



City of Colorado Springs

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

Meeting Minutes Council Work Session

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Monday, January 22, 2018

1:00 PM

Council Chambers

1. Call to Order

Present 9 - Councilmember Yolanda Avila, Councilmember Merv Bennett, President Pro Tem Jill Gaebler, Councilmember David Geislinger, Councilmember Don Knight, Councilmember Bill Murray, Councilmember Andy Pico, President Richard Skorman, and Councilmember Tom Strand

Councilmember Geislinger was excused from the meeting at approximately 2:30 PM. President Skorman was excused from the meeting from approximately 3:45 PM-4:30 PM.

2. Changes to Agenda

Eileen Lynch Gonzalez, City Council Administrator, requested that item 8.A be moved to after item 6.A. on the agenda. Consensus of Council agreed to this change on the agenda.

3. Regular Meeting Comments

Eileen Lynch Gonzalez, City Council Administrator, stated that item 11.A. related to the Antlers Park proposal has been withdrawn and today's agenda was republished without it.

Councilmember Knight stated that he may request items 4B.F. and 4B.G. pertaining to the zoning map at Kelly Johnson Boulevard be removed from the January 23, 2018 City Council meeting Consent Calendar if he does not receive response from staff in regards to his question to whether School District 20 supports or opposes the changes.

4. Review of Previous Meeting Minutes

4.A. [18-0049](#) City Council Work Session Minutes January 8, 2018

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [1-8-18 City Council Work Session Meeting Minutes Final](#)

The minutes of the January 8, 2018 Work Session meeting were approved

by Consensus of Council.

4.B. [18-0051](#) City Council Special Work Session Minutes January 9, 2018

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [1-9-18 City Council Special Work Session Meeting Minutes Final](#)

The minutes of the January 9, 2018 Special Work Session meeting were approved by Consensus of 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. [17-1322](#) Agenda Planner Review

Presenter:

Eileen Lynch Gonzalez, City Council Administrator

Attachments: [012218 Agenda Planner Review MEMO](#)

Councilmember Strand asked if the process for the Banning Lewis Ranch (BLR) Annexation Agreement schedule has been revised. Eileen Lynch Gonzalez, City Council Administrator, confirmed that it had been and that the current schedule calls for a presentation at the City Council Work Session meeting on March 12, 2018, followed by a Town Hall meeting on March 22, 2018. She also stated that the schedule calls for the amended and restated BLR annexation agreement to be presented for a vote at the City Council meeting on March 27, 2018.

7. Presentations for General Information

7.A. [16-756](#) University of Colorado Health (UCH) Annual Update on Memorial Hospital Lease & Affiliation Agreement

Presenter:

Joel P. Yuhas, President and Chief Executive Officer, UCHealth Memorial

Greg Raymond, Regional Vice-President, Children's Hospital Colorado

Joel P. Yuhas, President and Chief Executive Officer, University of Colorado Health (UCH) Memorial Hospital, presented an update on UHC Memorial Hospital's number of patient visits to the facilities, financial contributions to the community, the comprehensive care services offered, and the financial performance of the hospital for fiscal year 2017. He identified their community impact partnerships, the results of their community needs assessment, and their future plans for expansion.

Councilmember Strand asked what UHC Memorial Hospital was doing to facilitate access to treatment for behavioral health issues. Mr. Yuhas said that they are collaborating with behavioral health nurse practitioners from the University of Colorado, Colorado Springs (UCCS) Advanced Practice Nurse Program and other providers in the area to increase the number of mental health providers available for patients.

Councilmember Murray commented that a healthcare buildout in the southeast part of the City is needed to assist residents. Mr. Yuhas stated that they are working to overcome the obstacles of healthcare access, but the high cost of building another hospital is not the answer. He said that collaboration with other healthcare facilities to develop community health centers and primary care access points may be the solution.

Councilmember Geislinger requested a presentation on the growth and future of healthcare. Mr. Yuhas stated that the results from the demand study that was conducted might be helpful in identifying the deficits in healthcare.

Greg Raymond, Regional Vice President, Children's Hospital Colorado, identified the locations of the Children's Hospital Colorado facilities, presented renderings of the plans for the new Children's Hospital facility, and the construction timeline. He described the outpatient growth, the impact on the community, their community partners, the economic impact, and the individual impact of the hospital.

Councilmember Geislinger asked for the status of access to pediatric and adolescent behavioral health care. Mr. Raymond said recruitment of these providers is difficult, but in the new facility there will be accommodations for children needing treatment. He also stated that he is working toward getting more schools involved to assist in addressing behavioral health issues.

Councilmember Avila commented that the challenge of citizens having to commute to the Children's Hospital in Denver for care is very difficult and is looking forward to having a local facility.

7.B. [17-1318](#) Leading Edge Student Presentations

Presenter:

Hillary Reed, PhD, Executive Director, Leadership Pikes Peak
Keith Willschau, Program Manager, Leadership Pikes Peak

Attachments: [Leading Edge 2017 Program Review Report](#)
[LE 2018 Fact Sheet](#)

Kasi Dwyer and Keith Willschau, Program Managers, Leadership Pikes Peak, provided a summary of the objective of the Leadership Pikes Peak organization as well as the scholarships awarded to students participating in the Leading Edge program. High school students Arman Mirhossaini, limani Griffin, and Scarlett Pascual spoke regarding what the Leading Edge program has to offer students in the community.

Councilmember Avila asked if any students in the program had a disability. Ms. Dwyer said that there were none this year, but that they are actively working with schools in the community to recruit students with disabilities.

7.C. [17-1345](#) Community Health Partnership Program Update - Coalition for Prevention, Addiction, Education, and Recovery (CPAR)

Presenter:

Mary A. Steiner, BSN, RN - Community Program Manager

Attachments: [CPAR Presentation 012218](#)
[CPAR Executive Summary Revised 1.12.18 msteiner](#)

Mary A. Steiner, BSN, RN, Community Health Partnership (CHP) Program Manager, gave an update of the scope and crisis of prescription opioid drug misuse and heroin use in El Paso County. She described the drug overdose mortality rate which had a five hundred percent increase in Colorado, the cost to the system due to prescription opioid overdose, the reasons behind abuse and dependence, and the risk factors involved. Ms. Steiner also identified the Coalition for Prevention, Addiction, Education, and Recovery's (CPAR) vision statement, mission statement, organizational structure, and the grants received by CHP.

Councilmember Geislinger asked if there was a correlation between communities with more lenient marijuana laws and less opioid misuse. Ms. Steiner stated that there has not been enough research conducted yet to support a correlation.

President Pro Tem Gaebler asked for clarification on whether or not marijuana is considered a gateway drug to opioid use and if most opioid addiction starts with a prescription. Ms. Steiner stated that there has not been significant research completed yet regarding marijuana as a gateway drug to opioid use, but that most opioid addictions did begin with a physician or dentist prescription.

- 7.D. [18-0005](#) Resolution approving the 2018 Action Plan for the use of Federal Block Grant Funds (CDBG, HOME, ESG) provided through the U.S. Department of Housing and Urban Development.

Presenter:

Steve Posey, HUD Program Administrator, Community Development Division

Attachments: [2018 AP Draft for Jan 22 Work Session](#)
[2018 AP Infographic Jan10](#)
[2018 AP Slide Deck SP](#)
[2018 City Council AAP Resolution](#)
[2018 AP Draft for Feb 13 Council Approval](#)
[2018 Action Plan Review Summary](#)

Steve Posey, HUD Program Administrator, Community Development Division, presented the 2018 Action Plan for the use of federal block grant funds provided through the U.S. Department of Housing and Urban Development (HUD). He explained HUD's mission, action plan, results from their communication process, and estimated funding for 2018. Mr. Posey identified their priorities of affordable housing, increasing the supply of housing units, and the preservation of existing affordable housing units. He listed the financing tools available and permanent supportive housing for the homeless. He presented the plans for neighborhoods, economic development, contingency planning, and implementation.

Councilmember Pico asked if HUD had specific criteria that needed to be met for the spending of funds. Mr. Posey identified cases where HUD encourages building in certain neighborhoods although it is not a specific requirement.

President Skorman asked if bridge funding was available for individuals that need assistance making a mortgage payment. Mr. Posey said there are existing programs in place to address providing funds for those circumstances, but that they need to be revised in order to make that resource available.

Councilmember Knight asked regarding the City using the Private Activity Bonding Capacity that the City traditionally reassigns to El Paso County for affordable housing projects and which projects are located within City limits. Mr. Posey stated that all four projects identified are within the City limits, but that El Paso County has the resources in place to manage the bonds which minimizes the cost to the City.

Councilmember Avila requested that Mr. Posey get in contact with the coordinator of Transforming Safety. Mr. Posey agreed to do that.

8. Items for Introduction

- 8.A. [18-0031](#) An ordinance amending ordinance 14-20, section 3, prescribing the salary of the City Attorney

Presenter:
Mayor John Suthers

Attachments: [MasseySalaryOrd2018](#)

Mayor John Suthers, stated that City Attorney Wynetta Massey's salary had not been increased since her appointment on April 8, 2014 and recommended that Ms. Massey's salary be increased by 2.3 percent which is two percent below the market average. Mayor Suthers also expressed his appreciation for Ms. Massey's accomplishments.

Councilmember Murray asked what percentage of her salary was funded by Colorado Springs Utilities (CSU). Ms. Massey said the City Charter outlines the portion that is funded by CSU, Memorial Health System Enterprise and the City's general fund. Councilmember Knight said approximately fifty-seven percent of her salary is paid by CSU.

Councilmember Murray asked if there was a performance evaluation report available for review. Mayor Suthers said that as Chief Executive Officer of the City, he has determined that through a robust evaluation of her performance, Ms. Massey is doing a good job.

- 8.B. [17-1289](#) An Ordinance Amending Part 1 (General Provisions) of Article 10 (Building Code Administration) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as Amended, Pertaining to the Adoption of the Pikes Peak Regional Building Code, 2017 Edition, and to the Adoption of the Penalties for the Violation of the Regional Building Code

(Legislative)

Presenter:

Roger Lovell, Building Official, Regional Building Department
Jina Koulchitzka, Regional Building Counsel, Regional Building Department

John Welton, Deputy Building Official/Inspections, Regional Building Department

Jay Eenhuis, Deputy Building Official/Plans, Regional Building Department

Attachments: [RBD-2017CodeAdoptedByReference-2018-01-17 \(3\)](#)

[2017 PPRBC DRAFT.docx](#)

[121517 PPRBC Executive Summary](#)

Roger Lovell, Building Official, Regional Building Department, presented the executive summary of the proposed revisions to the currently adopted 2011 Pikes Peak Regional Building Code (PPRBC). He explained that the PPRBC is guiding document for construction within the Pikes Peak region and the process for review and approval of the proposed changes.

Councilmember Strand asked why the request for adoption of the 2015 PPRBC is just now being presented in 2018. Mr. Lovell stated that staff started a technical review of the 2015 PPRBC in January 2015, but due to the lengthy internal and industry review process, it took until now for completion.

Councilmember Strand asked how the PPRBC changes will impact affordable housing. Mr. Lovell said that even though construction costs may increase, there were also cost savings built in depending on the type of structure being built. He stated that one of the most significant increases in cost does come from the energy code, but it is designed to reduce future utility bills.

President Pro Tem Gaebler asked how the PPRB Board voted on the

code changes. Councilmember Strand, a member of the PPRB Board, said they voted unanimously for these changes.

- 8.C. [18-0019](#) A Resolution Approving the Renewal of the \$1,000,000 Loan Agreement and Promissory Note Between the Great Outdoors Colorado Trust Fund (GOCO) and the City of Colorado Springs

Presenter:

Karen Palus, Parks, Recreation and Cultural Services Director
Tilah Larson, Senior Grants Analyst

Attachments: [1-22-18 - City Council Loan Resolution 2018](#)

[1-22-18 - Exhibit I from RRC Loan Agreement 03-05-2005](#)

Tilah Larson, Senior Grants Analyst, presented the request to renew the loan agreement and promissory note between the Great Outdoors Colorado for the purchase of Red Rocks Canyon Open Space. She said that the debt obligation will be met this year and then City will officially own Red Rock Canyon Open Space.

There were no comments on this item.

- 8.D. [18-0003](#) A Resolution Approving the Issuance of Debt by Copper Ridge Metropolitan District in the Form of a Limited Tax General Obligation Loan. (Legislative Item)

Presenter:

Conrad Olmedo, Comprehensive Planner II, Planning and Community Development

Carl Schueler, Comprehensive Planning Manager, Planning and Community Development

Attachments: [Copper Ridge Transmittal Memo](#)

[Copper Ridge Term Sheet 12.11.17](#)

[Copper Ridge MD 2017 Loan Agreement DMWEST_17319154\(3\)](#)

[2017 District Revenue Model 12.11.17](#)

[External Financial Advisor Cert](#)

[Opinion letter 6M 2018](#)

[RES CopperRidge](#)

[Copper Ridge MD 2017 Loan Agreement - Copper Ridge MD 2017 Loan Agreement](#)

Carl Schueler, Comprehensive Planning Manager, Planning and Community Development, provided a summary of the request for the

issuance of debt not to exceed \$6 million by the Copper Ridge Metropolitan District. He presented the district location map, gave a brief history of the district, and fund allocation designated for public improvements.

Councilmember Murray asked how much the bonding will cost. Michael Lund from Stifel, representing the district, said the cost for the first phase is \$35 million and Tim Mitros, representing the district, said the original plan total is \$81 million.

Councilmember Knight asked what the total outstanding debt will be upon completion. Mr. Lund said it would be approximately \$17 million.

- 8.E.** [CPC CA 17-00138-A2](#) An ordinance amending Section 501 (Purpose) and creating Section 509 of Part 5 (Overlay Districts) of Article 3 (Land Use Zoning Districts) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as Amended, Pertaining to a North Nevada Avenue Overlay District.

(Legislative)

Related files: CPC MPA 02-00101-A8MJ17, CPC CA 17-00138-A1, CPC CA 17-00138-B

Presenter:

Peter Wysocki, Director Planning and Community Development
Nina Vetter, Strategic Plan and Performance Administrator

Attachments: [NorthNevadaOverlayZoneCreating-Art3ORD-2018](#)

Nina Vetter, Innovation and Sustainability Project Manager, gave a brief history of the Renew North Nevada Avenue Master Plan, the top five recommendations for the area and the timeline of the master plan. She identified the zoning overlay and design guidelines objectives, key aspects, and the transportation sub-plan. Ms. Vetter stated that they had received unanimous approval from all the boards and commissions that they presented to.

President Pro Tem Gaebler asked if the recently vacated K-Mart property at Fillmore and Nevada was included in the plan. Ms. Vetter said the owners indicated that they were supportive of the Master Plan.

Councilmember Knight said this process was community driven and asked

for clarification on the human services establishments in the area and if Comcor would have to be relocated. Ms. Vetter said they are meeting with Comcor next week regarding their relocation plans. Mike Schulz, Principal Planner, said that because single-family residential was still permitted in the south sector, human services establishments are a permitted use. Marc Smith, Division Chief, Corporate Legislative Counsel, stated human service homes, which provide services to people who qualify under the Federal Fair Housing Act, need to be considered as single-family residences.

Councilmember Knight asked for an update on the railroad right-of-way acquisition proposal. Ms. Vetter said that the railroad has not provided a timeline for the final decision.

Councilmember Knight asked where Mark Dabling Boulevard and Cascade Avenue will connect and commented that residents requested bus service along Cascade. Ms. Vetter stated the transit study will reflect proper routing for the area in the next phase. Ted Ritschard, Kimley Horn, said the connection of Mark Dabling Boulevard and Cascade Avenue will be at Mountview Lane which will require a bridge over Templeton Gap Floodway and Monument Creek.

Councilmember Strand asked how Council should respond to residents who will be in opposition of losing their view of Pikes Peak if the increased building height bonus for affordable housing is approved. President Skorman stated that issue would have to be addressed on both sides.

- 8.F.** [CPC MPA
02-00101-A8
MJ17](#) The North Nevada Avenue Transportation Sub-Plan supporting implementation of the Renew North Nevada Avenue Master Plan. (City File: CPC MPA 02-00101-A8MJ17)

(Legislative)

Related Files: CPC CA 17-00138-A1, CPC CA 17-00138-A2, CPC CA 17-00138-B

Presenter:
Peter Wysocki, Director Planning and Community Development
Nina Vetter, Strategic Plan and Performance Administrator

Attachments: [NorthNevadaAveTransportationSub-PlanORD-23017-12-12](#)
[Exhibit A northnevadaave-report-dec1-small](#)
[North Nevada Overlay Staff Report 12-4 - Revised](#)
[CPC December 21 North Nevada Overlay Zone & Transportation Plan](#)
[Renew North Nevada Avenue - City Council 2-18](#)

Please see comments in Agenda item 8.E.

- 8.G.** [CPC CA 17-00138-B](#) North Nevada Avenue Zoning Overlay Design Guidelines supporting the adoption of the North Nevada Avenue Overlay Zone guiding new development and redevelopment within the overlay.

(Legislative)

Related Files: CPC MPA 02-00101-A8MJ17, CPC CA 17-00138-A1, CPC CA 17-00138-A2

Presenter:

Peter Wysocki, Director Planning and Community Development
Nina Vetter, Strategic Plan and Performance Administrator

Attachments: [NorthNevadaAveZoningOverlayDesignGuidelinesORD-2017-12-12](#)
[Exhibit A Design Guidelines 12-12-17](#)

Please see comments in Agenda item 8.E.

- 8.H.** [CPC CA 17-00138-A1](#) An ordinance amending Section 105 (Establishment of Zone Districts) of Part 1 (Basic Provisions) of Article 2 (Basic Provisions, Definitions and Land Use Types and Classifications) of the Code of the City of Colorado Springs 2001, as Amended, Pertaining to a North Nevada Avenue Overlay District. (City File: CPC CA 17-00138-A1)

(Legislative)

Related Files: CPC MPA 02-00101-A8MJ17, CPC CA 17-00138-A2, CPC CA 17-00138-B

Presenter:

Peter Wysocki, Director Planning and Community Development
Nina Vetter, Strategic Plan and Performance Administrator

Attachments: [North Nevada Ave Basic Provision-Pt1Art2-ORD-2017-12-12](#)

Please see comments in Agenda item 8.E.

- 8.I.** [CPC LUM 17-00143](#) An Ordinance amending the Comprehensive Plan 2020 Land Use Map reflecting changes from July 1, 2015 through June 30, 2017.

(Legislative)

Presenter:

Conrad Olmedo, Comprehensive Planner II, Planning and Community Development

Carl Schueler, Comprehensive Planning Manager, Planning and Community Development

Attachments: [CC - PowerPoint 2018](#)

[CPC Staff Report](#)

[Figure 1 - Ordinance](#)

[Figure 2 - 2020LUM](#)

[Figure 3 - 2020 LUM Matrix](#)

[Figure 4.1 - Index Map 2020 LUM](#)

[Figure 4.2 - Inset A](#)

[Figure 4.3 - Inset B](#)

[Figure 4.4 - Inset C](#)

[Figure 4.5 - Inset D](#)

[Figure 4.6 - Inset E](#)

[Figure 4.7 - Inset F](#)

[Figure 5 - 2020 LUM Parcel List](#)

[CPC - PowerPoint](#)

[CPC December 21 Land Use Map Ordinance](#)

Conrad Olmedo, Comprehensive Planner II, Planning and Community Development, presented the update to the proposed Comprehensive Plan 2020 land use map amendment. He provided a brief history of the Comprehensive Plan, the Comprehensive Plan matrix, the reasons for change, and the analysis of the acreage. Mr. Olmedo also illustrated the 2020 land use map and the inset maps.

There were no comments on this item.

8.J. [18-0018](#)

An Ordinance Amending Ordinance No. 17-116 (2018 Appropriation Ordinance) for a Supplemental Appropriation to the General Fund in the Amount of \$1,100,000 for the Purchase of Fleet Vehicles for the Police Department

Presenter:

Charae McDaniel, Chief Financial Officer

Pete Carey, Police Chief

Attachments: [Supplemental Approp Ord for PD Fleet Vehicles](#)

Pete Carey, Police Chief, presented the request for a supplemental appropriation to the City's general fund in the amount of \$1,100,000 for the purchase of fleet vehicles for the Colorado Springs Police Department (CSPD). He gave a brief background of the current fleet of CSPD and the age and mileage criteria. Mr. Carey stated that approximately twenty-five percent (153 vehicles) of the fleet currently exceeds the age and mileage criteria and this additional funding would purchase approximately thirty replacement vehicles.

Councilmember Knight asked if the proceeds for the sale of the current Sand Creek Division CSPD substation would go towards reimbursing the general fund for the purchase of the vehicles. Jeff Greene, Chief of Staff, confirmed that is the intent to reimburse the general fund from the sale of the property.

Councilmember Strand asked what it costs to replace a vehicle. Joe Curro, Police Logistics Support Manager, said total price is approximately \$24K for a Dodge Charger, V8, AWD, and \$12K for the special equipment that needs to be added.

Councilmember Murray requested that the Ordinance include the language to have the reimbursement to the general fund come from the sale of the Sand Creek Division CSPD substation. Mr. Greene stated that he will inquire with the City Attorney regarding that matter, but that it is their intent to do that.

- 8.K.** [18-0016](#) An Ordinance Amending Ordinance No. 17-116 (2018 Budget Appropriation Ordinance) for a Supplemental Appropriation to the Memorial Health System Enterprise Fund in the Amount of \$4,207,756 for Transfer to the Colorado Springs Health Foundation

Presenter:

Charae McDaniel, Chief Financial Officer

Attachments: [Supplemental Approp Ord for MHS Distribution from MSHRRG](#)

Kerry George, Assistant Finance Director, presented the request for a supplemental appropriation to the Memorial Health System Enterprise fund in the amount of \$4,207,756 for transfer to the Colorado Springs Health Foundation.

There were no comments on this item.

9. Items Under Study

There were no items under study.

10. Councilmember Reports and Open Discussion

Councilmember Knight stated that he and Councilmember Strand attended the Organization of Westside Neighbors meeting and requested information from the City Attorney regarding if a person trespassing on private land was allowed forty-eight hours to vacate. Marc Smith, Division Chief, Corporate Legislative Counsel, agreed to provide that information.

Councilmember Strand stated that January is School Board Recognition Month and wanted to honor all school board members for their service. He commented that the Bancroft Park discussion went very well and that he also attended the graduation ceremony of fifty-four new Police Officers.

Councilmember Bennett stated that he attended the 25th anniversary African American Youth Leadership Conference Gala.

11. Adjourn

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

Sarah B. Johnson, City Clerk