



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

**MONDAY, JULY 14, 2025
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. CITY UPDATE | 5:30 PM |
| Brian McCain, Chief of Staff
5 minute presentation | |
| B. HVAC FOR PUEBLO MUNICIPAL JUSTICE CENTER | 5:35 PM |
| Naomi Hedden, Director Purchasing
15 minute presentation | |
| C. CSU PUEBLO DEVELOPMENT PROJECT | 6:00 PM |
| Garrison M. Ortiz - VP of University Operations and CFO
MaryAnn M. McGeady & Suzanne Meintzer - Shareholders / McGeady
Becher Cortese Williams P.C. Special District Law
15 minute presentation | |
| D. STEEL CITY ARKANSAS RIVER FESTIVAL | 6:25 PM |
| Lindsay Martin - Outdoor Recreation Administrator
Steven Meier, Director of Parks and Recreation
15 minute presentation | |

ADJOURNMENT

CSUP Metropolitan Districts Nos. 1, 2, 3

Presentation regarding proposed CSUP Metropolitan Districts Nos.
1, 2, 3





What is a Service Plan?

- The document under which any special district is created and operated. Defines the parameters and limitations of the special district's authority.
 - Analogous to a municipal charter or a State or Federal Constitution.
 - A metropolitan district is just one type of special district.
- Like a municipal charter or a State or Federal Constitution, a service plan needs to strike a balance between enough flexibility for unforeseen circumstances and too much unrestricted authority.
- A service plan defines what the special district can do (e.g., authority to install, construct and finance public improvements) and what it cannot do (e.g., impose a mill levy in excess of what the service plan allows; issue debt in excess of what service plan allows).



What is a Metropolitan District?

- A quasi-municipal corporation and political subdivision of the State of Colorado.
- Organized and governed pursuant to Section 32-1-101, et. seq., C.R.S.
- Governed by a five-member Board of Directors.
- Elected by a majority vote of registered electors
- 4-year, staggered terms of office.
- Appointment of Vacancy authorized until next regular election.
 - Regular elections are held in May of odd-numbered years.



How are special districts formed?

- New metro districts handle their own elections
 - City ballot deadlines do not apply
 - City Council does not refer a question to the ballot
 - Pueblo City Council role
 - Approval of the Service Plan - required before the District Court process can start
- District Court process
 - Statutorily, the District Court must direct and order the District Election
 - Metro district files an organizational petition with the District Court to hold a district election
 - District Court holds a hearing and Orders the Election
 - Hearing must occur before election day
- Election Day
 - Eligible Electors Vote on District Organization



Why Special Districts?

- Tax-exempt financing for public improvements
- Support special development projects with significant public infrastructure costs
- Avoid taxes on existing residents for new public facilities so “Growth pays its own way”
- A district is a perpetual entity for purposes of operation and maintenance of public improvements
- Useful tool to address housing and other infrastructure needs
- Metropolitan Districts play a key role in financing the infrastructure that supports the development and redevelopment of residential and commercial projects in Colorado that other towns, cities, counties do not construct.
- Metropolitan Districts fund directly or through cost sharing of projects with other Districts, Cities, Counties, the State, and/or the Federal Government, that would otherwise not be financeable without the Metropolitan District’s support.



Metropolitan District Statutory Safeguards

- Must comply with laws applicable to governments
- Transparency and Accountability such as:
 - Open Meetings Law – Section 24-6-402, C.R.S.
 - Open Records Act – Section 24-72-201 to 24-72-309, C.R.S.
 - Election Code – Sections 1-1-101 to 1-13.5-1501, C.R.S. (except as provided in Title 32).
 - Local Government Audit and Budget Laws
 - Disclosure and Notification – Section 28-25.7-101, C.R.S.
- Must comply with Service Plan
- Material modifications require City of Pueblo approval



CSUP Metropolitan Districts Service Plans

- Maximum Mill Levy
 - Debt: **50 Mills, as adjusted**
 - Unlimited Operations and Maintenance Mill Levy
- Maximum Voted Interest Rate: **15%**
- Maximum Underwriter's Discount: **3%**
- Estimated Cost of Public Improvements: **\$11,715,530**
- Total Debt Issuance Limitation: **\$21,000,000**



Anticipated CSUP Metropolitan Districts Overview

- Inclusion Area Size: **Approximately 116 Acres**
- Population at Build-Out: **820 People**
- Why the three-district structure?
 - Provides flexibility for future development
 - Districts and the improvements will serve different types of property uses (residential, commercial, mixed-use)

- Anticipated District Breakdown:
 - Residential-For Rent
 - Residential-For Sale
 - Commercial



Service Plan Powers

- The Districts have the power to plan, design, acquire, construct, install, relocate, redevelop, finance, operate, and maintain the following improvements:
 - Street Improvements
 - Water Improvements
 - Sanitation Improvements
 - Safety Protection Improvements
 - Park and Recreation Improvements
 - Transportation Improvements
 - Fire Protection Improvements
- Other Powers
 - Operations and Maintenance
 - Security Services
 - Covenant Enforcement
 - Phasing; Deferral
 - Service Plan Amendment
 - Subdistricts
 - Special Improvement Districts



Anticipated Sources of Revenue

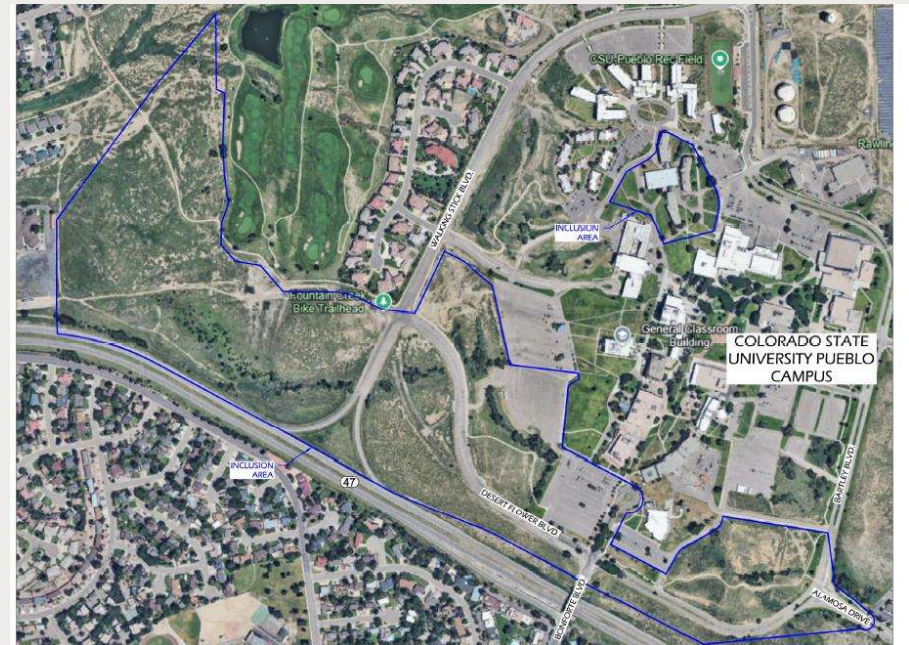
- District Property Taxes
 - Operations and Maintenance Mill Levy
 - Debt Service Mill Levy
- Cooperation with planned Urban Renewal Authority
- District Bonds/Loans
- District Fees



District Map and Location



Initial District Boundaries



CSUP Metropolitan Districts Inclusion Area



Pueblo Comprehensive Plan

- The Pueblo Regional Comprehensive Plan focuses on the future of the City of Pueblo and its surrounding region
 - Seven Guiding Principles:
 - Diverse Lifestyles, Attainable Housing Options
 - Deepen Our Agricultural Roots
 - Help Every Community Thrive
 - Celebrate Pueblo
 - A Future-Ready Economy and Workforce
 - Grow Smarter
 - Strengthen Local and Regional Connections



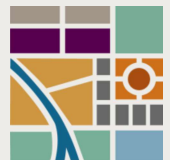
Diverse Lifestyles, Attainable Housing Options

- **Policy-1.1.2: Mix of Housing Types (Pg. 19):** “Actively seek to diversify the range of housing types available in the region so that residents can choose the housing option that best suits their needs and financial resources. Encourage the greatest diversity and intensity of small-lot single family, attached (e.g., duplex and townhome units), and multi-family housing options within the City of Pueblo where infrastructure and services are readily available. Provide for more limited diversification of housing options in metropolitan districts and Rural Communities based on the local context and infrastructure availability. [See also, Area-Specific Goals and Policies, Section 3.]”
- **Policy-1.1.7: Higher-Density Housing (Pg. 19):** “Encourage the development of higher-density housing options in Downtown, Urban Neighborhoods, and along major corridors to create additional vitality and economic activity within major commercial areas in the County. Explore the creation of incentives that support the development of multifamily housing in these areas including incentives for adaptive re-use of existing buildings and redevelopment of vacant/neglected properties. [See also, Area-Specific Goals and Policies, Section 3.]”
- **Policy-1.2.3: Vacant and Dilapidated Properties (Pg. 20):** “Consider legal and regulatory measures that put vacant and/or dilapidated properties back to productive use. Such measures can include auction of tax defaulted properties, demolition by neglect, vacant building registration program, and expanded use permissions for long vacant or underutilized structures.”
- **Policy-1.2.4: Infill and Redevelopment (Pg. 21):** “Encourage the construction of new homes on vacant lots and the redevelopment of dilapidated properties. Where consistent with the Future Land Use Plan and underlying zoning, support the introduction (or expansion) of attached single-family, duplex, townhome, or accessory dwelling units through infill or the targeted redevelopment of dilapidated properties.”
- **Policy-1.3.4: Integrated Housing (Pg. 23):** “Encourage an integrated mix of market-rate and below market-rate units and unit sizes and configurations as part of larger development projects.”
- **Policy-1.3.5: Strategies (Pg. 23):** “Pursue a variety of strategies to promote expanded construction of workforce and affordable housing units in the region (e.g., regulatory incentives, public/private partnerships).”



Help Every Community Thrive

- **Policy-3.1.2: Post-Secondary Education (Pg. 37):** “Collaborate with Colorado State University Pueblo (CSU Pueblo) and Pueblo Community College (PCC) to ensure residents have access to quality post-secondary education, including specialized programs and educational offerings that support workforce needs and meet resident interests. Consider future expansions of post-secondary facilities, when possible, to be located within the existing community fabric rather than expanding into undeveloped areas.”
- **Policy-3.3.1: Multipurpose facilities (Pg. 38):** “Leverage available resources by seeking opportunities to develop and maintain joint-use, multi-purpose, multi-generational, and/or other types of shared-use facilities (e.g., school recreational facilities, parks, community meeting space, libraries, and museums).”
- **Policy-3.3.2: Facility Siting and Access (Pg. 38):** “In considering locations for public facilities, services, and amenities, evaluate the concentration of need in the population to be served and their ease of access. Prioritize locations in and connections to underserved areas.”
- **Policy-3.3.4: Recreation Opportunities (Pg. 38):** “Strive to provide access to active and passive recreation opportunities within walking distance of most homes or neighborhoods in developed areas of Pueblo County, while recognizing that needs vary based on location and not all areas will have the same level of access. Recreational opportunities should be tailored to suit the unique needs of different neighborhoods and communities.”
- **Policy-3.4.4: Equitable Decision-Making Processes (Pg. 40):** “Ensure that plans, policies, and decision-making processes including budget decisions evaluate the benefits and/or burdens of local government actions or investments and their impacts on particular groups or geographic locations in ways that are equitable.”



Celebrate Pueblo

- **Policy-4.6.1: Community Gateways (Pg. 53):** “Enhance and accentuate gateways to the region and each community, including Interstate 25 and Highway 50 interchanges, to provide coordinated and positive community entrances. Gateway design elements may include streetscape design, supportive land uses, building architecture, landscaping, signage, lighting, and public art.”
- **Policy-4.6.2: Gateway and Public Space Maintenance (Pg. 53):** “Secure devoted funding for a program of ongoing maintenance and necessary improvements to public spaces and gateways in the community.”
- **Policy-4.6.3: Public Amenities (Pg. 53):** “Design streets and other public spaces with the comfort and enjoyment of pedestrians in mind. Incorporate features such as plazas, pocket parks, patios, children’s play areas, transit facilities, sidewalks, pathways, street trees, public art, benches, planters, and other street furniture as part of development projects.”
- **Policy-4.6.4: Context-Sensitive Development (Pg. 54):** “Ensure that all development contributes to the positive character of the community. Building materials, architectural details, color range, building massing, and relationships to streets and sidewalks should be tailored to the surrounding area. Development should not consist solely of repetitive design that may be found in other communities.”



A Future-Ready Economy and Workforce

- **Policy-5.1.4: Quality of Life (Pg. 57):** “Promote the quality-of-life aspects of the region including access to outdoors, lower cost of living, and cultural assets to attract new businesses and workforce to the region.”
- **Policy-5.4.1: Attract And Retain Workforce (Pg. 59):** “Develop a regional plan for addressing gaps in workforce talent on an on-going basis and ensure that education resources are available to fulfill needs.”
- **Policy-5.4.2: Train Workers For Tomorrow (Pg. 59):** “Collaboratively work to educate students, parents, and educators of future jobs opportunities and the skills needed for those jobs. Work with school districts and area higher education institutions to provide programs that can build skills for residents that align with future needs in the region’s target industries.”
- **Policy-5.4.3: Grow Regional Workforce (Pg. 59):** “Promote the larger southern Colorado region’s employment opportunities and quality of life to potential new residents and workers to grow the talent base in the region.”



Grow Smarter

- **Policy-6.1.1: Coordinated Planning (Pg. 65):** “Continue collaboration in planning among County, City, the Metropolitan Districts, and PACOG staff to implement coordinated decision-making that ensures the most efficient pattern of growth and development throughout the region.”
- **Policy-6.1.5: Compact Development (Pg. 65):** “Encourage and incentivize mixed-use development in central areas of the County with superior transportation access, proximity to existing or anticipated transit lines, and with proximity to jobs, goods, and services.”
- **Policy-6.1.6: Prioritize Investment (Pg. 65):** “Prioritize investment and allocation of resources to infrastructure and provision of services in developed areas in the city and metro districts and areas well suited to support new development”
- **Policy-6.1.7: Funding to Support New Development Areas (Pg. 65):** “Identify and implement funding tools that allow for the City, County, and/or Metro District to generate revenue to offset costs generated by new development and provide sustainable levels of services throughout the region.”
- **Policy-6.2.3: Underutilized Centers and Corridors (Pg. 67):** “Prioritize projects that propose redevelopment of outdated, vacant, or underutilized commercial centers and strips throughout the region, including consideration of changing uses permitted in such locations to allow more residential or mixed-use development. [See also, Goal COP-3, Section 3.]”
- **Policy-6.2.4: Redevelopment Areas (Pg. 67):** “With the identification of priority redevelopment areas in the City, County, and Metro District, jointly pursue coordinated plans for attracting the kind of redevelopment projects that will produce the desired development in these areas.”



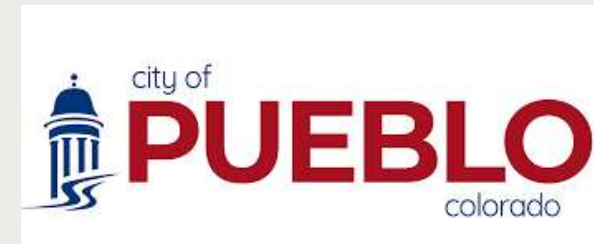
Strengthen Local and Regional Connections

- **Policy-7.1.4: System Maintenance (Pg. 79):** “Collaborate to prioritize and implement system maintenance on the region’s transportation infrastructure components, including roadways, bike paths, trails, and sidewalks.”
- **Policy-7.1.5: Street and Highways (Pg. 79):** “Continue implementation of improvements, expansion, and maintenance of the region’s streets and highways, to support safe, efficient, and convenient travel by car. Support future safety plans to identify and address systemic issues throughout the County.”
- **Policy-7.2.4: Complete Streets (Pg. 80):** “Seek opportunities to implement Complete Streets initiatives, as appropriate to context and location, in County infrastructure projects, to expand safe, convenient transportation routes for bicyclists, pedestrians, transit riders, and drivers.”¹
- **Policy-7.4.1: Joint Planning Efforts (Pg. 81):** “Work with City, Metro Districts, and other County department staff to coordinate the greatest possible extent of service provision; along with access to, and coordinated expansion and maintenance of amenities, with allotted resources.”
- **Policy-7.4.2: Interagency Partnerships (Pg. 81):** “Continue to expand a culture of collaboration among metro districts, government departments, and outside agencies and organizations, to facilitate coordinated programs and service provision to residents of the region.”
- **Policy-7.4.3: Shared Use Facilities & Programming (Pg. 81):** “Collaborate across jurisdictions to maximize efficiency in determining the location, operation, and potential expansion of facilities and programming that serves residents from around the region (as opposed to facilities such as schools that operate on jurisdiction-specific basis).”
- **Policy-7.4.4: Development Review (Pg. 81):** “For projects of regional significance, those that cross jurisdictional boundaries, or projects whose impacts extend across jurisdictional boundaries, coordinate development review to ensure shared goals and objectives are prioritized as considerations in the review process.”



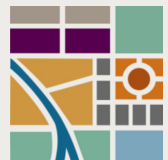
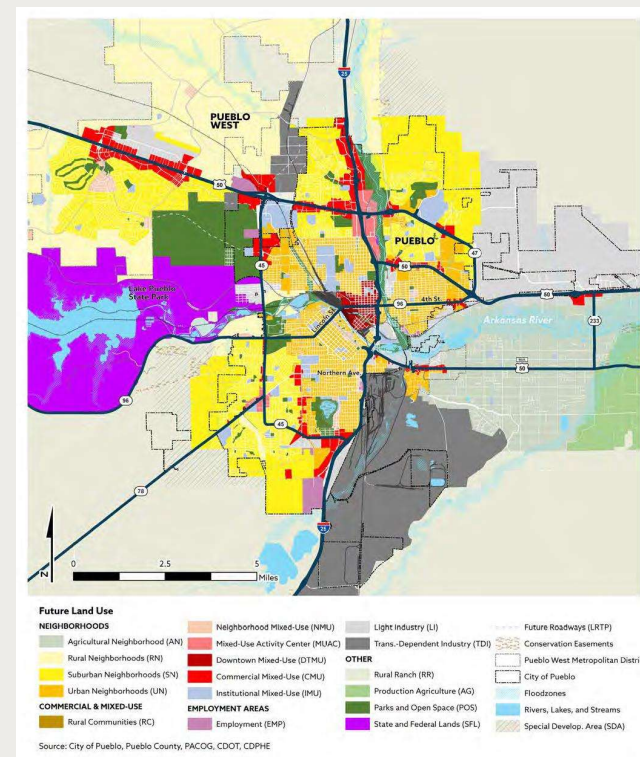
City of Pueblo Policies Within the Comprehensive Plan

- **Goal COP-3:** “Adapt the City’s commercial centers and corridors to meet the changing needs of the community.”
- **Policy COP - 1.15: Lot Consolidation:** “Encourage the consolidation of smaller parcels for the purposes of redevelopment to accommodate a more pedestrian-oriented pattern of development over time and facilitate improved site design.”
- **Policy COP - 1.16: Mix of Uses:** “Support the introduction of high-density housing as part of the overall mix of uses in outmoded commercial centers and along major corridors, retaining sites with the greatest visibility and access for commercial/retail uses.”
- **Goal COP-4 (Pg. 133):** “Prioritize the development of vacant land within the city [of Pueblo] limits over the expansion of the community.”
- **Policy COP-1.17: Barriers to Development of Vacant Land (Pg. 133):** “...Implement funding and financing tools that can support the development of these areas by reducing up-front cost of development and allowing for the sharing of costs among all future developments and users in these areas.”
- **Policy COP-1.18: Edge Planning Neighborhood Engagement and Planning (Pg. 133):** “Work with property owners and potential developers of undeveloped areas within city limits to establish the desired character and design of these neighborhoods, identify infrastructure and land dedication needs, and determine possible timelines and phasing for development.”
- **Policy COP-1.19: Funding and Finance Tools:** “Implement funding and financing tools that can support the development of large vacant areas in the city limits by reducing up-front cost of development and allowing for the sharing of costs among all future developments and users in these areas. Explore tools that can allow the City and developer partners to build capital improvements that can facilitate development specifically for transportation, water/sewer infrastructure that cannot be supported through existing capacity and connection fees, and community facilities (e.g. fire stations).”



Institutional Mixed-Use

- Under the Plan, the CSU Pueblo Campus is defined as “Institutional Mixed-Use” for the Purposes of Its Future Land Use
- Primary Land Use
 - Educational Institutions, other Public and Semi-Public Uses
- Supporting Land Use
 - Medical offices, lodging, restaurants, dormitories, and multi-family housing
- Areas contain a mix of complementary uses, with intensity varying based on size and scale of area



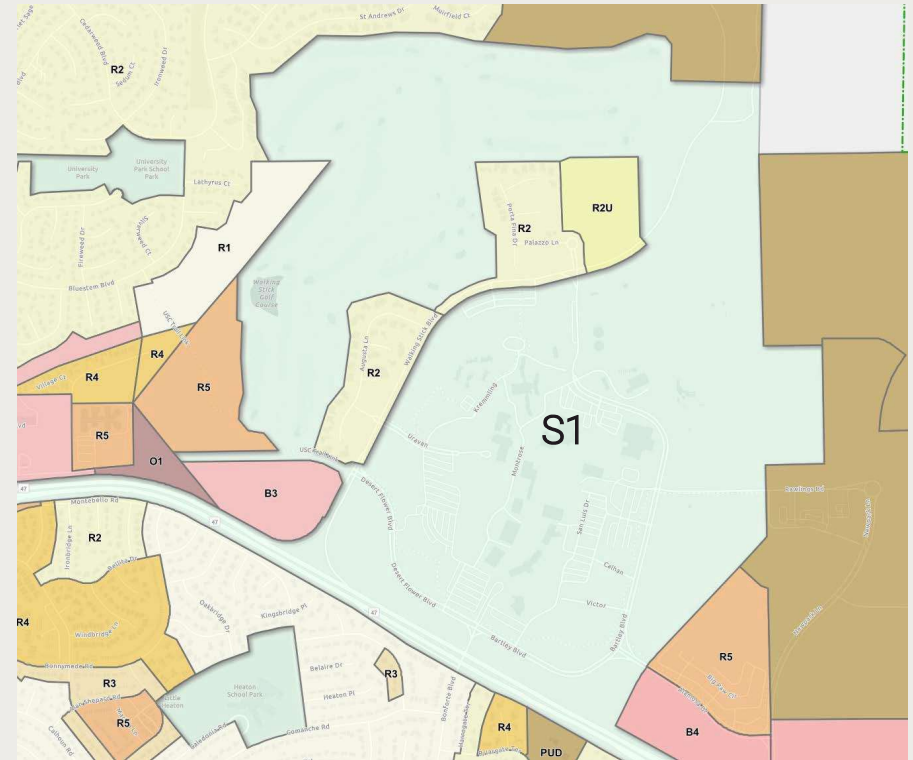
Special Districts and the Comprehensive Plan

- Under the Comprehensive Plan Pueblo should “develop and utilize funding tools that allow for the City to build and provide regional infrastructure upfront—or in concert with—development and be repaid through subsequent developments.”
- Comprehensive plan recognizes the potential role metropolitan districts can play in achieving the Plan’s aspirations



Zoning

- Inclusion Area encompasses four types of zoning:
 - S-1: Governmental Use District
 - O-1: Neighborhood Office District
 - B-3: Highway and Arterial Business District
 - R-5: Multiple Residential and Office District
- Current zoning, along with special use permits are anticipated to allow the development to meet its goals



Anticipated Uses in the CSUP Metropolitan Districts

- Corner Market
- Coffee Shop
- Bookstore
- Restaurant
- Fast Food / Beverage
- Hotel
- Apartments
- Townhomes
- Single Family
- Central Garden



Support Comprehensive Plan policies (including without limitation):

- 1.1: Mix of Housing Types; Higher Density Housing
- 1.2: Infill and Redevelopment
- 1.3: Integrated Housing
- 3.1: Post-Secondary Education
- 3.3: Multi-Purpose Facilities; Recreation Opportunities
- 4.6: Community gateways and public facilities
- 5.4: Attracting and retaining workforce
- 6.1: Coordinated planning and funding
- 6.2: Redevelopment areas
- 7.1: Regional connections and streets





STEEL CITY ARKANSAS RIVER FESTIVAL
PUEBLO, CO



STEEL CITY ARKANSAS RIVER FESTIVAL

“SCARF”

A free community festival to help highlight the Arkansas River and outdoor recreation opportunities in our area.






SATURDAY, JULY 26 • 10AM-7PM



WATERWORKS PARK

- Vendor Village · 10am-3pm
 - Community Partners
 - Sponsors
 - Food Trucks
 - Free Water for Attendees
 - Free Bike Valet Parking provided by Grassroots Gravel
 - Beer Garden provided by PAWS for Life Animal Shelter
- Finish Line for Build Your Own Boat Race
- Freestyle River Surf Competition by Badfish 
- Starting point for the Paddle & Bike Parade



WHITEWATER KAYAK PARK

LEVEE/PILLAR PARK

- TrailGate · 2-7pm
 - Live music at Pillar Park
 - Food Trucks on the Levee
 - Colorado Lottery's Starburst Award · 5:30pm
 - Hands on Demonstrations · 2-6pm
 - Fly Fishing from Pueblo Tailwater Renegades & TU Chapter
 - Disc Golf from Steel City Shooters
 - Skateboarding from Morning Star Creations
 - Bike Repair from the Great Divide
 - Levee Mural Artists Talks · 2-6pm
- Ending for the Paddle & Bike Parade
- Rubber Duck Race Finish Line at Charles Lee Bridge





EVENTS

Build Your Own Boat Race

10am

NWDC-River Campus-Waterworks Park Drop #5

Freestyle River Surf Competition

12pm

Waterworks Park Lower Wave

Paddle & Bike Parade

3pm

Waterworks Park's Burkhardt Crossing - Pillar Park

TrailGate

2-7pm

Whitewater Kayak Park - Pillar Park

Rubber Duck Race

6pm

Wildhorse Creek Bridge - Charles Lee Bridge



Build Your Own Boat Race

Time: 10am

Starting at the Nature Wildlife Discovery Center's River Campus Deck

Racing about 1.25 miles downriver.

Finish is at Waterworks Park Drop #5



Waterworks Park

Finish Line





Freestyle River Surf Competition

Presented by



Time: 12pm

Waterworks Park · Lower Wave

**Event is dependent on water flows. If flows are too low, event will not take place.*





Paddle & Bike Parade

Time: 3pm

Starting at Waterworks Park's Burkhardt Crossing
Floating and riding about 2.45 miles downriver.

Finish is at Pillar Park

Free Community Activity

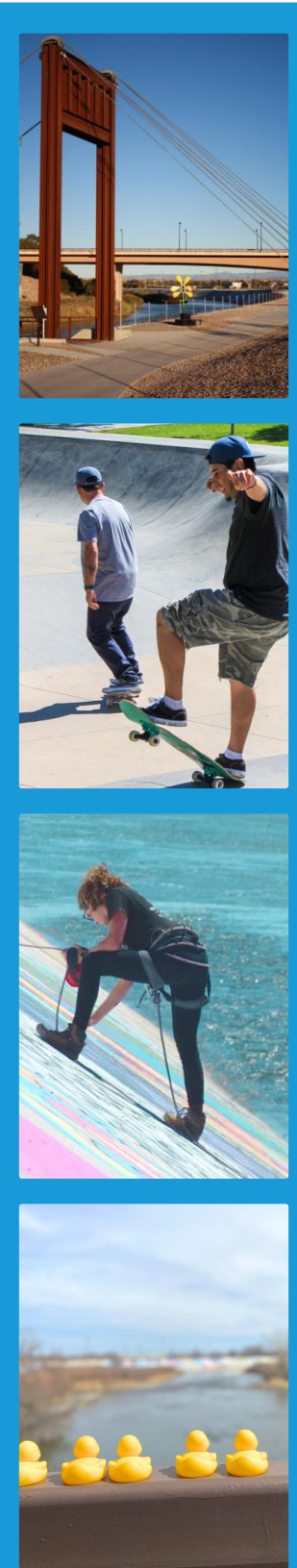
Led by The Edge Ski & Paddle Shop & Pueblo Composite Mountain Biking Team



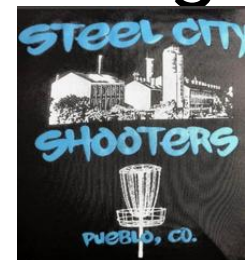


TrailGate

Time: 2-7pm
Whitewater Kayak Park
Levee/Pillar Park



- Live music at Pillar Park
- Food Trucks on the Levee
- Colorado Lottery's Starburst Award · 5:30pm
- Levee Mural Artists Talks · 2-6pm
- Hands on Demonstrations · 2-6pm
 - Fly Fishing from Pueblo Tailwater Renegades & TU Chapter
 - Disc Golf from Steel City Shooters
 - Skateboarding from Morning Star Creations
 - Bike Repair from the Great Divide



Rubber Duck Race

Time:6pm

Starting at Wildhorse Creek Bridge traveling downriver.
First five ducks to cross under the Charles Lee Bridge win a prize.





FREE SHUTTLES

10am-7pm

City Park · Pillar Park · Main Street Parking Garage



FREE BIKE VALET

10am-3pm

Waterworks Park



SATURDAY, JULY 26 · 10AM-7PM

YOU ARE INVITED!





STEEL CITY ARKANSAS RIVER FESTIVAL

PUEBLO, CO

PARK FEATURES:

- 1 NATURE WILDLIFE DISCOVERY CENTER - RIVER CAMPUS
- 2 WATERWORKS PARK
- 3 CITY PARK
- 4 WILDHORSE CREEK BRIDGE
- 5 PILLAR PARK / WHITEWATER KAYAK PARK
- 6 CHARLES LEE BRIDGE
- 7 HARVEY NUCKOLLS BRIDGE

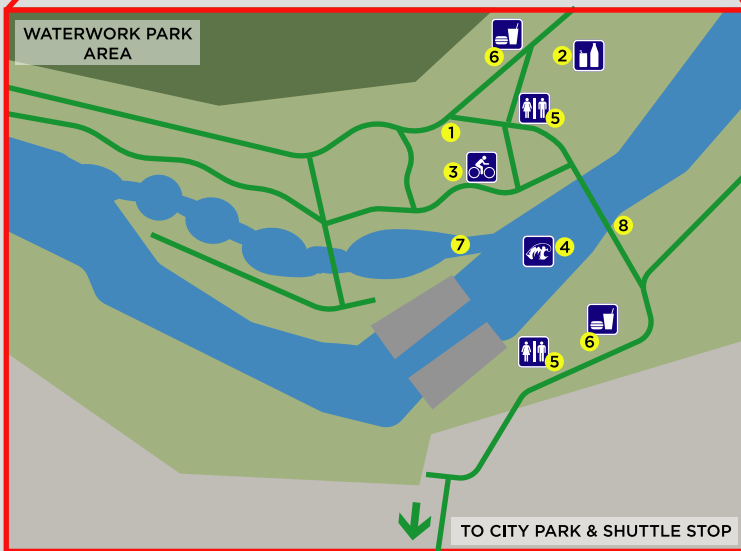
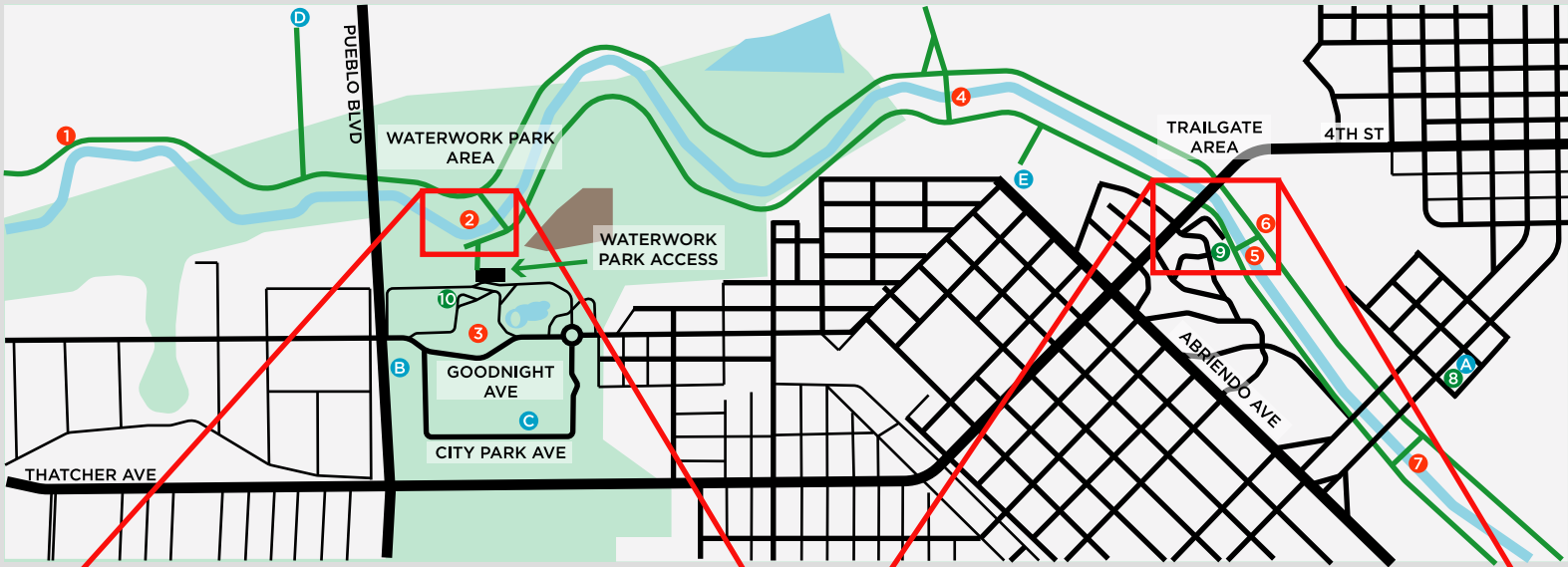
SHUTTLE STOPS:

- 8 MAIN STREET PARKING GARAGE
- 9 PILLAR PARK
- 10 CITY PARK

ADDITIONAL PARKING:

- A MAIN STREET PARKING GARAGE
- B CITY PARK POOL PARKING LOT
- C RIDES AT CITY PARK / ZOO PARKING LOT
- D NATURE CENTER RD / PUEBLO BLVD
- E DUTCH CLARK

— TRAILS
— ROADS



WATERWORK PARK AREA:

- 1 VENDOR VILLAGE
- 2 PAWS FOR LIFE BEER GARDEN
- 3 GRASSROOTS GRAVEL FREE BIKE VALET PARKING
- 4 LOWER WAVE BADFISH RIVER SURF COMPETITION
- 5 RESTROOMS
- 6 FOOD VENDORS
- 7 BYOB RACE FINISH LINE
- 8 BURKHARDT CROSSING

— TRAILS
— ROADS

TRAILGATE AREA:

- A HANDS ON DEMOS
- B LIVE MUSIC
- C SHUTTLE STOP
- D RESTROOMS
- E FOOD VENDORS
- F PADDLE & BIKE PARADE FINISH & RUBBER DUCK RACE FINISH
- G LEVEE MURAL ARTISTS

— TRAILS
— ROADS