



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, April 27, 2021

10:00 AM

Blue River Board Room

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1. Call to Order

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

President Pro Tem Skorman arrived at approximately 10:33 AM.

2. Invocation and Pledge of Allegiance

The Invocation was made by Bill Gandy from the Colorado Springs Fire Department.

President Strand led the Pledge of Allegiance.

3. Changes to Agenda/Postponements

President Strand requested item 9.A. be withdrawn from the April 27, 2021 City Council Meeting.

Councilmember Henjum requested items 4B.D. and 4B.E. be removed from the Consent Calendar.

Consensus of Council agreed to these changes on the agenda.

- 9.A. [21-172](#) A Resolution Authorizing the Use Of Eminent Domain to Acquire A Right Of Entry to Real Property Owned By Rick And Elizabeth Apotheke For the Cascade Metropolitan District Conversion Project

Presenter:

Jessica Davis, Land Resource Manager, Colorado Springs Utilities
Aram Benyamin, Chief Executive Officer, Colorado Springs Utilities

Attachments: [Resolution Eminent Domain for Right of Entry \(Cascade-Apotheke\)](#)

There were no comments on this item.

Motion by Councilmember Avila, seconded by Councilmember Helms, to withdraw the proposed Resolution authorizing the use of eminent domain to acquire a right of entry to the Property owned by Rick and Elizabeth Apotheke from the April 27, 2021 City Council meeting agenda. The motion passed by a vote of 8-0-1-0

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

Excused: 1 - Skorman

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:

4B. First Presentation:

- 4B.A. [21-235](#) City Council Regular Meeting Minutes April 13, 2021

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [4-13-2021 City Council Meeting Minutes Final](#)

The Minutes were approved on the Consent Calendar.

- 4B.B. [21-238](#) City Council Regular Meeting Minutes April 20, 2021

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [4-20-2021 City Council Meeting Minutes Final](#)

The Minutes were approved on the Consent Calendar.

4B.C. [21-231](#) Appointments to Boards, Commissions, and Committees

Presenter:

Michael Montgomery, Deputy City Council Administrator

Attachments: [042721 Boards Commissions and Committee Appointments](#)

This Item was approved on the Consent Calendar.

Approval of the Consent Agenda

Motion by Councilmember Henjum, seconded by Councilmember Helms, 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 8-0-1-0

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

Excused: 1 - Skorman

5. Recognitions

5.A. [21-177](#) Resolution of appreciation designating April 2021 as Fair Housing Month

Presenter:

Yolanda Avila, District 4 City Councilmember

Catherine Duarte, AICP

Senior Analyst, Community Development Division

Attachments: [2021 Fair Housing Month Resolution](#)

Councilmember Avila spoke about the need for fair and affordable housing in Colorado Springs and read the Resolution recognizing April 2021 as Fair Housing Month.

Motion by Councilmember Williams, seconded by Councilmember Henjum, that the Resolution designating April 2021 as Fair Housing Month be adopted. The motion passed by a vote of 8-0-1-0

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

Excused: 1 - Skorman

5.B. [21-200](#) A Resolution of Appreciation Designating April as National Volunteer Month

Presenter:

Richard Skorman, President Pro Tem of City Council

Karen Palus, Director - Parks, Recreation and Cultural Services

Attachments: [042721 - Volunteer Appreciation Month - Resolution](#)

President Strand read the Resolution of appreciation designating April 2021 as National Volunteer Month.

Karen Palus, Director, Parks, Recreation and Cultural Services, expressed appreciation for the volunteers who contributed many hours of service to the community

Councilmember Williams identified the many volunteer opportunities available throughout the City and the community.

Councilmember Avila encouraged everyone to volunteer for activities they love to do.

Councilmember Henjum stated volunteering is one of the most significant ways people can find purpose in their lives.

Motion by Councilmember Avila, seconded by Councilmember Helms, that the Resolution of Appreciation Designating April as National Volunteer Month be adopted. The motion passed by a vote of 8-0-1-0

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

Excused: 1 - Skorman

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

There was no Citizen Discussion.

7. Mayor's Business

There was no Mayor's Business.

8. Items Called Off Consent Calendar

4B.D. [CPC ZC
20-00179](#)

An Ordinance amending the zoning map of the City of Colorado Springs pertaining to 0.68 acres located north of the Paseo Road and Melissa Drive intersection from R-1 6000 (Single-family Residential) to OC (Office Complex)

(Quasi-Judicial)

Related Files: CPC PUP 20-00120

Presenter:

Bill Gray, Senior Planner, Planning & Community Development
Peter Wysocki, Director, Planning & Community Development

Attachments: [ORD_ZC_PinnacleParkingPlan](#)
[Exhibit A Legal Description and Exhibit](#)
[Vicinity Map](#)
[CC_Pinnacle Parking Plan_Staff WEG](#)
[CPC Staff Report_PinnacleParkingPlan](#)
[Concept Plan](#)
[Project Statement](#)
[PlanCOS Vision Map](#)
[Public Comments](#)
[Context Map](#)
[CPC_Minutes_Consent_03.18.21](#)
[7.5.603.B Findings - ZC](#)

Councilmember Henjum stated residents are concerned with the lighting of the parking lot. Bill Gray, Senior Planner, Planning and Community Development, stated lighting was identified as a potential impact and this issue has been brought forward to the applicant as they review the development plan for the expanded parking lot as well as the existing parking lot to decrease glare and direct the lighting downward.

Councilmember Henjum stated several residents stated they were not notified of the project. Mr. Gray stated he received several emails from adjacent property owners that they had not received the postcard, but he confirmed they were mailed by the El Paso County Assessor's Office and he responded directly to those individuals.

Councilmember Henjum asked if the landscaping will be completed in a water-wise fashion. Mr. Gray stated he will convey this request to the applicant.

Councilmember Donelson clarified that this project is located in District 1.

Citizen Deviere Curtis expressed his concern with stormwater and the additional 6.68 of impervious surface. Mr. Gray stated Mr. Curtis' concern has been submitted to the applicant to address as part of the development plan review process.

Motion by Councilmember Williams, seconded by Councilmember Helms, that the Ordinance amending the zoning map of the City of Colorado Springs pertaining to .68-acres of land from R-1 6000 (Single-family Residential) to OC

(Office Complex), based upon the findings that the zone change meets the criteria for change of zone, as set forth in City Code Section 7.5.603(B) be approved on first reading. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

4B.E. [CPC CP
20-00180](#)

A Concept Plan for the Pinnacle Parking Plan project illustrating a surface parking lot addition for the Pinnacle Eye Center and Surgery Center, located adjacent to the north of the Paseo Road and Melissa Drive intersection.

(Quasi-Judicial)

Related Files: CPC PUZ 20-00119

Presenter:

Bill Gray, Senior Planner, Planning & Community Development
Peter Wysocki, Director, Planning & Community Development

Attachments: [Concept Plan](#)

[7.5.501.E Concept Plans](#)

Please see comments in Agenda item 4B.D.

Motion by Councilmember Williams, seconded by Councilmember Donelson, that the Pinnacle Parking Plan project, based upon the findings that the Concept Plan meets the review criteria for establishing a Concept plan, as set forth in City Code 7.3.501(E) be approved. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

9. Utilities Business

This item was withdrawn.

10. Unfinished Business

There was no Unfinished Business.

11. New Business

11.A. [21-194](#)

Resolution authorizing issuance of debt by the Bradley Heights Metropolitan District No. 2 in a combined principal amount not to exceed \$35,000,000

Presenter:

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

Attachments: [Resolution](#)[1- Transmittal letter 3-17-21](#)[2- Staff PowerPoint Bradley Heights MD 2](#)[3- Bradley Heights MD 2 Work Session Presentation 4.1.21](#)[4- J BHMD#2&3 NR A2+B2 Financial Plan, Apr1](#)[5- Bond Resolution - 04-01-21](#)[6- Senior Indenture - 04-01-21](#)[7- Subordinate Indenture - 04-01-21](#)[8- BHMD2 Draft General Counsel Bond Opinion](#)

Carl Schueler, Comprehensive Planning Manager, Planning and Community Development Department, presented the Resolution authorizing the Bradley Heights Metropolitan District No. 2 to issue debt not to exceed \$35M.

There were no comments on this item.

Motion by Councilmember Avila, seconded by Councilmember Williams, that this Resolution approving the authorization for the Bradley Heights Metropolitan District No. 2 to issue debt in the form of limited tax general obligation bonds in a combined principal amount not to exceed \$35,000.000 be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Donelson, Helms, Henjum, Murray, O'Malley, Skorman, Strand, and Williams

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

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

Sarah B. Johnson, City Clerk