



City of Colorado Springs

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

Meeting Minutes Council Work Session

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Monday, December 13, 2021

10:00 AM

Council Chambers

How to Watch the Meeting

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- CenturyLink Channel 18

1. Call to Order and Roll Call

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

Councilmember Murray and Councilmember Skorman attended the meeting virtually.

2. Changes to Agenda

There were no Changes to Agenda.

3. Regular Meeting Comments

Councilmember Henjum requested item 4B.M. be removed from the December 14, 2021 City Council meeting Consent Calendar. Consensus of City Council agreed to this change.

4. Review of Previous Meeting Minutes

4.A. [21-751](#) City Council Work Session Meeting Minutes November 22, 2021

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [11-22-21 City Council Work Session Meeting Minutes Final](#)

The minutes of the November 22, 2021 Work Session were approved by Consensus of City Council.

5. Staff and Appointee Reports

5.A. [21-750](#) Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 12-13-21](#)

Sarah B. Johnson, City Clerk, stated there will be a Special City Council meeting held on January 10, 2022 at 9:00 AM to elect a Councilmember for the District 3 vacancy.

There were no comments on this item.

5.B. [21-690](#) Colorado Springs Airport Master Plan Presentation

Presenter:

Greg Phillips, Director of Aviation, Colorado Springs Airport

Attachments: [COS Master Plan City Council 12.13.2021](#)

Greg Phillips, Director of Aviation, presented the Colorado Springs Airport Master Plan and gave an overview of why airports are master planned, key partners, partner roles, process, and key planning considerations. He identified the hot spot analysis, community outreach, work effort to-date, project schedule, and upcoming work effort.

Councilmember O'Malley asked if it is critical to maintain a fully manned Federal Aviation Administration (FAA) tower. Mr. Phillips confirmed it is.

President Pro Tem Helms requested additional information regarding the relationship with the military side of the airfield. Mr. Phillips stated Peterson Space Force base is their largest tenant, is located on City property, and provides all the airport's fire-fighting services, immediate emergency rescue services, and wildlife services in lieu of rent. He stated they also have continuous communication with the United States Air Force Academy (USAF).

6. Presentations for General Information

There were no Presentations for General Information.

7. Executive Session**7A. Open****7A.A.** [21-745](#) American Family Mutual Ins. Co. v. City of Colorado Springs and David Absher 21C42226

The Civil Action Investigation Committee has recommended that the City represent the above-named employee as required by the Colorado Governmental Immunity Act. The employee was acting in the course and scope of his employment and was acting in good faith. As usual, it is recommended that the City reserve the right not to pay any award of punitive damages.

Presenter:

Wynetta Massey, City Attorney

Attachments: [AmFam Council memo with facts](#)

Ben Bolinger, Senior Attorney, City Attorney Office, stated with the recommendation of the Civil Action Investigation Committee, the City is requesting authorization to defend.

President Strand polled City Council regarding authorizing the City to represent the City employee. Consensus of City Council agreed.

7A.B. [21-764](#)

Raymond Marshall v. City of Colorado Springs, et al.,
Case No. 21-cv-01971-RM-STV

City Council should authorize City representation for Michael Anderson, Margret Radford, Jan Martin, Scott Hente and Larry Small as required by the Colorado Governmental Immunity Act. The individuals named in the lawsuit were acting in the course and scope of their duties, and in good faith during the incident. As usual, City Council should reserve the right not to pay any award of punitive damages.

Presenter:

Wynetta Massey, City Attorney

Attachments: [2021-12-13 CityCouncil MemoMarshall](#)

Ben Bolinger, Senior Attorney, City Attorney Office, stated with the recommendation of the Civil Action Investigation Committee, the City is requesting authorization to defend.

President Strand polled City Council regarding authorizing the City to represent the former City Officials. Consensus of City Council agreed.

7B. Closed

There was no Closed Executive Session.

8. Items for Introduction

- 8.A. [21-741](#) A resolution of the City of Colorado Springs approving a Service Plan for the One Place Metropolitan District Nos. 1, 2, and 3 within Downtown Colorado Springs

(Legislative)

Presenter:

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

Peter Wysocki, Director of Planning and Community Development

Bob Cope, Economic Development Director

Attachments: [Resolution](#)

[Exhibit 1- Consolidated Service Plan for One Place MD Nos. 1-3](#)

[Submittal Letter to City of Colorado Springs, 2021-11-16](#)

[Redlined Consolidated Service Plan for One Place MD Nos. 1-3](#)

[Park Union Overview](#)

[Staff Powerpoint](#)

[Applicant Presentation](#)

Carl Schueler, Comprehensive Planning Manager, Planning and Community Development Department, who presented the Resolution approving a Service Plan for the One Place Metropolitan District Nos. 1, 2, and 3 within Downtown Colorado Springs.

Bob Cope, Economic Development Manager, provided an overview of the compatibility with the Experience Downtown Master Plan, Park Union vision, City for Champions objectives, photos of Vermijo Avenue and Pikes Peak Avenue improvements, United States Olympic and Paralympic Museum and the pedestrian bridge. He identified the Phase IA infrastructure costs and the goals of the downtown initiatives.

Mr. Schueler provided an overview of the three metropolitan districts, summary of the mill levy caps, estimated costs, soft cost detail, authorized debt and operations, other districts and authorities, other authorities, adjacent districts, questions/comments from the Budget Committee, and next steps.

Kevin Oneil, The Oneil Group, gave an overview of the history of his previous businesses, the characteristics of the employees of Catalyst Campus, and the need for urban high-rise apartment living.

Councilmember Henjum asked how the vision for the Colorado Springs' urban center differs from Denver's urban center. Mr. Oneil stated Denver's urban center contains approximately thirty-five million feet of commercial space with over four thousand apartments in the area around Denver and Colorado Springs has approximately four and a half million feet of commercial space and a tenth of that is apartments. He stated even if the vision of downtown Colorado Springs was fulfilled, it would only result in eight to nine towers.

Councilmember Donelson asked how tall the higher tower will be. Mr. Oneil stated approximately twenty-six feet above the Wells Fargo building.

Councilmember Murray stated he is concerned with the \$28.5M for subsidized private parking.

Councilmember Henjum requested additional information regarding the administrative district. Bill Ankele, White Bear Ankele Tanaka & Waldron, representing the districts, stated they are following the City's model service plan and policy, the structure of the administrative district is to provide a single point of contact, takes care of the needs of the financing districts, and reduces administrative costs because of the efficiencies it provides. Mr. Schueler stated there are multiple administrative districts within the City.

Councilmember Avila asked what type of culture and walkability to a grocery store will be added. Mr. Oneil stated they believe a grocery store will be added in the near future by a colleague, but if it does not come to fruition, they will enhance their buildings with the purchase ability of groceries. He stated for culture, there is sporting events, they are in the process of adding glass facades for works of art, and they are partnering with Cottonwood to enhance the aesthetics of their building.

President Strand asked if there will accommodations for pets. Mr. Oneil stated these will be luxury apartments which will include a dog park, a dog run, a dog wash, and dog walkers.

President Strand asked what the cost of rent will be. Mr. Oneil stated approximately \$2.70 to \$3.00 per foot which is ten percent above the market.

- 8.B. [21-746](#) An Ordinance Repealing Ordinance Nos. 21-50 (An Ordinance Repealing Ordinance No. 19-95 and Amending Ordinance No. 14-20, Section 3, Prescribing the Salary of the City Attorney), Ordinance No. 21-51 (An Ordinance Amending Section 3 of Ordinance No. 21-06 and Prescribing the Salary of the City Auditor), and Ordinance No. 21-52 (An Ordinance Repealing Ordinance No. 21-07, and Amending Ordinance No. 18-120, Section 3, Prescribing the Salary of the City Council Administrator) and Prescribing the Salaries of the City Attorney, City Auditor, and City Council Administrator

Presenter:

Mike Sullivan, Human Resources Director
Mayor John Suthers

Attachments: [2022AppointeeSalaryOrd-2021-11-18](#)

Michael Sullivan, Human Resources Director, presented the Ordinance approving the salary of the City Attorney, City Auditor, and City Council Administrator. He stated the annual salary of these positions are consistent with the methodology of other City employees and are being recommended for a three percent market movement.

Councilmember Henjum asked if City Council is included in the increase. Mr. Sullivan stated they are not.

Councilmember Donelson requested additional information regarding if one of the three salaries was to be different than the others. Ben Bolinger, Senior Attorney, City Attorney's Office, stated the Ordinance could be amended if needed. Sarah Johnson, City Clerk, stated this item would need to be removed from the Consent Calendar if City Council chooses to amend it.

Councilmember Murray asked what the salary of the Mayor and the Chief of Staff are. Mr. Sullivan stated the Mayor's salary is approximately \$113,000 and the Chief of Staff's salary is approximately \$205,000 which is below market average.

Councilmember Williams asked if these position salaries are comparable to similarly sized jurisdictions. Mr. Sullivan stated based on the salary surveys, the City Council Administrator position is slightly above market average, and the City Attorney and City Auditor positions are slightly below market average.

9. Items Under Study

- 9.A. [21-734](#) Councilmember Follow-up Questions to the Presenters of the Citizen Presentation for Evacuation Planning and Modeling Discussion

This Item will be heard at 1:00 PM.

Presenter:

Dr. Thomas Cova, University of Utah

Dr. Mike Robinson, Old Dominion University

Dr. Brian Wolshon, Louisiana State University

Tim Hoiles, Maverick Observer

R.C. Smith, Jr Westside Watch member

Jim Shirley, Westside Watch member

Bill Wysong, Mountain Shadows Community Association

Attachments: [CO Springs Evacuation Traffic Analysis and Simulation Briefing - BWolshon v2 \(1\)](#)
[Cova CO Springs 2021 final](#)
[FLEET-use-CO Springs-CC brief\(22NOV2021\)](#)
[Presentation Public Safety](#)
[2010evacstudyDsitric6](#)
[CS FLEET results\(1.5 ppv\) Summary](#)
[CET Safety Standards for Developments \(1\)](#)

President Strand introduced the Councilmember follow-up questions to the presenters of the citizen presentation for evacuation planning and modeling discussion.

Councilmember Henjum asked what model the City is currently using for evacuation planning, what has been done with the “May 2011 Adapting a Four Step MPO Travel Model for Wildfire Evacuation Planning. A Practical Application for Colorado Springs”, does the City have a planned evacuation plan and if so, can it be available to the public, who is responsible for establishing the standards for the ReToolCOS wildfire protection overlay in the Wildland Urban Interface (WUI) area, what are the defined areas of the WUI, how many residents reside in the WUI, what is the expected growth of that population, what building code exists for new buildings within the WUI, what are the science-based decision making tools that exist to inform development in the WUI, associated risk, and what kind of planning does the City want to inform developers of the risk, is the City willing to establish an Ordinance which would target evacuation time as criteria for new development in the WUI, and if not should the City notify

residents of the risk.

Councilmember Henjum requested additional information regarding the one-hour evacuation time in the proposed Ordinance. Dr. Brian Wolshon, Louisiana State University, stated there will need to be a study done to determine how long the clearance time and the traffic process can be modeled.

Councilmember Donelson asked if Fast Local Emergency Evacuation Times (FLEET) could help identify where using contraflow would hamper an evacuation and how far out from an area the remerging of traffic should begin. Dr. Mike Robinson, Old Dominion University, stated it is possible for FLEET to identify where the congestion occurs and the times of the evacuation, but when the City plans out an evacuation, they need to use a micro simulation tool. Dr. Thomas Cova, Professor of Geography, University of Utah, stated he does not believe FLEET is designed for that. Dr Wolshon stated contraflow will never hamper an evacuation unless it is done improperly.

Councilmember Donelson asked if the other jurisdictions which use FLEET have the evacuation choke points saved and ready to send to emergency first responders. Dr. Wolshon and Dr. Cova stated these programs are not intended for a real-time management context, they are meant for planning purposes.

Councilmember Donelson asked if there is a benefit to publishing evacuation maps with the safe spaces on them. Dr. Cova stated they do not want to confuse the public and have them think this Plan A but does not see a drawback with letting the public know where the safe spaces are. Dr. Wolshon stated it is very important to let the public know what to do and when to do it and there is no benefit to withholding the information from them.

Councilmember Donelson asked what the best practices are regarding the use of the custom evacuations and FLEET together. Dr. Robertson stated FLEET is designed to provide a quick way to get a reasonably accurate estimate of evacuation clearance time without requiring any advanced training but is not the best model to lay the evacuation plan out. He recommended the City complete an emergency response plan with a real evacuation micro system and they use FLEET to mimic what the plan

states.

Councilmember Williams stated since the models show the traffic bottlenecks occurring at the interstate, are there signalizations or other improvements that should be made at the east end of the routes to improve flow. Dr. Wolshon stated the cardinal rule in evacuation planning is to not stop traffic and use manual traffic control to create continuous traffic movement.

Councilmember Williams asked if the Waldo Canyon area was modeled with the actual times of the staged evacuations which occurred. Dr. Robinson confirmed they did.

Councilmember Williams asked if there are best practices for encouraging citizens to evacuate. Dr. Wolshon stated there is a lot of literature available regarding this subject.

Councilmember Williams asked if the Broadmoor area was modeled with a projection of a scenario where everyone was not home at the same time a special event was occurring. Dr. Wolshon and Dr. Cova stated FLEET can model all different kinds of scenarios. Dr. Robinson stated the evacuation clearance time of three hours and fifty minutes was for residents only and 14,000 people at the Broadmoor with no incident and all roads were fully operations but did not include the Cheyenne Mountain Zoo, Seven Falls. Citizen Dana Dugan stated the estimated 14,000 people at the Broadmoor did not represent maximum capacity which is approximately 26,000 people and there are approximately 30,000 people on the golf course for the Professional Golfers' Association (PGA) Tour.

President Pro Tem Helms asked if the westside citizens will accept the City's plan once it has been evaluated and approved. Bill Wysong, Mountain Shadows Community Association, stated they will agree if they feel it is a reasonable model for evacuation clearance time. Tim Hoiles, Maverick Observer, stated they want to accept what the City comes up with, but may have some questions.

Councilmember Murray stated he is concerned with making things worse and expects mitigation planning, street and road planning, and modeling in all areas where there is danger. He asked if there needs to be codification regarding new developments located in the WUI. Dr. Wolshon stated an

Ordinance would be a good idea, but he has not seen it in other municipalities. Dr. Cova stated it would be difficult to enact a rigorous one but sees a lot of value in creating an Ordinance which would require an evacuation study when large new developments are added to the WUI. Dr. Robinson stated he thinks an Ordinance would be a good standard for the City to set.

9.B. [21-763](#)

Appointment of Stephannie Fortune to fill the unexpired term for the City Council District 3 Vacancy

Presenter:

Tom Strand, City Council President and At-Large Council Representative

President Strand stated City Charter governs the process regarding the vacancy of Councilmember Skorman and City Council will need to appoint an eligible person to fulfill the vacancy which runs from January 1, 2022 to April of 2023. He stated they received twenty-five applications for the position and each Councilmember chose five selections which reduced the number of candidates to seven.

Sarah B. Johnson, City Clerk, randomly drew candidate names to determine the order of candidates which will speak before City Council.

Each of the candidates for the City Council District 3 vacancy, Laura Gardner, Toby Gannett, Sallie Clark, Arthur Glynn, Stephannie Fortune, Terry Martinez, and Brandy Williams gave an overview of their qualifications and gave statements regarding why they were the best person to be appointed.

Councilmember Williams asked each of the candidates would seek election for District 3 Councilmember in 2023. Ms. Gardner, Mr. Gannett, Mr. Glynn, Ms. Fortune, Mr. Martinez, and Ms. Williams confirmed they would. Ms. Clark stated she has not yet decided regarding that but would like to serve out the remainder of Councilmember's term to the best of her ability.

Councilmember Williams asked Mr. Glynn what he meant by getting the magic of Colorado Springs back. Mr. Glynn stated Covid, and the rapid growth has exacerbated the challenges in the community, and he would like to see people reach outside of their comfort zones to embrace the people who come here to show them the magic.

Councilmember Williams asked Ms. Williams how she would navigate seeking transportation funding for both Fountain and Colorado Springs. Ms. Williams stated she would advocate for Colorado Springs first because it makes up a majority of this region

Councilmember Henjum asked each of the candidates how they would collaborate with as well as hold accountable the City Administration and strong Mayor form of government. Each candidate explained how they would.

Councilmember Donelson asked each candidate if they would support putting recreational marijuana on the ballot. Ms. Gardner, Mr. Gannett, and Mr. Martinez answered “yes”. Ms. Clark, Ms. Fortune, and Ms. Williams stated “no”,

Councilmember Donelson asked each candidate if they would support a government Covid vaccine mandate. Ms. Gardner, Mr. Gannett, Ms. Clark, Ms. Fortune, and Ms. Williams stated “no”. Mr. Martinez stated he would if it was based on science.

Councilmember Donelson asked each candidate if they would support a government mask mandate. Ms. Gardner, Mr. Gannett, Ms. Clark, and Ms. Williams stated “no. Mr. Martinez stated he would if the County recommended it.

Councilmember Donelson asked each candidate what their position on zoning to increase density in single-family neighborhoods. Ms. Gardner and Ms. Williams stated they support it. Mr. Gannett stated he supports it, but the City needs to be sensitive to the residents already living there, Ms. Clark stated she supports increased density when it is compatible with existing neighborhoods, but also would like to balance the old with the new, and Ms. Fortune stated the City needs to face that it is growing and make sound decisions regarding density.

Councilmember Donelson asked each candidate if they support the reduction of motor vehicle traffic lanes for bicycle lanes. Mr. Gannett and Ms. Fortune stated they do, Ms. Clark stated she has some concerns because she has seen increased traffic congestion due to road dieting, and Ms. Williams stated there needs to be a balance with routes that

accommodate bicycle lanes with routes which get traffic in and out of the City.

Councilmember Donelson asked if Ms. Clark, Ms. Fortune, and Ms. Williams if they support the Taxpayers Bill of Rights (TABOR) as it is written today. Ms. Clark, Ms. Fortune, and Ms. Williams confirmed they do.

Councilmember Donelson asked Ms. Fortune and Ms. Williams if they believe it is acceptable for a government agency to state something is a fee versus raising taxes. Ms. Fortune stated it is never acceptable to mislead citizens and Ms. Williams stated elected officials should govern the funds which comes from citizens.

Councilmember O'Malley asked each candidate as members of the Colorado Springs Utilities Board what they would like to see changed with Colorado Springs Utilities (CSU). Ms. Gardner stated to improve customer service and ensure a balance of rates and cost to the customers, Mr. Gannett stated CSU should be the most proactive regarding affordable housing, Ms. Clark stated keeping rates competitive and looking for renewable energy, Mr. Glynn stated the City needs to keep all options on the table and have a very diversified energy plan, Ms. Fortune stated she believes they need to address greenhouse gas emission issue, new technology, and keeping rate payers first, Mr. Martinez stated he would want CSU to continue to look for renewable/clean energy and consistency for rate payers to balance investing in the future, and Ms. Williams stated she would work toward stabilizing the Electric and Gas Cost Adjustments.

Councilmember Avila asked each candidate how they would address the diversity of District 3. Ms. Gardner explained her experience with addressing diversity, Mr. Gannett stated it is real challenge because the district is fundamentally unequal, but he and his wife have spent their lives trying to make their community more equitable, Ms. Clark stated City Council needs to stand up for the neighborhoods which need more support, Mr. Glynn stated he believes District 3 is a melting pot and is sensitive to those who are struggling, Ms. Fortune gave an overview of her experience working with diverse counties, Mr. Martinez stated he would bring diverse voices together to discuss solutions, and Ms. Williams stated she will treat all people the same to work collaboratively and solve problems.

Councilmember Avila asked each candidate would even the playing field in

District 3. Ms. Gardner stated she would address where resources were needed the most.

Councilmember Murray asked Mr. Gannet, Mr. Glenn, Ms. Fortune how long they had lived in District 3 and why. Mr. Gannett stated thirty years and he is an avid outdoors fan and loves Bear Creek Regional Park, Mr. Glynn stated schools were the number one driver and they fell in love with School District 12, Ms. Fortune stated approximately one month, Mr. Martinez stated most of his fifty-eight years,

Councilmember Murray asked Ms. Gardner what she has done recently for the community. Ms. Gardner stated she does pro bono legal work and will use her psychology degree to assist with criminal justice for juveniles in the community.

Councilmember Murray asked Mr. Martinez and Ms. Martinez why they should be chosen for this position. Mr. Martinez stated he is a servant, he solves problems, and he listens to what the majority wants. Ms. Williams stated she truly loves this city, and her relationships within the community.

Councilmember Murray asked Ms. Clark how she conforms with Councilmember Skorman initiatives. Ms. Clark stated the need for parks and open space.

President Pro Tem Helms asked each candidate how the City would better protect the citizens regarding public safety. Ms. Gardner stated the City needs to recruit more Police Officers, and address the public view of Police Officers, Mr. Gannett stated the City needs to be very proactive regarding being sensitive to race issues, Ms. Clark stated public safety is her number one priority and she would like to look for other areas of public safety funding, Mr. Glynn stated the goodness of law enforcement needs to be communicated to the community through outreach to mitigate the tension, Ms. Fortune stated law and order is critical to a thriving community and believes City Council needs to support the City's Police and Fire Departments, Mr. Martinez stated the issues the City needs to overcome are hiring a public safety group that represents the community and staffing, and Ms. Williams stated competitive pay for Officers and support of the community and government.

Councilmember Henjum asked Mr. Gannett to speak about conflict of

interest. Mr. Gannett stated he has disclosed any conflict of interest on every board he has served on and believes in transparency and would not work on any additional development projects during his time on City Council.

President Strand polled City Council as to their candidate preference. Councilmember Murray stated Terry Martinez, Councilmember Williams stated Stephannie Fortune, Councilmember O'Malley stated Stephannie Fortune, Councilmember Donelson stated Arthur Glynn, President Pro Tem Helms stated Stephannie Fortune, President Strand stated Stephannie Fortune, Councilmember Avila stated Terry Martinez, and Councilmember Henjum stated Brandy Williams.

President Strand polled Councilmember Donelson and Councilmember Henjum regarding their choice of the top two candidates, Stephannie Fortune and Terry Martinez. Councilmember Donelson stated Stephannie Fortune and Councilmember Henjum stated Terry Martinez.

President Strand stated they will move forward with the nomination of Stephannie Fortune.

10. Councilmember Reports and Open Discussion

Councilmember Williams stated he has attended several events and appreciates the different standards of safety regarding Covid.

President Pro Tem Helms expressed appreciation for all the military service members who may not be home for the holidays.

Councilmember Henjum stated she and Councilmember Avila met with the Sports Corp., encouraged citizens to attend the ConnectCOS meeting regarding the Platte Avenue Corridor on Wednesday, December 15, 2021, said she received a letter of appreciation from a citizen regarding the 911 service, and expressed gratitude for healthcare workers and their service to the City.

Councilmember Avila stated young people are still dying from Covid and spoke about the fatal shootings which occurred to the Celano family at the Memorial Skate Park.

Jeff Greene, Chief of Staff, announced that Ryan Trujillo, Support Services

Director, has accepted the position of Deputy Chief of Staff.

President Strand stated they will honor Dirk Draper, CEO and President, Colorado Springs Chamber and EDC at the December 14, 2021 City Council meeting, he will be attending the North American Aerospace Defense Command (NORAD) holiday event, and he attended a dinner at the home of the Superintendent of the United States Air Force Academy (USAFA) where the USAFA band played incredibly well.

11. Adjourn

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

Sarah B. Johnson, City Clerk