



City of Colorado Springs

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

Meeting Minutes City Council

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Tuesday, March 26, 2024

10:00 AM

Council Chambers

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1. Call to Order and Roll Call

President Helms called the meeting to order at 10:03 AM.

Present: 9 - Councilmember Yolanda Avila, President Pro Tem Lynette Crow-Iverson, Councilmember Dave Donelson, President Randy Helms, Councilmember Nancy Henjum, Councilmember David Leinweber, Councilmember Mike O'Malley, Councilmember Brian Risley, and Councilmember Michelle Talarico

Councilmember Risley attended the meeting virtually.

2. Invocation and Pledge of Allegiance

The Invocation was made by Dr. Juanita Johnson from the Deliverance House of Prayers, Global Ambassadors.

President Pro Tem Iverson's granddaughters, Emily and Adelynn, led the Pledge of Allegiance and read the Preamble to the United States Constitution.

3. Changes to Agenda/Postponements

Councilmember Donelson requested item 4A.A be removed from the Consent Calendar.

Consensus of Council agreed to this change on the agenda.

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:

4B. First Presentation:

4B.A. [24-163](#) City Council Regular Meeting Minutes March 12, 2024

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [3-12-2024 City Council Meeting Minutes Final](#)

The Minutes were approved on the Consent Calendar.

4B.B. [24-142](#) Quarterly Recognition for City Employee Retirees.

Presenter:
No presenter - employee(s) will not be present. Please place on consent agenda.

Attachments: [Retiree Resolution Q1 2024 \(Employee\(s\) Will Not Attend\)](#)

This Item was approved on the Consent Calendar.

4B.C. [24-103](#) Sworn and Civilian Policies and Procedures Manual Updates

Presenter:
Danielle Delgado, Human Resources Manager, Human Resources

Attachments: [Q1 2024 Policies and Procedures Manual Updates - Detailed](#)
[Q1 2024 Policies and Procedures Manual Updates - Summary](#)

This Item was approved on the Consent Calendar.

4B.D. [24-071](#) A Resolution Authorizing and Directing the Chief Executive Officer of

Colorado Springs Utilities to Enter into an Agreement for Regional Wastewater Service Between Falcon Area Water and Wastewater Authority

Presenter:

Todd Sturtevant, Customer Utilities Connections Manager, Colorado Springs Utilities

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments: [2 - City Council Resolution FAWWA](#)
[3 - FAWWA CC Presentation_Final 02282024](#)
[Signed Resolution No. 24-24.pdf](#)

This Resolution was adopted on the Consent Calendar.

Approval of the Consent Agenda

Motion by Councilmember Leinweber, seconded by Councilmember Henjum, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

5. Recognitions

5.A. [24-153](#) City Council Appointments to Boards, Commissions, and Committees

Presenter:

Randy Helms, Council President and Councilmember District 2

Attachments: [03262024 Boards Commissions and Committee Appointments](#)

President Helms presented the City Council Appointments to Boards, Commissions, and Committees.

Motion by Councilmember Donelson, seconded by President Pro Tem Crow-Iverson, that the Appointments to City Council Boards, Commissions, and Committees be approved. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

5.B. [24-155](#) A Resolution recognizing April 2024 as Child Abuse Prevention Month

Presenter:

Nancy Henjum, Councilmember District 5

Dr. Jason Lester, Child, Youth and Family Services Deputy Director, El Paso County Department of Human Services

Kristina Iodice, Public Information Officer, El Paso County Department of

Human Services

Attachments: [Child Abuse Prevention Month](#)
[Signed Resolution No. 25-24.pdf](#)

Councilmember Henjum read a Resolution recognizing April 2024 as Child Abuse Prevention Month.

Dr. Jason Lester, Child, Youth and Family Services Deputy Director, El Paso County Department of Human Services, introduced the staff from Child, Youth and Family Services, identified the number of calls received relating to child abuse, provided an overview of their mission, and encouraged people to report suspected child abuse or neglect. He stated the pinwheels planted throughout the community during the month of April is a way to bring awareness to these issues.

Motion by Councilmember Talarico, seconded by Councilmember Henjum, that the Resolution recognizing April 2024 as Child Abuse Prevention Month be adopted. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

5.C. [24-154](#) A Joint Proclamation in Honor of Gerald "Jay" Cimino

Presenter:

Randy Helms, Council President and Councilmember District 2
Mayor Yemi Mobolade

Attachments: [Gerald Jay Cimino Proclamation 2024](#)

Mayor Yemi and President Helms read the Joint Proclamation in honor of Gerald "Jay" Cimino and acknowledged many of his contributions to the community as a business leader, veteran, philanthropist, devoted husband, and father.

Mr. Cimino's children, Lori Cimino and her siblings Vince, Gina, and Mike expressed appreciation for the recognition.

Kevin Shaughnessy, President and CEO, Phil Long Dealership, Bob McLaughlin, Executive Director, Mt. Carmel Veterans Service Center, Bill Hybl, Chair Emeritus and charter member of the board of Trustees of El Pomar Foundation, and Mayor John Suthers, shared their experiences with Mr. Cimino and expressed gratitude for all his incredible contributions and achievements.

5.D. [24-157](#) A Joint Proclamation in honor of the 40th Anniversary of the Colorado Springs St. Patrick's Day Parade

Presenter:

Randy Helms, Council President and Councilmember District 2
Mayor Yemi Mobolade

Attachments: [40th Anniversary St. Patrick's Day Parade Proclamation 2024](#)

Councilmember Talarico and Mayor Yemi read the Joint Proclamation in honor of the 40th Anniversary of the Colorado Springs St. Patrick's Day Parade and expressed gratitude for the efforts and dedication of John and Carol O'Donnel for the past four decades to ensure that the St. Patrick's Day Parade happens annually.

Mr. O'Donnel thanked his wife, daughter, City Council, and the community for all their support. His daughter expressed appreciation for all the partnerships involved with the parade.

Councilmember Talarico expressed gratitude for all their hard work.

6. Mayor's Business

- 6.A.** [24-147](#) Nomination to reappoint Jesse Spaeth to serve a four-year term on the Colorado Springs Housing Authority Board, expiring on 04/01/2028.

Presenter:

Yemi Mobolade, Colorado Springs Mayor

President Helms presented the nomination to reappoint Jesse Spaeth to serve a four-year term on the Colorado Springs Housing Authority Board (CSHAB) set to expire April 1, 2028.

Councilmember O'Malley requested biographies be included for appointments. President Helms stated they will make sure those are provided in the future.

Motion by Councilmember Henjum, seconded by Councilmember Talarico, that the reappointment of Jesse Spaeth to serve a four-year term on the Colorado Springs Housing Authority Board, expiring on 4/1/2028 be approved. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

- 6.B.** [24-148](#) Nomination to appoint Chris Garvin for a three-year term on the Colorado Springs Health Foundation Board of Trustees, beginning on March 26, 2024, and expiring on March 26, 2027.

Presenter:

Yemi Mobolade, Colorado Springs Mayor

Mayor Yemi presented the nomination to appoint Chris Garvin and Jackie Jaramillo to serve a three-year term on the Colorado Springs Health Foundation Board of Trustees (CSHFBT) from March 26, 2024 through March 26, 2027. He provided an overview of their qualifications and recommended their appointments.

Ms. Jaramillo and Mr. Garvin expressed appreciation for the appointment and stated they are excited for the opportunity to serve on the CSHFBT.

Councilmember Avila thanked the appointees for their commitment to the City.

Motion by Councilmember Leinweber, seconded by Councilmember Talarico, that the appointment of Chris Garvin for a three-year term on the Colorado Springs Health Foundation Board of Trustees, beginning on March 26, 2024, and expiring on March 26, 2027 be approved. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

6.C. [24-149](#)

Nomination to appoint Jackie Jaramillo for a three-year term on the Colorado Springs Health Foundation Board of Trustees, beginning on March 26, 2024, and expiring on March 26, 2027.

Presenter:

Yemi Mobolade, Colorado Springs Mayor

Please see comments in Agenda item 6.B.

Motion by Councilmember Avila, seconded by Councilmember Leinweber, that the appointment of Jackie Jaramillo for a three-year term on the Colorado Springs Health Foundation Board of Trustees, beginning on March 26, 2024, and expiring on March 26, 2027 be approved. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

7. Citizen Discussion For Items Not On Today's Agenda

Citizen Felipe Velasquez, owner of Felipe's 109, requested assistance for his business to be able to have a block party in Old Colorado City in less than ninety days which the permit requires.

Citizen Barbara Montoya spoke about the criminal activity in the mobile home park at Cheyenne Mountain Boulevard and Highway 115 and of the annexation of the area.

Citizen Lon Halley offered a prayer of support to City Council.

Citizens Brandon Rincon, Ariela Lynne, Bree Boynton, Sydney Malanaphy, Mara Patience, Thea Roland, Ellie Sewell, and Genevieve Richard spoke about the Israeli-Palestinian conflict.

8. Items Called Off Consent Calendar

- 4A.A.** [ZONE-23-00](#) Ordinance No. 23-029 amending Ordinance No. 82-95 to revise condition of record no. 1 as it relates to mini warehouses being a use that is not permitted and delete condition of record no. 2 related to outside storage as an accessory use pertaining only to 6.26 acres located at 6910 Mark Dabling Boulevard (Quasi-Judicial) (Second Reading and Public Hearing)

Presenter:

William Gray, Senior Planner, Planning + Neighborhood Services
Peter Wysocki, Director, Planning + Neighborhood Services

Attachments: [Staff Report](#)

[Land Use Statement](#)

[Ordinance No. 82-95](#)

[Exhibit to Ordinance No. 82-95](#)

[Mark Dabling UHaul Rezone Ordinance_Final](#)

[Zone Map](#)

[Context Map](#)

[Zone Map Amendment Legal Description](#)

[Zone Map Amendment Exhibit_Revised](#)

[Corporate Centre Filing No 2](#)

[Conditional Use Development Plan](#)

[Mineral Estate Owner Notification Certification Affidavit](#)

[Public Comment_Mark Dabling UHaul Rezone_Van Doren_02132024](#)

[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)

[Mark Dabling CPC minutes draft](#)

[CC City Staff Presentation Mark Dabling U-Haul Rezone WEG](#)

[Signed Ordinance No. 24-14.pdf](#)

William Gray, Senior Planner, Planning and Neighborhood Services, presented the Ordinance to revise Condition of Record No. 1 as it relates to mini warehouses being a use that is not permitted and delete Condition of Record No. 2 related to outside storage as an accessory use pertaining only to 6.26 acres located at 6910 Mark Dabling Boulevard. He provided an overview of the context, vicinity map, project summary, Conditions of

Record, site photos, timeline of review, stakeholder involvement, agency review, PlanCOS compliance, application review criteria and optional motions.

Councilmember Donelson asked what type of storage will be permitted on this property. Mr. Gray stated the use will be for self-storage.

Councilmember Donelson asked how citizens can be assured that there will not be piles of junk on the property. Mr. Gray stated the self-storage use will be in enclosed buildings and the only outside storage use would be for recreational vehicles (RV).

Councilmember Donelson requested additional information regarding the intended use on the property. Jeff Gilley, owner, representative U-Haul, representing the applicant, stated it will be drive-up mini storage units and covered RV spots.

Councilmember Donelson asked when construction will begin. Mr. Gilly stated it will take approximately a year to break ground.

President Helms stated there is an Air Force Academy overlay on this parcel. Mr. Gilly stated he is aware of the overlay.

There was no public comment on this item.

Motion by Councilmember Avila, seconded by Councilmember Talarico, that the Zone Map Amendment (Rezoning) to change the conditions and restrictions established in Zoning Ordinance No. 82-95 to make mini-storage warehouses and accessory outdoor storage uses allowed in the BP (Business Park) zone district, based upon the findings that the request meets the approval criteria for a Zone Map Amendment (Rezoning) as set forth in City Code Section 7.5.704.D be finally passed. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

9. Utilities Business

9.A. [24-070](#) A Resolution Setting the Gas Cost Adjustment and Gas Capacity Charge Rates Effective April 1, 2024

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
Tristan Gearhart, Chief Planning and Finance Officer, Colorado Springs Utilities

Attachments: [1 - 03-26-2024 CC Mtg-Gas Fuel Related Rates Resolution](#)
[2 - G Sheet 2.4 Rate Tbl - 25th Revised - Redline](#)
[3 - G Sheet 2.4 Rate Tbl - 25th Revised - Final](#)
[4 - GCA Worksheet](#)
[5 - GCC Worksheets](#)
[6 - Industrial Service - Interruptible Prescheduled GCC Worksheets](#)
[Signed Resolution No. 26-24.pdf](#)

Scott Shirola, Pricing and Rates Manager, Colorado Springs Utilities (CSU) presented the Resolutions setting the Gas Cost Adjustment (GCA), Gas Capacity Charge (GCC), Electric Cost Adjustment (ECA), Electric Capacity Charge (ECC), and Green Power Service rates effective April 1, 2024 and provided an overview of the types of fuel related cost, natural gas prices as of March 1, 2024, energy cost/capacity charge adjustment primary drivers, ECA, GCA, ECC, and GCC projections for March 2024, adjustment primary drivers, sample residential bill, and how customers can receive assistance.

Councilmember Donelson stated this has been fully vetted by the Colorado Springs Utilities Board and Budget Committee

Councilmember Avila asked how CSU rates compare to other Front Range providers. Mr. Shirola stated CSU rates, on average, are twelve percent less than other Front Range providers.

Motion by Councilmember Henjum, seconded by President Pro Tem Crow-Iverson, that the Resolution setting the Gas Cost Adjustment and Gas Capacity be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

9.B. [24-113](#) A Resolution Setting the Electric Cost Adjustment, Electric Capacity Charge, and Green Power Service Rates Effective April 1, 2024

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
Tristan Gearhart, Chief Planning and Finance Officer, Colorado Springs Utilities

Attachments: [1 - 03-26-2024 CC Mtg-Electric Fuel Related Rates Resolution](#)
[2 - E Sheet 2.9 Rate Tbl - 24th Revised - Redline](#)
[3 - E Sheet 2.9 Rate Tbl - 24th Revised - Final](#)
[4 - ECA Worksheet](#)
[5 - ECC Worksheets](#)
[6 - Green Power Service Worksheets](#)
[Signed Resolution No. 27-24.pdf](#)

Please see comments in Agenda item 9.A.

Motion by Councilmember Donelson, seconded by Councilmember Henjum, that the Resolution setting the Electric Cost Adjustment, Electric Capacity Charge, and Green Power Service Rates Effective April 1, 2024 be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

10. Unfinished Business

- 10.A.** [24-081](#) Ordinance No. 24-15 amending Ordinance No. 23-65 (2024 Budget Appropriation Ordinance) for a supplemental appropriation to the Patty Jewett Golf Enterprise Fund in the amount of \$2,000,000 for a portion of the cost of replacing the irrigation system at Patty Jewett Golf Course

Presenter:

Chris Fiandaca, City Budget Manager

Britt Haley, Director - Parks, Recreation and Cultural Services

Kim King, Assistant Director - Parks, Recreation and Cultural Services

Attachments: [Ordinance- Supp Approp-Golf Enterprise irrigation systems](#)
[2024 Supplemental Funding for golf irrigation -PowerPoint Final](#)

Pat Gentile, Golf Course Superintendent, presented the Ordinance for a supplemental appropriation to the Patty Jewett Golf Enterprise Fund in the amount of \$2 million for a portion of the cost of replacing the irrigation system at Patty Jewett Golf Course.

Councilmember O'Malley requested additional information regarding how the Patty Jewett Golf Course funding will go toward supporting the Valley Hi Golf Course. Kim King, Assistant Director, Parks, Recreation and Cultural Services, stated the golf courses are completely separate even though they are under the same enterprise and Patty Jewett Golf Course funding stays with Patty Jewett Golf Course.

Mr. provided an overview of the funding challenge, funding plan, and funding plan summary.

Councilmember O' Malley asked if Valley Hi Golf Course is self-sustaining and how much revenue it makes per year. Mr. Gentile stated in 2023, Valley Hi Golf Course made \$1,353,635 in revenue and Patty Jewett Golf Course made \$3,209,238.

Councilmember O'Malley asked if the new irrigation system for the Valley Hi Golf Course will increase use. Mr. Gentile stated he believes it will improve turf conditions for both courses.

Councilmember Donelson asked how the new irrigation system will affect water consumption. Mr. Gentile stated it will reduce it and will create savings of \$69,000 at Patty Jewett Golf Course and \$41,000 at Valley Hi Golf Course.

Motion by Councilmember Avila, seconded by Councilmember Henjum, that the Ordinance amending Ordinance No. 23-65 (2024 Budget Appropriation Ordinance) for a supplemental appropriation to the Patty Jewett Golf Enterprise Fund in the amount of \$2,000,000 for a portion of the cost of replacing the irrigation system at Patty Jewett Golf Course be approved on first reading. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

11. New Business

- 11.A.** [24-134](#) Ordinance No. 24-16 amending Ordinance No. 23-63 (An Ordinance Repealing Ordinance No. 22-89 and Adopting the City of Colorado Springs 2024 Salary Structure for Civilian and Sworn Municipal Employees) to Reclassify the Position of City Council Administrator within the Salary Schedule

Presenter:
Randy Helms, Council President

Attachments: [24-134 City Council Administrator Salary Schedule Change Ordinance](#)

President Helms presented the Ordinances to reclassify and set the salary for the position of City Council Administrator within the 2024 Salary Schedule.

There were no comments on this item.

Motion by Councilmember Leinweber, seconded by Councilmember Henjum, that the Ordinance amending Ordinance No. 23-63 (An Ordinance Repealing Ordinance No. 22-89 and adopting the City of Colorado Springs 2024 Salary Structure for Civilian and Sworn Municipal Employees) to reclassify the position of City Council Administrator within the Salary Schedule be approved on first reading. The motion passed by a vote of 8-1-0-0

Aye: 8 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, Risley, and Talarico

No: 1 - O'Malley

- 11.B. [24-135](#)** Ordinance No. 24-17 amending Section 2(B) of Ordinance No. 23-64, And Amending Section 3 Of Ordinance No. 18-120 (An Ordinance Appointing The City Council Administrator And Setting The Salary Of The City Council Administrator), And Prescribing The Salary Of The City Council Administrator.

Presenter:

Randy Helms, Council President

Attachments: [24-135 City Council Administrator 2024 Salary Ordinance](#)

Please see comments in Agenda item 11.A.

Motion by Councilmember Talarico, seconded by Councilmember Henjum, that the Ordinance amending Section 2(B) of Ordinance No. 23-64, and amending Section 3 of Ordinance No. 18-120 (An Ordinance Appointing the City Council Administrator and Setting the Salary of the City Council Administrator), and prescribing the salary of the City Council Administrator be approved on first reading. The motion passed by a vote of 8-1-0-0

Aye: 8 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, Risley, and Talarico

No: 1 - O'Malley

12. Public Hearing

There was no Public Hearing.

13. Added Item Agenda

There were no items added to the Agenda.

14. Executive Session

There was no Executive Session.

15. Adjourn

Councilmember O'Malley expressed appreciation for the first responders who responded very quickly to a large fire in his neighborhood, The Retreat, in Banning Lewis Ranch on Sunday, March 24, 2024 and stated there will be a fundraiser held on Wednesday, March 27, 2024, at 6:00 PM, at the Barn at The Retreat to assist those who lost their houses and belongings to the fire.

There being no further business to come before City Council, President

Helms adjourned the meeting at 1:39 PM.

Sarah B. Johnson, City Clerk