



City of Colorado Springs

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

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, May 9, 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** 8 - Councilmember Yolanda Avila, Councilmember Dave Donelson, Councilmember Stephannie Fortune, President Pro Tem Randy Helms, Councilmember Nancy Henjum, Councilmember Bill Murray, Councilmember Mike O'Malley, and Councilmember Wayne Williams
- Excused** 1 - President Tom Strand

Councilmember O'Malley arrived at approximately 1:00 PM.

2. Changes to Agenda

President Pro Tem Helms stated item 8.C. will be held at 1:00 PM.
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. [22-277](#) City Council Work Session Meeting Minutes April 25, 2022

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [4-25-22 City Council Work Session Meeting Minutes Final](#)

The minutes of the April 25, 2022 Work Session 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. Presentations for General Information

There were no Presentations for General Information.

7. Staff and Appointee Reports

- 7.A. [22-267](#) Amtrak Southwest Chief & Front Range Passenger Rail Station Location Study - Project Update

Presenter:

Brian Vitulli, Transit Services Planning Supervisor

Attachments: [SLS_CityCouncilBreifing_Pres_verFINAL](#)

Brian Vitulli, Transit Services Planning Supervisor, introduced the Amtrak Southwest Chief and Front Range Passenger Rail Station Location Study and project update and provided an overview of the project history, context, ongoing efforts, project overview, project process, focused engagement, station considerations, evaluation, and next steps.

Councilmember Williams requested a map of the rails Southwest Chief currently using. Mr. Vitulli stated they are using existing rails from LaJunta, CO to Pueblo, CO, to Colorado Springs.

Councilmember asked why the middle of the City to the north was not considered for the rail station location. Mr. Vitulli stated there are some limitations along the corridor to the north which would cause difficulties with adding a rail station in that area.

Councilmember Williams asked if a second northern station or a station located nearer the population centers are being considered. Mr. Vitulli stated the Colorado Department of Transportation (CDOT) is only considering one location per area.

Councilmember Williams requested a future presentation including CDOT regarding the potential of additional stations. Mr. Vitulli agreed to

Councilmember Williams' request.

Councilmember Williams asked how passengers will get to Colorado Springs Airport. Mr. Vitulli stated they will be working on that connection utilizing Mountain Metro Transit.

Councilmember Henjum asked what studies have been done regarding potential users. Mr. Vitulli stated he will work with the CDOT to provide a future presentation regarding ridership projections.

Councilmember Donelson asked when passenger service stopped to Colorado Springs. Jeff Greene, Chief of Staff, stated it was in 1972.

Councilmember Murray stated this project does not make economic viability sense and asked why the City is doing this. Mr. Vitulli stated the siting of a future rail station is better done at a local level.

Councilmember Avila and Councilmember Henjum stated they support this project.

President Pro Tem Helms asked if the plan was for this station to eventually include a multimodal parking center. Mr. Vitulli stated he believes so.

Councilmember Williams stated a station being located in the southwest part of the City will exacerbate the traffic issues on Interstate 25. Mr. Vitulli stated they focused on the downtown area because of the existing infrastructure and transit services. Councilmember Williams stated high speed rail passengers most likely will drive to the station and not be bus transit riders.

Councilmember Donelson asked if this project is due to the Governor's initiative. Mr. Vitulli stated it is based on what the population has asked for.

Councilmember Fortune stated she is glad they are having conversation but is concerned regarding the costs associated with it.

7.B. [22-276](#) Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 5-9-22](#)

Sarah B. Johnson, City Clerk, stated she suspects the June 13, 2022 City Council Work Session will be quite lengthy.

Councilmember Henjum asked when there will be a presentation on ranked

choice voting. Ms. Johnson stated July 11, 2022.

Councilmember Donelson asked when there will be a presentation regarding Prospect Lake. Jeff Greene, Chief of Staff, stated they will provide that information.

Councilmember Donelson requested a presentation from the Colorado Springs Police Department. President Pro Tem Helms stated they will follow up on that.

8. Items for Introduction

- 8.A.** [22-247](#) A Resolution Authorizing the Acquisition of a 0.844-acre Permanent Easement from 4225 Sinton Road Properties, LLC for the North Douglas Creek Channel Restoration: I-25 to Union Pacific Railroad Project

Presenter:

Richard Mulledy, P.E. Stormwater Enterprise Manager
Darlene Kennedy, Real Estate Services Manager

Attachments: [4225 Sinton Rd Properties Easement - Resolution for City Council 2022-04-13](#)
[4225 Sinton Rd Properties Easement - Council Working Session Powerpoint](#)

Richard Mulledy, Stormwater Enterprise Manager, presented the Resolution authorizing the acquisition of .0844-acres of permanent easement from 4225 Sinton Road Properties, LLC for the North Douglas Creek Channel Restoration: I-25 to Union Pacific Railroad. He provided an overview of the project site, North Douglas Creek project background, photos, and a map of the 4225 Sinton Road Properties, LLC easement.

Councilmember Murray asked how much the City's assessment on the property was. Mr. Mulledy stated \$117,700 with \$69,000 in additional costs due to limitations and movement of their operations on the site.

- 8.B.** [22-271](#) A Resolution Approving an Economic Development Agreement Between the City of Colorado Springs and Project Barrel.

Presenter:

Bob Cope, Economic Development Officer
Shawna Lippert, Senior Economic Development Specialist

Attachments: [EconDev-ProjectBarrelCouncilRES-2022-04-19](#)
[Project Barrel EDA Presentation for City Council v2 WORK](#)
[Project Barrel Economic Development Agreement - WORK](#)

Shawna Lippert, Senior Economic Development Specialist, presented a Resolution approving an economic development agreement with Project Barrel. She gave an overview of Project Barrel, the proposed economic development agreement (EDA), the four-year and ten-year economic and fiscal impact analyses regarding expansion/retention, financial safeguards, consistency with the City's Strategic Plan, and staff recommendation.

Councilmember Henjum asked what the negative impacts of this project would be. Ms. Lippert stated there is no economic risks to the City or the company.

- 8.C.** [22-261](#) An Ordinance amending Section 102 (Definitions) and creating a new Section 108 (Emergency Evacuation Procedures) of Part 1 (Purpose and Powers; Continuity) and creating a new Section 206 (Emergency Evacuation Plan) of Part 2 (Office of Emergency Management) of Article 7 (Emergency Management) of Chapter 8 (Public Safety) of the Code of the City of Colorado Springs 2001, as amended, pertaining to Emergency Evacuations

The item will be heard at 1:00 PM.

Presenter:

Chief Randy Royal, Colorado Springs Fire Department
Chief Adrian Vasquez, Colorado Springs Police Department
Fire Marshal Brett Lacey, Colorado Springs Fire Department
Jim Reid, Regional Director, Office of Emergency Management
Lonnie Inzer, Deputy Director, Office of Emergency Management

Attachments: [OEM_EvacORD-2022-04-01](#)
[FireMitigationEmergencyEvac_PresentationV.2](#)

Ryan Trujillo, Deputy Chief of Staff, introduced the Ordinance amending Chapter 8 (Public Safety) of the City Code pertaining to Emergency Evacuations.

Randy Royal, Colorado Springs Fire Department (CSFD) Fire Chief, provided an overview of the all-hazard emergency response, evacuation zones, and emergency evacuation plan.

Councilmember Henjum asked if the entire City is covered with the evacuation zones. Chief Royal confirmed it was.

Andrew Notbohm, Deputy Director, Pikes Peak Regional Office of Emergency Management (PPROEM) went over the emergency response

support operations.

Adrian Vasquez, Colorado Springs Police Department (CSPD) Police Chief, identified CSPD's aspects of emergency response.

Councilmember Henjum asked who identifies which zone residents are called in the event of an evacuation. Chief Royal stated Incident Command determines that.

Councilmember Murray stated development and the County's role in evacuation needs to be included in this conversation.

Councilmember Williams asked how a citizen would request a copy of the Ordinance. Sarah B. Johnson, City Clerk, explained how a person could obtain a copy of it either electronically or printed.

Councilmember Williams and Councilmember Fortune requested a link be added to the City's website directing people to the ZoneHaven evacuation plan.

Councilmember Henjum asked if any mitigation will be done to address the higher risk traffic choke points. Todd Frisbie, City Traffic Engineering, Public Works, stated they are always identifying where traffic bottle necks are and evaluating them in their transportation planning system and during an evacuation, CSPD will be directing traffic at those points.

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, Planning Supervisor

Peter Wysocki, Director of Planning and Community Development

Morgan Hester, Principal Planner, Planning and Community Development, provided an update of the amendment of City Code Chapter 7 (Zoning and Subdivision Regulations), RetoolCOS. She gave an overview of the zoning map amendments and implementation.

Councilmember Henjum requested additional information regarding the Area Design Standards Overlay. Ms. Hester stated a defined area could request these design standards as additional requirements of the zoning

districts.

President Pro Tem Helms asked what the requirement of United States Air Force Academy overlay would be in regard to development. Ms. Hester stated they would need to notify developers of the overhead flight patterns.

Councilmember O'Malley asked if the demarcations will adversely affect insurance rates. Ms. Hester stated she will look into that.

Councilmember Henjum asked why a developer would choose to add a Planned Unit Development (PUD) over a Flex District. Ms. Hester stated if the use is different than anything in an established zone district, it may be warranted to use the PUD.

Councilmember Fortune asked how about a potential developer fee increase. Peter Wysocki, Director of Planning and Community Development, stated fees go through a complete separate fee evaluation based on the City's User Fee Policy.

Councilmember Donelson requested additional information regarding Mixed Use Institutional District. Ms. Hester stated it was created to allow a college/university/school to be within that zone district.

Councilmember Donelson asked when City Council will vote on this. Ms. Hester stated the text amendment will be voted on in July or August 2022.

Councilmember Donelson asked if adopting RetoolCOS will require changes to existing districts. Mr. Wysocki confirmed that the adoption of Mixed-Use Districts will require changes to existing C-5 and C-6 Districts.

Councilmember Murray requested it come back to City Council after six months of implementation for review. Mr. Wysocki stated it would be problematic if property owners develop their land using R-Flex and then have it eliminated at a later time.

Councilmember Henjum asked if the Neighborhood Character Overlay will be included in the plan. Ms. Hester confirmed that it is included in the draft currently being reviewed by the City Attorney's Office.

10. Councilmember Reports, Open Discussion and Takeaways

Councilmember Williams stated he attended a meeting in Maricopa, AZ with other election officials to continue to improve processes, transparency, and integrity of elections. He stated special districts held their elections on May 3, 2022 resulting in a new emphasis regarding public notice of elections beyond the mandatory newspaper reporting. Councilmember Williams stated he and several other Councilmembers attended the Scouting of America Investment in Character lunch, events for the National Day of Prayer and Cinco De Mayo, and the joint City/County meeting.

Councilmember Henjum stated she participated in the Fountain Creek Watershed District sponsored Great American Cleanup, Home Front Military Network, and the Community Health Partnerships fentanyl crisis meeting. She said the Springs Recovery Connection will be having Chris Herren speak about recovering from addiction on May 19, 2022 at Sunrise United Methodist Church.

President Pro Tem Helms stated he also attended the Scouting of America luncheon at the Flying W Ranch and the ribbon cutting ceremony for the Kevin W. O'Neil Cybersecurity Education and Research Center at the University of Colorado, Colorado Springs. He stated the United States Air Force Academy graduation will be held May 25, 2022.

Councilmember Avila stated she spoke at a panel at Colorado College regarding community and political engagement and attended the Cinco De Mayo, Inc. event.

Councilmember Donelson stated he attended Colorado Springs Police Department Deputy Chief Pat Rigdon's retirement ceremony, Scouting of America Investment in Character lunch, and The Gazette's event for their sesquicentennial.

Councilmember Fortune stated she attended the ribbon cutting ceremony for the Kevin W. O'Neil Cybersecurity Education and Research Center at the University of Colorado, Colorado Springs and the cleanup at the Westside Community Center.

11. Adjourn

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

Sarah B. Johnson, City Clerk

