



## NOTICE OF MEETINGS OF THE EXECUTIVE COMMITTEE OF THE PUEBLO CITY COUNCIL

A MEETING OF THE EXECUTIVE COMMITTEE OF THE PUEBLO CITY COUNCIL WILL BE HELD ON **JULY 11, 2022** COMMENCING **AT 5:30 P.M.** IN THE CITY COUNCIL CHAMBERS, THIRD FLOOR, CITY HALL, ONE CITY HALL PLACE, PUEBLO, COLORADO 81003.

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.

**Individuals requiring special accommodation are requested to please notify the ADA Coordinator of their needs at (719) 553-2295 by noon on the Friday preceding the meeting.**

THE AGENDA FOR THE EXECUTIVE COMMITTEE MEETING IS AS FOLLOWS:

### ***AGENDA***

I. Call To Order And Welcome - Sarah Martinez, Work Session Chair

II. Topics

1. CITY UPDATE (5:30 PM - 5:35 PM)

**PURPOSE:**

Weekly update from the Mayor's Office.

**CALL TO PODIUM:**

Update: Ms. Laura Solano, Chief of Staff

**TIME ALLOTTED:**

5 Minutes

**SUPPORTING BACKGROUND:**

2. PDPHE INTRODUCTION OF NEW PDPHE MEDICAL OFFICER (5:35 - 5:40 PM)

**PURPOSE:**

Presentation to City Council.

**CALL TO PODIUM**

Randy Evetts, Public Health Director

Dr. Brad Roberts, PDPHE Medical Officer

**TIME ALLOTTED:**

5 Minutes - Presentation

**SUPPORTING BACKGROUND:**

Presentation to City Council.

3. COMOM - COLORADO MISSION OF MERCY (5:40 - 6:05 PM)

**PURPOSE:**

Presentation to City Council.

**CALL TO PODIUM**

Pam Dinkfelt, Executive Director

**TIME ALLOTTED:**

15 Minutes - Presentation

10 Minutes - Questions

**SUPPORTING BACKGROUND:**

Presentation to City Council.

4. HUMANE SOCIETY OF THE PIKES PEAK REGION - PUEBLO CAMPUS (6:05 - 6:25 PM)

**PURPOSE:**

Presentation to City Council.

**CALL TO PODIUM**

Erina McGuire, Director of Operations

Lindsey Vigna, Asst. Director of Animal Law Enforcement

**TIME ALLOTTED:**

15 Minutes - Presentation

5 Minutes - Questions

**SUPPORTING BACKGROUND:**

Presentation to City Council.

Documents:

[07-11-2022 HSPPR.PDF](#)

5. COMPASS POINTE APARTMENTS (6:25 - 6:50 PM)

**PURPOSE:**

Presentation to City Council.

**CALL TO PODIUM**

Brenda Haddad, Development Director - Kittle Property Group Inc.

**TIME ALLOTTED:**

15 Minutes - Presentation

10 Minutes - Questions

**SUPPORTING BACKGROUND:**

Presentation to City Council.

Documents:

[07-11-2022 COMPASS POINTE.PDF](#)

6. ARPA: WASTEWATER PROJECT LIST (6:50 - 7:00 PM)

**PURPOSE:**

Presentation to City Council.

**CALL TO PODIUM**

Andra Ahrens, Interim Wastewater Director

**TIME ALLOTTED:**

5 Minutes - Presentation

5 Minutes - Questions

**SUPPORTING BACKGROUND:**

Presentation to City Council.

III. Adjournment

# Humane Society of the Pikes Peak Region

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CITY COUNCIL

JULY 2022

happy tails. happy hearts.™

# Agenda

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- \*Municipal Court Citations
- \*Building Maintenance & Repair
- \*Statistics
  - \*2022 Events
- \*New Business
  - \*Collaboration with District 60
  - \*Evaluating Ordinance Revision



# Pueblo Municipal Court Process

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Violations of P.M.C Title XI Chapter 4

33 Municipal Court Appearances YTD

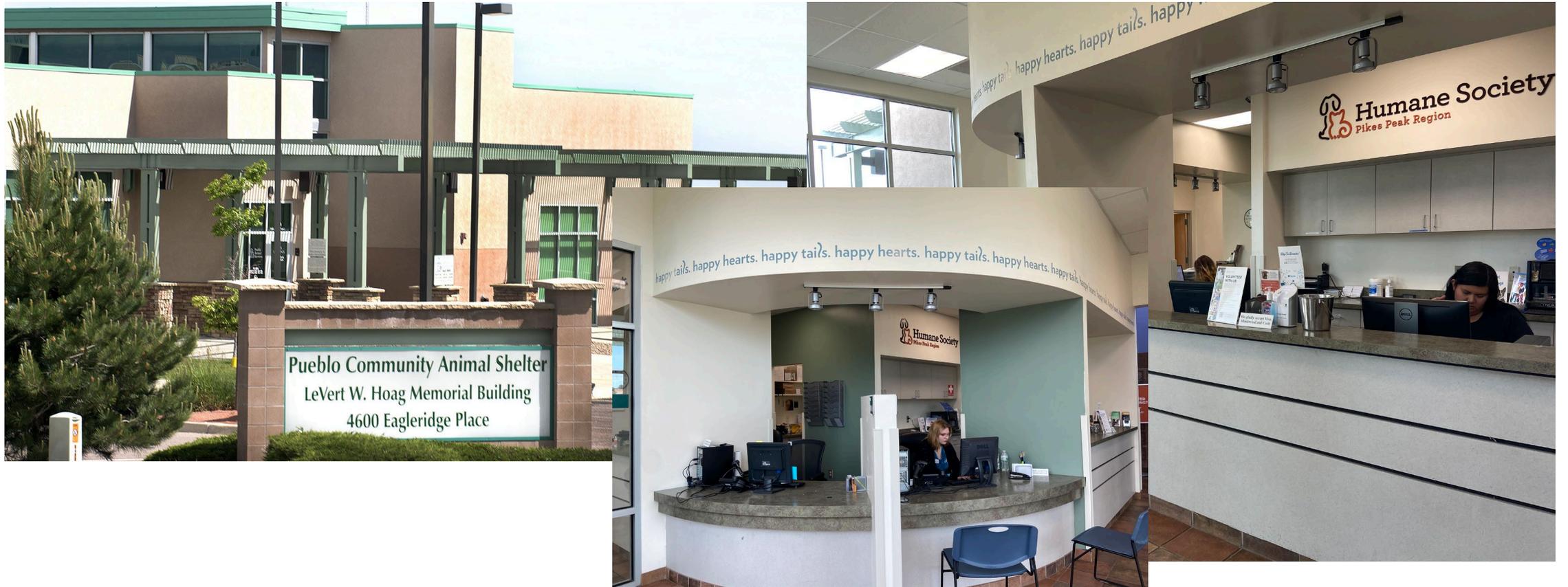
329 Citations filed into Municipal Court  
resulting in \$21,785 in paid fines

\*2021 Total was 785 Citations  
resulting in \$66,983 in paid fines

Approximately 38 hours were spent in  
Municipal Court



# Building Maintenance



# Building Repair

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# 2022 Year to Date Statistics

\*1,390 Animals Served through Pueblo Wellness Clinic

\*570 Community Cats Vaccinated and Spayed or Neutered **-20%**

\*734 Animals Transferred to other Organizations for Care **29%**

\*3,687 Homeless Animals Received **6%**  
\*1,463 Dogs, 2,026 Cats, 198 Others

\*1,506 Animals Adopted **42%**  
\*508 Dogs, 428 Cats, 120 Others

\*650 Animals Reunited with Owners **15%**  
\*567 Dogs, 76 Cats, 7 Others

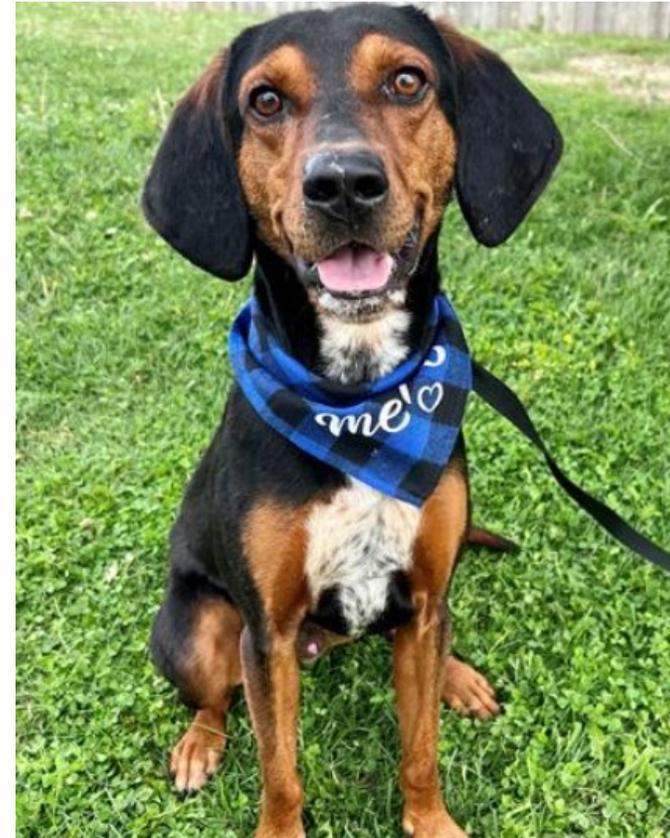
\*4,084 Volunteer Hours **11%**



# Animal Law Enforcement Statistics

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- 🐾🐾 6,249 Total Calls for Service
  - 🐾 583 Aggressive Animal Calls
  - 🐾 37 Agency Assists
  - 🐾 252 Injured Animal Calls
  - 🐾 300 Increases Patrols
  - 🐾 308 Deceased animal pick ups
  - 🐾 505 Cruelty Investigations
    - 🐾\* 1107 Responses to Investigations



# 2022 Events

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- 🐾 Wellness Waggin' Events
  - 🐾 SRDA
  - 🐾 Posada
- 🐾 Summer Solstice Event
- 🐾 Safety Jam Event
- 🐾 Walking Patrols
  - 🐾 City Park
  - 🐾 Nature Center
  - 🐾 Pueblo Riverwalk





happy tails. happy hearts.™

# New Business

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- 🐾 District 60
- 🐾 Story Tails
- 🐾 Evaluating Ordinance Revision

# Thank you!

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Erina McGuire, Director of Operations—Pueblo  
719-404-5420 [emcguire@hsppr.org](mailto:emcguire@hsppr.org)



Lindsey Vigna, Asst. Director of Animal Law Enforcement  
719-302-8702 [lvigna@hsppr.org](mailto:lvigna@hsppr.org)

# 2022 Bond Proposal

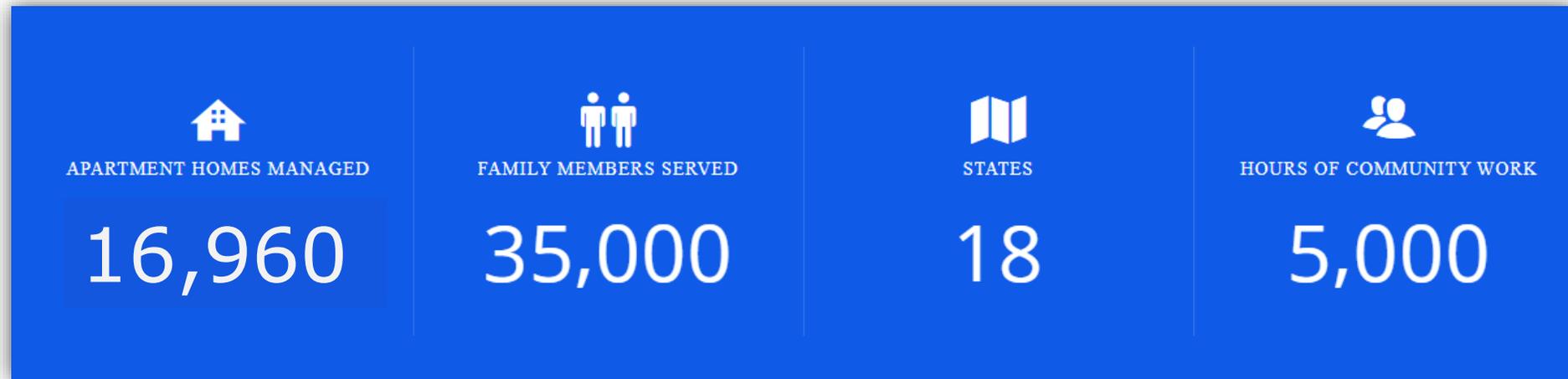
## Compass Pointe

Pueblo, CO



# Kittle Property Group

- Over 145 Properties in 18 States
- Fully integrated company with Development, General Contracting, Property Management, and Design
- Majority of projects fall within Midwestern states
- KPG, has historically focused on new construction and rehabilitation of Low Income Housing, and over the past 5 years, has shifted focus to **Workforce Housing Development.**

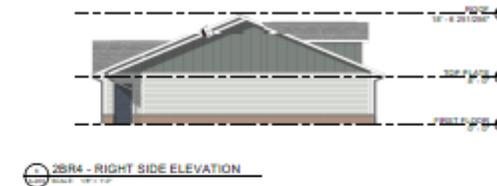






# Development Details

- Compass Pointe will consist of 132 units and offer a mixture of 32 one bed, 67 two bed, 25 three bed, and 8 four-bedroom options
- Residents will also enjoy a comprehensive amenities package, including a clubhouse with leasing office, fitness center, business center, and game room, as well as a pool, playground, dog park, and plenty of greenspace.
- All the buildings will be a mixture of one and two-story walk-up (cottage style) apartments



1 2BR4 - FRONT ELEVATION



3 2BR4 - RIGHT ELEVATION



2 2BR4 - LEFT ELEVATION

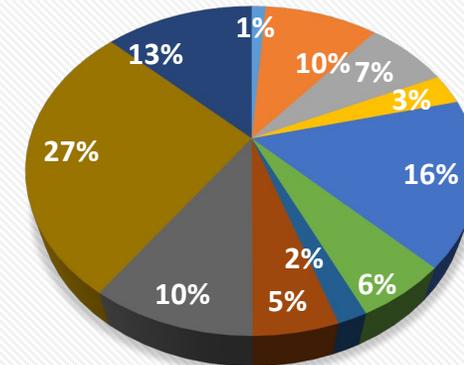
# Development Quality and Safety

- Compass Pointe will be built to the highest standards, including Energy Star appliances, NGBS Bronze Level Standards, CHFA requirements, and will comply with all City of Pueblo requirements
- Compass Pointe's residents will also be held to a high standard and must pass a credit check. A criminal background check will be conducted to evaluate a tenant's past to ensure there are no situations that would create a danger to other residents.
- On-site property management and maintenance will ensure safety and security on site and in the surrounding neighborhood, but the site will also be equipped with security cameras.

# Who 'Workforce' Development Serves

- As the name implies... these housing developments are built to serve our everyday workforce - Ensuring that they are not spending more than 30% of their income on rent is a major factor in remaining financially stable AND keeping Pueblo reasonably affordable to live and work in
- A majority of Pueblo's workforce serve and work the jobs that this development aims to provide housing for - namely those working in education, health, wholesale and retail services, and construction.

**East Pueblo Zip code 81001:  
Employment by Industry**



- Agriculture, Forestry, Fishing, Hunting & Mining
- Construction
- Manufacturing
- Financial & Insurance Services
- Wholesale & Retail Services
- Public Administration
- Information
- Transportation, Warehousing & Utilities
- Arts, Entertainment, Recreation, Accommodation, and Food Services
- Education, Health & Social Services
- Other

# Project Rents

- Compass Pointe rents will start at:

	30% AMI	60% AMI
1 Bedroom	\$462	\$925
2 Bedrooms	\$555	\$1,110
3 Bedrooms	\$641	\$1,282
4 Bedrooms	\$715	\$1,431

Extra costs (Optional)

1. Garages: \$100/month
2. Storages: \$45/month
3. Monthly Pet fee: \$25
4. Pet Deposit: \$350 (one-time fee)

LIHTC Income Limits for 2022 (Based on 2022 MTSP Income Limits)		
	Charts	60.00%
1 Person		34,560
2 Person		39,480
3 Person		44,400
4 Person		49,320

Median HH Income is expected to grow by 12.86% from 2021-2026 in East Pueblo while median home values are expected to jump by 128.57% due to low housing supply.

# Compass Pointe Financial Assumptions

Kittle Property Group is requesting the following from CHFA related to Compass Pointe Apartments in the August 2, 2022 state credit round

- Current estimated total development costs of about \$33,100,000
- Development will utilize LIHTC, POB & CDOH/HOME Loans giving sources of \$32,300,000
  - Total estimated permit & fees of \$1,250,000
  - Requesting rebate of fees of \$250,000 to help in eliminating the gap in funding

## Bonds

Kittle property Group will request \$16,000,000 in bonds from CHFA. Following review and negotiation of terms, the bonds will be privately placed with either a bank or private lender.

- A minimum construction loan term of 36 months and a minimum permanent loan term of 15 years
- 36-month taxable bridge loan that will serve as an equity bridge until conversion of the permanent loan term

# KPG Development Team Contact Information

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Kittle Property Group

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