



City of Colorado Springs

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

Meeting Minutes City Council

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Tuesday, March 23, 2021

10:00 AM

Council Chambers

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1. Call to Order

Present: 9 - Councilmember Yolanda Avila, Councilmember Jill Gaebler, Councilmember David Geislinger, Councilmember Don Knight, Councilmember Bill Murray, Councilmember Mike O'Malley, President Richard Skorman, President Pro Tem Tom Strand, and Councilmember Wayne Williams

President Skorman left the meeting at approximately 2:15 PM.

2. Invocation and Pledge of Allegiance

The Invocation was made by Reverend Tiffany Keith, First United Methodist Church.

President Skorman led the Pledge of Allegiance.

3. Changes to Agenda/Postponements

Councilmember Knight requested items 4B.O. and 4.B.P and Councilmember Avila requested item 4B.B.be removed from the Consent Calendar.

Consensus of Council agreed to these changes on the agenda.

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. [21-119](#)** Ordinance No. 21-31 amending Ordinance No. 20-92 (2021 Appropriation Ordinance) to decrease the appropriation in the Grants Fund (103) in the amount of \$2,586,451 and the HOME Grants Fund (102) in the amount of \$315,715, and to increase the appropriation of the Pikes Peak America's Mountain enterprise fund (460) in the amount of \$750,000 for anticipated grants in 2021, and the CDBG Grants Fund (101) in the amount of \$2,152,166, to correct the dollar amount of appropriation in each of these Grants Funds

Presenter:

Charae McDaniel, Chief Financial Officer

Chris Wheeler, Budget Manager

Attachments: [Ordinance-Grants Funds corx to 2021 Appropriation](#)

This Ordinance was finally passed on the Consent Calendar

- 4A.B. [21-120](#)** Ordinance No. 21-32 of the City of Colorado Springs, Colorado authorizing the termination by the City of existing Interest Rate Exchange Agreements delegating to the Utilities Chief Executive Officer or the Utilities Chief Planning and Financial Officer (or the Acting Chief Planning and Financial Officer, as applicable) the authority to determine the financial terms of transactions terminating such agreements; ratifying action heretofore taken and relating to such agreements; 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: [Swap Termination Ordinance 2021](#)

This Ordinance was finally passed on the Consent Calendar

- 4A.C. [21-133](#)** Ordinance No. 21-33 adding Article 29 (Vehicular Public Nuisances) to Chapter 10 (Motor Vehicles and Traffic) of the Code of the City of

Colorado Springs.

Presenter:
Vince Niski, Chief of Police
David Edmondson, Commander Sand Creek Division

Attachments: [VehicularPublicNuisanceORD-2021-03_09_Clean](#)
[VPNO Procedure Chart](#)
[Vehicular Public Nuisance \(Version 2\)](#)

This Ordinance was finally passed on the Consent Calendar

4B. First Presentation:

4B.A. [21-175](#) City Council Regular Meeting Minutes March 9, 2021

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [3-9-2021 City Council Meeting Minutes Final](#)

The Minutes were approved on the Consent Calendar.

4B.C. [21-147](#) A Resolution of the City Council of the City of Colorado Springs, Colorado approving revisions to the investment policy of the Colorado Springs Health Foundation

Presenter:
R. Thayer Tutt, Jr., Board Chair, Colorado Springs Health Foundation
Jim Johnson, Board Treasurer, Colorado Springs Health Foundation
Cari Davis, Executive Director, Colorado Springs Health Foundation

Attachments: [CSHFgrantmakingRES-03-02-2021](#)
[Summary of Key Proposed Changes Mar2021](#)
[Exhibit A - CSHF Revised Investment Policy Changes Incorporated Mar2021](#)
[CSHF Investment Policy red-line Mar2021](#)
[CSHF City Council Pres. Invst Policy Revisions 8Mar21](#)
[Signed Resolution 38-21](#)

This Resolution was adopted on the Consent Calendar.

4B.D. [21-163](#) A resolution repealing Resolution 155-07 and adopting the City of Colorado Springs procedure manual for the acquisition and disposition of real property interests, revised 2021.

Presenter:
Peter Wysocki, Planning and Development Director

Darlene Kennedy, Real Estate Services Manager

- Attachments:** [Resolution RES Manual Revised 2021](#)
[Exhibit A RES Manual 2021](#)
[Signed Resolution 39-21](#)

This Resolution was adopted on the Consent Calendar.

- 4B.E. [21-144](#)** An Ordinance amending Ordinance No. 20-92 (2021 Appropriation Ordinance) for a Supplemental Appropriation to the Trails, Open Space and Parks Fund in the Amount of \$2,797,113 for the Phase II Acquisition of Approximately 61 Acres of Property Known as the Pikeview Frontage Property from The Conservation Fund for the Purpose of Public Open Space and Trails in the Mountain Shadows Candidate Open Space Area.

Presenter:
Britt I. Haley, Parks, Recreation and Cultural Services Department,
TOPS Program Manager

- Attachments:** [Appropriation Ordinance.MTNSHADOWS Phasell](#)
[Final-Pikeview-Attachment B-2 PHase 2 GRAPHIC](#)

This Ordinance was approved on first reading on the Consent Calendar.

- 4B.F. [21-090](#)** Resolution Authorizing the Banning Lewis Ranch Metropolitan District No. 8 to Issue Series 2021A Limited Tax General Obligation Bonds in an Amount Estimated to be \$18,995,000 and Series 2021B Limited Tax Subordinate Bonds in an Amount Estimated to be \$989,000 (Legislative).

Presenter:
Carl Schueler, Comprehensive Planning Manager, Planning and
Community Development

Attachments: [Resolution BLR 8](#)
[2- Applicant PowerPoint- Banning Lewis Ranch MD NO. 2 and No. 8](#)
[3- Term Sheet - Banning Lewis Ranch MD No.8 \(as of 2.9.21\)](#)
[4-Banning Lewis Ranch MD No. 8 Series 2021 Senior Indenture \(2021A\)](#)
[5- Banning Lewis Ranch MD No. 8 Series 2021 Subordinate Indenture \(2021B\)](#)
[6- BLR 8 and Reg 2 - 2021 Bond Issuance - Form GC opinion - Draft - Feb 17 2021](#)
[Banning Lewis Ranch Metro 8 Regional 2 Cost Summary](#)
[External Financial Advisor Certificate-Banning Lewis Ranch MD No. 8 - Draft Series 2021](#)
[BLR Districts PowerPoints](#)
[Signed Resolution 40-21](#)

This Resolution was adopted on the Consent Calendar.

- 4B.G. [21-091](#)** Resolution Authorizing the Banning Lewis Ranch Regional Metropolitan District No. 2 to Issue Series 2021A Limited Tax General Obligation Bonds in an Amount Estimated to be \$8,595,846 and Series 2021B Subordinate Cash Flow Bonds in an Amount Estimated to be \$1,040,000 (Legislative).

Presenter:

Carl Schueler, Comprehensive Planning Manager, Planning and Community Development

Attachments: [Resolution- BLR Reg 2](#)
[1- Term Sheet - Banning Lewis Ranch Regional MD No.2 \(as of 2.9 \(1\)\)](#)
[2- Senior Indenture Banning Lewis Ranch Regional MD No.2](#)
[3- Subordinate Indenture Banning Lewis Ranch Regional MD No.2](#)
[Banning Lewis Ranch Metro 8 Regional 2 Cost Summary](#)
[External Financial Advisor Certificate-Banning Lewis Ranch Regional MD No. 2 - Draft Series 2021](#)
[Signed Resolution 41-21](#)

This Resolution was adopted on the Consent Calendar.

- 4B.H. [21-160](#)** Resolution Amending Resolution 93-18 and Specifically Confirming Authority to Overlap the Authorized Maximum Debt Mill Levies of the Banning Lewis Ranch Metropolitan District Nos. 8-11 and Banning Lewis Ranch Regional Metropolitan District No. 2 Pursuant to Resolutions 93-18 and 94-18 (Legislative).

Presenter:

Carl Schueler, Comprehensive Planning Manager, Planning and

Community Development

- Attachments:** [Resolution](#)
[Resolution 93-18](#)
[Resolution 94-18](#)
[Signed Resolution 42-21](#)

This Resolution was adopted on the Consent Calendar.

4B.I. [21-136](#) Resolution authorizing issuance of debt by the Barnes Center Metropolitan District in a combined principal amount not to exceed \$1,237,120

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

- Attachments:** [Resolution](#)
[1- PowerPoint](#)
[2- BCMD City bond process cover letter final](#)
[3- Barnes Center MD Financial Plan 02.17.21 \(1\)](#)
[4- BCMD 2021 - Authorizing Resolution](#)
[5- Barnes Center Cert-02162021123039](#)
[6- BCMD Public Improvements mapping](#)
[7- EFA Cert, Barnes Center MD](#)
[Signed Resolution 43-21](#)

This Resolution was adopted on the Consent Calendar.

4B.J. [21-137](#) A resolution approving a service plan allowing for the creation of the North Meadow Metropolitan District Nos. 1-5.

(Legislative)

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

Attachments: [Resolution](#)[Exhibit 1- 2021 02 19 - Service Plan - North Meadow MD Nos. 1-5](#)[2- 2021 02 17 - Cover Letter - North Meadow MD Nos. 1-5](#)[3- 2021 02 19 - Supplemental Letter - North Meadow MD Nos. 1-5](#)[4- 2021 02 19 - Redline Comparison Service Plan - North Meadow MD Nos. 1-5](#)[North Meadow Metropolitan District Summary R6 2.25.21\[2\]](#)[NMMD CC Worksession Applicant Presentation 030821](#)[Signed Resolution 44-21](#)

This Resolution was adopted on the Consent Calendar.

4B.K. [21-139](#)

A resolution approving a service plan allowing for the creation of the GSF Metropolitan District Nos. 1 & 2.

(Legislative)

Presenter:

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

Peter Wysocki, Director of Planning and Community Development

Attachments: [Resolution](#)[Exhibit 1-Service Plan - GSF MD Nos. 1 & 2](#)[2021 02 17 - Cover Letter - GSF MD Nos. 1 & 2 and GSF BID](#)[Redline Comparison - GSF MD Service Plan final](#)[Public Improvement Cost Estimates - GSF Metros. and BID](#)[GSF DISTRICT FORMATION OVERVIEW - FINAL for CC Work Session](#)[Signed Resolution 45-21](#)

This Resolution was adopted on the Consent Calendar.

4B.L. [21-138](#)

An Ordinance Organizing the GSF Business Improvement District and Appointing an Initial Board of Directors.

(Legislative)

Presenter:

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

Peter Wysocki, Director of Planning and Community Development

- Attachments:** [Ordinance](#)
[Exhibit A - Petition for Organization - GSF BID](#)
[Exhibit B- Affidavit of Publication](#)
[Exhibit C- GSF BID Operating Plan and Budget](#)
[Exhibit D - SpecialDistrictPolicyJan06](#)
[2021 02 17 - Cover Letter - GSF MD Nos. 1 & 2 and GSF BID](#)
[2021 02 24 - Redline Comparison Operating Plan - GSF BID](#)
[Public Improvement Cost Estimates - GSF](#)

This Ordinance was approved on first reading on the Consent Calendar.

4B.M. [CPC ZC 20-00139](#) An Ordinance amending the zoning map of the City of Colorado Springs pertaining to 0.39-acre located at 603 South El Paso Street from C5/cr (Intermediate Business with Conditions of Record) to C5/cr (Intermediate Business with Conditions of Record).

(Quasi-Judicial)

Related Files: CPC DP 20-00140

Presenter:

Gabe Sevigny, Principal Planner, Planning & Community Development
Peter Wysocki, Director, Planning & Community Development

- Attachments:** [ORD ZC 603SEIPasoSt](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Zone Change](#)
[Vicinity Map](#)

This Ordinance was approved on first reading on the Consent Calendar.

4B.N. [CPC DP 20-00140](#) A Development Plan for the 603 South El Paso project to allow for a catering/restaurant use within an existing structure located at 603 South El Paso Street

(Quasi-Judicial)

Related Files: CPC ZC 20-00139

Presenter:

Gabe Sevigny, Principal Planner, Planning & Community Development
Peter Wysocki, Director, Planning & Community Development

- Attachments:** [Development Plan](#)
[7.5.502.E Development Plan Review](#)

This Item was approved on the Consent Calendar.

- 4B.Q.** [CPC PUZ 20-00012](#) An ordinance amending the zoning map of the City of Colorado Springs pertaining to 10.64 acres from PUD/AO (Planned Unit Development 5.66 dwelling units per acre, 30' maximum building height; airport overlay) to PUD/AO (Planned Unit Development 20 dwelling units per acre, 35' maximum building height; airport overlay) located northeast of the Templeton Gap Road and Wolf Ridge.

(Quasi-Judicial)

Related Files: CPC PUP 20-00013, CPC PUD 20-00014

Presenter:

Katie Carleo, Senior Planner, Planning & Community Development
Peter Wysocki, Planning and Community Development Director

Attachments: [ORD_ZC_TempletonGapTownhomes](#)

[Exhibit A - Legal Description](#)

[Exhibit B](#)

This Ordinance was approved on first reading on the Consent Calendar.

- 4B.R.** [CPC PUP 20-00013](#) Templeton Gap Townhomes PUD Concept Plan for establishment of townhouse development located northeast of the Templeton Gap Road and Wolf Ridge Road consisting of 10.64 acres.

(Quasi-Judicial)

Related Files: CPC PUZ 20-00012, CPC PUD 20-00014

Presenter:

Katie Carleo, Senior Planner, Planning & Community Development
Peter Wysocki, Planning and Community Development Director

Attachments: [CONCEPT PLAN](#)

[7.5.501.E Concept Plans](#)

[7.3.605 PUD Concept Plan](#)

This Item was approved on the Consent Calendar.

- 4B.S.** [CPC PUD 20-00014](#) Templeton Gap Townhomes PUD Development Plan located northeast of the Templeton Gap Road and Wolf Ridge Road intersection consisting of 10.64 acres.

(Quasi-Judicial)

Related Files: CPC PUZ 20-00012, CPC PUP 20-00013

Presenter:

Katie Carleo, Senior Planner, Planning & Community Development
Peter Wysocki, Planning and Community Development Director

Attachments: [DEVELOPMENT PLAN](#)

[7.3.606 PUD Development Plan](#)

[7.5.502.E Development Plan Review](#)

This Item was approved on the Consent Calendar.

Approval of the Consent Agenda

Motion by President Pro Tem Strand, seconded by Councilmember Geislinger, 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 9-0-0

Aye: 9 - Avila, Gaebler, Geislinger, Knight, Murray, O'Malley, Skorman, Strand, and Williams

5. Recognitions

5.A. [21-193](#) A Resolution in Remembrance of Tom Osborne

Presenter:

Wayne Williams, Councilmember At-large
Amy Osborne

Attachments: [A Resolution in Remembrance Tom Osborne](#)

[Signed Resolution 46-21](#)

Councilmember Williams presented the Resolution in remembrance of Tom Osborne who served as the President and CEO of the Colorado Sports Corp since 2003 and identified his many contributions to the community.

Councilmember Gaebler, and Jeff Green, Chief of Staff, expressed gratitude for all the incredible achievements of Mr. Osborne.

Doug Martin, Chief Operating Officer, Colorado Springs Sports Corp, and Megan Leatham, Executive Director, Pikes Peak International Hill Climb, expressed appreciation for Mr. Osborne and the recognition.

Motion by Councilmember Williams, seconded by Councilmember Gaebler, that the Resolution be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Gaebler, Geislinger, Knight, Murray, O'Malley, Skorman, Strand, and Williams

- 5.B. [21-185](#) A Resolution recognizing April 5th to April 11th as National Public Health Week

Presenter:

Yolanda Avila, Councilmember District 4

Susan Wheelan, Director, El Paso County Public Health

Attachments: [National Public Health Week](#)

[Signed Resolution 47-21](#)

Councilmember Avila presented the Resolution recognizing April 5 to April 11, 2021 as National Public Health Week to observe and help our families, friends, neighbors, co-workers and leaders to better understand the value of public health and supporting opportunities to adopt preventive lifestyle habits in light of this year's theme, "Building Bridges to Better Health."

Susan Wheelan, Public Health Director, El Paso County, introduced Lisa Powell, Public Health Emergency Manager, El Paso County Department of Health and Environment, and Kimberly Pattison, Epidemiologist, Communicable Disease Program Manager, El Paso County Public Health.

Ms. Powell and Ms. Pattison expressed appreciation for the Resolution.

Councilmember Geislinger, Councilmember Avila, and Councilmember Williams gave a brief history and expressed appreciation for the efforts of Public Health agencies throughout time.

Motion by Councilmember Avila, seconded by Councilmember Geislinger, that the Resolution be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Gaebler, Geislinger, Knight, Murray, O'Malley, Skorman, Strand, and Williams

- 5.C. [21-186](#) A Resolution recognizing April 4th to April 10th as National Library Week

Presenter:

Jill Gaebler, Councilmember District 5

Elyse Jones, Community Partnership Coordinator, Pikes Peak Library District

Attachments: [National Library Week](#)

[Signed Resolution 48-21](#)

Councilmember Gaebler read a proclamation recognizing April 4-10, 2021 as National Library Week.

Councilmember Williams, Councilmember Geislinger, and Councilmember Avila expressed appreciation for the all the work and services offered by the Pikes Peak Library District.

Elyse Jones, Community Partnership Coordinator, Pikes Peak Library District, expressed gratitude for the recognition.

Motion by Councilmember Gaebler, seconded by President Pro Tem Strand, that the Resolution be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Gaebler, Geislinger, Knight, Murray, O'Malley, Skorman, Strand, and Williams

- 5.D.** [21-170](#) A Resolution of Appreciation of Carl Nehls, Chief Information Officer for the City of Colorado Springs, for his retirement from the City of Colorado Springs

Presenter:

Richard Skorman, City Council President, Colorado Springs City Council

Attachments: [Retirement Resolution - Carl Nehls](#)
[Signed Resolution 49-21](#)

President Skorman presented the Resolution of appreciation for Carl Nehls, Chief Information Officer, for his seven years of service with the City of Colorado Springs.

Councilmember Avila, Councilmember Geislinger Greg Phillips, Director of Aviation, Colorado Springs Airport, Jeff Greene, Chief of Staff, expressed gratitude for Mr. Nehls' accomplishments during his time with the City.

Mr. Nehls expressed appreciation for the opportunities he had been given with the City and the recognition.

Motion by President Pro Tem Strand, seconded by Councilmember Avila, that the Resolution be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Gaebler, Geislinger, Knight, Murray, O'Malley, Skorman, Strand, and Williams

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

Citizen Ryan Hurtado spoke against the ban of non-marking chalk substitutes for rock climbing at Garden of the Gods.

7. Mayor's Business

There was no Mayor's Business.

8. Items Called Off Consent Calendar

4B.B. [21-182](#) Appointments to Boards, Commissions and Committees

Presenter:

Michael Montgomery, Deputy City Council Administrator

Attachments: [032321 Boards Commissions and Committee Appointments](#)

Councilmember Geislinger stated there was some confusion regarding the appointments to the Human Relations Commission and requested Moni Woods to serve as a voting member for the first term and Ty Nagamatsu would be the alternate.

President Pro Tem Strand asked if the Chair and Vice Chair support this amendment. Councilmember Geislinger stated one of them does support this amendment.

Councilmember Knight recommended an option of bifurcating the item. Councilmember Avila stated she preferred to move forward with the item.

Motion by Councilmember Geislinger, seconded by Councilmember Avila, that the Appointments to Boards and Commissions be approved as amended with Moni Woods to serve as a voting member for the first term and Ty Nagamatsu to be the alternate. The motion was approved by a vote of 8-1-0-0

Aye: 8 - Avila, Gaebler, Geislinger, Knight, Murray, O'Malley, Skorman, and Williams

No: 1 - Strand

4B.O. [CPC ZC 20-00151](#) An ordinance amending the zoning map of the City of Colorado Springs pertaining to 9.51 acres located at 1750 South Murray Boulevard from PIP-2/CR/AO (Planned Industrial Park with Conditions of Record and Airport Overlay) to R5/AO (Multi-Family Residential with Airport Overlay).

(Quasi-Judicial)

Related Files: [CPC ZC 20-00151](#), [CPC DP 20-00152](#)

Presenter:

Gabe Sevigny, Principal Planner, Planning & Community Development
Peter Wysocki, Director, Planning & Community Development

Attachments: [ZC ORD Kaliedos](#)

[Exhibit A - Legal Desc](#)

[Exhibit B - Zone change](#)

[Vicinity Map](#)

Councilmember Knight stated the Kaliedos project is located in the Commercial Aeronautical Zone (CAZ) and a previous request for a commercial property to be changed to a residential property within the CAZ was denied by staff, the Planning Commission, and City Council. Gabe Sevigny, Principal Planner, Planning & Community Development, stated the referenced property is in the process of a land use change and the current zone for the project property is not compatible with the nearby school and surrounding uses.

President Skorman asked if the Airport Advisory Commission reviewed this project. Mr. Sevigny stated they had and had no objections.

Councilmember Geislinger stated the City needs to respond to the need for attainable housing and will be supporting this development.

Councilmember Gaebler stated the diversity of and attainable housing needs to be honored in compatibility to PlanCOS.

Councilmember Knight withdrew his objections.

Motion by Councilmember Williams, seconded by Councilmember Geislinger, that this Ordinance amending the zoning map of the City of Colorado Springs pertaining to 9.51 acres from PIP-2/CR/AO (Planned Industrial Park with Conditions of Record and Airport Overlay) to R5/AO (Multi-Family Residential with Airport Overlay), based upon the findings that the zone change meets the review criteria as set forth in City Code Section 7.5.603.B. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Gaebler, Geislinger, Knight, Murray, O'Malley, Skorman, Strand, and Williams

- 4B.P.** [CPC DP 20-00152](#) A Development Plan for the Kaliedos project to allow the development of 150 units within 30 5-plexes, a community center, and open space located at 1750 South Murray Boulevard.

(Quasi-Judicial)

Related Files: CPC ZC 20-00151

Presenter:

Gabe Sevigny, Principal Planner, Planning & Community Development
Peter Wysocki, Director, Planning & Community Development

Attachments: [Development Plan](#)
[7.5.502.E Development Plan Review](#)

Please see comments in Agenda item 4B.O.

Motion by Councilmember Williams, seconded by Councilmember Geislinger, that the development plan for the Kaliedos project, based upon the findings that the request meets the review criteria for establishing a development plan, as set forth in the City Code Section 7.5.502(E). The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Gaebler, Geislinger, Knight, Murray, O'Malley, Skorman, Strand, and Williams

9. Utilities Business

9.A. [21-164](#) A Resolution Setting the Electric Cost Adjustment effective April 1, 2021

Presenter:

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

Aram Benyamin, Chief Executive Officer, Colorado Springs Utilities

Attachments: [03-23-2021 CC Mtg-ECA Resolution](#)

[ECA Sheet 2.9 E Rate Tbl - Redline](#)

[ECA Sheet 2.9 E Rate Tbl - Final](#)

[ECA Schedule 1](#)

[ECA Alternatives Summary](#)

[Signed Resolution 50-21](#)

Scott Shewey, Chief Planning and Finance Officer, Colorado Springs Utilities, presented the Resolution increasing the Electric Cost Adjustment (ECA) rate to 2.94 cents per kilowatt hour effective April 1, 2021. He stated CSU recommends Option 2 which allows for a 13-month recovery will result in a monthly increase of \$6.93 for an average residential bill, \$59.40 for an average commercial bill, and \$3,960.00 for an average industrial bill. He went over how customers can receive financial assistance if needed.

Councilmember Geislinger stated the federal government just approved many recovery funding plans and asked if they will be applicable in addressing the ECA and Gas Cost Adjustment (GCA) increases. Aram Benyamin, Chief Executive Officer, Colorado Springs Utilities, stated as these funds become available, it will be brought before the CSU Board.

Councilmember Knight, member of the CSU Board, stated they review ECA and GCA rates on a monthly basis and they will work with businesses as needed.

President Pro Tem Strand stated he supports the recommended Option 2

because there is not a significant difference in rates between it and Option 3.

Motion by Councilmember Geislinger, seconded by Councilmember Williams, that the Resolution regarding proposed changes to Utilities Rules and Regulations Option 2 be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Gaebler, Geislinger, Knight, Murray, O'Malley, Skorman, Strand, and Williams

10. Unfinished Business

There was no Unfinished Business.

11. New Business

- 11.A. [21-192](#) An Ordinance amending Ordinance No. 20-92 (2021 Appropriation Ordinance) for a supplemental appropriation to the Lodgers & Auto Rental Tax (LART) Fund in the amount of \$1,309,315 for additional projects and events recommended by the LART Citizen Advisory Committee

Presenter:

Charae McDaniel, Chief Financial Officer

PK McPherson, Chair, LART Citizen Advisory Committee

Attachments: [Ordinance for LART 2021 Additional Events-Mar 2021 with Ex A](#)

Charae McDaniel, Chief Financial Officer, presented the Ordinance for a supplemental appropriation of \$1,309,315 to the Lodgers and Automobile Rental Tax (LART) fund for additional projects and events as recommended by the LART Citizen Advisory Committee.

There were no comments on this item.

Motion by Councilmember Williams, seconded by Councilmember Geislinger, that the Ordinance approving a supplemental appropriation to the Lodgers & Auto Rental Tax Fund. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Gaebler, Geislinger, Knight, Murray, O'Malley, Skorman, Strand, and Williams

- 11.B. [21-149](#) A Resolution Authorizing the Acquisition of Property Utilizing Possession and Use Agreements, for the Black Forest Road, Roadway Improvements: Woodmen Road to Research Parkway Project.

Presenter:

Mike Chaves, Engineering Programs Manager

Attachments: [Black Forest PU-Resolution](#)
[Exhibit A-Parcel List](#)
[Resolution 109-12](#)
[Black Forest PU](#)
[Signed Resolution 51-21](#)

Mike Chaves, Engineering Programs Manager, presented the Resolution authorizing the acquisition of a 1.651-acre vacant parcel for the Black Forest Road widening project from Woodmen Road north to Research Road.

There were no comments on this item.

Motion by Councilmember Geislinger, seconded by Councilmember Williams, that the Resolution authorizing the acquisition of property utilizing possession and use agreements, for the Black Forest Road, Roadway Improvements: Woodmen Road to Research Parkway Project be adopted. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Gaebler, Geislinger, Knight, Murray, O'Malley, Skorman, Strand, and Williams

- 11.C.** [21-181](#) A Resolution Expressing The City Of Colorado Springs City Council's Strong Support Of The Colorado General Assembly's Proposed 2021 Military Family Open Enrollment In Public Schools House Bill

Presenter:
Don Knight, Councilmember District 1

Attachments: [A RESOLUTION EXPRESSING THE CITY OF COLORADO SPRINGS CITY COUNCIL'S STRONG SUPPORT OF THE COLORADO GENERAL ASSEMBLY'S PROPOSED 2021 MILITARY FAMILY OPEN ENROLLMENT IN PUBLIC SCHOOLS HOUSE BILL](#)
[Signed Resolution 52-21](#)

Councilmember Knight presented the Resolution expressing City Council's strong support of the Colorado General Assembly's proposed 2021 Military Family Open Enrollment In Public Schools House Bill.

There were no comments on this item.

Motion by Councilmember O'Malley, seconded by Councilmember Knight, that the Resolution expressing the City of Colorado Springs City Council's strong support of the Colorado General Assembly's Proposed 2021 Military Family Open Enrollment in Public Schools House Bill be adopted. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Gaebler, Geislinger, Knight, Murray, O'Malley, Skorman, Strand, and Williams

12. Public Hearing

- 12.A. [CPC MP 87-00381-A2 7MJ20](#) A Resolution amending the Banning Lewis Ranch Master Plan relating to 235.8 acres located southeast of State Highway 94 at Marksheffel changing land use designations to commercial and residential.

(Legislative)

Related Files: CPC CP 20-00137, CPC PUP 20-00136, CPC ZC 20-00135, CPC PUZ 20-00134

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development
Peter Wysocki, Director, Planning and Community Development

Attachments: [RES_ReaganRanchMasterPlanAmendment](#)

[Exhibit A - MPA](#)

[Fiscal Impact Analysis.Reagan Ranch](#)

[Reagan Ranch Staff Presentation](#)

[CPC Report_Reagan Ranch](#)

[Project Statement_Reagan Ranch](#)

[Master Plan Amendment](#)

[Zone Change](#)

[PUD Zone Change](#)

[Concept Plan](#)

[PUD Concept Plan](#)

[ELLCOTT SCHOOL DISTRICT](#)

[AIRPORT ADVISORY COMMISSION](#)

[PETERSON AIR FORCE BASE](#)

[CPC_Minutes_ReaganRanch_draft](#)

[7.5.408 Master Plan](#)

[Signed Resolution 53-21](#)

Tasha Brackin, Senior Planner, Planning and Community Development, presented the Resolution amending the Banning Lewis Ranch (BLR) Master Plan, Concept Plan, and zoning, changing land use designations to commercial and residential of 235.8 acres located southeast of State Highway 94 at Marksheffel. She presented a vicinity map and photos from Marksheffel Road. Ms. Brackin gave an overview of the applications, existing land use entitlements, master plan amendment, zones changes, and concept plans. She went over the public notification process, major considerations, application summary, compatibility with PlanCOS, and staff

recommendations.

Councilmember Knight asked if all four project properties have been acquired. Danny Mientka, The Equity Group, representing the developer, stated there only one property left to be closed.

Councilmember Knight asked how much buffer the Accident Potential Zone (APZ) has and the noise decibel level restrictions. Ms. Brackin stated the APZ is 3,000 feet wide and 15,000 feet long. Greg Phillips, Director of Aviation, Colorado Springs Airport, stated there have been conditions put in place such as having the navigation easement on file, a noise study disclosure of 40 decibels of the interior level for all residents, notice of proximately to the airport, airport lighting notice, and the weighted day-night average sound decibel level is 65 decibels.

Councilmember Geislinger asked how the new analysis would affect the overall fiscal impact analysis. Charae McDaniel, Chief Financial Officer, stated the new model looks at an average of fiscal impact to City services rather than a marginal impact model.

Councilmember Williams asked if the plan was approved by the Parks Advisory Board. Ms. Brackin stated it was approved February 11, 2021.

Jason Alwine, Matrix Design Group, representing the applicant, presented a vicinity map, and gave an overview of the regional growth, BLR master plan, Reagan Ranch concept plan, existing land use versus proposed land use, compatibility with PlanCOS, focal point institutions for economic expansion, stakeholder meetings, and coordination.

Danny Mientka, The Equity Group, stated this development is strongly supported by both Schriever Air Force Base and Peterson Air Force Base, it supports the need for housing with Space Command, changing this property to residential is a catalyst for industrial and commercial development, they are working with the Ellicott School District regarding transportation, and there are multiple types of housing types proposed.

Councilmember Geislinger stated he supports this project.

President Pro Tem Strand asked how much property is still pending purchase. Mr. Mientka stated eighty-eight acres.

President Pro Tem Strand asked for what makes this project high density and will public safety services be addressed. Mr. Mientka stated there will be approximately 1,200 housing units in this area and they will provide solutions regarding public safety.

Councilmember Gaebler stated she supports the Accessory Dwelling Unit component of this development and the higher density will reduce the cost of not only public safety, but also utilities.

Jeff Greene, Chief of Staff, also expressed support of the project.

Councilmember Knight asked if the standards for APZ 1, APZ 2, and the Runway Protection Zone (RPZ) were federal or local standards. Mr. Phillips stated they are national standards of the military not the Federal Aviation Administration (FAA) and the developer has been very willing to work with the Airport Advisory Board and the conditions which were requested.

Councilmember Knight asked if the zone change could be conditional upon the authorization from the owner of the eighty-eight acres of property still pending purchase. Ms. Brackin stated they already have received permission from the landowner, 91 LLC.

Motion by Councilmember Geislinger, seconded by Councilmember Williams, that that the Resolution approving the master plan amendment to change land use designations from R & D (Research and Development), INP (Industrial Park), and R (Retail) to COM (Commercial/Office/Light Industrial with an FAR of 25%); RES-M (single-family residential); and RES-H (multi-family residential), based upon the findings that the request complies with the review criteria for master plan amendments as set forth in Section 7.5.408 be adopted. The motion passed by a vote of 7-0-2-0

Aye: 7 - Gaebler, Geislinger, Knight, Murray, O'Malley, Strand, and Williams

Absent: 2 - Avila, and Skorman

12.B. [CPC CP 20-00137](#)

A Concept Plan establishing the locations of land uses, major roads, access points and density of planned commercial, office, and light industrial uses for 98.1 acres of land located southeast of State Highway 94 at Marksheffel Road.

(Quasi-Judicial)

Related Files: CPC MP 87-00381-A27MJ20, CPC PUP 20-00136, CPC ZC 20-00135, CPC PUZ 20-00134

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development
Peter Wysocki, Director, Planning and Community Development

Attachments: [Concept Plan](#)

[7.5.501.E Concept Plans](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Williams, seconded by Councilmember Geislinger, that the concept plan, based upon the findings that the concept plan meets the review criteria for concept plans as set forth in City Code Section 7.5.501.E be approved. The motion passed by a vote of 7-0-2-0

Aye: 7 - Gaebler, Geislinger, Knight, Murray, O'Malley, Strand, and Williams

Absent: 2 - Avila, and Skorman

- 12.C.** [CPC PUP 20-00136](#) A PUD Concept Plan establishing the location of land uses, major roads, access points and density of planned residential uses for 137.7 acres of land located southeast of State Highway 94 at Marksheffel Road.

(Quasi-Judicial)

Related Files: Related Files: CPC MP 87-00381-A27MJ20, CPC CP 20-00137, CPC ZC 20-00135, CPC PUZ 20-00134

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development
Peter Wysocki, Director, Planning and Community Development

Attachments: [PUD Concept Plan](#)

[7.3.605 PUD Concept Plan](#)

[7.5.501.E Concept Plans](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Geislinger, seconded by Councilmember Williams, that the PUD concept plan, based upon the findings that the PUD concept plan meets the review criteria for PUD concept plans as set forth in City Code Section 7.3.605 be approved. The motion passed by a vote of 7-0-2-0

Aye: 7 - Gaebler, Geislinger, Knight, Murray, O'Malley, Strand, and Williams

Absent: 2 - Avila, and Skorman

- 12.D.** [CPC ZC 20-00135](#) An ordinance amending the zoning map of the City of Colorado Springs pertaining to 77.8 acres located southeast of State Highway 94 at Marksheffel Road from PIP2/CR/APZ1/APZ2/AO (Planned Industrial Park 2/Conditions of Record/Accident Potential Zone 1/Accident Potential Zone 2/Airport Overlay) to PBC/APZ1/APZ2/AO (Planned

Business Center/Accident Potential Zone 1/Accident Potential Zone 2/Airport Overlay) for commercial development.

(Quasi-Judicial)

Related Files: CPC MP 87-00381-A27MJ20, CPC CP 20-00137, CPC PUP 20-00136, CPC PUZ 20-00134

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development
Peter Wysocki, Director, Planning and Community Development

Attachments: [ORD_ZC_ReaganRanch](#)
[Exhibit A - ZC_Legal_Depiction](#)
[Zone Change](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Geislinger, seconded by Councilmember Williams, that the Ordinance amending the zoning map of the City of Colorado Springs pertaining to 77.8 acres from PIP2/CR/APZ1/APZ2/AO (Planned Industrial Park 2/Conditions of Record/Accident Potential Zone 1/Accident Potential Zone 2/Airport Overlay) to PBC/APZ1/APZ2/AO (Planned Business Center/Accident Potential Zone 1/Accident Potential Zone 2/Airport Overlay) based upon the findings that the change of zone request complies with the zone change criteria as set forth in Section 7.5.603.B be approved on first reading. The motion passed by a vote of 7-0-2-0

Aye: 7 - Gaebler, Geislinger, Knight, Murray, O'Malley, Strand, and Williams

Absent: 2 - Avila, and Skorman

- 12.E.** [CPC PUZ 20-00134](#) An ordinance amending the zoning map of the City of Colorado Springs pertaining to 137.7 acres located southeast of State Highway 94 at Marksheffel Road, from PIP2/PBC/CR/AO (Planned Industrial Park 2/Planned Business Center/Conditions of Record/Airport Overlay) to PUD/AO (Planned Unit Development/Airport Overlay) for residential development including 112.5 acres of single-family residential at a density of 3.5-11.99 units per acre and a maximum height of 45 feet; 21.2 acres of multi-family residential at a density of 12-24.99 units per acre and a maximum height of 45 feet; and 4 acres of future right of way.

(Quasi-Judicial)

Related Files: CPC MP 87-00381-A27MJ20, CPC CP 20-00137, CPC PUP 20-00136, CPC ZC 20-00135

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development

Peter Wysocki, Director, Planning and Community Development

Attachments: [ORD PUZ ReaganRanch](#)
[Exhibit A - PUD Zone Change](#)
[PUD Zone Change](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Gaebler, seconded by Councilmember Geislinger, that the Ordinance amending the zoning map of the City of Colorado Springs pertaining to 137.7 acres from PIP2/PBC/CR/AO (Planned Industrial Park 2/Planned Business Center/Conditions of Record/Airport Overlay) to PUD/AO (Planned Unit Development/Airport Overlay, including 112.5 acres of single-family residential at a density of 3.5-11.99 units per acre and a maximum height of 45 feet; 21.2 acres of multi-family residential at a density of 12-24.99 units per acre and a maximum height of 45 feet; and 4 acres of future right-of-way, based upon the findings that the change of zone request complies with the review criteria for establishment of a PUD zone as set forth in City Code Section 7.3.603 and the zone change criteria as set forth in Section 7.5.603.B be approved on first reading. The motion passed by a vote of 7-0-2-0

Aye: 7 - Gaebler, Geislinger, Knight, Murray, O'Malley, Strand, and Williams

Absent: 2 - Avila, and Skorman

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