



City of Colorado Springs

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

Meeting Minutes Council Work Session

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Monday, January 27, 2025

9:00 AM

Council Chambers

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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

President Helms called the meeting to order at 9:02 AM.

Present 8 - Councilmember Yolanda Avila, President Pro Tem Lynette Crow-Iverson, Councilmember Dave Donelson, President Randy Helms, Councilmember Nancy Henjum, Councilmember David Leinweber, Councilmember Brian Risley, and Councilmember Michelle Talarico

Excused 1 - Councilmember Mike O'Malley

Councilmember Talarico arrived at approximately 9:10 AM.

2. Changes to Agenda

There were no Changes to Agenda.

3. Regular Meeting Comments

There were no Regular Meeting Comments.

4. Review of Previous Meeting Minutes

4.A. [25-073](#) City Council Work Session Meeting Minutes January 13, 2025

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [1-13-25 City Council Work Session Meeting Minutes Final](#)

The minutes of the January 13, 2025 Work Session were approved by Consensus of City Council.

5. Executive Session

5A. Open

5A.A. [25-042](#) Preston R. Parker v. Colorado Springs Police Department, et al., Case No. 24CV472

Presenter:

Wynetta Massey, City Attorney

Attachments: [25-042 2025-01-28_CouncilRepresentation](#)

Ben Bolinger, Legislative Counsel, City Attorney's Office, stated with the recommendation of the Civil Action Investigation Committee, the City is requesting authorization to defend the City employees.

President Helms polled City Council regarding authorizing the City to represent the Officers. Consensus of City Council agreed.

5B. Closed

There was no Closed Executive Session.

6. Presentations for General Information

6.A. [25-079](#) Update from Rocky Mountain PACE

Presenter:

Mark Hartman, Chief Operating Officer, Rocky Mountain PACE - A Program of Rocky Mountain Health Care Services

Attachments: [Rocky Mountain PACE Presentation 1.27.25](#)

Councilmember Risley introduced Nate Olson, Chief Executive Officer, Rocky Mountain PACE - a Program of Rocky Mountain Health Care Services, who provided an overview of Rocky Mountain Program of All-Inclusive Care for the Elderly (PACE), who they serve, where they are located, and programs offered.

Councilmember Henjum asked how PACE is reimbursed. Mr. Hartman stated they are reimbursed by Medicaid and Medicare.

President Helms asked if Medicare Advantage is a benefit to PACE. Mr. Hartman stated Medicare Advantage patients do not use PACE as a service provider.

Councilmember Talarico asked how patients are referred to PACE. Mr. Hartman stated it is through Medicaid's system, The Resource Exchange (TRE).

Mark Hartman, Chief Operating Officer, Rocky Mountain PACE, identified where they are located and programs offered.

Councilmember Henjum asked if transportation is provided exclusively to PACE enrolled patients. Mr. Harman confirmed it is, but it is something that they have debated due to the need in the community.

7. Staff and Appointee Reports

7.A. [25-072](#) Agenda Planner Review

Presenter:

Sarah B. Johnson, City Clerk

Attachments: [Agenda Planner Review 1-27-25](#)

There were no comments on this item.

8. Items for Introduction

8.A. [24-658](#) A Resolution approving the Intergovernmental Agreement for inter-connection of bus services between the City of Fountain, Colorado, and the City of Colorado Springs, Colorado

Presenter:

Lan Rao, Transit Division Manager, Public Works

Attachments: [Interconnected Bus Service - Resolution 01-27-2025](#)
[Interconnected Bus Service - IGA 01-27-2025](#)
[Interconnected Bus Service - Presentation 01-27-2025](#)

Lan Rao, Transit Division Manager, Public Works, presented the Resolution approving the Intergovernmental Agreement (IGA) with the City of Fountain. She provided an overview of the background, inter-connections, Pikes Peak State College (PPSC) Centennial Transfer Center, and Route 32 bus stops.

Councilmember Henjum asked why the City of Fountain has a separate bus system from Mountain Metro Transit (MMT). Ms. Rao stated some of it has to do with the American with Disabilities Act (ADA) requirements and the costs associated with compliance and the City of Fountain deciding that a deviated fixed route was the best solution for their community.

Councilmember Leinweber asked where funding for MMT comes from. Ms. Rao stated funding sources are generated from tax revenue, grants, fare revenue, and advertising revenue.

Councilmember Leinweber asked who will be covering the costs of an additional bus route. Ms. Rao stated the City of Fountain will be responsible for the costs and will just utilize the City's bus stops.

Councilmember Avila spoke about the importance of working together to provide transit services and stated there should be a regional transit system.

- 8.B.** [24-662](#) Resolution approving the 2025-2029 Consolidated Plan, 2025 Annual Action Plan and Citizen Participation Plan for the use of federal block grant funds (CDBG, HOME, ESG) provided through the U.S. Department of Housing and Urban Development.

Presenter:

Barb Van Hoy, Policy, Planning and Engagement Coordinator, Housing and Homelessness Response Department

Aimee Cox, Chief Housing and Homelessness Officer

Attachments: [Resolution 2025-2029 ConPlan 2025 Action Plan](#)

[2025-2029 Con Plan Summary-UA](#)

[COS 2025 ConPlan PublicComment 12.26.2024](#)

[CoS Citizen Participation Plan-PublicComment](#)

[2025-2029 Con Plan Presentation Council Work Session Jan27-UA-accessible](#)

Aimee Cox, Chief Housing and Homelessness Officer, Housing and Homelessness Response Department, presented the Resolution approving the 2025-2029 Consolidated Plan, 2025 Annual Action Plan (AAP) and Citizen Participation Plan for the use of federal block grant funds Community Development Block Grant Program (CDBG), Home Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG) (provided through the U.S. Department of Housing and Urban Development (HUD)). She provided an overview of the annual HUD grants, anticipated annual HUD funds, housing and homelessness response priorities, Consolidated Plan priority needs/goals, Consolidated Plan anticipated annual outcomes, and Citizen Participation plan.

Councilmember Henjum asked if there is anticipated to be a reduction in funding from the federal government due to the change in the presidential administration. Ms. Cox stated they are waiting to see what will happen.

Councilmember Donelson requested additional information regarding which projects will be funded. Ms. Cox stated they have not determined the

projects yet but will provide a report of the previous projects funded.

Councilmember Donelson requested that only projects which are positively received by the neighborhood are funded by these grant funds.

8.C. [25-048](#) Review of Draft Decision and Order and Draft Resolution Adopting Certain Changes to The Colorado Springs Utilities' Open Access Transmission Tariff

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
Tristan Gearhart, Chief Planning and Finance Officer, Colorado Springs Utilities
David Beckett, Senior Attorney, City Attorney's Office-Utilities Division

Attachments: [2025 OATT Filling - Resolution](#)
[2025_DO_OATT-1-28-25](#)

David Beckett, Senior Attorney, City Attorney's Office, Utilities Division, presented the review of the draft Decision and Order Resolution adopting certain changes to the Colorado Springs Utilities Open Access Transmission Tariff (OATT). He stated this was the next step in the process and City Council will vote on these items at the January 28, 2025 City Council meeting.

City Council had no changes to the draft documents.

There were no comments on this item.

8.D. [25-082](#) A Resolution submitting to the registered qualified electors of the City of Colorado Springs, Colorado, at the general municipal election to be held on Tuesday, April 1, 2025, a ballot question to repeal the initiated ordinance identified in the November 2024 special municipal election as Ballot Question 300, 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:

Dave Donelson, City Councilmember, District 1

Attachments: [RMJ Repeal Referral Resolution 1-22-25 \(1\).docx](#)
[Signed Resolution No. 16-25.pdf](#)

Councilmember Donelson presented the Resolution submitting to the registered qualified electors of the City, at the general municipal election to be held on Tuesday, April 1, 2025, a ballot question to repeal the initiated ordinance identified in the November 2024 special municipal election as

Ballot Question 300, 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. He stated he has received several comments from citizens that there was confusion among citizens regarding Ballot Question 300, allowing recreational marijuana in the City will make the community more like Denver, CO, there will be more people experiencing homelessness, and this proposed ballot question will provide the opportunity for citizens to clarify what the citizens want.

Councilmember Donelson requested the word “initiated” be removed from the proposed ballot question. Ben Bolinger, Legislative Counsel, City Attorney’s Office, recommended it remain due to clarification regarding which Ordinance would be repealed.

Councilmember Henjum stated it was a citizen-initiated ballot measure which was passed by 22,000 people which is over nine percent of the vote and even if some people were confused, she does not believe 22,000 people were confused. She requested the language “citizen” be added to the word “initiated” and “for existing medical marijuana licensees” for the proposed ballot question.

Councilmember Avila stated she believes this additional language provides even more clarity to voters.

Councilmember Talarico stated she believes adding more words makes the ballot question more confusing.

President Helms polled City Council regarding if the proposed language should be added to the ballot question. Consensus of Council did not agree to add the proposed language.

8.E. [25-084](#)

A Resolution submitting to the qualified electors of Colorado springs, Colorado, at the general municipal election to be held on Tuesday, April 1, 2025, a ballot question to amend the City of Colorado Springs City Code, thereby allowing Class 1 Electrical Assisted Bicycles on City Parks Properties and Trails, 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:

Nancy Henjum, City Councilmember, District 5

Attachments: [RES - E-Bike Referral 1.22.25](#)

Councilmember Henjum introduced the Resolution submitting to the qualified electors of the City, at the general municipal election to be held on

Tuesday, April 1, 2025, a ballot question to amend City Code, thereby allowing Class 1 Electrical Assisted Bicycles (e-bikes) on City Parks properties and trails, 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. She expressed gratitude to the individuals who have worked tirelessly to preserve the City's open spaces.

Wayne Williams, representing John Weiss, Together for Colorado Springs, provided an overview of the original Trails and Open Space Ordinance, Taxpayer Bill of Rights requirements, and stated the proposed ballot question puts all trails into one category when they should be separated by urban and open space due to their unique characteristics.

President Helms stated he will not be supporting putting this ballot measure on the April 1, 2025 ballot because there are still too many unanswered questions which need to be resolved first. Mr. Williams stated they feel very passionately and litigiously that the TOPS Ordinance restrictions are not amended unless they are by a vote of the people.

Councilmember Leinweber stated he does not believe e-bikes are as powerful as people are imagining, it is a bicycle with at most one-horsepower, and the trails which allow bicycles should allow e-bikes because it requires pedaling and because they are not motorcycles. Mr. Williams stated the TOPS language is very clear which states motorized vehicles are prohibited, which includes e-bikes and unless a change is made by a vote of the people.

Councilmember Henjum stated she also does not think this proposal is ready for the ballot but would like to continue the conversation. She stated she believes there should be walking-only trails and biking-only trails and provided an overview of how other jurisdictions regulate e-bikes.

Britt Haley, Director, Parks, Recreation, and Cultural Services, stated they have been working on an e-bike policy since 2018, the results from their community engagement process were very complicated, she believes the Parks Department should follow the City Attorney Office's recommendation of what is permissible in regard to e-bikes, and it is risky to try to come up with the ballot language on such a short time frame.

Councilmember Donelson asked if the initiative could be referred to the ballot by City Council. Ben Bolinger, Legislative Counsel, City Attorney's Office confirmed it could.

Councilmember Donelson asked what the City Attorney's Office recommended. Mr. Bolinger stated they provided options for how

something could be accomplished and one of the options was to define nonmotorized in the Park's Code. Councilmember Donelson stated he believes even if it is a small motor, e-bikes are a motorized vehicle.

Councilmember Donelson asked what the recommendation was from the TOPS Working Committee. Ms. Haley stated they were in support of adding definitions for Class 1, 2 and 3 e-bikes, but did not support adding a definition for nonmotorized use, but the Parks Advisory Board wanted to expand nonmotorized to all classes of e-bikes.

Councilmember Donelson asked if they could identify separating the City trails from the TOPS trails at the January 28, 2025 City Council meeting. Ms. Haley stated it is her preference that they work on this over time to ensure that the language is clear, understandable, and has a consensus.

Councilmember Avila stated she believes it is important to honor the original TOPS ballot measure and not try to circumvent the intention of it by trying to change the definition of what is considered nonmotorized.

Councilmember Avila asked when the proposed e-bike policy Ordinance was introduced. Ms. Haley stated they have been working on it since 2023.

Councilmember Donelson requested that no changes be made regarding TOPS properties until voters are able to vote on the proposed changes. Ms. Haley stated her current direction is to move forward with the proposed Ordinance which will come before Council on February 11, 2025 and will be effective July 1, 2025.

President Helms asked for clarification regarding the one-size-fits all comment in Mr. Williams' letter sent to City Council. Mr. Williams stated it is in reference to the proposed ballot question which he believes a Council-initiated referral would be the best route in order to get more input from citizens and stated it would be permissible for the administration to make policy decisions in regard to Park's properties with the exception of TOPS properties due to the voter-imposed limits.

President Helms asked if a majority of City Council is not in favor of approving to refer the proposed ballot initiative to the ballot, if they could go directly to a vote or would they still need to listen to citizen comment regarding it. Mr. Bolinger stated if Council chooses to state the issue and take motions to potentially refer something to the ballot, then per City Council Rules, they will have a legislative hearing which includes citizen comments, or if a Councilmember objects to hearing the item when it is first read in by the City Clerk, two-thirds of Council may vote at that point to simply not hear the item and postpone it indefinitely. Sarah B. Johnson,

City Clerk, stated they could also withdraw the item from the Agenda.

President Helms polled City Council regarding if the proposed ballot initiative should be withdrawn from the January 28, 2025 City Council meeting agenda. Consensus of Council agreed to withdraw the item.

Mr. Williams requested the City Attorney's Office work with them regarding the language of the proposed Ordinance coming before City Council on February 11, 2025.

Councilmember Leinweber stated they want to encourage people to use the urban trails and asked if they could classify the TOPS properties regarding their protection needs. Ms. Haley stated it is very complicated but will discuss that option at a later time.

9. Items Under Study

- 9.A.** [25-020](#) Informational presentation of the Southeast Strong Community Plan, the first community planning project proposed under the PlanCOS key initiative for a Neighborhood Planning Program.
(Legislative)

Located in Council District 4.

Presenter:

Page Saulsbury, Planner II, City Planning Department
Kevin Walker, Planning Director, City Planning Department

Attachments: [CC Staff Report Southeast Strong Community Plan 2025 vf](#)
[Attachment 1 - Draft Southeast Strong Community Plan Jan 2025](#)
[Attachment 2 - SE Healthy People and Places Assessment](#)

Kevin Walker, Planning Director, City Planning Department, introduced the informational presentation of the Southeast Strong Community Plan, the first community planning project proposed under the PlanCOS key initiative for a Neighborhood Planning Program presentation and recognized the hard work of the people who have contributed to the Plan over the years.

Page Saulsbury, Planner II, City Planning Department, provided an overview of PlanCOS Neighborhood Planning Program, PlanCOS vision map, Southeast Strong Community Plan, Southeast Strong health assessment, steering committee, community partners, City partners, Southeast Strong Plan structures, stakeholder involvement, other City

related plans, and project timeline.

Councilmember Donelson requested additional information regarding grocery store access not being evenly distributed throughout the Plan area and stated grocery stores are not evenly distributed in any of the City's communities. Ms. Saulsbury stated the data from the health assessment suggests the community feels they do not have equal access to grocery stores as northern residents do.

Councilmember Donelson asked how this area is considered a food desert with a high concentration of fast food. Ms. Saulsbury stated a high concentration of fast food is considered a food swamp because it is not a high quality, nutrient dense, food which keeps populations healthy.

Councilmember Donelson asked what impact Council should consider due to the Southeast's proximity to the mountains contributing to the Urban Heat Island Effect. Ms. Saulsbury stated the higher heat index attributes to health and equities. Councilmember Donelson asked how much hotter it is in the Southeast than it is in the Northeast. Ms. Saulsbury stated it depends on the Census tract and the areas east of South Academy Boulevard and at lower altitudes tend to be hotter due to less vegetation being planted during development in order to keep prices affordable.

Councilmember Henjum asked how this Plan will influence a Planner's or City Council's decision regarding development. Ms. Saulsbury stated if the development is in this area, they will be expected to ensure that it aligns with the requirements of the Plan. Mr. Walker stated it also helps to guide the investment of the City.

Councilmember Henjum asked when this type of planning will be implemented throughout the entire City. Mr. Walker stated the neighborhood planning effort is focused on growing and the next one is the Greater Westside Plan.

Councilmember Donelson stated mandating that a certain percentage of healthy foods be sold in convenience stores seems like an overreach of the government and he is uncertain he will be able to support this Plan. Mr. Walker stated this Plan is aspirational of what the community is asking for and they are not currently planning to modify City Code.

Councilmember Avila stated development has caused the removal of some of the vegetation in the Southeast contributed to the increased temperatures, there is a desert of healthy foods, and she is very excited about this Plan coming forward. Ms. Saulsbury explained how the City received the largest grant, among other Colorado municipalities, of \$9 million from the United States Forest Service to assist with maintenance of the tree canopy due to this Plan.

- 9.B. [ANEX-24-00](#) An Informational Presentation for the Annexation Policy Checkpoint on
[12WS](#) the proposed Peach Ranch Addition No. 1 Annexation

Presenter:

Chris Sullivan, Senior Planner, City Planning Department

Attachments: [Attachment 1 - Project Statement](#)
[Attachment 2 - Vicinity Map](#)
[Attachment 3 - Legal Description](#)
[Attachment 4 - Annexation Petition](#)
[Attachment 5 - Annexation Plat](#)
[Attachment 6 - Land Use Plan](#)
[Attachment 7 - FIA](#)
[- Staff Presentation Peach Ranch Work Session Checkpoint](#)
[011625 Peach Ranch CC Checkpoint 012725 \(Final\) V3](#)

Chris Sullivan, Senior Planner, City Planning Department, provided an informational presentation for the Annexation Policy Checkpoint on the proposed Peach Ranch Addition No. 1. He provided a brief overview of the vicinity map and guidelines.

President Helms asked if this site is surrounded by housing and is an enclave of the City. Mr. Sullivan confirmed it is.

Councilmember Risley asked if this site meets AnnexCOS's prioritization of annexing enclaves before other types of annexations. Mr. Sullivan confirmed the guidelines favors annexing enclaves because they are surrounded by City property, City services, and are generally easy to develop.

Bryan English, Development Projects Manager, Colorado Springs Utilities (CSU), went over CSU's application of City Code 12.4.305(B), City Code 7.5.701(A)(4) - requirements of annexation, water/wastewater/natural gas/electric infrastructure, and CSU capital cost estimate.

Councilmember Donelson asked what the total projected water demand of 3,192 acre-feet per year (AFY) represented. Mr. English stated it is the aggregate projected water demand of all the petitioned annexations accepted by the City relative to CSU's available water surplus.

President Pro Tem Crow-Iverson asked what happens when the petitioned annexations total projected water demand reaches 5,692 AFY. Mr. English explained that they would look at the annexations independently because they are not required by City Code to aggregate, it is merely informational.

Councilmember Henjum asked how undeveloped land within the City is being represented for total projected water demand. Mr. English stated it is not being represented in this checkpoint presentation, but they can add that information going forward. Councilmember Risley stated he objects to that because it predisposes that City Council knows how land will be developed. Councilmember Donelson stated he would like CSU to continue to provide the information regarding the petitioned annexations total projected water demand.

Councilmember Henjum asked what the impact of the wastewater infrastructure will have on the Eastwater System Expansion. Mr. English stated based on the location of the property, there will be no impact on the Eastwater System Expansion.

Councilmember Risley asked what the total capital construction budget is for CSU for 2025. Tristan Gearhart, Chief Financial Officer, stated it is approximately \$600 million.

Chris Lieber, NES, representing the applicant, introduced Brad Dixon, Toll Brothers, representing the applicant, who provided a brief overview of their organization and work within the community.

Mr. Lieber went over the site location, surrounding zoning, site context, annexation status, basis for annexation, requirements/guidelines, process, City annexation guidelines, zoning, and Land Use Plan.

Councilmember Henjum asked why they are not planning to annex the property to the south of the proposed site. Mr. Lieber stated the ability to annex is tied to ownership and they originally pursued bringing the entire

enclave in at the same time, but they only have the ability from a legal perspective to annex the northern parcel. He stated the proposed extensions of Tutt Boulevard, and the water system will benefit the surrounding communities in terms of connectivity and traffic.

President Helms polled City Council regarding if they wanted to move forward with the proposed annexation. Consensus of Council agreed to move forward.

10. Councilmember Reports and Open Discussion

Councilmember Leinweber stated his puppy is doing great.

Councilmember Talarico stated her four-year-old puppy is recovering from an anterior cruciate ligament (ACL) surgery and is also doing great.

Councilmember Avila stated her puppy just turned ten, she, President Helms, and Councilmember Henjum attended the Martin Luther King, Jr. All People's Breakfast, where Martin Luther King, Jr.'s nephew, Isaac Newton Farris, Jr., spoke about nonviolence and the right to protest, she attended the Women's Community Leadership Institute gathering, and presented a Proclamation acknowledging the School Board District 2.

President Helms stated the Martin Luther King, Jr. All People's Breakfast was a fantastic event.

11. Adjourn

There being no further business to come before City Council, President Helms adjourned the meeting at 2:33 PM.

Sarah B. Johnson, City Clerk