



City of Colorado Springs

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

Meeting Minutes Council Work Session

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Monday, August 22, 2022

10:00 AM

Council Chambers

How to Watch the Meeting

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Estimated agenda item times are provided for planning purposes and do not constitute notice of a specific time for any item. Items may take more or less time than estimated. City Council may amend the order of items.

1. Call to Order and Roll Call

- Present** 7 - Councilmember Dave Donelson, Councilmember Stephannie Fortune, President Pro Tem Randy Helms, Councilmember Nancy Henjum, Councilmember Bill Murray, President Tom Strand, and Councilmember Wayne Williams
- Excused** 2 - Councilmember Yolanda Avila, and Councilmember Mike O'Malley

Councilmember Fortune left the meeting at approximately 11:23 AM and returned at approximately 1:15 PM.

Councilmember Murray attended the meeting virtually.

2. Changes to Agenda

Sarah B. Johnson, City Clerk, stated item 5.B.A. Closed Executive Session will be moved to before noon. Consensus of City Council agreed to this change on the agenda.

3. Regular Meeting Comments

There were no Regular Meeting Comments.

4. Review of Previous Meeting Minutes

- 4.A. [22-533](#) City Council Work Session Meeting Minutes August 8, 2022

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [8-8-22 City Council Work Session Meeting Minutes Final](#)

The minutes of the August 8, 2022 Work Session were approved by Consensus of City Council.

5. Presentations for General Information

5.A. [22-548](#) Home Front Military Network

Presenter:

Kate Hatten, Executive Director, Home Front Military Network

Attachments: [HFMN presentation \(COS City Council-Aug 2022\)](#)

Kate Hatten, Executive Director, Home Front Military Network (HFMN), gave an overview of HFMN, their services, ways to connect for help, community, pandemic impact, collective impact, collaborative impact, direct assistance impact, long-term impact, and testimonials.

Councilmember Fortune asked what the greatest need in the community is. Ms. Hatten stated housing and behavioral health.

President Strand asked which category of the military community request service more frequently. Ms. Hatten stated veterans.

Councilmember Henjum asked what has helped the increase in improvements. Ms. Hatten stated the monthly feedback from partners.

President Pro Tem Helms asked if HFMN is directly connected with the Veterans Affairs (VA). Ms. Hatten confirmed they are.

Councilmember Henjum requested additional information be included in future presentations regarding funding sources. Ms. Hatten agreed to provide that information and stated thirty-five percent of their funding is from non-profit sources and the rest is corporate and individual donations.

6. Staff and Appointee Reports

6.A. [22-539](#) Colorado Springs Airport Master Plan Update

Presenter:

Greg Phillips, Director of Aviation, Colorado Springs Airport

Attachments: [Colorado Springs Airport Master Plan City Council 08.22.2022](#)

Greg Phillips, Director of Aviation, presented the Colorado Springs Airport Master Plan and gave an overview of key partners, community outreach, market area, forecasted activity, airfield/airspace surfaces, and inventory. He identified the facility requirements summary, alternatives, hot spot analysis, proposed modifications to Runway 13/31, recommended

development plan, surface transportation, environmental analysis, and next steps.

President Strand asked how they can forecast growth twenty years ahead. Mr. Phillips stated the Federal Aviation Administration (FAA) has a tool for commercial airports which provides a margin of high and low parameters for enplanements.

Councilmember Donelson asked if the removal of pavement on the runway is due to safety concerns. Mr. Phillips confirmed it is.

Councilmember Henjum asked why brick and mortar would be removed in order to expand the number of gates. Mr. Phillips stated there is area built in the mid-nineties before 9/11 and security check points, called the East Terminal Unit, which might be forty years old before it is needed.

Councilmember Williams asked how the return of valet parking has helped the short-term parking issues. Mr. Phillips stated it has opened areas to be used for overflow parking.

Councilmember Donelson asked if decisions regarding transportation to the airport will be made soon. Mr. Phillips stated Pikes Peak Rural Transportation Authority (PPRTA) is working on adequate access from all directions.

6.B. [22-532](#) Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 8-22-22](#)

Councilmember Henjum requested additional information regarding the Amara Annexation. Jeff Greene, Chief of Staff, stated they will provide those dates to City Council.

Sarah B. Johnson, City Clerk, stated she received an email that the Colorado Springs Health Foundation Bylaw Changes will be moved from September 12, 2022 to October 2022.

7. Items for Introduction

- 7.A.** [22-509](#) An ordinance amending Ordinance No. 21-112 (2022 Budget Appropriation Ordinance) for a supplemental appropriation to the General Fund in the amount of \$2,500,000 to complete the replacement of the heating, ventilation and air conditioning (HVAC) system at the

Colorado Springs Pioneers Museum

Presenter:

Chris Fiandaca, City Budget Manager

Charae McDaniel - Chief Financial Officer

Britt Haley - Acting Parks, Recreation and Cultural Services Director

Attachments: [Ordinance for Supplemental Approp-Pioneer Museum HVAC 2022](#)

Chris Fiandaca, City Budget Manager, Ordinance for a supplemental appropriation to the General Fund in the amount of \$2,500,000 to complete the replacement of the heating, ventilation, and air conditioning (HVAC) system at the Colorado Springs Pioneers Museum. She stated the engineering study which was conducted uncovered the extensive nature of the project which includes roof replacement.

President Pro Tem Helms stated the Budget Committee supports this item moving forward.

President Strand asked if the total project cost is approximately six million dollars. Ms. Fiandaca confirmed it is.

Councilmember Henjum asked if the Colorado Springs Pioneers Museum will be open during construction. Matt Mayberry, Cultural Services Manager, Colorado Springs Pioneers Museum, stated a decision had not been made on it yet but they anticipate the construction will take approximately two months to complete.

Councilmember Donelson requested additional information regarding the current duct system. Mr. Mayberry provided an overview of the condition of the existing ducts and the improvements which need to be made.

7.B. [22-485](#)

An Ordinance declining the participation of the City of Colorado Springs in the Colorado Paid Family and Medical Leave Insurance Program

Presenter:

Michael Sullivan, Chief Human Resources Officer, City of Colorado Springs

Renee Adams, General Manager - Human Resources, Colorado Springs Utilities

Attachments: [FAMLIDeclinationORD](#)
[LocalGov 2](#)
[FAMLI April Webinar - Local Governments](#)
[FAMLI Decline Participation Council Presentation Final2](#)
[knowledgenow-famli-online](#)

Michael Sullivan, Chief Human Resources Officer, presented the Ordinance declining the participation of the City in the Colorado Paid Family and Medical Leave Insurance (FAMLI) Program. He provided an overview of FAMLI, considerations, and employee impacts.

Councilmember Henjum asked what the primary difference is between FAMLI and Short-Term Disability Insurance. Mr. Sullivan stated FAMLI allows for care of family members, has an extension of an additional four weeks, it is paid time off, and there is paid paternity leave.

Councilmember Fortune stated if the City opts in to FAMLI, employees will be required to participate in the program, and she supports not requiring the employee to do so.

President Pro Tem Helms states the City already provides benefits over and above what FAMLI offers, participating would cost the City over two million dollars, and employees can still choose to participate in FAMLI if they wish to do so.

- 7.C. [22-515](#) A Resolution Approving an Intergovernmental Agreement between the El Paso County Clerk and Recorder and the City of Colorado Springs regarding the conduct and administration of the November 8, 2022 Coordinated Election

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [RES_Nov2022ElectionIGA_8-16-22](#)
[2022 IGA Agreement - City of Colorado Springs CAO Edits 8-17](#)
[Signed Resolution No. 115-22](#)

Sarah B. Johnson, City Clerk, presented the Intergovernmental Agreement (IGA) with the El Paso County Clerk and Recorder for the November 8, 2022 Coordinated Election. Ms. Johnson stated due to the items approved to be referred to the election ballot, this IGA would need to be filed with the El Paso County Clerk and Recorder by August 30, 2022.

There were no comments on this item.

- 7.D. [22-557](#) A Resolution Repealing Resolution 157-91 Dissolving the City Investment Advisory Committee

Presenter:

Bill Murray, Councilmember At Large
Charae McDaniel, Chief Financial Officer

Attachments: [DissolvingInvestmentAdvisoryCommitteeRES-2022-08-11](#)

Councilmember Murray presented the Resolution repealing Resolution 157-91 dissolving the City Investment Advisory Committee (CIAC). He stated the CIAC is more of an Administrative function.

Jeff Greene, Chief of Staff, stated they may explore incorporating a similar committee within the Offices of the Mayor.

8. Items Under Study

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

Presenter:

Morgan Hester, Planning Supervisor
Peter Wysocki, Director of Planning and Community Development

Attachments: [COS Retool Amended Consol Draft AUGUST 2022 JOINT SESSION 8-19-22 - Joint CPC-CC PPT](#)

Peter Wysocki, Director of Planning and Community Development, introduced the update of the amendment of City Code Chapter 7 (Zoning and Subdivision Regulations), RetoolCOS.

Morgan Hester, Principal Planner, Planning and Community Development, provided an overview of the RetoolCOS project scope, process overview, collaboration, outreach, Unified Development Code (UDC) organization, general provisions, zone districts, use regulations, development standards, definitions/rules of construction, next steps, and timeline.

President Pro Tem Helms asked if the building maximum height limits have remained the same. Ms. Hester stated they have been increased by approximately five feet.

Councilmember Donelson asked if the calculation of building height is

different for structures on hillsides. Ms. Hester stated she will provide more information regarding how those buildings are measured.

Councilmember Henjum requested additional information regarding overlays. Ms. Hester stated RetoolCOS is drafted to include differences in overlays based on the area and the neighborhood planning process.

Councilmember Williams asked if the non-hillside building height is being measured from the eave level or from the peak level. Ms. Hester explained how different roof types are measured.

President Strand asked if existing developments will be grandfathered in. Ms. Hester stated they are not trying to establish several non-conformities across the City but are trying to capture trends in development that they have seen and if there were a non-conformity, they would allow it.

Councilmember Murray asked where covenants are addressed in RetoolCOS. Ms. Hester stated Article 7.1.108.

Councilmember Murray asked if there are any view considerations in RetoolCOS. Ms. Hester stated there are no view shed protections in City Code.

Councilmember Henjum asked if there will be requirements toward promoting dark skies. Ms. Hester stated they cannot impose requirements on applicants, but they have proposed shielding of exterior lighting on commercial and residential developments to contain light spread.

President Pro Tem Helms requested additional information regarding parking requirements. Mike Tassi, Assistant Planning Director, gave an overview of the how variances would apply to the criteria.

President Pro Tem Helms asked where the twenty-five percent of turf grass calculation came from. Ms. Hester stated the analysis was provided by Colorado Springs Utilities (CSU) who evaluated new developments and the average of high-water use turf grass is twenty-five to thirty percent of the plantable area.

Councilmember Donelson asked how many shared parking agreements the City currently has. Mr. Tassi stated he will provide that information.

Councilmember Williams asked if there are incentives for electric vehicle charging stations. Ms. Hester stated they allow for reduced parking requirements of two to one if there is an electric vehicle charging station provided. Mr. Tassi stated this aligns with the study on electric vehicles which was provided by the Office of Innovation. Councilmember Williams stated there is no data which shows EV's have a higher occupancy of people than combustion engine vehicles and requested a copy of the study. Mr. Tassi agreed to provide that information.

Councilmember Donelson asked if there is a maximum number of EV charging stations a developer can provide. Ms. Hester stated there is not, but the development plan is reviewed by staff to ensure an adequate amount for the area.

Mr. Tassi went over the administration and enforcement of RetoolCOS.

Councilmember Fortune asked how neighborhood associations will be notified of use variances. Mr. Tassi stated the City will send out postcards to residents within one thousand feet of the proposed development.

Ben Bolinger, Assistant City Attorney, City Attorney's Office, gave a recommendation of holding the public hearing on rezoning Ordinances at the second reading instead of the first reading because there can be issues if a development plan and master plan are approved with the first reading and then the Ordinance fails on second reading.

Councilmember Williams asked if an individual who has attended the public hearing can appeal. Mr. Tassi stated only if they live within two miles of the proposed project.

Councilmember Williams asked if an organization who has members who live within the two-mile radius of the project can appeal. Mr. Tassi confirmed they could but entities outside of that radius would not be able to.

Councilmember Henjum requested the definitions of bulk, form, and dimensional standards. Mr. Tassi agreed to look into that.

9. Executive Session

9A. Open

There was no Open Executive Session.

9B. Closed

9B.A. [22-565](#)

In accord with City Charter art. III, § 3-60(d) and its incorporated Colorado Open Meetings Act, C.R.S. §§ 24-6-402(4)(a), (b) and (e), the City Council, in Open Session, is to determine whether it will hold a Closed Executive Session. The issue to be discussed involves consultation with the City Attorney, discussing strategy for negotiations and instructing negotiators regarding a park land exchange matter.

The President of Council shall poll the City Councilmembers, and, upon consent of two-thirds of the members present, may conduct a Closed Executive Session. In the event any City Councilmember is participating electronically or telephonically in the Closed Executive Session, each City Councilmember participating in the Closed Executive Session shall affirmatively state for the record that no other member of the public not authorized to participate in the Closed Executive Session is present or able to hear the matters discussed as part of the Closed Executive Session. If consent to the Closed Executive Session is not given, the item may be discussed in Open Session or withdrawn from consideration.

Presenter:

Wynetta Massey, City Attorney

Attachments: [8.22.2022.LandExch.Closed Session](#)

Ben Bolinger, Assistant City Attorney, stated that in accord with City Charter art. III, § 3-60(d) and its incorporated Colorado Open Meetings Act, C.R.S. § 24-6-402(4)(b) and (e), the City Council, in Open Session, is to determine whether it will hold an electronic Closed Executive Session. The issue to be discussed involves consultation with the City Attorney, discussing strategy for negotiations and instructing negotiators regarding a park land exchange matter.

President Strand polled City Council regarding the desire to proceed with an electronic Closed Executive Session. At least two-thirds of City Council agreed to proceed in an electronic Closed Executive Session.

10. Councilmember Reports, Open Discussion and Takeaways

Councilmember Henjum stated she attended the Back-to-School Culture Fest.

President Pro Tem Helms stated he attended the ribbon cutting ceremony

for Panorama Park and the first home game of the United States Air Force Academy will be held September 3, 2022 at 11:00 AM.

Councilmember Donelson expressed gratitude for the sacrifice of El Paso County Sheriff Deputy Andrew Peery and his family to the City and County.

President Strand stated he attended the tour of the Colorado Springs Utilities Clear Springs wastewater center, the National Cyber Center, the grand opening of the Restaurant Depot, the Colorado Springs Chamber and EDC Business and Arts Lunch, and the Joint City Council/Planning Commission Work Session.

11. Adjourn

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

Sarah B. Johnson, City Clerk