



City of Colorado Springs

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

Meeting Minutes Council Work Session

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Tuesday, February 22, 2022

9:00 AM

Council Chambers

Due to the Presidents' Day Holiday on Monday, this meeting will be held on Tuesday.

How to Watch the Meeting

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Facebook Page @coscity Council | SPRINGS TV - Comcast Channel 18 / 880 (HD)
- Stratus IQ Channel 76 / 99 (Streaming)

President Strand stated today's meeting and all future City Council meetings will offer closed captioning.

1. Call to Order and Roll Call

Present 9 - Councilmember Yolanda Avila, Councilmember Dave Donelson, Councilmember Stephannie Fortune, President Pro Tem Randy Helms, Councilmember Nancy Henjum, Councilmember Bill Murray, Councilmember Mike O'Malley, President Tom Strand, and Councilmember Wayne Williams

Councilmember Murray attended the meeting virtually.

Councilmember Williams attended the meeting virtually until 1:00 PM and then attended the meeting in person.

2. Changes to Agenda

There were no Changes to Agenda.

3. Regular Meeting Comments

There were no Regular Meeting Comments.

4. Review of Previous Meeting Minutes

4.A. [22-116](#) City Council Work Session Meeting Minutes February 7, 2022

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [2-7-22 City Council Work Session Meeting Minutes Final](#)

The minutes of the February 7, 2022 Work Session were approved by Consensus of City Council.

5. Executive Session

5A. Open

There was no Open Executive Session.

5B. Closed

There was no Closed Executive Session.

6. Staff and Appointee Reports

6.A. [22-115](#) Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 2-22-22](#)

There were no comments on this item.

6.B. [22-121](#) Fire Mitigation And Emergency Evacuation Planning Update and Proposed Ordinance Outline

Presenter:

Chief Vince Niski, Colorado Springs Police Department

Chief Randy Royal, Colorado Springs Fire Department

Fire Marshal Brett Lacey, Colorado Springs Fire Department

Jim Reid, Office of Emergency Management

Todd Frisbee, City Traffic Engineer

Attachments: [FireMitigationEmergencyEvac_Presentation-1.pptx](#)

Randy Royal, Chief, Colorado Springs Fire Department, (CSFD) introduced the fire mitigation and emergency evacuation planning update and proposed Ordinance outline and provided an overview of the Incident Command System (CFS), CSFD Wildland Program, wildfire progress, and Wildland Urban Interface (WUI) notices.

Councilmember Henjum requested additional information regarding coal fires. Chief Royal stated some coal fires have been burning for hundreds of years and occasionally will break through the seams in the ground. He stated there has not been any in this area, but there are forty to fifty of them around the state.

Councilmember Henjum asked who organized the weekly stakeholder

meetings. Chief Royal stated Brett Lacey, Fire Marshal, CSFD.

Councilmember Donelson asked if CSFD can address a fire if it is located on National Forest Service land. Chief Royal confirmed they could if they are able to get there first.

Councilmember Henjum asked if weather could affect the effectiveness of the Multi-Mission Aircraft (MMA). Chief Royal stated cloud cover could and they are working towards improving it.

Councilmember Fortune asked if the MMA could assist with identifying people located in wildland areas. Chief Royal stated they do try to educate people regarding the risk of wildfires and being up in the canyons at night.

Councilmember Fortune requested a gate be added to Old Stage Road. Jeff Greene, Chief of Staff stated the Administration has been in contact with The Broadmoor and others regarding illicit activities after hours and they are in discussion regarding adding a gate to that location.

Councilmember Helms asked if the radio communication frequency is the same throughout the region. Chief Royal stated they have the ability to join each other's channel during an emergency.

Councilmember Henjum asked about the effectiveness of the ZoneHaven software. Chief Royal stated the system has been used widely in California and Oregon and the Fire Chiefs and Sheriffs have been very happy with its notification system and adaptability. Councilmember Henjum requested that data be provided. Chief Royal agreed to Councilmember Henjum's request.

President Strand asked if pre-evacuation notices will be different from what it was ten years ago. Chief Royal stated the area will be broken into smaller zones which will help the movement out of there.

President Strand asked if CSFD, CSPD, and OEM has already been addressing these issues with preparedness. Chief Royal confirmed they have been through improving their resources.

Councilmember Donelson asked when the contract will be signed with ZoneHaven. Chief Royal stated it is in process, but it should be any time

now. Mr. Greene spoke about the need to ensure cyber security anytime there is a new implementation of software into the City's system.

Councilmember Fortune asked what the most effective process since the Waldo Canyon Fire has been. Chief Royal stated the weekly meetings and the MMA detection system.

Councilmember Murray asked what the cost of the ZoneHaven software is. Chief Royal stated the initial cost is \$74,000 and then \$36,000 for each year after for operation, maintenance, and updates.

Councilmember Murray asked if there is compatibility between ZoneHaven and Fleet. Chief Royal stated they are two separate systems and ZoneHaven is more tactical and operational than FLEET. Councilmember Murray requested both systems be utilized.

Councilmember Murray asked how this will affect new development in the WUI. Chief Royal stated that will be discussed at a later time.

Councilmember Fortune asked if the evacuation system has been updated in the past ten years. Chief Royal confirmed it had.

Councilmember Henjum asked if the City will be joining the Colorado Forest Health Council. Chief Royal stated the City has very good connections across the state and the Mayor and Fire Marshal Lacey are on the National Wildfire Leadership Council.

Vince Niski, Chief, Colorado Springs Police Department (CSPD), gave a summary of implementing the ZoneHaven software into the existing City technology, the critical incident response, respond, and assess.

Councilmember Henjum asked how the City can address the lack of public trust how the City is addressing evacuation measures and where citizens can access evacuation zone maps. Chief Niski stated the evacuation zone maps are on the Pikes Peak Regional Office of Emergency Management (PPROEM) website and are working toward improving efforts regarding educating the community.

President Strand asked how visitors to the area would be notified in the event of an evacuation. Chief Niski stated they would be notified if they are

signed up for Everbridge, they notify all the restaurants and hotels, and send Officers out to the affected area.

Councilmember Murray asked where the drones are deployed from. Chief Niski stated the CSPD.

Fire Marshal Lacey identified the aspects of the WUI.

Councilmember Donelson asked if the Class A Roofing Ordinance applies throughout the City. Fire Marshal Lacey confirmed it does to all residential structures.

Councilmember Henjum asked if Appendix K is in the Regional Building Code. Fire Marshal Lacey stated it is in the locally adopted Fire Code. Councilmember Henjum asked if it is recommended that it be extended to the region. Fire Marshal Lacey stated he would not recommend that because it depends on the exposure and other elements in the area.

Councilmember Fortune asked where citizens could find more information regarding the chipping program. Fire Marshal Lacey stated the Colorado Springs Wildfire Ready link on the City's webpage.

Councilmember Fortune asked how often the wildfire mitigation plan is updated. Fire Marshal Lacey stated the Community Wildfire Protection Plan (CWPP) is updated every five years.

Councilmember Williams asked if the individuals who lost their lives in the wildfire due to refusing to evacuate were adults who were not impaired. Fire Marshal Lacey stated he does not have that information.

Councilmember Williams asked if an evacuation notice would be handled differently for those who cannot make decisions for themselves.

President Strand asked if there is an application (app) that can notify the City when the premise has been evacuated. Fire Marshal Lacey stated citizens who are engaged with the ZoneHaven app can identify that they have left the location.

Councilmember Donelson asked if the density of the structures and natural native grasses contributes to the severity of the fire. Fire Marshal Lacey

stated putting more combustible items together increases the risk, but the Fire Code does address the risks. He stated natural grasses are flashy fuels and as they burn, they release a great amount of pulse heat for a short amount of time.

Jim Reid, Director, PPROEM, gave an overview of the PPROEM.

Councilmember Fortune asked if the PPROEM works with the Pikes Peak United Way and the Community Foundation. Mr. Reid confirmed they do.

Councilmember Fortune asked if the Waldo Canyon Fire happened today how the evacuation response would be different. Mr. Reid stated it would go just as well as it did before, but in smaller zones.

President Strand stated citizens were stuck for hours in traffic trying to get to Interstate 25. Mr. Reid stated they were in a safe zone even if it was sitting in traffic.

Councilmember Murray stated Administration needs to provide the metrics City Council should use in evaluating new developments in the WUI.

Councilmember Fortune asked how smaller evacuation zones will benefit the evacuation efforts. Mr. Reid stated it will assist with the flow by not having such a large amount of people evacuating all at once.

Mr. Greene stated an emergency event cannot be predetermined, but the City is ensuring appropriate training, planning, diligence, and adaptability on how these situations are managed.

Todd Frisbee, City Traffic Engineer, went over the results of the City's fleet assessment.

Councilmember Henjum asked if the seasonal population of The Broadmoor area was included in the assessment. Mr. Frisbie stated it was not calculated in the first line, but it was for the rest.

Councilmember Henjum asked if the public could use the FLEET system to evaluate their own evacuation time. Mr. Frisbie confirmed they could.

Frederick Stein, Senior Attorney, City Attorney's Office, provided an

overview of the proposed Evacuation Planning and Education Ordinance

President Strand asked if the proposed Ordinance presented by the citizens group was considered. Mr. Stein stated it was based on direction from the Mayor.

Councilmember Henjum requested a mandate of notice of evacuation clearance times and something that addresses egress be included in the proposed Ordinance. Mr. Stein stated they will look into that.

Councilmember Murray stated there should accountability for developers and City Council as part of a development plan included in the proposed Ordinance. Mr. Stein stated he was only directed to address Chapter 8 of City Code, not Chapter 7. Ben Bolinger, Assistant City Attorney, City Attorney's Office, stated they did look at the concept, but could not find where any other communities have incorporated evacuation planning into their general development planning and zoning code. He stated they also do not want to create ad hoc moratoriums. Mr. Greene stated public safety is paramount to the Mayor, Chapter 8 is the public safety chapter of City Code, and with the advisement from the City Attorney's Office, it was determined Chapter 8 is the most appropriate chapter to address the proactive measures of evacuation planning.

7. Presentations for General Information

There were no Presentations for General Information.

8. Items for Introduction

- 8.A. [22-095](#) An ordinance excluding a 12.234-acre parcel from the boundaries of the Powers & Woodmen Commercial Business Improvement District located along Woodmen Road.

(Legislative)

Presenter:

Carl Schueler, Comprehensive Planning Manager, Planning & Community Development

Peter Wysocki, Planning and Community Development Director

Attachments: [PowersWoodmenExclusionORD-2022-02-14](#)
[Exhibit A - Petition for Exclusion of Property](#)
[Exhibit B -Notice of Exclusion](#)
[Staff Powerpoint](#)
[Cover Letter for Exclusion](#)
[Woodmen Ridge Apartments No. 2 Map](#)

Carl Schueler, Comprehensive Planning Manager, Planning and Community Development, presented an Ordinance excluding a 12.234-acre parcel from the boundaries of the Powers and Woodmen Commercial Business Improvement District (BID) located along Woodmen Road. He provided a vicinity map, summary of the exclusion request, location map, district exhibit, BID history, questions/comments from the Budget Committee, and next steps.

There were no comments on this item.

8.B. [22-088](#)

An Ordinance declaring the organization of the Colorado Springs Briargate General Improvement District 2021, approving a mill levy not to exceed 4.409 mills, and approving a maintenance schedule describing the areas to be maintained along with the description of the maintenance, and providing the effective date of this ordinance

Presenter:

Charae McDaniel, Chief Financial Officer

Eric Becker, Special Improvement Maintenance District Administrator

Attachments: [Briargate GID 2021 Formation Ordinance](#)
[Exhibit A - Legal Description Page 1](#)
[Exhibit A - Legal Description Page 2](#)
[Exhibit A - GID Borders Map](#)
[Exhibit B - Schedule of Maintenance](#)
[Exhibit B - Map of maintained areas](#)

Charae McDaniel, Chief Financial Officer, presented the Ordinance declaring the organization of the Colorado Springs Briargate General Improvement District (GID) 2021, approving a mill levy not to exceed 4.409 mills, and approving a maintenance schedule describing the areas to be maintained along with the description of the maintenance. She stated the GID will assume all pertinent powers and functions of the Briargate SIMD, which will have its mill levy set to zero in 2022 for taxes payable in 2023.

Eric Becker, Special Improvement Maintenance District (SIMD)

Administrator, stated it has been a long process, but the residents will benefit from this way into the future.

Councilmember Helms stated the ballot issue which was passed leveled the taxation for the area and made it fair across the board to help maintain the medians and trees which the district is responsible for.

- 8.C.** [22-110](#) An Ordinance Amending Ordinance No. 21-112 (2022 Appropriation Ordinance) for a Supplemental Appropriation to the Pikes Peak-America's Mountain Enterprise Fund in the Amount of \$500,000 for Contract Extensions Related to the Summit Complex Construction Project and Shuttle Operations
- Presenter:
Chris Wheeler, City Budget Manager
Charae McDaniel, Chief Financial Officer
Karen Palus, Parks, Recreation and Cultural Services Director

Attachments: [Ordinance-Supplemental Approp for PPAM](#)

Chris Wheeler, City Budget Manager, presented the Ordinance for a supplemental appropriation to the Pikes Peak-America's Mountain Enterprise Fund in the amount of \$500,000 for contract extensions related to the Summit Complex construction project and shuttle operations. She stated the shuttle service to the summit will continue to run due to parking lot and road improvements, and due to COVID-19 issues, the increased cost of materials, and supply chain disruptions, the cost of the Summit Complex construction project is higher than anticipated.

President Strand asked what the total investment the City has made for this project. Charae McDaniel, Chief Financial Officer, stated approximately \$60 million.

9. Items Under Study

- 9.A.** [22-040](#) 222 E. Pikes Peak Ave
- Presenter:
Craig Blewitt, Transit Services Manager
Travis Easton, P.E. Director of Public Works

Attachments: [DTC Cooperation Agreement - Partial Execution](#)
[222 E Pikes Peak Ave - CC Presentation - 8](#)

Jeff Greene, Chief of Staff, introduced the update for the Downtown Transit Center located at 222 East Pikes Peak Avenue and stated he and the Mayor are very excited about this public/private partnership (P3) in this

multi-modal transportation center.

Ryan Phipps, Senior Engineer, Public Works Department, introduced the team of presenters.

Craig Blewitt, Transit Services Manager, provided a brief background of the current Downtown Transit Center, potential site locations, 222 East Pikes Peak Avenue, results of the North Nevada Transit Connectivity report, Downtown Shuttle Analysis for Mountain Metropolitan Transit, other Transit Centers, and Multimodal Transit Center.

Councilmember Henjum asked why the preferred site selected by the Mayor appointed steering committee was not the site chosen for the Multimodal Transit Center. Mr. Blewitt stated it was due to being unable to come to an agreement with the property owner as to the terms of the project concept and direction.

Councilmember Williams asked if this facility would accommodate the services of Mountain Metropolitan Transit if the services were expanded. Mr. Blewitt confirmed it would. Councilmember Williams asked how much extra capacity it would include. Mr. Blewitt stated it would accommodate the future Bus Rapid Transit, Greyhound, Bustang and add two additional bays.

Scott Lee, Parking Enterprise Director, gave an overview of the current downtown parking options, and types of parking layouts.

Mr. Greene stated Mr. Lee will be part of the parking lot design in order to meet customer needs.

President Strand asked how the City's parking rates compare to other parking rates. Mr. Lee stated the City is in the middle regarding parking rates in jurisdictions of similar size.

Councilmember Henjum asked what will happen to the existing parking garage. Mr. Lee stated that has not been determined at this time.

Councilmember Donelson asked how many parking stalls are in the one that will be developed and how many are proposed. Mr. Lee stated he believes there are approximately one hundred stalls in the existing facility

and the proposed number of stalls will be based on need and could range from two hundred to nine hundred spaces.

Councilmember Donelson asked how many stalls will be reserved for the private portion of the facility. Mr. Lee stated the City will be building all of it as public capacity and tenants will have the opportunity to lease space.

Jeff Finn, Senior Vice President, Nor'Wood Development Group (NDG), identified the NDG development objectives, commercial development options, parking typologies current uses versus future uses, structural system parameters, and sample program and stacking plan/test fit.

Councilmember Fortune asked how this project contributes to the overall success of downtown. Mr. Finn stated this facility will be located in the heart of the current system and takes a single mode of transportation into a multi-mode of transportation which will provide more opportunity for ridership and use.

Councilmember O'Malley stated he is interested to see how the electrification piece is incorporated into this project. Mr. Finn stated there will definitely be large transformers included.

Mr. Greene there is definitely the potential with this project to create an architecturally defining building in downtown.

Mr. Phipps went over the project scope, partnerships, and schedule.

Councilmember Henjum asked how the ownership of the building will be determined and City Council's role in it. Mr. Greene stated City Council will need to approve any appropriations toward it and the ownership will be defined once the final design of the property has been completed.

Bob Cope, Economic Development Manager, provided a brief summary of the economic goals and opportunities.

Councilmember Henjum asked if there has been consideration of including a Front Range Passenger Rail. Mr. Blewitt confirmed they are working on a study for the location of that station.

Travis Easton, Director, Public Works, stated this P3 project will greatly

elevate the City.

Councilmember Avila expressed support of this project and requested the project remain inclusive of the citizens of the community.

10. Councilmember Reports and Open Discussion

Councilmember Fortune encouraged the continued action toward emergency evacuation planning to continue.

Councilmember Donelson recognized his brother's retirement from the Wilmington, NC Police Department and the sixteenth anniversary of Detective Jared Jensen, Colorado Springs Police Department who was killed in the line of duty.

Councilmember Avila stated she is concerned that she was moved from sitting next to Councilmember Henjum due to the optics of having two liberals seated together.

Councilmember Helms expressed appreciation for the presentation of the fire evacuation and mitigation planning and stated there are similar issues on the northeast side of the City.

Councilmember Williams stated he attended the Colorado Springs Police Training Academy and invited other City Councilmembers to attend as well.

Jeff Greene, Chief of Staff, stated the Mayor gave serious consideration of the citizen proposed Ordinance relating to evacuation planning and based upon advisement from the City Attorney's Office, Colorado Springs Police Chief, Colorado Springs Fire Chief, Office of Emergency Management Director, Public Works Director, Planning and Community Development Director, and the City Traffic Engineer, recommendations were made to enhance Chapter 8 of the City Code.

11. Adjourn

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

Sarah B. Johnson, City Clerk