



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 13, 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 Pro Tem Richard Skorman, President Tom Strand, and Councilmember Wayne Williams

2. Invocation and Pledge of Allegiance

The Invocation was made by Chaplain Carl Nelson from the Colorado Springs Police Department.

President Skorman led the Pledge of Allegiance.

3. Changes to Agenda/Postponements

President Skorman expressed appreciation for the incredible job Sarah B. Johnson, City Clerk, the City Clerk's Office staff, the election workers, and volunteers did with the April 6, 2021 Municipal Election. He stated it is an amazing feat to distribute over 300,000 ballots to qualified registered voters and to count their votes in the most honest and accurate way that he has ever witnessed in his life. President Skorman also expressed gratitude

for the dedication to the candidates and how they were kept informed of all the information throughout the election process. Ms. Johnson gave thanks to her staff and the election workers who showed up and worked hard even during a pandemic in order to ensure it was a safe and fair election.

Jessica Davis, Land Resource Manager, Colorado Springs Utilities, requested item 4B.F. be removed from the Consent Calendar and postponed to the April 27, 2021 City Council meeting to allow additional time for negotiations with the property owner.

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.** [21-144](#) Ordinance No. 21-34 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 PhaseII](#)
[Final-Pikeview-Attachment B-2 PHase 2 GRAPHIC](#)
[Signed Ordinance 21-34](#)

This Ordinance was finally passed on the Consent Calendar

- 4A.B.** [21-138](#) Ordinance No. 21-35 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](#)[Signed Ordinance 21-35](#)

This Ordinance was finally passed on the Consent Calendar

4A.C. [CPC ZC
20-00139](#)

Ordinance No. 21-36 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](#)[Signed Ordinance 21-36](#)

This Ordinance was finally passed on the Consent Calendar

4A.D. [CPC PUZ
20-00012](#)

Ordinance No. 21-37 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](#)

[Signed Ordinance 21-37](#)

This Ordinance was finally passed on the Consent Calendar

- 4A.E.** [CPC ZC 20-00151](#) Ordinance No. 21-38 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](#)

[Signed Ordinance 21-38](#)

This Ordinance was finally passed on the Consent Calendar

- 4A.F.** [21-192](#) Ordinance No. 21-39 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](#)

[Signed Ordinance 21-39](#)

This Ordinance was finally passed on the Consent Calendar

- 4A.G.** [CPC ZC 20-00135](#) Ordinance No. 21-40 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](#)
[Signed Ordinance 21-40](#)

This Ordinance was finally passed on the Consent Calendar

- 4A.H.** [CPC PUZ 20-00134](#) Ordinance No. 21-41 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](#)
[Signed Ordinance 21-41](#)

This Ordinance was finally passed on the Consent Calendar

4B. First Presentation:

4B.A. [21-213](#) City Council Regular Meeting Minutes March 23, 2021

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [3-23-2021 City Council Meeting Minutes Final](#)

The Minutes were approved on the Consent Calendar.

4B.B. [21-206](#) Appointments to Boards, Commissions, and Committees

Presenter:
Michael Montgomery, Deputy City Council Administrator

Attachments: [041321 Boards Commissions and Committee Appointments](#)

This Item was approved on the Consent Calendar.

4B.C. [21-202](#) Quarterly Recognition for City Employee Retirees

Presenter:
No presenter - employee will not be present. Please place on consent agenda.

Attachments: [Q1 2021 Retiree Resolution](#)

This Resolution was adopted on the Consent Calendar.

4B.D. [21-179](#) The City Clerk reports that on March 3, 2021 there was filed with her a petition for the annexation of Park Vista Addition No 6 Annexation. The City Clerk herewith communicates such to City Council and recommends that the petition and map be referred to the City Administration for review and recommendation regarding whether the petition is in substantial compliance with Section 31-12-107(1).

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [Park Vista Addition 6 petition](#)
[Park Vista Vicinity Map #6](#)

This Item was approved on the Consent Calendar.

- 4B.E.** [21-171](#) A Resolution Approving an Amended and Restated Agreement Between The Pikes Peak Regional Water Authority And Colorado Springs Utilities Regarding Associate Member Status

Presenter:

Renee Congdon, Senior Attorney, City Attorney's Office-Utilities' Division

Aram Benyamin, Chief Executive Officer, Colorado Springs Utilities

Attachments: [PPRWA Agreement_RES-2020-2-23.docx](#)
[PPRWA - Utilities Assoc. Membership Agree. - Revised 3-29-21](#)
[Redline changes to PPRWA-Utilities Agreement re Associate Status](#)

This Resolution was adopted on the Consent Calendar.

Approval of the Consent Agenda

Motion by President Pro Tem Strand 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 9-0-0-0

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

5. Mayor's Business

There was no Mayor's Business.

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

Citizen Jill Blackburn requested the remediation of the alley behind 2021 W. Cucharras Street.

Citizen Susan Davies, Trails and Open Space Coalition, expressed appreciation with the passage of Issue 1 at the April 6, 2021 Municipal Election.

Citizen Dutch Schultz, President, Old North End Neighborhood Board of Directors, expressed appreciation for the outgoing members and the rest of City Council for approving the design standards for the Old North End Neighborhood and stated RetoolCOS should not be an incentive to remove historic buildings.

7. Items Called Off Consent Calendar

- 4B.F.** [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 \(Cascade-Apotheke\)](#)

Jessica Davis, Land Resource Manager, Colorado Springs Utilities, requested item 4B.F. be postponed to the April 27, 2021 City Council meeting to allow additional time for negotiations with the property owner.

Councilmember Knight asked if both parties were amenable to the two-week delay. Aram Benyamin, Chief Executive Officer, Colorado Springs Utilities, confirmed they were.

Motion by President Pro Tem Strand, seconded by Councilmember Williams, that the Resolution authorizing the use of eminent domain to acquire a right of entry to the Property owned by Rick and Elizabeth Apotheke be postponed to April 27, 2021 City Council meeting. The motion passed by a vote of 9-0-0

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

8. Utilities Business

There was no Utilities Business.

9. Unfinished Business

There was no Unfinished Business.

10. New Business

- 10.A.** [21-184](#) A resolution of the City Council of the City of Colorado Springs, Colorado adopting an intergovernmental agreement between the City of Colorado Springs and El Paso County to establish mutually binding procedures for municipal annexations

Presenter:

Peter Wysocki, AICP, Planning and Community Development Director
Travis Easton, P.E., Public Works Director

Attachments: [RES Annex IGA](#)
[Exhibit A City-County IGA FINAL](#)

Peter Wysocki, AICP, Planning and Community Development Director, presented the Resolution adopting an Intergovernmental Agreement (IGA)

with El Paso County to establish mutually binding procedures for municipal annexations. He stated PlanCOS recommends the adoption of a new annexation plan for the City and both the City and El Paso County have discussed the need for the annexation of urban areas. Mr. Wysocki stated the two additions to the IGA which was presented at the March 23, 2021 Work Session include coordinating with the County for flood and fire mitigation and to defer the annexation plan to any special districts operating within the area of interest. He stated the El Paso County Board of Commissioners voted unanimously to adopt the IGA at their March 30, 2021 meeting.

Councilmember Geislinger and Councilmember Williams expressed support of the proposed IGA.

Jeff Greene, Chief of Staff, spoke about the importance of this agreement and the development of Banning Lewis Ranch.

Motion by Councilmember Geislinger, seconded by Councilmember O'Malley, that the Resolution of the City Council of the City of Colorado Springs, Colorado adopting an intergovernmental agreement between the City of Colorado Springs and El Paso County to establish mutually binding procedures for municipal annexations 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.B.** [21-084](#) A Resolution adopting the City Council's Annual Report to the Citizens for April 1, 2020 to March 31, 2021

Presenter:

Emily Evans, City Council Administrator

Alex Ryden, City Council Communications Specialist

Attachments: [A Resolution Adopting City Council's Annual Report to the Citizens](#)
[Council Annual Report 2020-21 FINALweb](#)
[Signed Resolution 56-21](#)

Alex Ryden, City Council Communications Specialist, identified the City Council recommended changes to the City Council annual report to the Citizens for April 1, 2020 to March 31, 2021 which include the update to the Parkland Dedication Ordinance (PDLO), Amazon facility, Peak Innovations Park, Southwest Airlines, major land acquisitions, significant park improvements, approved ballot issues, Colorado Springs Utilities (CSU) accomplishments, suspension of curbside retail, and sales tax rebates.

Councilmember Williams recommended adding a page for the appreciation of outgoing Councilmember Geislinger's service on City Council. Mr. Ryden stated the report runs through March 31, 2021 and the election occurred on April 6, 2021 so it will be included in the next year's report.

Motion by President Pro Tem Strand, seconded by Councilmember Avila, that the Resolution adopting the City Council's Annual Report to the Citizens for April 1, 2020 to March 31, 2021 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

11. Recognitions

11.A. [21-195](#) A Resolution acknowledging Jill Gaebler's service to the City of Colorado Springs

Presenter:

Richard Skorman, City Council President

Attachments: [Jill Gaebler Resolution Final](#)
[Signed Resolution 57-21](#)

President Skorman conveyed gratitude for the efforts and collaboration of all the members of City Council and read the Resolution formally acknowledging Councilmember Gaebler for her outstanding service to the City of Colorado Springs.

President Pro Tem Strand read the Resolution formally acknowledging Councilmember Knight for his outstanding service to the City of Colorado Springs.

Councilmember Williams read the Resolution formally acknowledging Councilmember Geislinger for his outstanding service to the City of Colorado Springs.

Many Councilmembers, Jeff Greene, Chief of Staff, and Mayor Suthers expressed appreciation for Councilmember Gaebler's, Councilmember Knight's, and Councilmember Geislinger's many accomplishments and contributions to the community.

Citizen Mike Suggs spoke on behalf of the Housing and Building Association and gave thanks to Councilmember Gaebler, Councilmember Knight, and Councilmember Geislinger for their service to City Council.

Councilmember Gaebler expressed appreciation for the support of her family, the members of City Council, and City Council staff and stated it has been an honor to serve the City.

Councilmember Knight stated the most rewarding part of serving on City Council was to help citizens navigate the bureaucracy of the City and thanked many individuals from City staff, City Council staff, members of the media, and the citizens of District 1.

Councilmember Geislinger stated he is proud of what has been accomplished by City Council and City staff regarding homelessness, affordable housing, and public health issues and thanked everyone for the opportunity to serve.

Motion by Councilmember Williams, seconded by Councilmember O'Malley, that the Resolution acknowledging Jill Gaebler's service to the City of Colorado Springs 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

- 11.B.** [21-196](#) A Resolution acknowledging Don Knight's service to the City of Colorado Springs

Presenter:
Richard Skorman, City Council President

Attachments: [Don Knight Resolution](#)
[Signed Resolution 58-21](#)

Please see comments in Agenda item 11.A.

Motion by President Pro Tem Strand, seconded by Councilmember Avila, that the Resolution acknowledging Don Knight's service to the City of Colorado Springs 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

- 11.C.** [21-227](#) A Resolution acknowledging David Geislinger's service to the City of Colorado Springs

Presenter:
Richard Skorman, City Council President

Attachments: [David Geislinger Resolution](#)
[Signed Resolution 59-21](#)

Please see comments in Agenda item 11.A.

Motion by Councilmember Williams, seconded by President Pro Tem Strand, that the Resolution acknowledging David Geislinger's service to the City of Colorado Springs 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

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