

**Geologic Hazard Code/Gold Hill Mesa  
Friday, February 5, 2014 – 3:00pm**

**MEETING MINUTES**

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**Attendees**

Bret Waters, Director, Office of Emergency Management  
Jamie Fabos, Chief Communications Officer  
Peter Wysocki, Planning and Development Director  
Marc Smith, Senior Attorney  
Steve Kuehster, Engineering Development Review Program Manager  
Gordon Brenner, Recovery Coordinator  
Ryan Tefertiller, Urban Redevelopment Manager  
Kim Melchor, Senior Public Communications Specialist  
Tim Mitros, Office of Emergency Management Engineering Program Manager  
Karen Berry, State Geologist/Director, CGS  
Johnathan Lovekin, Senior Engineering Geologist, CGS  
John Welton, PPRBD  
Jay Eenhuis, PPRBD

The meeting was held at the City of Colorado Springs, 30 S. Nevada Avenue, Suite 401, Colorado Springs, Colorado on February 5, 2016.

The following is a summary of the issues discussed.

1. Tim handed out attached meeting agenda which included
  - Ordinance No. 11-72 (Geologic Hazard Ordinance)
  - Groundwater Underdrain white paper written by Steve Kuehster
  - E-mail From Hannah Polmer to Mayor Suthers regarding Gold Hill Mesa
  - FAQ for Gold Hill Mesa provided to Tim from Monte McKeehen
  - Gold Hill letter to residents dated August 2015 by Bob Willard
2. Tim also passed out information regarding the history of the Golden Cycle Mill & Reduction Company.
3. There are currently 45-home owners that have contacted City regarding damage sustained by either landslides or expansive soils.
4. The original Geologic Hazard Ordinance was adopted in 1996. The latest version was adopted in 2011 and put together by Steve Kuehster.
5. Steve Kuehster mentioned that homes getting building permits in areas where there are geologic hazards have to do a geologic hazard study.
6. Question came up - when we get geologic hazard recommendations, are they followed: According to Steve Kuehster, the Engineer that does the foundation design is responsible to make sure that happens.
7. John/Jay said that PPRBD requires a soils report for each house. They do not review the Geologic Hazard Study.
8. Tim said that the one thing he has learned regarding landslides and Expansive soil damage - Ground Movement is NOT covered by Insurance.

9. Karen & John mentioned that they could provide us with examples of documents & procedures other communities use to make sure Geologic Hazard requirements are followed.
10. There was discussion about need to implement Code changes for requiring Geologic Hazard Studies for building permits in areas platted prior to Geologic Hazard Ordinance. Also the possibility of a Geologic Hazard overlay zone similar to what is done in Jefferson County.
11. Regarding Gold Hill Mesa, Tim contacted Hannah Polmer after being asked to investigate the letter sent from Hannah to Mayor Suthers.
12. The house was cracking and damaged; therefore, Tim contacted Johnathan Lovekin at CGS, who subsequently visited site with Tim. Tim also contacted John Welton who also looked at home.
13. Tim was subsequently contacted by representatives from Gold Hill Mesa who wanted to go over the mitigation work that was being done. Monte McKeehen provided the FAQ and the Gold Hill letter to residents, which is attached. Meeting did not happen due to a large snowstorm.
14. Tim said he also visited and is aware of other homes that have issues; however, the residents are afraid of the builder/developer and don't want their names or addresses given out.
15. John Welton mentioned that he was aware of 24-homes that were being impacted, six excessively.
16. There are issues of subsidence, ground water coming into basements through the floor and garage/driveway slabs heaving. Several of the neighbors are concerned that their basement floors are being discolored from groundwater and don't know why. One parent is quite concerned about the safety of her two year old. Tim has a call into Tom Gonzales at the El Paso County Health Department. (*Subsequently Tim was contacted by Aaron Doussett, Program Manager, Environmental Health Division. Aaron said to contact Fonda Apostolopoulos at the Colorado Department of Public Health and Environment*). Tim has passed along that information to the concerned residents.
17. Steve Kuehster talked about the VCUP and drainage from the site.
18. As the meeting was breaking up there was a brief discussion regarding Underdrains. CGS has information that they can share with the City regarding design and maintenance.
19. Bret mentioned that Peter is in charge of Code changes that may be needed.

Respectfully submitted by Tim Mitros, February 15, 2016