



City of Colorado Springs

Plaza of the Rockies
South Tower, 5th Floor
Blue River Board Room
121 S Tejon St
Colorado Springs, CO
80901

Meeting Minutes City Council

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Tuesday, June 8, 2021

10:00 AM

Blue River Board Room

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1. Call to Order

Present: 8 - Councilmember Mike O'Malley, Councilmember Dave Donelson, Councilmember Randy Helms, Councilmember Nancy Henjum, Councilmember Bill Murray, President Pro Tem Richard Skorman, President Tom Strand, and Councilmember Wayne Williams

Excused: 1 - Councilmember Yolanda Avila

Councilmember Murray attended the meeting virtually.

Councilmember Murray left the meeting at approximately 10:08 AM.

2. Invocation and Pledge of Allegiance

The Invocation was made by Reverend Lynn Smith, Volunteer Police Chaplain, Colorado Springs Police Department.

President Strand led the Pledge of Allegiance.

3. Changes to Agenda/Postponements

Sarah B. Johnson, City Clerk, stated there has been a request that the second reading of item 10.A. be postponed.

Peter Wysocki, Director, Planning and Community Development stated the applicant has requested a postponement of the second reading to the June 22, 2021 City Council meeting.

Consensus of Council agreed to this change on the agenda.

- 10.A.** [CPC PUZ 20-00176](#) Ordinance No. 21-48 amending the zoning map of the City of Colorado Springs relating to 125.34 acres located west of the North 30th Street and Garden of the Gods Road from PIP1/A/PUD/HS (Planned Industrial Park, Agriculture and Planned Unit Development with Hillside Overlay) to PUD/HS (Planned Unit Development: Residential and Commercial Uses, 15-16.99 dwelling units per acre, 420 maximum dwelling units, maximum building height 45-feet; and a maximum commercial building square footage of 950,000) with Hillside Overlay.

(Quasi-Judicial)

Related Files: CPC MP 06-00065-A1MJ20, CPC PUP 20-00177

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development
Peter Wysocki, Director, Planning & Community Development

Attachments: [ORD Zonechng 2424GOTG](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Zone Change Depiction](#)

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

[7.5.603.B Findings - ZC](#)

[7.5.604 Modification of Regulations](#)

Motion by Councilmember Williams, seconded by Councilmember Henjum, that the Ordinance amending the zoning map of the City of Colorado Springs relating to 125.34 acres from PIP1/A/PUD/HS (Planned Industrial Park, Agriculture and Planned Unit Development with Hillside Overlays) to PUD/HS (Planned Unit Development: Residential and Commercial Uses, 15-16.99 dwelling units per acre, 420 maximum dwelling units, maximum building height 45-feet; and a maximum commercial building square footage of 950,000) with Hillside Overlay, based upon the findings that the request meets the review criteria for establishing a PUD zone, as set forth in City Code Section 7.3.603, and the review criteria for a zone change, as set forth in City Code Section 7.5.603 be postponed to the June 22, 2021 City Council meeting. The motion passed by a vote of 8-0-1-0

Aye: 8 - Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

Absent: 1 - Avila

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. [21-221](#) Ordinance No. 21-47 of the City of Colorado Springs, Colorado providing for the refunding of certain outstanding Utilities System Revenue Bonds of the City; providing for the extension, betterment, other improvement and equipment of the City of Colorado Springs Utilities System; providing for the issuance and sale of the City of Colorado Springs, Colorado, Utilities System Refunding Revenue Bonds, Series 2021A in an aggregate principal amount not to exceed \$69,685,000, and the City of Colorado Springs, Colorado, Utilities System Improvement Revenue Bonds, Series 2021B in an aggregate principal amount not to exceed \$250,000,000, payable solely out of the Net Revenues to be derived from the operation of the City of Colorado Springs Utilities System; authorizing the execution by the city of a Paying Agent Agreement, Escrow Agreements, a Bond Purchase Agreement and an Official Statement related thereto; and providing other matters relating thereto.

Presenter:

Scott Shewey, Chief Planning and Finance Officer, Colorado Springs Utilities

Aram Benyamin, Chief Executive Officer, Colorado Springs Utilities

Attachments: [CSU 2021AB Bond Ordinance, 4853-1737-8018_3](#)

This Ordinance was finally passed on the Consent Calendar

4B. First Presentation:

- 4B.A. [21-297](#) City Council Regular Meeting Minutes May 25, 2021

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [5-25-2021 City Council Meeting Minutes Final](#)

The Minutes were approved on the Consent Calendar.

- 4B.B. [21-302](#) Appointments to Boards, Commissions, and Committees

Presenter:

Michael Montgomery, Deputy City Council Administrator

Attachments: [060821 Boards Commissions and Committee Appointments](#)

This Item was approved on the Consent Calendar.

- 4B.C. [21-241](#)** A Resolution declaring the intent of the City of Colorado Springs to issue its Multifamily Housing Revenue Bonds to finance the construction of Village at Solid Rock, a 77 unit multi-family affordable housing project located at 2520 Arlington Drive

Presenter:

Steve Posey, Community Development Division Manager
John Bales, Fred Marienthal, Kutak Rock LLP
Peter Wysocki, Director of Planning and Community Development

Attachments: [Colorado Springs Village at Solid Rock 2021 Inducement Resolution](#)
[Prelim Inducement Res Village at Solid Rock](#)

This Resolution was adopted on the Consent Calendar.

- 4B.D. [21-271](#)** A Resolution Authorizing the Disposal of City Real Property to the Colorado Department of Transportation (CDOT)

Presenter:

Gayle Sturdivant, City Engineer, Public Works Department
Darlene Kennedy, Real Estate Services Manager

Attachments: [RES-HWY 24 Conveyance](#)
[Memo Exhibit A - Hwy 24 Meridian Map](#)
[Resolution Exhibit A](#)
[Resolution Exhibit B](#)
[Resolution Exhibit C - IGA FALCON PARK N RIDE 17OCT2019](#)
[Resolution Exhibit D - Meridian_US24_CDOT ROW Request](#)

This Resolution was adopted on the Consent Calendar.

- 4B.E. [21-064](#)** A Resolution Approving a Service Plan for the Ellston Park Metropolitan District for a new residential development.

Presenter:

Carl Schueler, Planning Manager- Comprehensive Planning, Planning & Development Department
Peter Wysocki, Director of Planning and Community Development

Attachments: [Resolution- Ellston Park](#)
[Exhibit- Service Plan with exhibits 5-25-21](#)
[1- Service Plan-City Model-red line 5-25-21](#)
[2-Transmittal letter](#)
[3-Context Map- Ellston Park](#)
[4- Construction Budget](#)
[5- Operations budget](#)
[6-Ellston PUD Proposed Tracts](#)
[7-Text of Ed Houle E-mail 4-27-21](#)
[8-Staff E-mail to Budget Committee 5-3-21](#)
[PowerPoint- Ellston Park](#)

This Resolution was adopted on the Consent Calendar.

- 4B.F. [21-239](#)** A Resolution authorizing issuance of debt not to exceed \$1,400,000 by the Chaparral Pointe Metropolitan District located west of Powers Boulevard north of Barnes Road

Presenter:

Carl Schueler, Comprehensive Planning Manager, Planning & Community Development Department

Attachments: [Resolution ChaparralPointe](#)
[PowerPoint- ChaparralPointe](#)
[1-Transmittal Letter -Chaparral Pointe](#)
[2-Term Sheet - Chaparral Pointe MD- 4.19.21](#)
[3-Chaparral Pointe MD Financial Plan, Apr19](#)
[4-Chaparral Pointe Metropolitan District Costs](#)
[5-Draft Bond Resolution- 5-7-21](#)
[6-Senior Indenture - Chaparral Pointe MD 05-06-21](#)
[7-Chaparral Pointe MD - 2021 Bonds - GC Opinion Letter](#)
[8-Form Bond Counsel Opinion ChaparralPointe](#)
[9- Applicant PowerPoint Chaparral Pointe 5.11.21](#)

This Resolution was adopted on the Consent Calendar.

Approval of the Consent Agenda

Motion by Councilmember Henjum, seconded by Councilmember Williams, 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 7-0-2-0

Aye: 7 - O'Malley, Donelson, Helms, Henjum, Skorman, Strand, and Williams

Absent: 2 - Avila, and Murray

5. Recognitions

- 5.A.** [21-303](#) A Resolution recognizing June 16 and July 14-17, 2021 as Western Wear Days

Presenter:

Randy Helms, Councilmember District 2
Mike McCoy, President, Pikes Peak or Bust Rodeo
Pikes Peak or Bust Rodeo Girls of the West
Pikes Peak Range Riders

Attachments: [Western Wear Days](#)

Councilmember Helms read a Resolution recognizing June 16 and July 14 through 17, 2021 as Western Wear Days.

Nate Brightwell, President, Pikes Peak Range Riders gave a brief history of the Pikes Peak Range Riders and identified the details of the Western Street Breakfast and Pikes Peak or Bust Rodeo.

Mike McCoy, President, Pikes Peak or Bust Rodeo, gave an overview of the City's western heritage and expressed appreciation for the Resolution.

Councilmember Helms stated he first attended the Pikes Peak or Bust rodeo as a United States Air Force Academy Cadet and hopes this year's Cadets will also be able to attend this summer.

Councilmember Williams stated there have been a host of improvements made to the Norris Penrose Event Center.

Corliss Palmer, Volunteer with the Pikes Peak or Bust Rodeo, introduced Georgia Strimenos, 2021 Girl of the West, who provided detailed information on the upcoming events associated with the 2021 Pikes Peak or Bust Rodeo.

Motion by Councilmember Williams, seconded by Councilmember Donelson, that the Resolution recognizing June 16 and July 14-17, 2021 as Western Wear Days be adopted. The motion passed by a vote of 7-0-2-0

Aye: 7 - O'Malley, Donelson, Helms, Henjum, Skorman, Strand, and Williams

Absent: 2 - Avila, and Murray

- 5.B.** [21-301](#) A Resolution recognizing June 19 as Juneteenth

Presenter:
Tom Strand, Council President

Attachments: [Juneteenth](#)

President Strand read a Resolution honoring June 19, 2021 as Juneteenth.

Jennifer Smith and D. Smith, OneBody ENT, gave a brief history of Juneteenth OneBody ENT, and the community events scheduled June 18 through June 20, 2021.

Several Councilmembers expressed appreciation for all their efforts in bringing the community together.

Motion by Councilmember Helms, seconded by Councilmember Williams, that the Resolution recognizing June 19 as Juneteenth be adopted. The motion passed by a vote of 7-0-2-0

Aye: 7 - O'Malley, Donelson, Helms, Henjum, Skorman, Strand, and Williams

Absent: 2 - Avila, and Murray

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

Citizens Sue Rep, Francil Moore, and John Lieberman spoke about animal welfare and against the sale of commercially bred puppies and kittens across the country.

Citizen Anthony Caballero spoke in favor of decriminalizing psylocybins in Colorado Springs.

Citizen Gwendolyn Marie Demerson spoke about the crimes against the elderly.

7. Mayor's Business

There was no Mayor's Business.

8. Items Called Off Consent Calendar

There were no items called off the Consent Calendar.

9. Utilities Business

There was no Utilities Business.

10. Unfinished Business

This item was postponed to the June 22, 2021 City Council meeting.

11. New Business

- 11.A. [21-244](#) An Ordinance amending Ordinance No. 20-92 (2021 Appropriation Ordinance) for a supplemental appropriation to the General Fund, Airport Enterprise Fund, and the Stormwater Enterprise Fund, for staffing reorganization, classification adjustments, removal of the hiring delay, removal of operating budget reductions, and Airport marketing

Presenter:

Charae McDaniel, Chief Financial Officer

Mike Sullivan, Chief Human Resources and Risk Officer

Chris Wheeler, Budget Manager

Attachments: [Ordinance for Supplemental - 2021 Staffing Reorg. removal of hiring delay and operating reductions](#)
[EXHIBIT A-Staffing re-org and release of operating reductions](#)

There were no comments on this item.

Motion by Councilmember O'Malley, seconded by Councilmember Williams, that the Ordinance approving a supplemental appropriation to the General Fund, Airport Enterprise Fund, and the Stormwater Enterprise Fund, for staffing reorganization, classification adjustments, removal of the hiring delay, removal of operating budget reductions, and Airport marketing be approved on first reading. The motion passed by a vote of 7-0-2-0

Aye: 7 - O'Malley, Donelson, Helms, Henjum, Skorman, Strand, and Williams

Absent: 2 - Avila, and Murray

- 11.B. [21-306](#) An Ordinance repealing Ordinance no. 19-95 and amending Ordinance 14-20, section 3 prescribing the salary of the City Attorney

Presenter:

Mike Sullivan, Human Resources Director

Mayor John Suthers

Attachments: [MasseyOrd \(Mid Year\)-final Revised](#)

Councilmember O'Malley asked why the salary of the City Attorney is only increasing three percent when other positions are eligible to receive three percent pay rate increases as well as performance-based increases. Mike Sullivan, Human Resources Director, stated it was based on a number of factors considered by the Mayor which include that she is the highest paid employee in the City.

Councilmember Williams asked why the City Attorney has only received two pay raises in the last seven years. Mr. Sullivan stated this was also

based on the decision of the Mayor.

Motion by Councilmember Henjum, seconded by Councilmember Williams, that the Ordinance repealing Ordinance No. 19-95 and amending Ordinance 14-20, Section 3 and prescribing the salary of the City Attorney be approved on first reading. The motion passed by a vote of 7-0-2-0

Aye: 7 - O'Malley, Donelson, Helms, Henjum, Skorman, Strand, and Williams

Absent: 2 - Avila, and Murray

- 11.C. [21-307](#)** An Ordinance amending Section 3 of Ordinance no. 21-06 and prescribing the salary of the City Auditor

Presenter:

Tom Strand, City Council President

Attachments: [Rowland Ord \(mid-year 2021\) final revised](#)

Several Councilmembers expressed appreciation for Jaqueline Rowland, City Auditor.

Motion by Councilmember Donelson, seconded by Councilmember Helms, that the Ordinance amending Section 3 of Ordinance No. 21-06, and prescribing the salary of the City Auditor be approved on first reading. The motion passed by a vote of 7-0-2-0

Aye: 7 - O'Malley, Donelson, Helms, Henjum, Skorman, Strand, and Williams

Absent: 2 - Avila, and Murray

- 11.D. [21-308](#)** An Ordinance repealing Ordinance No. 21-07, and amending Ordinance No. 18-120, Section 3, prescribing the salary of the City Council Administrator

Presenter:

Mike Sullivan, Human Resources Director

Tom Strand, City Council President

Attachments: [Evans ordinance \(mid-year 2021\) final revised](#)

Several Councilmembers expressed appreciation for Emily Evans, City Council Administrator.

Motion by Councilmember Henjum, seconded by Councilmember Williams, that the Ordinance repealing Ordinance No. 21-07 and amending Ordinance No. 18-120, Section 3, and prescribing the salary of the City Council Administrator be approved on first reading. The motion passed by a vote of 7-0-2-0

Aye: 7 - O'Malley, Donelson, Helms, Henjum, Skorman, Strand, and Williams

Absent: 2 - Avila, and Murray

12. Public Hearing

There was no Public Hearing.

13. Added Item Agenda

There were no items added to the Agenda.

14. Executive Session

There was no Executive Session.

15. Adjourn

Jeff Greene, Chief of Staff, recognized the late Charles “Chuck” Brown, former City Councilmember, former County Commissioner, and World War II Veteran, who encouraged the City to convey the Norris Penrose Event Center to El Paso County and who served the community well.

Councilmember Henjum encouraged citizens to reach out to her regarding discussions concerning Mitchell High School.

Councilmember Donelson express appreciation of D-Day veterans and all other veterans who gave their lives for our country. President Strand gave an overview of the holidays which recognize veterans for their service.

Councilmember Williams requested a report of the number of Police Officers who have saved lives be presented to City Council.

President Strand stated there are no plans to close the Westside Community Center.

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

Sarah B. Johnson, City Clerk