



# 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 Council Work Session

*City Council meetings are broadcast live on Channel 18. In accordance with the ADA, anyone requiring an auxiliary aid to participate in this meeting should make the request as soon as possible but no later than 48 hours before the scheduled event.*

---

Monday, April 12, 2021

10:00 AM

Council Chambers

---

### How to Watch the Meeting

Coloradosprings.gov/springstv | Facebook Live: Colorado Springs City Council  
Facebook Page @coscity Council | SPRINGS TV - Comcast Channel 18 / 880 (HD)  
- CenturyLink Channel 18

### 1. Call to Order

**Present** 8 - Councilmember Yolanda Avila, Councilmember Jill Gaebler, Councilmember David Geislinger, Councilmember Don Knight, Councilmember Bill Murray, President Richard Skorman, President Pro Tem Tom Strand, and Councilmember Wayne Williams

**Excused** 1 - Councilmember Mike O'Malley

Councilmember Gaebler arrived at approximately 10:26 AM.

### 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. [21-212](#) City Council Work Session Meeting Minutes March 22, 2021

Presenter:  
Sarah B. Johnson, City Clerk

**Attachments:** [3-22-21 City Council Work Session Meeting Minutes Final](#)

The minutes of the March 22, 2021 Work Session meeting 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. [21-201](#) A presentation regarding enforcement of illicit sexual activities in businesses.

Presenter:

Scott Whittington, Commander; Metro VNI, Colorado Springs Police Department

**Attachments:** [CSPD - IMP City Council final.pptx](#)

Scott Whittington, Commander, Metro VNI, Colorado Springs Police Department (CSPD), gave a presentation regarding enforcement of illicit sexual activities in businesses which included an overview of the scope of problem, current CSPD enforcement options, past and current enforcement which include prostitution stings, pimping arrests, masseuse licensing audits, felony pimping, money laundering, public nuisance order process, and future solutions.

Councilmember Geislinger requested prostitution not be associated as an issue of any ethnicity. Commander Whittington agreed.

Councilmember Avila asked if solicitation of prostitution was being addressed. Commander Whittington confirmed it is and they post pictures of the offenders to dissuade the act.

Councilmember Williams asked if more resources are needed to address these issues. Vince Niski, Chief, CSPD stated a specialized unit would not be in the best interest of CSPD at this time because they are currently in need of more patrol officers.

President Pro Tem Strand stated he has received several calls regarding additional enforcement regarding these issues. Chief Niski stated CSPD has addressed these issues adequately.

Councilmember Murray asked if there was any cooperation or partnerships between the businesses of illicit sexual activities. Chief Niski stated they have not identified any.

Councilmember Geislinger asked if this type of activity has also been occurring within El Paso County. Commander Whittington confirmed it has

been.

President Skorman asked if the Public Nuisance Ordinance would be effective in addressing this issue. Commander Whittington stated they are working towards confirming the impact of the Public Nuisance Ordinance on these illegal activities.

President Skorman asked if human trafficking is occurring within these businesses. Commander Whittington stated they believe it is, but they cannot take enforcement actions without the victims confirming it. President Skorman asked if preventive measures could be taken similar to what Aurora, CO has put in place. Chief Niski stated the City Attorney's Office has been reviewing those Ordinances and need to ensure they are Constitutional and will hold up in a court of law.

Councilmember Williams asked if violation of land use could be used as enforcement to restrict these types of business. Peter Wysocki, Director, Planning and Community Development, stated there is a distinction between sleeping and residing at a place of business and the City Code does not address sleeping, but will research if there would be a land use or zoning violation regarding repetitive sleeping. Chief Niski stated City Council needs to be aware that any changes made to City Code would also affect the legitimate businesses.

**6.B.**    [21-088](#)            Presentation of the 2020 PlanCOS Annual Report

(Legislative)

Presenter:

Hannah Van Nimwegen-McGuire, Senior Planner, Planning and Community Development

Peter Wysocki, Planning and Community Development Director

**Attachments:**    [Draft - 2020 PlanCOS Annual Report](#)  
[PlanCOS Annual Report](#)

Peter Wysocki, Planning and Community Development Director introduced the 2020 annual report of PlanCOS which is comprised of data from multiple City departments.

Hannah Van Nimwegen-McGuire, Senior Planner, Planning and Community Development, went over recent data related to the Keystone Indicators, updates on the Key Initiatives, and other related initiatives which will further the goals of the PlanCOS.

Councilmember Williams requested the Vibrant Neighborhood scales be amended to illustrate the amounts without appearing contradictory. Ms.

Van Nimwegen-McGuire confirmed she will change them to graphics to be more in line with each other.

President Skorman asked how many citizens gave input towards PlanCOS. Carl Schueler, Comprehensive Planning Manager, Planning and Community Development Department, stated they received approximately five thousand survey responses and held three hundred events. He also stated the City's Information Technology Department is developing a portal to allow navigation to the various plans and projects within the City.

President Pro Tem Strand asked how the President's Park Sustainability Commission will contribute to the PlanCOS goal of seventy-four percent of the population within one-half mile of a park. President Skorman stated it will assist with the funding of the park systems. Councilmember Williams requested consideration of the Commission to require developers to provide park development as opposed to just park land dedication.

Councilmember Avila requested PlanCOS incorporate a litter campaign. Mr. Wysocki stated the Mayor requested the enhancement of the Public Works Department's resources toward the City's litter management program and they are coordinating with the Council of Neighborhoods and Organizations (CONO) to provide neighborhood education outreach.

Councilmember Geislinger requested incoming new City Councilmembers become liaisons for PlanCOS.

Several Councilmembers expressed appreciation for all the hard work and efforts which went into PlanCOS.

**6.C.**     [21-211](#)           Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:**   [Agenda Planner Review 4-12-21](#)

Councilmember Knight asked when the project 2424 Garden of the Gods will be coming before City Council. Peter Wysocki, Planning and Community Development Director stated May 25, 2021. Councilmember Knight recommended a special meeting be held regarding this project due to the length of time it will take to discuss it. Sarah B. Johnson, City Clerk, stated the City Charter requires at least ten days between the approval of the first reading of an Ordinance and the final passage which may require the second meeting to be a special meeting as well.

## **7. Presentations for General Information**

7.A. [21-210](#) Update from the Law Enforcement Transparency and Accountability Commission

Presenter:

Tom Strand, President Pro Tem

Wayne Williams, Councilmember At-large

Yolanda Avila, Councilmember District #4

Janice Frazier, Chair, Law Enforcement Transparency and Accountability Commission

Steve Kern, Vice Chair, Law Enforcement Transparency and Accountability Commission

**Attachments:** [LETAC Mission Statement and Goals](#)

[LETAC Adopted Listening and Learning Framework](#)

[LETAC Adopted Listening and Learning Q1 Topics](#)

[LETAC Progress Report 3-24-2021](#)

Councilmember Williams and President Pro Tem Strand introduced the update from the Law Enforcement Transparency and Accountability Commission (LETAC) and stated the LETAC members have been very dedicated and working very hard.

JJ Frazier, Chair, LETAC, provided a LETAC progress report which included getting oriented, organized, and determining focus which includes communication between City of Colorado Police Department (CSPD) and community, racial bias, crisis response, and use of force. She stated they scheduled listening and learning meetings and identified the challenges they have encountered.

Councilmember Murray asked how City Council could assist with providing clarity. Ms. Frazier explained Commissioners are trying to determine if recommendations to City Council should be general in nature or more specific. Councilmember Williams stated it depends on the recommendation. Councilmember Avila requested as many specifics as possible be provided.

Councilmember Murray asked if LETAC was integrated in the CSPD's request for proposal (RFP) for an outside consultant regarding use of force. Ms. Frazier stated they were not, however the commission has been discussing the use of force topic.

Councilmember Murray requested implementing a dashboard to follow all the data being collected.

Councilmember Knight requested both the pros and cons be identified to

City Council when recommendations are made. Ms. Frazier agreed to that request.

Councilmember Geislinger encouraged LETAC to be the forum for citizens to say what they need to say.

## **8. Items for Introduction**

- 8.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. He provided a summary, background, City Council Resolution limitations, costs being reimbursed, overlapping Colorado Centre Metropolitan District, questions/comments from the Budget Committee, and next steps.

Kevin Walker, DA Davidson, representing the district, gave an overview of the district boundaries, development concept plan, development projections, bond structure, bond parameters, public improvement budget, projected debt map, and schedule of events.

There were no comments on this item.

## **9. Items Under Study**

- 9.A. [CPC CA 20-00005](#) Update on the amendment of City Code Chapter 7 (Zoning and Subdivision Regulations)

Presenter:

Morgan Hester, Principal Planner

Peter Wysocki, Director of Planning and Community Development

**Attachments:** [ReToolCOS Mod1+2 PPT](#)

[Dimensional Standards & Uses - Comparison Summary](#)

[ReToolCOS Update](#)

Morgan Hester, Principal Planner, Planning and Community Development, provided the update on RetoolCOS. She gave a summary of the project overview, drafting overview, Unified Development Code (UDC) organization, revised public draft, footnotes, changes to residential zoning districts, and R-Flex districts. She went over the housing mix incentive, key changes to City Code Article 7.3: Use Regulations, key changes to development standards, and equity.

President Pro Tem Strand asked when RetoolCOS will be finalized. Ms. Hester stated they anticipate Spring 2022.

President Pro Tem asked what the difference is between R4 and R5 multi-family. Ms. Hester stated the main differences are the increase in uses based on density and the lot size dimensional standards for R5.

President Pro Tem Strand asked if these proposed zoning changes will impact current lots and structures. Ms. Hester stated aside from R4 and R5 zoning, they are not proposing to add any new zoning to existing developments.

Councilmember Knight asked if a homeowner could demolish their existing house and build a house one and half times larger with the proposed changes to setbacks, building heights, and lot coverage in R1-9 and R1-6 single-family zones. Ms. Hester stated they are still working through that with Colorado Springs Utilities (CSU) and City Engineering. Peter Wysocki, Director of Planning and Community Development stated there are also circumstances where the same size house could not be built according to current zoning standards and they are looking to preserve the character of the neighborhoods.

Councilmember Knight asked if the Geohazard standards will be

transferred verbatim to RetoolCOS. Ms. Hester stated the changes being made to it are wordsmithing and they are working with City Engineering regarding their proposed changes. Mr. Wysocki stated the City now has an option for applicants to use on-call private third-party geological firms to review their geohazard reports instead of Colorado Geological Survey (CGS).

Councilmember Knight asked if there is a distinction between porch lights and streetlights in the illumination plan. Ms. Hester stated streetlights are governed through CSU and the regulations regarding the lighting on someone's home will require shielding.

President Skorman requested standards be added which address the cooling of homes. Ms. Hester stated the landscaping section focuses primarily on commercial developments which incorporate buffering standards, and tree-lined streets, but it does not include residential landscaping standards. She stated staff has been working with CSU and El Paso County regarding water conservation and they can add changes to the plan as needed.

Councilmember Knight requested additional education be provided to citizens regarding areas and standards for hillside overlays. Ms. Hester agreed.

#### **10. Councilmember Reports and Open Discussion**

There were no Councilmember Reports and there was no Open Discussion.

#### **11. Adjourn**

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

Sarah B. Johnson, City Clerk