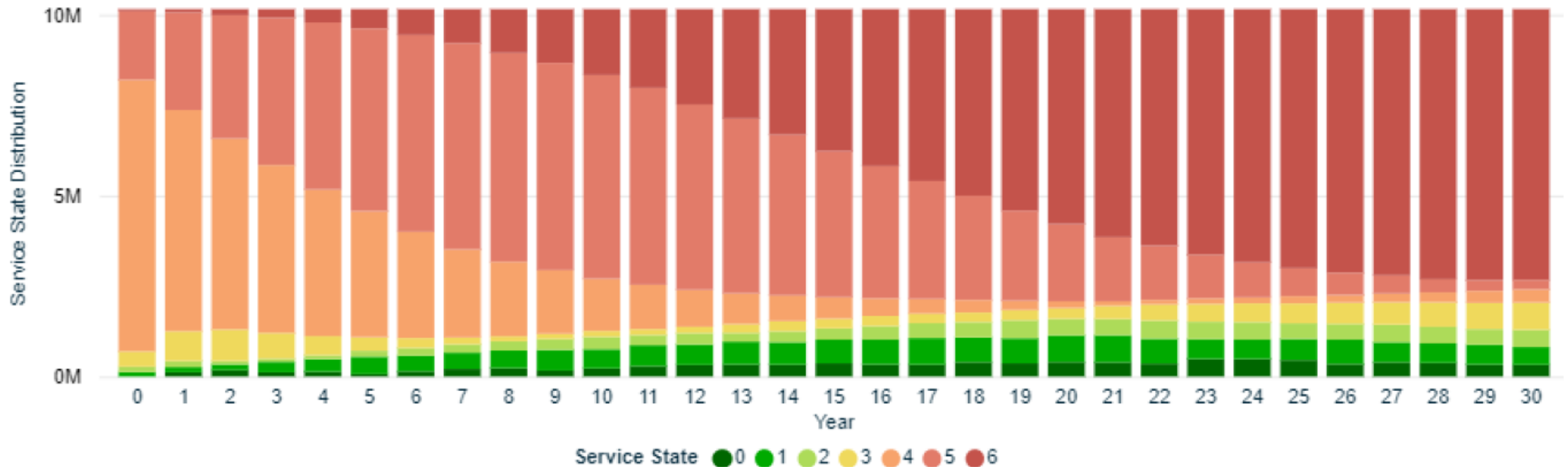


30-yr assessment of overall road conditions



Current Budget - \$10M, \$4M

Service Level by Year and Service State



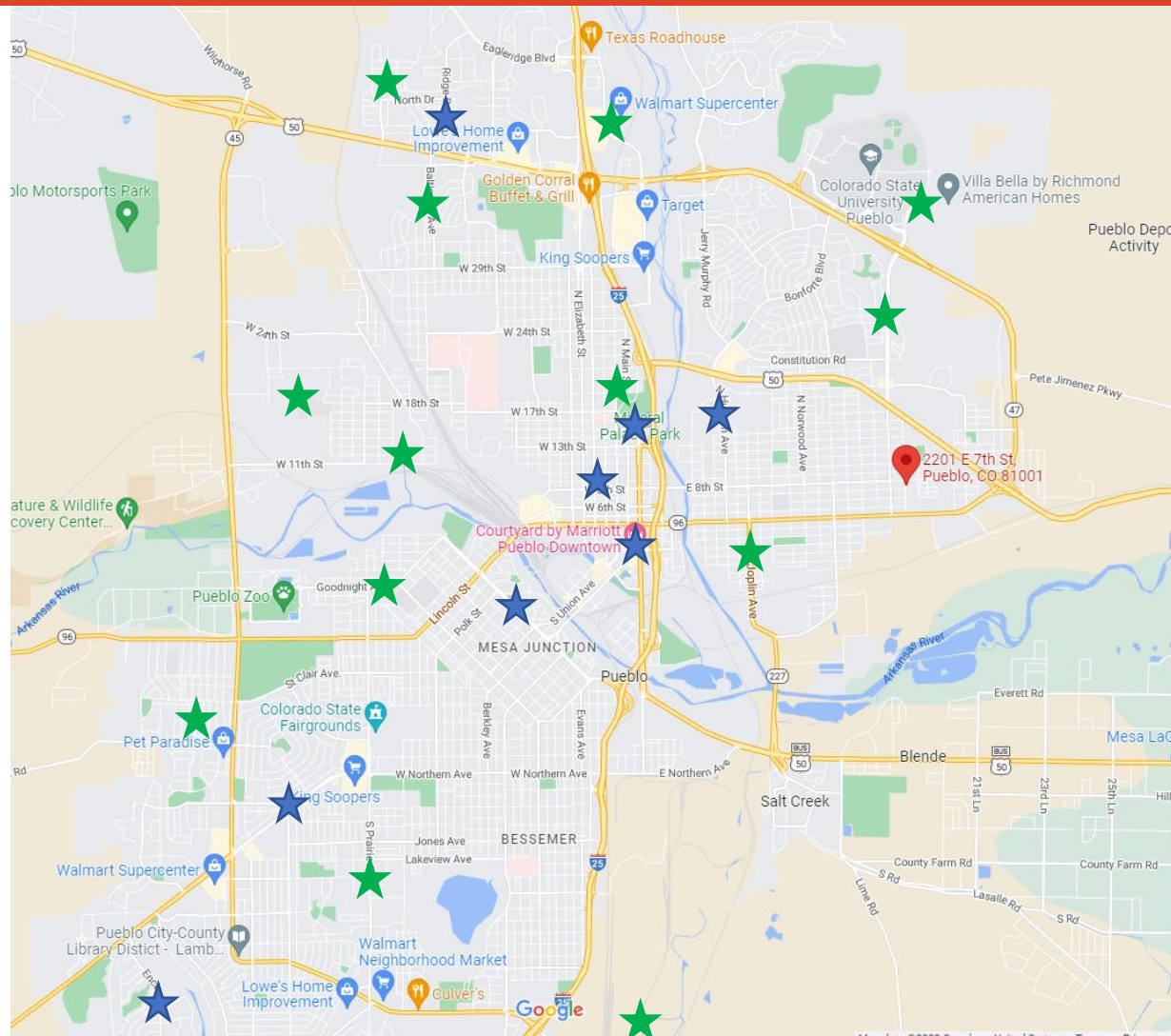
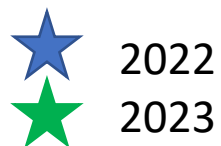
2022 Street Repairs Plan (\$7.25M Budget, CI-2204)

	Status	Cost
22-003 – Asphalt Paving City Center & Santa Fe	Completed	\$250,748
22-002 – Asphalt Paving Hudson (4 th to Hwy 50), N. Grand (City Center to 24 th), W. 15 th (Court to Santa Fe)	Completed (\$1,419,539)	HUAN01
22-035 – Street Improvements Covina Ct.	Completed	\$119,133
22-063 – Asphalt Paving Northern (S. Prairie to Pueblo)	Completed	\$796,291
22-064 – Asphalt Paving W. Abriendo (Cleveland to Washington)	40% Complete	\$1,564,648
22-037 & 22-079 – ADA & Asphalt Paving Ridge (Hwy 50 to Eagleridge) & Alan Hamel	75% Complete (\$199,470 + \$1,032,874 (est))	\$1,232,344
Miscellaneous Concrete Repairs/ADA Upgrades	Completed/Awarded	\$564,254
22-000 – ADA Upgrades Dillon (Hwy 47 to Eagleridge)	5% Complete	\$397,340
22-091 – ADA Upgrades Joplin (4 th to Portland)	50% Complete	\$136,582
	Total	\$5,061,340
	Unobligated Balance of CI-2204	\$2,188,660
23-058 – Concrete Improvements S. Prairie	Additional City Funds Required to Award	\$309,548
	Remaining Balance	\$1,879,112

2023 Street Repairs Plan (\$10M Budget)

	Treatments	Status	Awarded/Estimate
23-058 – ADA S. Prairie (Northern to Pueblo) 23-067 – Asphalt Paving S. Prairie	ADA Upgrades Mill & Overlay	Concrete Award 5/8; Asphalt Advisement 4/25	\$1,250,000 HU2201 & SR2201 \$1,417,848 (estimate)
23-063 - Joplin (4 th to S. Portland)	Mill & Overlay	Asphalt Award 5/8	\$782,236
23-001 & 23-026 - Troy (Hwy 50 to Hwy 47)	ADA Upgrades + Mill & Overlay	Awarded	\$826,487
23-008 - Cheyenne (11 th to 14 th)	ADA Upgrades + Mill & Overlay	Awarded	\$467,582
23-009 - Court (City Center to 24 th)	ADA Upgrades	Awarded	\$524,850
23-050- W. 11 th St (Adee to Pueblo Blvd)	ADA Upgrades + Mill & Overlay	Awarded	\$653,922
23-056 - Regency Crest	Crack Sealing + Cape Seal	Awarded	\$272,083
23-057 - Crestview Hills	Crack Sealing + Chip Seal	Awarded	\$395,853
23-047 - Lime (I25 to UPRR ROW)	Full Depth Replacement	Planning for advertisement 5/16	\$1,245,982 (estimate)
23-061 & 23-065 - Cleveland & Goodnight (W. Abriendo to City Park)	ADA Upgrades + Cape Seal	Award 5/8	\$738,006 (estimate)
23-012 - Baltimore (Hwy 50 to W. 29 th)	ADA Upgrades + Mill & Overlay	Awarded	\$687,780
23-062 - 6 th (24 th to 29 th)	Concrete Improvements + Mill & Overlay	Award 5/8	\$355,896
23-066 - Starlight (Bridletrail to City Limits)	Overlay + Chip Seal	Advertised 4/25	\$500,000 (estimate)
23-044 – Emergency Repairs Wildhorse Creek at 31 st	Full Depth Repair	Complete	\$80,723
		Total	\$8,949,250

Project Locations



Next Steps

- Provide PCI street status on city website
- Codify PCI goal of 72 for road network
- Formalize long range maintenance plan
- Develop and implement revenue generation strategy to support maintenance plan
- Update asset condition data as repair projects are completed; reassess pavement condition in 2027



Pueblo Land Use Code Project

Scott Hobson-Acting Director
Planning and Community Development
May 1st, 2023



Pueblo Land Use Code Project

The purpose of the Project is to develop a new land and subdivision code that modernizes both sections of the Pueblo Municipal Code, establishing a unified zoning and subdivision section of the Municipal Code.

The Project will also include an update of the city's historic preservation code.



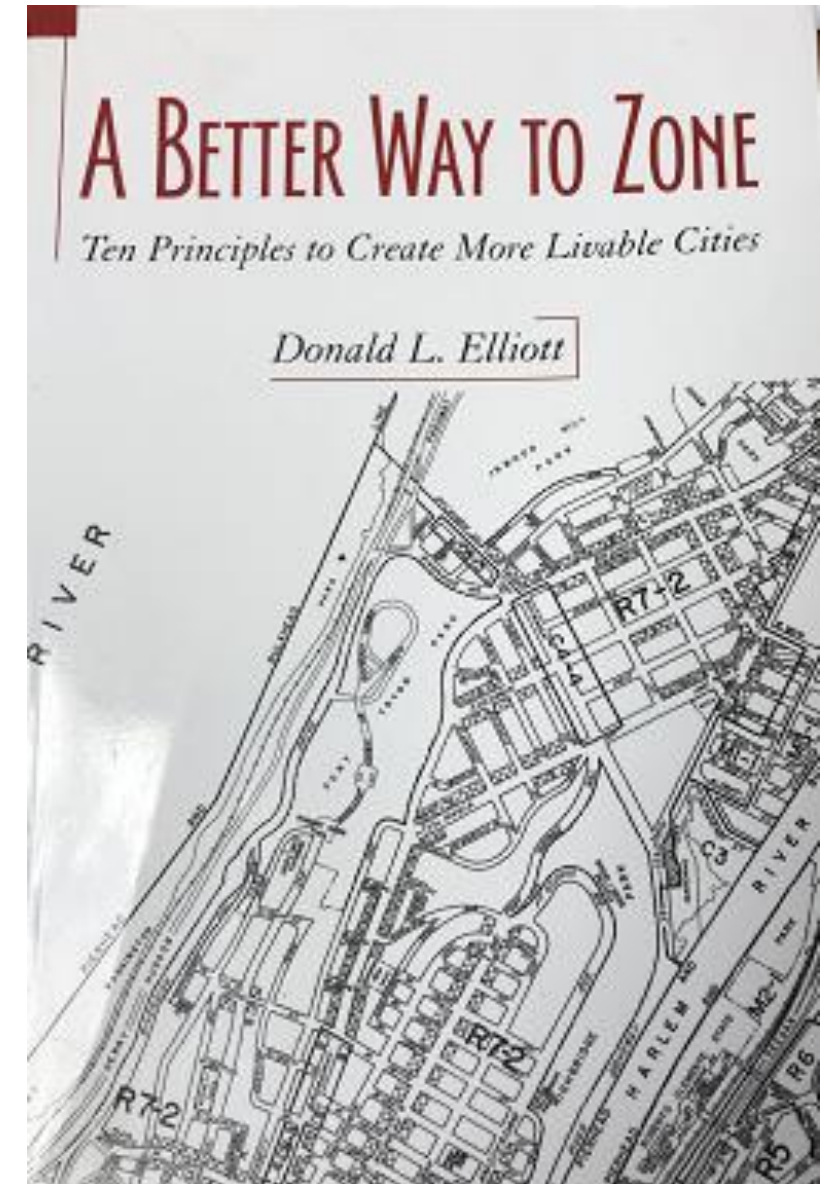
A Unified Development Code provides regulations in which traditional [zoning](#) and [subdivision](#) regulations are combined with other desired city regulations, such as design guidelines, into a single document. A **Unified Development Code** helps local governments to respond better to the way [development](#) occurs and help avoid overlapping regulations.

Zoning and Development Regulations

Primary tool the City uses to implement the Future Land Use Plan and the policies and recommendations in the Regional Comprehensive Plan.

Follow up to Adoption of New Regional Comprehensive Plan

Completion of a major revision to the City's Title XVII and Title XII zoning and subdivision regulations.



A major update of the Region's Comprehensive Plan was completed and approved by City Council in 2022



Pueblo Regional Comprehensive Plan

The key objectives of the regional comprehensive Plan are to:

- Articulate a clear, cohesive vision and policies for the region including distinct communities within the region;
- Provide direction on how and where the region wants to grow, and how each jurisdiction fits within that framework;
- Establish a clear strategy for the implementation of the region's shared vision.

City Council, working through the City's Planning and Zoning Commission, has amended the City's Land Use Code in 2022 providing development standards for multifamily housing units.



The Planning and Zoning Commission is currently drafting accessory dwelling unit standards that address needs identified in the 2021 Pueblo Housing Assessment and Strategy.

What is included in the land use/zoning sections of the municipal code?

- **Regulations and design standards that address zoning and land uses**
- **Building setbacks, building heights, parking, landscaping, and neighborhood character**
- **Application procedures, and other regulations pertaining to development in Pueblo**



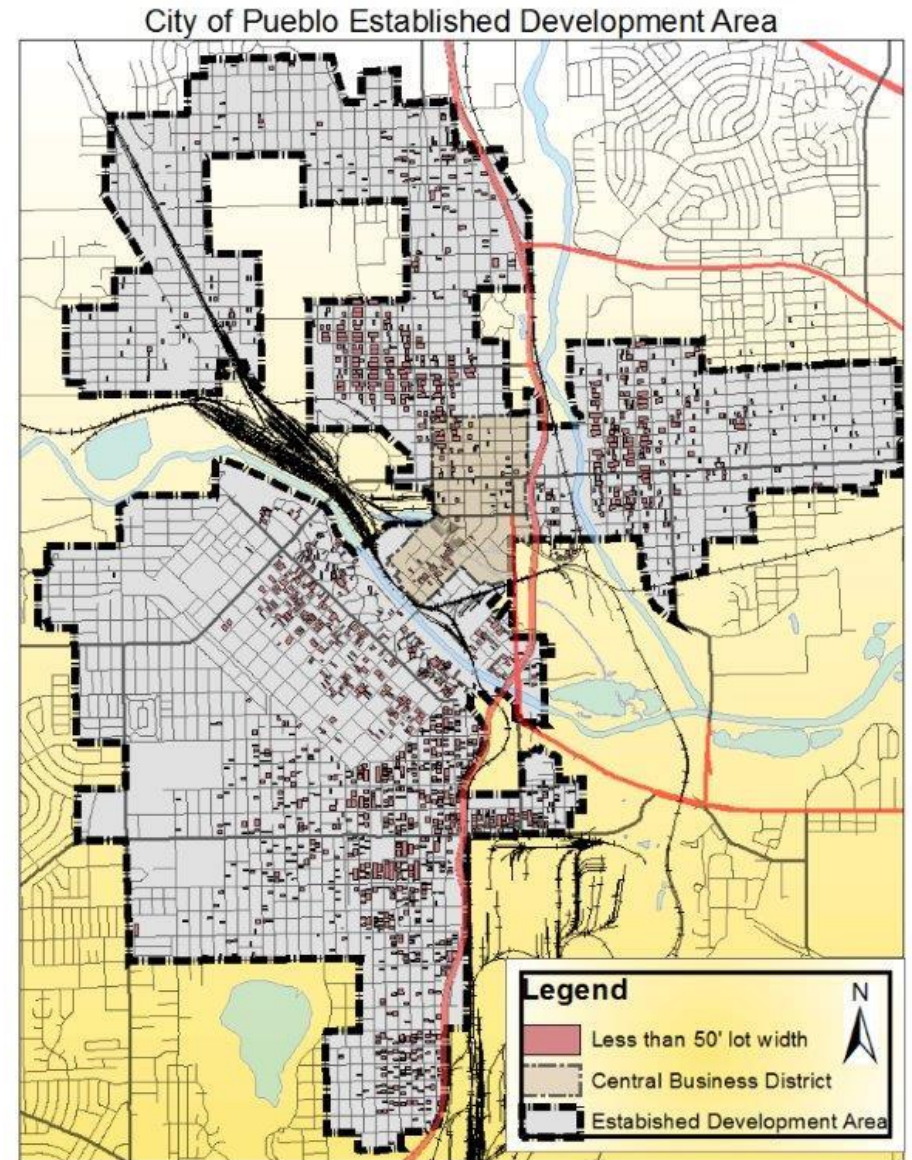
Current Zoning Code - Developed in 1968

- Numerous amendments have been adopted
- Not seen a comprehensive update in over 50 years.

The 1968 zoning code failed to recognize the incongruent relationship between historic urban neighborhoods and new developments expanding on the edges of the City.

It established citywide standards that at the time were the national trend of having zoning tailored only for larger parcel suburban development.

Many of these changes contained failed assumptions regarding non-conforming situations and the variances that were required to allow development and redevelopment in the older established neighborhoods.



Goals of a New Unified Land Use Code

- Assess the codes to identify strengths, weaknesses, opportunities, audit and constraints relating to contents and structure.
- Achieve a modernization of the codes and uses to expand flexibility and provide for alternative compliance methods appropriate in different neighborhoods of the City and provide considerations of larger residential projects that expands opportunities for housing and mixed-use development.



- Establish efficient and flexible review and approval procedures targeting sections of the zoning and subdivision codes that are problematic, or outdated
- Incorporate code provisions that address conformance with any changed State or Federal laws.
- Incorporating standards and incentives to promote sustainable development practices such as building and site designs and landscaping.

- Look at modifications that reduce the number of properties with non-conforming uses and standards.
- Update standards to facilitate and encourage redevelopment and business reinvestment within existing commercial corridors that stimulates infill development compatible with neighborhoods.

ZONING ORDINANCE

(As Revised by the City
Planning & Zoning Commission
after a series of Hearings)

Adopted – November 13, 1967

Effective – March 7, 1968



Timeline to Complete New Code?

24-month timeframe with assistance from a Professional Consultant Team

Project Funding

City ARPA Funds	\$ 225,000
DOLA EIAF Grant Funds	<u>\$ 195,000</u>
Total Project Funds	\$ 420,000

Questions and Comments