



City of Colorado Springs

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

Meeting Minutes City Council Work Session

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Monday, April 27, 2026

9:00 AM

Council Chambers

How to Watch the Meeting

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Facebook Page @coscity Council | SPRINGS TV - Comcast Channel 18 / 880 (HD)
- Stratus IQ Channel 76 / 99 (Streaming)

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

President Crow-Iverson called the meeting to order at 9:00 AM.

Present 9 - Councilmember Ken Casey, President Lynette Crow-Iverson, Councilmember Dave Donelson, Councilmember Kimberly Gold, Councilmember Nancy Henjum, Councilmember David Leinweber, Councilmember Roland Rainey Jr., President Pro Tem Brian Risley, and Councilmember Brandy Williams

Councilmember Donelson arrived at 9:16 AM.

Councilmember Leinweber arrived at 9:27 AM and left at 11:52 AM.

Councilmember Williams attended the meeting virtually and left at 10:39 AM.

2. Changes to Agenda

There were no Changes to Agenda.

3. Regular Meeting Comments

Kevin Walker, Director, Planning Department, requested item 10.C. be postponed to the May 12, 2026 City Council meeting. Consensus of City Council agreed to this change.

4. Review of Previous Meeting Minutes

- 4.A. [26-173](#) City Council Work Session Meeting Minutes April 13, 2026

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [4-13-26 City Council Work Session Meeting Minutes Final](#)

The minutes of the April 13, 2026 Work Session were approved by Consensus of City Council.

5. Presentations for General Information

- 5.A. [26-148](#) JustServe Presentation

Presenter:
Tamie Farris, Pikes Peak Area JustServe Specialist
Erica Carter, Fountain JustServe Specialist
Deinse Selleck, West Colorado Springs and Teller County JustServe Specialist

Attachments: [JustServe Presentation](#)

Tamie Farris, Pikes Peak Area JustServe Specialist, provided an overview of JustServe, their mission, their beginnings, impact, projects, and funding sources.

Councilmember Henjum asked if organizations could recruit volunteers through JustServe. Ms. Farris confirmed they could, although not directly, but through posting their requests for volunteers.

Deinse Selleck, West Colorado Springs and Teller County JustServe Specialist, went over how JustServe works, how to get started, their support system, frequently asked questions, types of organizations which can join, and programs.

Erica Carter, Fountain JustServe Specialist identified their initiatives, high school clubs, volunteer initiatives/days of service, annual worldwide service initiatives, and City program.

Councilmember Casey requested additional information regarding high school clubs. Ms. Carter stated they are teacher sponsored and student ran. Ms. Farris explained they are regulated by Charter and can find projects on their website or outside their organization.

- 5.B. [26-094](#) Visit COS - 2025 year-end Lodgers and Auto Rental Tax (LART)

contract update to City Council

Presenter:

Doug Price, President and CEO, Visit COS

Attachments: [VCOS 2025 Year End LART City Council 04-27-26](#)

Doug Price, President and CEO, VisitCOS, presented the 2025 year-end Lodgers and Auto Rental Tax (LART) contract update. He provided an overview of the vendor collections through December 2025, revenue per available room (RevPAR), trade shows attended, estimated room nights booked for group travel, and economic impact.

Councilmember Henjum asked if the international travel statistics referred to only United States citizens. Mr. Price confirmed it only includes American travelers.

Councilmember Rainey asked if the City has anything planned for its 150th birthday. Mr. Price confirmed it does and one of the events will be a drone show.

Melissa Williams, Director of Marketing, VisitCOS, identified the VisitCOS.com website Key Performance Indicators (KPI), social media activity, value of tourism, ad placements, 2026 short-term meetings/events, winter promo, winter leisure campaign, and 250/150 campaign.

Councilmember Rainey asked if the funding behind ad placement was researched to be more effective with recruitment. Ms. Williams explained that their ad placement is more business oriented.

President Crow-Iverson asked when shoulder season is. Ms. Williams stated it is early October through early March.

5.C. [26-093](#) Colorado Springs Chamber and EDC - 2025 year-end Lodgers and Auto Rental Tax (LART) contract update to City Council

Presenter:

Dani Bolling, Chief Operations Officer
Colorado Springs Chamber and EDC

Attachments: [Colorado Springs Chamber + EDC LART- 2025 year end - 04-27-2026](#)

Dani Bolling, Chief Operations Officer, Colorado Springs Chamber and EDC, presented the 2025 year-end Lodgers and Auto Rental Tax (LART) contract update. She provided an overview of LART, their mission, what drives them, hosted partner organizations, 2026 Space Symposium, community campaign, national/international media briefing, Amicus Brief PR strategy, top high-impact national outlets, regional coverage, and

outlets which picked up the story. She identified the Sports Illustrated articles, economic development attraction, branding initiative, business objective value of unified brand, brand change, Source Colorado Springs, brand essentials, brand manifesto, and tone of voice.

Councilmember Henjum asked why they felt there was a need for a rebrand. Ms. Bolling stated it was in order to align everyone with telling their story.

Councilmember Leinweber asked how they are collaborating with the other tourism agencies. Ms. Bolling stated they partner with the airports and VisitCOS, and they bring key industries to the area.

Councilmember Leinweber requested a list of the organizations that they are bringing into the City. Ms. Bolling stated they will provide that information.

Councilmember Donelson asked what the contract amount with the City is. Ms. Bolling stated it is \$750,000.

Councilmember Donelson requested a list of events that the Chamber and EDC brought in. Ms. Bolling agreed to provide that information.

6. Staff and Appointee Reports

6.A [26-186](#) City Audit - Review of Concerns Involving an Elected Official

Presenter:

Natalie Lovell, City Auditor, Office of the City Auditor

Attachments: [26-03 Elected Official Report - Final](#)

Natalie Lovell, City Auditor, Office of the City Auditor, presented the review of concerns involving an elected official. She identified their purpose, authority, allegations, findings, conclusions, and recommendations.

Councilmember Henjum asked if the report on the hotline was anonymous. Ms. Lovell confirmed it was.

Councilmember Henjum asked what the Administration is doing regarding the recommendation. Travis Easton, Acting Chief of Staff, stated they are working on developing a policy regarding this.

Councilmember Rainey asked who reported the fringe benefit to the Internal Revenue Service. Ms. Lovell stated the official reported it to the Payroll Department.

President Pro Tem Risley asked if sworn Police Officers were driving the Mayor using a City vehicle. Ms. Lovell confirmed it was.

President Pro Tem Risley asked what the difference is for this audit and the Ethics Commission. Ms. Lovell stated their audit was based on a report from the Fraud, Waste, and Abuse Hotline, not a report of an ethics violation.

Councilmember Donelson asked if other employee spouses are authorized to drive a City vehicle. Ms. Lovell stated not to her knowledge.

Councilmember Leinweber asked if an employee's spouse would be a liability to the City if driving a City vehicle. Sara Brewen, Senior, Attorney, City Attorney's Office, stated potentially, but that would be a question for the Risk Department to answer.

6.B. [26-172](#) Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 4-27-26](#)

Councilmember Henjum requested additional information regarding the Forestry items coming before City Council. Travis Easton, Acting Chief of Staff, agreed to Councilmember Henjum's request.

Councilmember Donelson highlighted that the Boulder Street vacation and the adult and child daycare will be coming before City Council on May 26, 2026.

7. Items for Introduction

7.A. [26-144](#) A Resolution authorizing the use of Possession and Use Agreements and Eminent Domain to acquire real property, permanent easements, and temporary easements using Brookside Realignment Project using PPRTA funds

Presenter:

Gayle Sturdivant, PE, PMP, City Engineer/Deputy Public Works Director
Kellie Billingsley, Real Estate Services Manager

Attachments: [02.0 Resolution for PU and ED Brookside.docx](#)

[02.A Brookside ROW SUMMARY TABLE](#)

[02.B Exhibit B to Resolution](#)

[03 Brookside Presentation](#)

Gayle Sturdivant, Deputy Public Works Director/City Engineer, presented the Resolution authorizing the use of a Possession and Use Agreement and Eminent Domain to acquire permanent easements and temporary easements for the Pikes Peak Rural Transportation Authority (PPRTA) funds. She provided an overview of the location map, property need, and Procedure Manual information.

Councilmember Donelson requested additional information on the properties. Ms. Sturdivant provided an overview of the existing conditions and structures on the properties.

- 7.B.** [26-167](#) A Resolution authorizing the Stormwater Enterprise Manager to execute Memorandums of Agreement with the Department of the Army related to the COS Creek Plan Feasibility Study

Presenter:

Erin Powers, P.E., Stormwater Enterprise Manager

Attachments: [COS Creek Plan MOA Resolution](#)
[Section 203 MOA for Federal Activities_Final](#)
[Section 203 MOA for Technical Assistance to USACE_Final](#)

Erin Powers, Stormwater Enterprise Manager, presented the Resolution authorizing the Stormwater Enterprise Manager to execute Memorandums of Agreement with the Department of the Army related to the COS Creek Plan Feasibility Study.

Councilmember Henjum expressed support of the project.

Councilmember Donelson asked what the anticipated cost of the feasibility study is. Ms. Powers stated it is approximately \$3.7 million.

Councilmember Donelson asked if it is appropriate that the Stormwater Enterprise pay for this study. Ms. Powers stated the study will allow the federal government to cost share improvements.

- 7.C.** [26-109](#) A Resolution Authorizing the Acceptance of a Donation of Approximately 100 Acres of Land Known as the Pikeview Quarry

Presenter:

Kim King, Acting Director, Parks, Recreation and Cultural Services Department

Lonna Thelen, Design and Development Manager, Parks, Recreation and Cultural Services Department

David Deitemeyer, Senior Program Administrator, Parks, Recreation and Cultural Services Department

Attachments: [COS PARKS PIKEVIEW DONATION](#)

[Resolution Pikeview Quarry](#)

[Signed Resolution 37-26](#)

Lonna Thelen, Design and Development Manager, Parks, Recreation and Cultural Services Department (PRCS), presented the Resolution the acceptance of a donation of approximately 100 Acres of land known as the Pikeview Quarry. She provided an overview of the site location, land acquisitions, Pikeview Quarry frontage property Phase I, Phase II, and donation property.

David Deitemeyer, Senior Program Administrator, Parks, Recreation and Cultural Services Department, went over the timeline, reclamation process, Quarry trailhead, reclamation review, land management cost, timeline, and motion.

Councilmember Henjum asked if the Leica monitoring system is being donated with the land. Mr. Deitemeyer confirmed it is.

Councilmember Leinweber asked if any of this land is within City limits. Mr. Deitemeyer stated only ten acres is currently located within City limits.

Councilmember Donelson asked why this item is back-to-back. Mr. Deitemeyer provided an outline of the timeline of the review process and the need to close on the property on May 15, 2026.

Councilmember Donelson asked if the property was inspected by an outside third party. Mr. Deitemeyer confirmed it was inspected by Granite Engineering Group.

Councilmember Donelson asked what the process is moving forward. Mr. Deitemeyer stated they will be requesting a rezone and annexation of the ninety acres, and they would like to open the dialogue with the community.

Councilmember Donelson asked if they would continue monitoring the property. Mr. Deitemeyer stated they anticipate they would continue to monitor it for at least two more years.

Councilmember Donelson asked what the property is currently zoned as. Ms. Thelen stated she anticipates it is zoned as agricultural in the County.

7.D. [26-156](#)

Consideration of a Resolution Setting Certain Natural Gas Rates for Colorado Springs Utilities' March 2026 Rate Case

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Chris Bidlack, City Attorney's Office - Utilities Division

Attachments: [04-28-2026 CC - March 2026 Rate Case Resolution](#)
[March 2026 Rate Case Gas DO-4-28-26](#)
[March 2026 Rate Case - Final Natural Gas Tariffs](#)
[Signed Resolution 36-26](#)

Chris Bidlack, City Attorney's Office, Utilities Division, presented the consideration of the Resolution setting natural gas rates Colorado Springs Utilities' March 2026 Rate Case.

There were no comments on this item.

8. Items Under Study

There were no Items Under Study.

9. Councilmember Reports and Open Discussion

Councilmember Leinweber stated he was in Washington, DC from April 21 through 23, working to protect the Land, Water, and Conservation Fund with the Trust For Public Land (TPL), and he will be attending the Partners in the Outdoors conference at 1:00 PM today, April 27, 2026, at the Cheyenne Mountain Resort.

Councilmember Donelson stated he attended the Australian and New Zealand Anzac Memorial ceremony on April 25, 2026 at 5:30 AM in Memorial Park, and he, President Crow-Iverson, and Councilmember Casey attended the Colorado Springs Utilities (CSU) tour of the proposed locations of the Horizon Power Plant. He stated he met with the HeyNeighbors group and held a Town Hall last week which was focused on time-of-day CSU rates.

Councilmember Rainey stated he and Councilmember Williams attended the at the Space Symposium kickoff event, he attended the Japanese Space Exploration Engagement event, and he, Mayor Yemi, and Wayne Williams, Chief of Staff, attended the 2C Season Launch event. He stated he also held a Town Hall meeting which also focused on CSU costs and he was assigned as an observer to the Safety Risk Management Board for the Horizon Power Plant.

Councilmember Henjum stated she attended a function for Family Promise which is a non-profit organization which serves families who do not have houses and are at risk of being evicted and highlighted the Safe Parking

Program they are working on with local churches, she attended the Safe Passage fundraising luncheon, and she will be hosting a Town Hall on May 7, 2026 at Edison Elementary School and will focus on improvements being made to Flanagan Park. She highlighted the choirs which perform in the City including the Colorado Springs Chorale, Soli Deo Gloria Choir, Colorado Children's Choir, Unity Project, and church choirs and she will be participating in the twentieth anniversary concert of Out Loud at First United Methodist Church on Nevada Avenue on May 8 and May 9, 2026.

10. Executive Session

10A. Open

10A.A. [26-181](#) Donald Dunn, et al. v. City, et al., Case No. 2026CV30177

Presenter:
Marc Smith, Acting City Attorney

Attachments: [26-181_2026-04-27_Council_Memo](#)

Sara Brewen, Senior Attorney, City Attorney's Office, stated with the recommendation of the Civil Action Investigation Committee, the City is requesting authorization to defend the employee.

President Crow-Iverson polled City Council regarding authorizing the City to represent the employee. Consensus of City Council agreed.

10B. Closed

10B.A. [26-185](#) 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 a Closed Executive Session. The issue to be discussed involves consultation with the City Attorney for the purpose of receiving legal advice and determining positions relative to negotiation regarding a litigation settlement in excess of \$250,000 in El Paso District Court Case No. 2024CV30729, Estate of Canett v. Scott, et al.

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:
Marc Smith, Acting City Attorney

Attachments: [26-185 Closed Session Memo \(Canett Settlement\) 4.20.26](#)

Sara Brewen, Senior Attorney, City Attorney's Office, 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 a Closed Executive Session. The issue to be discussed involves consultation with the City Attorney for the purpose of receiving legal advice and determining positions relative to negotiation regarding a litigation settlement in excess of \$250,000 in El Paso District Court Case No. 2024CV30729, Estate of Canett v. Scott, et al.

President Crow-Iverson 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 a Closed Executive Session.

11. Adjourn

There being no further business to come before City Council, Council adjourned at 1:15 PM.

Sarah B. Johnson, City Clerk