



# City of Colorado Springs

## Regular Meeting Agenda - Final City Council

Plaza of the Rockies  
South Tower, 5th Floor  
Blue River Board Room  
121 S Tejon St  
Colorado Springs, CO  
80901

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Tuesday, August 24, 2021

10:00 AM

Blue River Board Room

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- CenturyLink Channel 18

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### 1. Call to Order and Roll Call

### 2. Invocation and Pledge of Allegiance

### 3. Changes to Agenda/Postponements

- 3.A.** [CPC PUZ  
21-00017](#) Postpone an ordinance amending the zoning map of the City of Colorado Springs relating to 3.68 acres located northwest of Adventure Way and Quail Brush Creek Drive from A (Agricultural) to PUD/AO (Planned Unit Development: Single-family Residential, 10.1 DU/AC, 36-foot maximum building height with Airport Overlay).
- (Quasi-Judicial)
- Related File: CPC PUD 21-00018
- Presenter:  
Katie Carleo, Planning Supervisor, Planning & Community Development  
Peter Wysocki, Planning Director, Planning & Community Development
- 3.B.** [CPC PUD  
21-00018](#) Postpone a Planned Unit Development Plan for the Ascent at Quail Brush, 37-lot, single-family residential development consisting of 3.68 acres located northwest of Adventure Way and Quail Brush Creek Drive.
- (Quasi-judicial)
- Related File: CPC PUZ 21-00017
- Presenter:  
Katie Carleo, Planning Supervisor, Planning & Community Development  
Peter Wysocki, Planning Director, Planning & Community Development
- 3.C.** [CPC ZC  
20-00172](#) Postpone an ordinance amending the Zoning Map of the City of Colorado Springs relating to 19.4 acres located at 3910 Palmer Park Boulevard and 1605 North Academy Boulevard from PBC/SS (Planned Business Center with Streamside Overlay) to M1/cr/SS (Light Industrial with Conditions of Record and Streamside Overlay).
- (Quasi-Judicial)
- Related File: PD DP 64-62-A39MJ20
- Presenter:  
Daniel Sexton, Planning Supervisor, Planning & Community Development  
Peter Wysocki, Director, Planning & Community Development

- 3.D.** [PD DP  
64-62-A39MJ  
20](#) Postpone a major amendment to a Development Plan for the Rustic Hills Redevelopment project changing the use of the site to a mix of commercial and industrial uses, and site changes, located at 3910 Palmer Park Boulevard and 1605 North Academy Boulevard.

(Quasi-Judicial)

Related Files: CPC ZC 20-00172

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

- 3.E.** [CPC PUZ  
21-00019](#) Postpone an ordinance amending the zoning map of the City of Colorado Springs relating to 7.32 acres located at the northwest corner of Powers Boulevard and Hancock Expressway from PBC/AO (Planned Business Center with Airport Overlay) to PUD/AO (Planned Unit Development: Single-family Residential, 9.9 dwelling units per acre, maximum building height of 35-feet with Airport Overlay).

(Quasi-Judicial)

Related File: CPC PUD 21-00020

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

- 3.F.** [CPC PUD  
21-00020](#) Postpone a Planned Unit Development for Skyview Village, 73-lot, single-family residential development consisting of 7.32 acres with lots ranging in size from 2,224 to over 3,000 square feet located at the northwest corner of Powers Boulevard and Hancock Expressway.

(Quasi-Judicial)

Related File: CPC PUZ 21-00019

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

#### **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. [21-348](#)** Ordinance No. 21-64 amending Ordinance 07-15 to redescribe the boundaries of the Colorado Springs Downtown Development Authority so as to include additional property.

Presenter:

Carl Schueler, Comprehensive Planning Manager, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

**Attachments:** [ORD\\_DDA Inclusion](#)  
[Exhibit A- DDA Boundary Petition - 345 Rio Grande. 7.1.21](#)  
[Exhibit B- Legal Description](#)  
[Exhibit C- 07.13.21 CSDDA resolution](#)

- 4A.B. [21-151](#)** Ordinance No. 21-65 Amending Article 5 (Police and Fire Alarm Systems) of Chapter 8 (Public Safety) of the Code of the City of Colorado Springs 2001, as amended.

Presenter:

Vince Niski, Chief of Police

Tish Olszewski, Commander Falcon Patrol Division

**Attachments:** [Alarm Ordinance Presentation City Council 06-29-21](#)  
[CSPD-Alarm Ordinance-FINALDRAFT \(City Council\) 06-24-2021](#)

- 4A.C. [21-360](#)** Ordinance No. 21-66 repealing Part 4 (Alarm Licenses and Registration) of Article 3 (Sales of Goods and Services) of Chapter 2 (Business Licensing, Liquor Regulation and Taxation) of the Code of the City of Colorado Springs 2001, as amended, pertaining to police and fire alarm systems

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [Clerk-Alarm License Repeal Ordinance](#)

- 4A.D.** [CPC V 21-00060](#) Ordinance No. 21-67 vacating a portion of a public right-of-way described as the southern-most ten feet of West Vermijo Avenue between Sahwatch Street and South Cascade Avenue as platted within Addition No. 1 to the Town of Colorado Springs consisting of 0.092 of an acre.  
(LEGISLATIVE)

Presenter:

Ryan Tefertiller, Planning Manager, Planning and Community Development Department  
Peter Wysocki, Planning Director, Planning and Community Development Department

**Attachments:** [ORD\\_VROW\\_ONEHighRise](#)  
[Exhibit A - ONE High Rise Vacation Legal Description](#)  
[Exhibit B - ONE High Rise Vermijo Depiction](#)

- 4A.E.** [21-319](#) Ordinance No. 21-68 ordering that the question of organization of the Colorado Springs Briargate General Improvement District 2021 and approving a mill levy be submitted to the electors of the proposed district at the coordinated election conducted by mail ballot to be held on Tuesday, November 2, 2021; providing for the form of the ballot title and text; providing for certain matters with respect to the election; and providing the effective date of this ordinance

Presenter:

Council Member Randy Helms, District 2  
Eric Becker, Special Improvement Maintenance District Administrator

**Attachments:** [BriargateGID\\_ORD-2021-07-29 \(002\)](#)  
[2020042B-DESCRIPTION PG 2 Final](#)  
[2020042B-DESCRIPTION PG 1 Final](#)  
[2020042B-PLAN Final](#)

#### **4B. First Presentation:**

- 4B.A.** [21-485](#) City Council Regular Meeting Minutes August 10, 2021

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [8-10-2021 City Council Meeting Minutes Final](#)

**4B.B. [21-487](#)** Appointments to Boards, Commissions, and Committees

Presenter:

Michael Montgomery, Deputy City Council Administrator

**Attachments:** [082421 Boards Commissions and Committee Appointments](#)**4B.C. [21-453](#)** A Resolution Amending Metropolitan District Model Service Plans to Address Authority to Limit Concealed Carry Weapons

Presenter:

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

Peter Wysocki, Director of Planning and Community Development

**Attachments:** [RES\\_ModelServicePlanAmendment\\_Conceal Carry](#)[Exhibit A - SingleDistrictModelServicePlan](#)[Exhibit B - MultiDistrictModelServicePlan](#)[PowerPoint](#)[SB 21-256](#)**4B.D. [21-454](#)** A Resolution Amending Annual Model Business Improvement District Operating Plan and Budget

Presenter:

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

Peter Wysocki, Director of Planning and Community Development

**Attachments:** [RES BID ModelOperatingPlanandBudget](#)[Exhibit A- Amended BID Operating Plan and Budget- Concealed Carry](#)[Redline BID Model Operating Plan Template- Concealed Carry](#)

**4B.E.** [21-473](#)

A resolution finding a petition for annexation of the area known as the Date Joint Venture Addition No. 1 Annexation consisting of .331 acres to be in substantial compliance with section 31-12-107(1), C.R.S. and setting a hearing date of September 28, 2021 for the Colorado Springs City Council to consider the annexation of the area.

(Legislative)

Presenter:

Katie Carleo, Planning Supervisor, Planning and Community Development

Peter Wysocki, Planning and Community Development Director

**Attachments:**

[RES\\_HearingDate\\_DateJointVentureAdditionNo.1\\_Annex](#)

[EXHIBIT A Date Joint Venture Annex Petition](#)

[Clerk Memo to Advertise Date Joint Venture](#)

[Clerk Notice to Advertise PUBLIC NOTICE](#)

[Vicinity Map Date Joint Venture](#)

[CRS 31-12-107 Petitions For Annexation & annex elections](#)

[CRS 31-12-108](#)

**4B.F.** [21-423](#)

Resolution to Carryforward the City's 2021 Private Activity Bond Allocation for Qualified Residential Rental Projects

Presenter:

Steve Posey, HUD Program Manager, Community Development Division

Peter Wysocki, Director, Planning & Community Development

**Attachments:**

[2021 Colorado Springs Carryforward Resolution](#)

[PAB Carryforward 2021 CC Presentation](#)

**4B.G.** [CPC ZC  
21-00026](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 1.61 acres located west of Kelly Johnson Boulevard and Goddard Street from PIP-1 (Planned Industrial Park 1) to PBC (Planned Business Center).

(Quasi-Judicial)

Presenter:

Andrew Bowen, Senior Planner, Planning & Community Development  
Peter Wysocki, Planning Director, Planning & Community Development

**Attachments:**

[ORD\\_ZC\\_TownPlaceSuites](#)

[Exhibit A Legal Description](#)

[Exhibit B Rezone Depiction](#)

[Staff Presentation TownplaceSuites](#)

[CPC Report Townplace Suites](#)

[PROJECT STATEMENT](#)

[PUBLIC COMMENT - RESPONSE LETTER](#)

[ZONE CHANGE](#)

[DEVELOPMENT PLAN](#)

[7.5.603.B Findings - ZC](#)

**4B.H.** [CPC DP  
21-00027](#)

A Development Plan for the TownPlace Suites Hotel on 1.61 acres located west of Kelly Johnson and Goddard Street.

(Quasi-Judicial)

Related Files: CPC ZC 21-00026, CPC NV 21-00028

Presenter:

Andrew Bowen, Senior Planner, Planning & Community Development  
Peter Wysocki, Planning Director, Planning & Community Development

**Attachments:**

[DEVELOPMENT PLAN](#)

[7.5.502.E Development Plan Review](#)

**4B.I.** [CPC NV  
21-00028](#)

A Nonuse Variance from City Code Section 7.3.204 to increase the building height to 55 feet-9 inches from the required 50 feet for the TownPlace Suites hotel located west of Kelly Johnson and Goddard Street consisting.

(Quasi-Judicial)

Related Files: CPC ZC 21-00026, CPC DP 21-00027

Presenter:

Andrew Bowen, Senior Planner, Planning & Community Development

Peter Wysocki, Planning Director, Planning & Community Development

**Attachments:** [7.5.802.B Nonuse Variance Criteria](#)  
[7.5.802.E GuidelinesforReview NonuseVariance](#)  
[7.3.204 Development Standards](#)

- 4B.J.** [CPC MPA](#)  
[00-00103-A3](#)  
[MJ21](#) A resolution of the City Council of the City of Colorado Springs, Colorado approving a major amendment to the Mesa Springs Community Plan located southeast and southwest of the Centennial Boulevard and West Van Buren Street Intersection.

(Legislative)

Related Files: CPC ZC 21-00041, CPC PUP 09-00128-A2MJ21, CPC CP 21-00043

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Community Development

Peter Wysocki, Director, Planning and Community Development

**Attachments:** [RES\\_MesaSpringsCommunityPlanAmendment](#)  
[Exhibit A - MesaSpringsCommunityPlan](#)  
[MVS Centennial East Presentation\\_Staff](#)  
[MVS Centennial East Applicant](#)  
[CPC Staff Report\\_MVS Centennial East](#)  
[Mesa Springs Community Plan](#)  
[Zone Change](#)  
[MVS Centennial PUD](#)  
[MVS Centennial East Concept Plan](#)  
[Project Statement](#)  
[Restrictive Notice Area](#)  
[Surrounding Uses](#)  
[Vision Map](#)  
[Areas of Change](#)  
[Vibrant Neighborhoods Framework](#)  
[AERIAL](#)  
[CPC NeighborComments MVSCentennialE](#)  
[7.5.408 Master Plan](#)

**4B.K.** [CPC ZC  
21-00041](#)

An ordinance amending the zoning map of the City of Colorado Springs relating to 9.09 acres located southeast of the Centennial Boulevard and West Van Buren intersection from PUD/SS (Planned Unit Development: Attached and Detached residential, 4-20 dwelling units per acre with a maximum of 411-units, religious institution, 35-foot maximum height with Streamside Overlay) to PBC/cr (Planned Business Center with conditions of record)

(Quasi-Judicial)

Related Files: CPC MPA 00-00103-A3MJ21, CPC PUP  
09-00128-A2Mj21, CPC CP 21-00043

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Community  
Development

Peter Wysocki, Director, Planning and Community Development

**Attachments:** [ORD\\_ZC\\_MVSCentennialEast](#)

[Exhibit A Legal Description](#)

[Exhibit B Zone Change](#)

[zoning](#)

[Restrictive Notice Area](#)

[7.5.603.B Findings - ZC](#)

**4B.L.** [CPC PUP  
09-00128-A2  
MJ21](#)

An amendment of an existing planned unit development concept plan to remove single-family residential use from the eastern side of Centennial Boulevard located southeast of the Centennial Boulevard and West Van Buren Street Intersection.

(Quasi-Judicial)

Related Files: CPC MPA 00-00103-A3MJ21, CPC ZC 21-00041, CPC  
CP 21-00043

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Community  
Development

Peter Wysocki, Director, Planning and Community Development

**Attachments:** [MVS Centennial PUD](#)

[7.3.605 PUD Concept Plan](#)

[7.5.501.E Concept Plans](#)

**4B.M.** [CPC CP  
21-00043](#)

A concept plan for MVS Centennial East for 4.2 acres as religious institution and commercial, and 4.9 acres as commercial and office, located southeast of the Centennial Boulevard and West Van Buren Street Intersection.

(Quasi-Judicial)

Related Files: CPC MPA 00-00103-A3MJ21, CPC ZC 21-00041, CPC PUP 09-00128-A2MJ21

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Community Development

Peter Wysocki, Director, Planning and Community Development

**Attachments:** [MVS Centennial East Concept Plan](#)  
[7.5.501.E Concept Plans](#)

**4B.N.** [21-475](#)

A Resolution Authorizing a Below-Market Lease of Real Property to Michael Toneff and Crystal Toneff

Presenter:

Jessica Davis, Land Resource Manager, Colorado Springs Utilities

Aram Benyamin, Chief Executive Officer, Colorado Springs Utilities

**Attachments:** [Resolution Approving Below Market Lease-Toneff](#)

**4B.O.** [CPC ZC  
21-00029](#)

An ordinance amending the zoning map of the City of Colorado Springs relating to 12.78 acres located at 6550 and 6650 Mark Dabling Boulevard from PIP-2/cr/SS/HS (Planned Industrial Park with conditions of record and Streamside and Hillside Overlays) to R-5/SS/HS (Multi-family Residential with Streamside and Hillside Overlays).

(Quasi-Judicial)

Related Files: CPC CP 21-00030

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

**Attachments:**

[ORD\\_ZC\\_MarkDablingCottages](#)

[Exhibit A - Zone Change](#)

[CPC\\_MarkDablingCottages\\_DJS](#)

[Vicinity Map](#)

[CPC Report\\_MarkDablingCottages](#)

[Concept Plan\\_8.5X11](#)

[Project Statement](#)

[PlacCOS Vision Map](#)

[Public Comments](#)

[CPC\\_AdditionalPublicComments\\_MarkDablingCottages](#)

[CGS Letter](#)

[BNSF Comments](#)

[Noise Analysis Memo](#)

[Context Map](#)

[7.5.603.B Findings - ZC](#)

**4B.P.** [CPC CP  
21-00030](#)

A Concept Plan for the Mark Dabling Cottages multi-family residential development on 12.78 acres, located at 6550 and 6650 Mark Dabling Boulevard

(Quasi-Judicial)

Related File: CPC ZC 21-00029

Presenter:

Daniel Sexton, Planning Supervisor, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

**Attachments:**

[Concept Plan](#)

[7.5.501.E Concept Plans](#)

- 4B.Q.** [CPC MP](#)  
[06-00219-A10](#)  
[MJ21](#)
- A resolution of the City Council of the City of Colorado Springs approving a Major Amendment to the Flying Horse Master Plan illustrating changes to Parcels 13 and 17 to medium and high-density residential and regional commercial consisting of 67.41 acres located north and northwest of the New Life Drive and Interquest Parkway intersection.

(Legislative)

Related Files: CPC PUZ 19-00153, CPC PUP 19-00154

Presenter:

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

Peter Wysocki, Planning & Community Development Director

**Attachments:**

[RES\\_FlyingHorseMPA](#)

[Exhibit A - FlyingHorseMPA](#)

[Downtown Flying Horse - Staff Presentation](#)

[Downtown Flying Horse - Applicant](#)

[Additional Public Comments](#)

[Staff Report - Downtown Flying Horse](#)

[Flying Horse Master Plan Amendment 8.5x11](#)

[Downtown Flying Horse Concept Plan 8.5x11](#)

[Project Statement](#)

[Surrounding Zoning & Context Map](#)

[Public Comments](#)

[Fiscal Impact Analysis](#)

[CPC Additional Public Comments](#)

[7.5.408 Master Plan](#)

**4B.R.** [CPC PUZ  
19-00153](#)

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 67.42 acres, located north and northwest of the New Life Drive and Interquest Parkway intersection, from A (Agriculture) and PUD (Planned Unit Development: Single-family Residential, 35-foot maximum building height, 4.45 du/ac) to PUD/CR (Planned Unit Development with Conditions of Record: Mixed-Use with 125-foot maximum building height).

(Quasi-judicial)

Related Files: CPC MP 06-00219-A10MJ21, CPC PUP 19-00154

Presenter:

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

Peter Wysocki, Planning & Community Development Director

**Attachments:**

[ORD\\_ZC\\_DowntownFlyingHorse](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Zone Change Depicted](#)

[Surrounding Zoning & Context Map](#)

[7.5.603.B Findings - ZC](#)

[7.3.603 Establishment & Development of a PUD Zone](#)

**4B.S.** [CPC PUP  
19-00154](#)

A Planned Unit Development Concept Plan for 67.42 acres of mixed medium to high density residential, commercial, hospitality, and office land uses located north and northwest of the New Life Drive and Interquest Parkway intersection.

(Quasi-judicial)

Related Files: CPC MP 06-00219-A10MJ21, CPC PUZ 19-00153

Presenter:

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

Peter Wysocki, Planning & Community Development Director

**Attachments:**

[Downtown Flying Horse Concept Plan 8.5x11](#)

[7.5.501.E Concept Plans](#)

[7.3.605 PUD Concept Plan](#)

**5. Recognitions**

- 5.A. [21-449](#) A Resolution honoring September 11, 2021 as a Day of Remembrance

Presenter:

Randy Helms, Councilmember District 2

**Attachments:** [A Day of Remembrance](#)

- 5.B. [21-486](#) A Resolution welcoming the General Federation of Women's Clubs Western States Region Conference to City of Colorado Springs on September 9th to 12th, 2021

Presenter:

Nancy Henjum, Councilmember District 5

**Attachments:** [GFWC Western States Regional Conference - Final 8-16-21](#)

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

## **7. Mayor's Business**

## **8. Items Called Off Consent Calendar**

## **9. Utilities Business**

## **10. Unfinished Business**

## **11. New Business**

- 11.A. [21-289](#) 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 2, 2021 Coordinated Election

Presenter:

Sarah B. Johnson, City Clerk

**Attachments:** [RES IGA 11-2-21 Coordinated Election](#)  
[Final IGA Agreement - City of Colorado Springs](#)  
[Signed Intent to Participate Resolution](#)

**11.B.** [21-451](#)

A resolution submitting to the registered qualified electors of the City of Colorado Springs, Colorado, at the coordinated election conducted by mail ballot to be held on Tuesday, November 2, 2021, the question of retaining and spending up to \$20,000,000 on City-wide and regional wildfire mitigation and prevention, this amount being the estimated 2021 fiscal year revenue above the 2021 fiscal year revenue and spending limitations, and resetting the revenue and spending limitations for later years based thereon, as voter approved revenue changes; providing for the form of the ballot title and text; providing for certain matters with respect to the election; and providing the effective date of this resolution

Presenter:

Mayor John Suthers

Fire Chief Randy Royal, Colorado Springs Fire Department

Marc Smith, Deputy City Attorney

Charae McDaniel, Chief Financial Officer

**Attachments:** [2021\\_WLFire\\_Retention\\_RES-08-18-21-clean](#)

**12. Public Hearing**

**12.A.** [CPC PUZ  
20-00176](#)

Ordinance No. 21-48 amending the zoning map of the City of Colorado Springs relating to 125.34 acres located west of the North 30th Street and Garden of the Gods Road from PIP1/A/PUD/HS (Planned Industrial Park, Agriculture and Planned Unit Development with Hillside Overlay) to PUD/HS (Planned Unit Development: Residential and Commercial Uses, 15-16.99 dwelling units per acre, 420 maximum dwelling units, maximum building height 45-feet; and a maximum commercial building square footage of 950,000) with Hillside Overlay.

(Quasi-Judicial)

Related Files: CPC MP 06-00065-A1MJ20, CPC PUP 20-00177

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development  
Peter Wysocki, Director, Planning & Community Development

**Attachments:**

[ORD\\_Zonechnng\\_2424GOTG](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Zone Change Depiction](#)

[Third Party Traffic Impact Study Memorandum 2021-08-18](#)

[7.3.603 Establishment & Development of a PUD Zone](#)

[7.5.603.B Findings - ZC](#)

[7.5.604 Modification of Regulations](#)

**13. Added Item Agenda****14. Executive Session****15. Adjourn**